



MULTIFAMILY SITE FOR SALE

Partially Developed · 228 Units · Approved Permits

SALE PRICE

\$6,000,000

TOTAL UNITS

24 Finished Units / 228 Approved

SITE AREA

18.5 Acres

ZONING

CR-MR Mixed Use

300 ELM St · Hogansville, GA 30230



CONFIDENTIALITY

PARTIALLY DEVELOPED 228 UNIT MULTIFAMILY SITE

300 Elm St · Hogansville, GA 30230

CONFIDENTIALITY AGREEMENT

This offering memorandum has been prepared for informational purposes only and is intended to assist qualified investors in evaluating the subject property.

While information contained herein is believed to be reliable, it has not been independently verified by the Seller or its representatives.

Any projections, forecasts, or pro forma statements are based on assumptions deemed reasonable; however, no guarantee is made as to their accuracy or future performance.

This material is subject to revision, withdrawal, and correction without notice. It is confidential and may not be reproduced or distributed without prior written authorization.

The Property is offered “AS IS, WITH ALL FAULTS,” and without representations or warranties of any kind. Buyers are expected to conduct their own inspections and due diligence.

The Seller reserves the right, in its sole discretion, to accept or reject any offer, withdraw the Property at any time, and negotiate with any party without regard to price or terms.

Offers must be submitted in the form of a non-binding letter of intent followed by a formal purchase agreement, subject to Seller approval.

All costs associated with due diligence, including professional fees, shall be the responsibility of the prospective purchaser.

PROPERTY SUMMARY

PARTIALLY DEVELOPED 228 UNIT MULTIFAMILY SITE

300 Elm Street · Hogansville, GA 30230

\$6,000,000

Sale Price

228 Units

Total Approved

18.5 Acres

Total Site Area



PROPERTY HIGHLIGHTS

CR-MR Zoning

Flexible commercial-residential mixed use

24 Units Completed

Immediate leasing or sales revenue on closing

36 Pad-Ready Units

Infrastructure in place — vertical build-ready

Full Permits Secured

Building & land disturbance permits for entire site

I-85 Corridor

Direct access between Atlanta & Columbus

Kia Plant Proximity

Major employer driving steady housing demand

PROPERTY & LOCATION

PARTIALLY DEVELOPED 228 UNIT MULTIFAMILY SITE

300 Elm St · Hogansville, GA 30230



PROPERTY DESCRIPTION

Introducing a fully entitled, shovel-ready development opportunity in Hogansville, GA. The 18.5-acre CR-MR zoned property at 209 Boozer Street supports 228 total approved units, including 24 newly constructed residences and 36 pad-ready sites positioned for near-term vertical development. All building and land disturbance permits are secured, eliminating typical entitlement delays and enabling a streamlined path to execution. Investors benefit from immediate lease-up potential alongside a clearly defined, scalable development pipeline with meaningful upside through phased completion.

LOCATION DESCRIPTION

Strategically located along the I-85 corridor between Atlanta and Columbus, Hogansville offers direct access to two major economic centers while maintaining the appeal of connected, small-town living. The market is anchored by a strong and expanding employment base, including the Kia Manufacturing Plant and a newly announced Amazon distribution facility, both driving sustained population growth and housing demand. Ongoing revitalization of the historic downtown is attracting new retail, dining, and service businesses, while proximity to regional recreation enhances overall quality of life. This combination of accessibility, economic momentum, and lifestyle appeal positions Hogansville as an emerging corridor community with compelling long-term fundamentals.

INTERIOR GALLERY

PARTIALLY DEVELOPED 228 UNIT MULTIFAMILY SITE

209 Boozer St · Hogansville, GA 30230



KITCHEN & FINISHES



LIVING AREA



BATHROOM

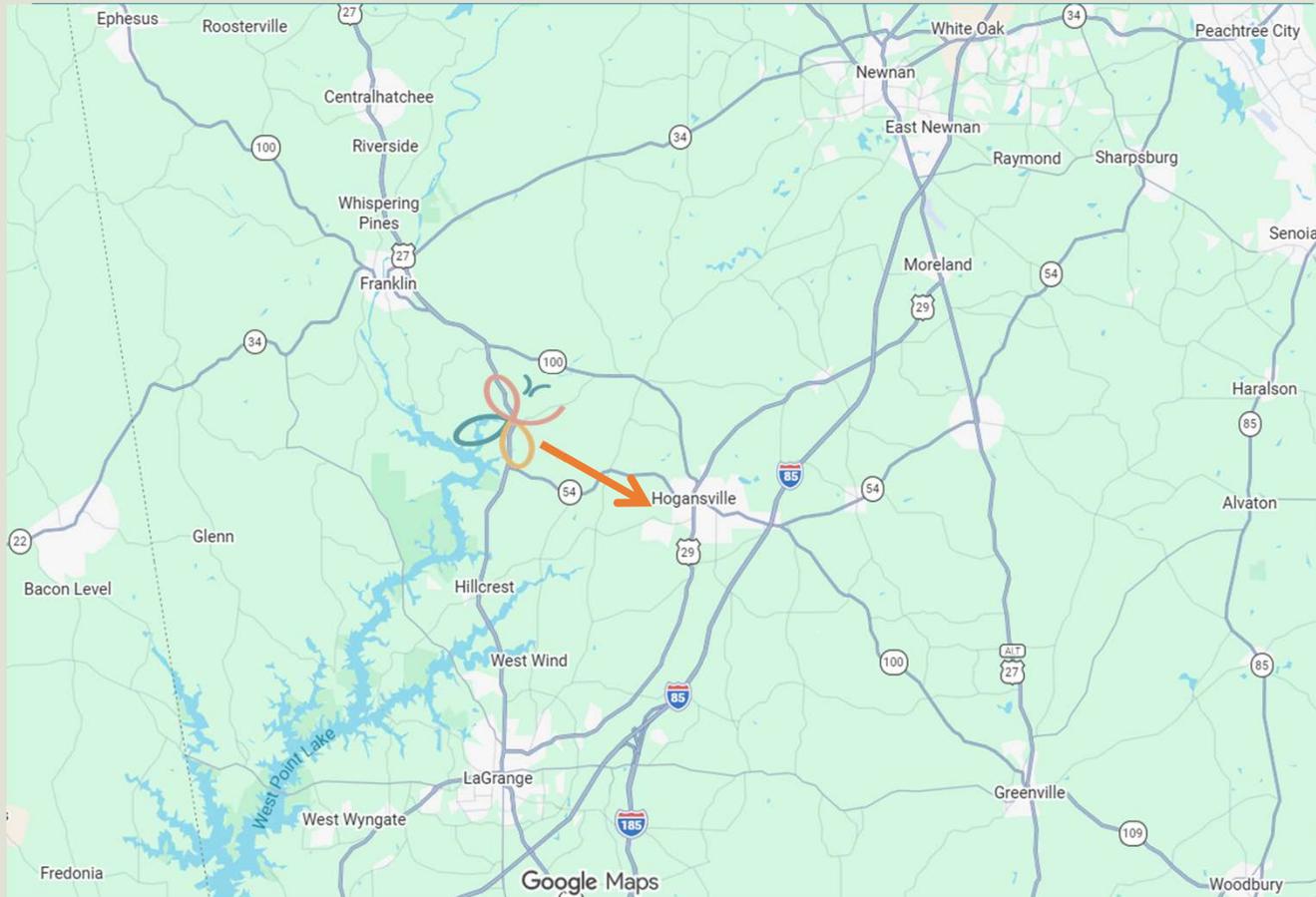


BEDROOM

LOCATION MAP

PARTIALLY DEVELOPED 228 UNIT MULTIFAMILY SITE

300 Elm St · Hogansville, GA 30230



KEY CONTEXT

I-85 Corridor

Direct access Atlanta to Columbus

Kia Plant / Amazon Sorting Center

Major employer driving housing demand

LaGrange

Full retail corridor ~10 min south

West Point Lake

Regional lifestyle & recreation anchor

Historic Downtown

Active revitalization underway

Schools Nearby

Callaway Middle, High & Hogansville Elem

RETAIL & AMENITY MAP

PARTIALLY DEVELOPED 228 UNIT MULTIFAMILY SITE

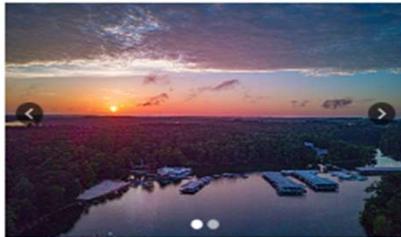
300 Elm St · Hogansville, GA 30230



ARTS, CULTURE & ENTERTAINMENT
Historic Downtown

Address
303 E Main St, Hogansville, GA 30230

Description
Quaint shops, restaurants, historic Royal...



OUTDOOR ACTIVITIES & SPORTS
West Point Lake

Address
500 Resource Management Dr, West Point...

Description
Surrounded by deep forests and rolling fields...



ARTS, CULTURE & ENTERTAINMENT
Callaway Gardens

Address
17617 US-27 Pine Mountain, GA 31822

Description
Escape the everyday all year long. Callaway...



OUTDOOR ACTIVITIES & SPORTS
Lake Jimmy Jackson

Address
1430 Blue Creek Rd, Hogansville, GA 30230

Description
Located approximately two miles from...



OUTDOOR ACTIVITIES & SPORTS
Hogansville Tower Trail – A...

Address
611 E Main St Hogansville, Georgia 30230

Description
A walking trail in Hogansville, Georgia, the...



ARTS, CULTURE & ENTERTAINMENT
Royal Theater

Address
400 E Main St, Hogansville, GA 30230

Description
A centerpiece of the downtown revitalizatio...

NEARBY RETAIL

Walmart · Kroger · Publix

Home Depot · Big Lots · Ashley

Chick-fil-A · McDonald's · Waffle House

Burger King · Subway · Wendy's

Ingles · Food Depot · Dollar General

Walgreens · PNC · Community Trust Bank

La Grange Mall · La Grange Plaza

Callaway Middle & High Schools

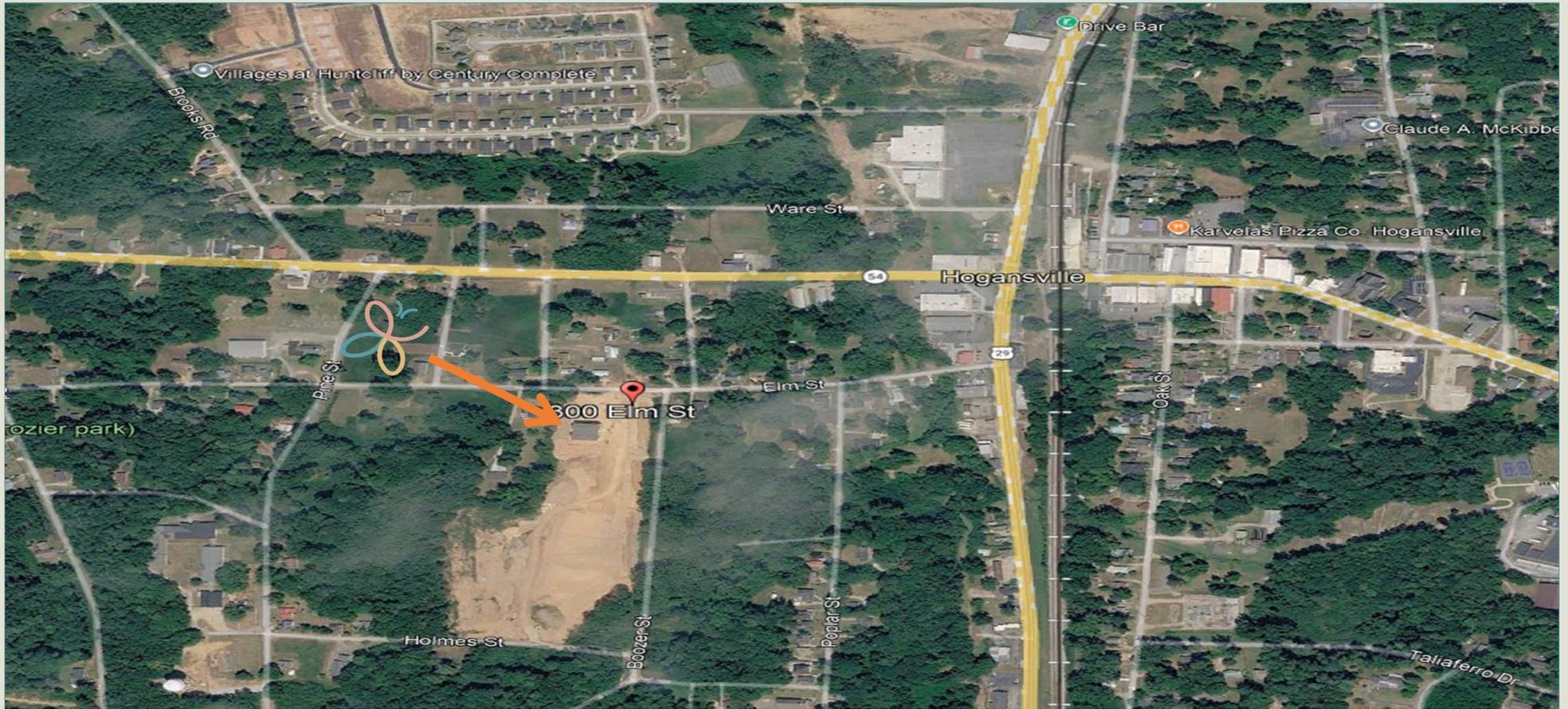
Hogansville Elementary School

AT&T · T-Mobile · Verizon

AERIAL VIEW

PARTIALLY DEVELOPED 228 UNIT MULTIFAMILY SITE

300 Elm St · Hogansville, GA 30230



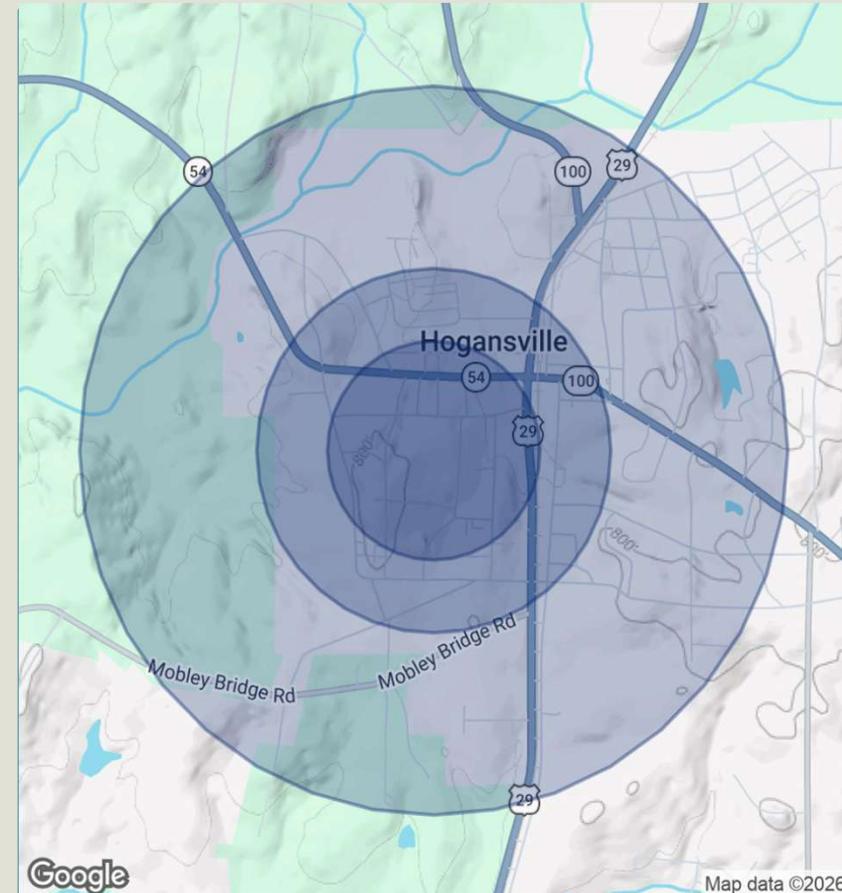
DEMOGRAPHICS

PARTIALLY DEVELOPED 228 UNIT MULTIFAMILY SITE

300 Elm St · Hogansville, GA 30230

POPULATION	0.3 MI	0.5 MI	1 MI
Total Population	181	617	2,027
Average Age	40	40	39
Avg Age (Male)	38	38	38
Avg Age (Female)	42	42	41
HOUSEHOLDS & INCOME	0.3 MI	0.5 MI	1 MI
Total Households	70	238	783
Persons per HH	2.6	2.6	2.6
Avg HH Income	\$62,721	\$67,147	\$68,886
Avg House Value	\$242,737	\$288,723	\$306,390

Source: www.alphamap.com



AREA ANALYTICS

PARTIALLY DEVELOPED 228 UNIT MULTIFAMILY SITE

300 Elm St · Hogansville, GA 30230

6,973

Total Population (5 mi)

\$72,035

Avg HH Income (5 mi)

2,632

Total Households (5 mi)

	1 MILE	3 MILES	5 MILES
Total Population	2,027	4,514	6,973
Average Age	39	39	39
Total Households	783	1,708	2,632
Persons per HH	2.6	2.6	2.6
Avg HH Income	\$68,886	\$69,490	\$72,035
Avg House Value	\$306,390	\$305,560	\$305,172
Per Capita Income	\$26,494	\$26,726	\$27,705

Map and demographics data derived from www.alphamap.com

YOUR ADVISOR

PARTIALLY DEVELOPED 228 UNIT MULTIFAMILY SITE

300 Elm St · Hogansville, GA 30230



Kendall Butler

Broker / Owner

[Insert 2–3 sentence agent bio — background, markets served, markets served, and community connection.]

CONTACT

kendall@movetohappy.com

Direct: (706) 333-0680

F.L.I. Properties, LLC dba Move To Happy

109 Vernon St, LaGrange, GA 30240

move to happy · mv2hpy.com · Connecting people to communities where they can thrive

