

## Herman Walldorf & Co., Inc. Completes Sale of Walgreen's site in Ft. Oglethorpe

A 20-year old concrete plant at the prominent intersection of Battlefield Parkway and Dietz Road has been purchased by DPGI, LLC. The six-acre site sold for \$2.5 million.

Concurrently, with the acquisition, M & M Development Company of Knoxville purchased a site of 1.4 acres at the intersection to construct the second Walgreen's in Ft. Oglethorpe. Rudy Walldorf, CCIM, of Herman Walldorf & Co., Inc. was the broker for this transaction. The purchase price was \$1.85 million.

According to Rudy Walldorf, the approximately \$5 million Walgreen's should be under construction by December 1, 2008. Future plans include a medical complex for the Dietz Road frontage, and the 2.2 acres of Battlefield Parkway frontage most likely will accommodate either a strip shopping center or free-standing restaurant and bank. These parcels are being marketed by Rudy Walldorf of Herman Walldorf & Co., Inc.

All title work was performed by Pioneer Title Agency, Inc.; A D Engineering Services handled civil engineering with Alternative Actions, Inc. providing substantial environmental assistance. Interim financing was provided by Rossville Bank.

