

MULTIFAMILY SITE FOR SALE

PARTIALLY DEVELOPED 228 UNIT - APPROVED PERMITS

Sale Price: \$7,000,000 | Hogansville, GA 30230



Jelani Linder
(404) 263-8520

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COMMERCIAL
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DISCLAIMER

PARTIALLY DEVELOPED 228 UNIT MULTIFAMILY SITE

209 Boozer St Hogansville, GA 30230

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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WHY COLDWELL BANKER COMMERCIAL

PARTIALLY DEVELOPED 228 UNIT MULTIFAMILY SITE

209 Boozer St Hogansville, GA 30230

WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

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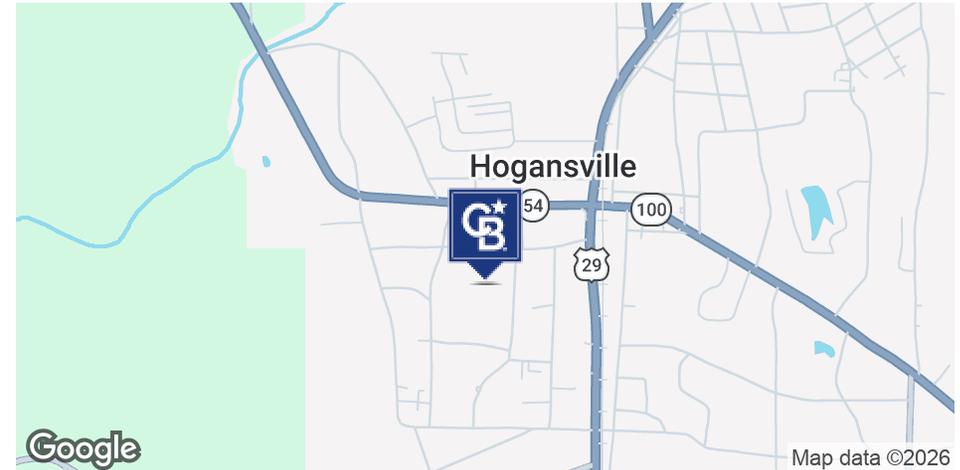


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PROPERTY SUMMARY

PARTIALLY DEVELOPED 228 UNIT MULTIFAMILY SITE

209 Boozer St Hogansville, GA 30230



PROPERTY HIGHLIGHTS

- Zoned CR-MR (Commercial Residential–Mixed Residential): Flexible zoning that supports a wide range of residential and mixed-use development opportunities
- 18.5 Acres: A sizable tract offering ample space for phased development, community amenities, or additional future expansion
- 228 Total Units Approved: A fully entitled project allowing for significant residential density in a high-demand corridor
- 24 Newly Constructed Units: Brand-new, completed units that provide immediate leasing or sales revenue upon acquisition
- 36 Units Pad-Ready: Infrastructure and site work already in place, allowing vertical construction to begin quickly and reducing development timelines
- Building & Land Disturbance Permits for Entire Site: All major permits secured, minimizing pre-development hurdles and accelerating project momentum

OFFERING SUMMARY

Sale Price:	\$7,000,000
Lot Size:	707,330 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	70	238	783
Total Population	181	617	2,027
Average HH Income	\$62,721	\$67,147	\$68,886

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DESCRIPTIONS

PARTIALLY DEVELOPED 228 UNIT MULTIFAMILY SITE

209 Boozer St Hogansville, GA 30230



PROPERTY DESCRIPTION

Presenting an investment opportunity in Hogansville, GA. This property at 209 Boozer St offers CR-MR zoning, making it an appealing prospect for land or multifamily investors. Spanning 18.5 acres, the property includes 228 units, with 24 newly constructed and 36 pad-ready units. Notably, the entire site is supported by building and land disturbance permits, providing a streamlined path for development. With its strategic location and development potential, this property offers a compelling opportunity for investors seeking a well-prepared development opportunity.

LOCATION DESCRIPTION

Strategically positioned along I-85 between Atlanta and Columbus, Hogansville offers a growing market with small-town charm and strong regional connectivity. Its convenient access to major transportation corridors, proximity to the Kia Manufacturing Plant and other industrial hubs, and steady population growth in the surrounding area create a favorable environment for new and expanding businesses. With revitalization efforts underway in its historic downtown and increasing interest from retailers, hospitality operators, and service providers, Hogansville presents an attractive opportunity for investors seeking value, visibility, and future upside in a well-located Georgia community.

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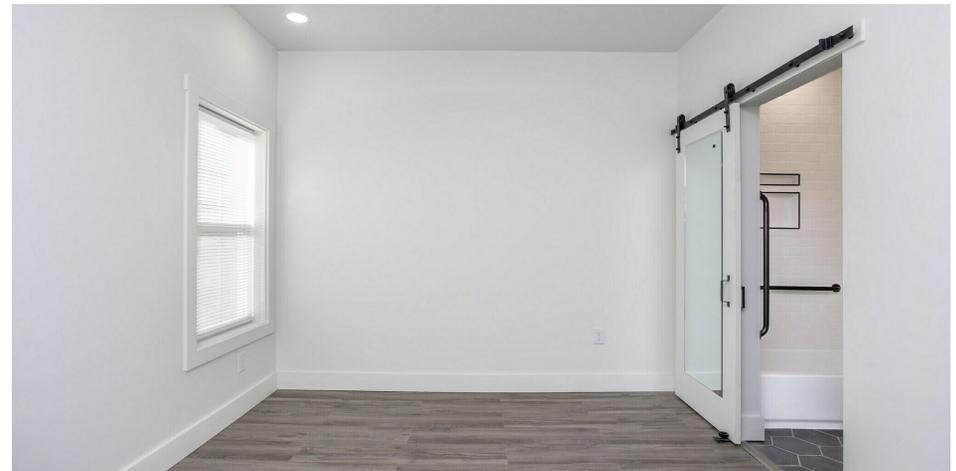
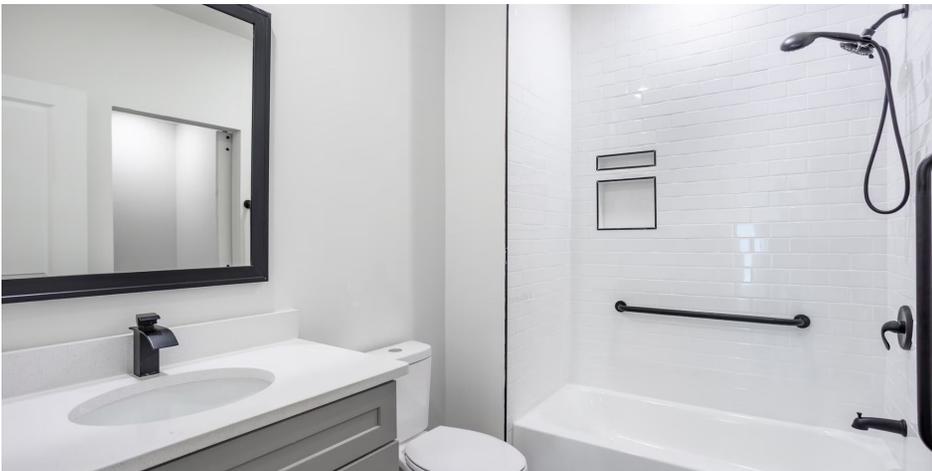


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ADDITIONAL PHOTOS

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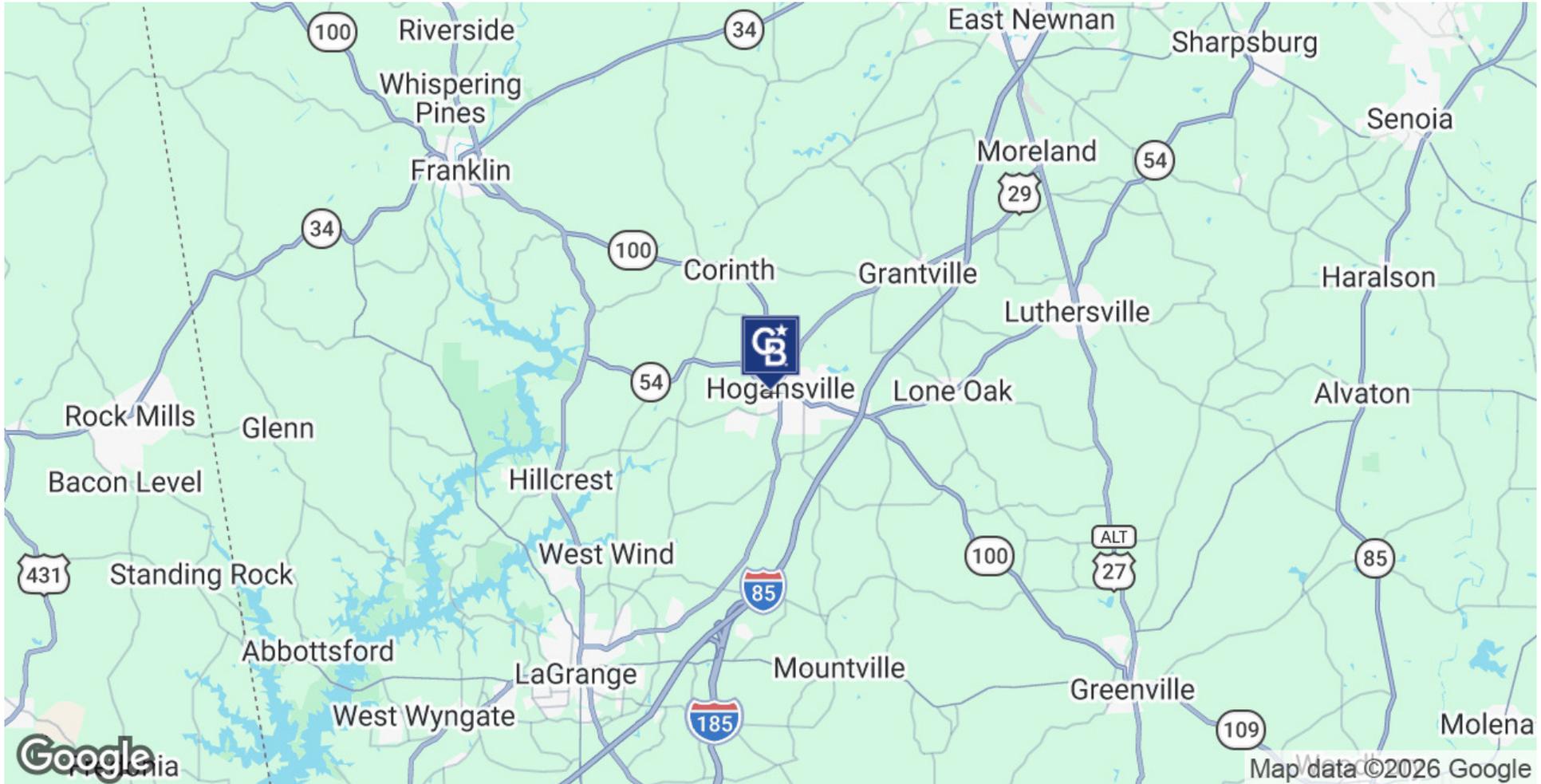


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LOCATION MAP

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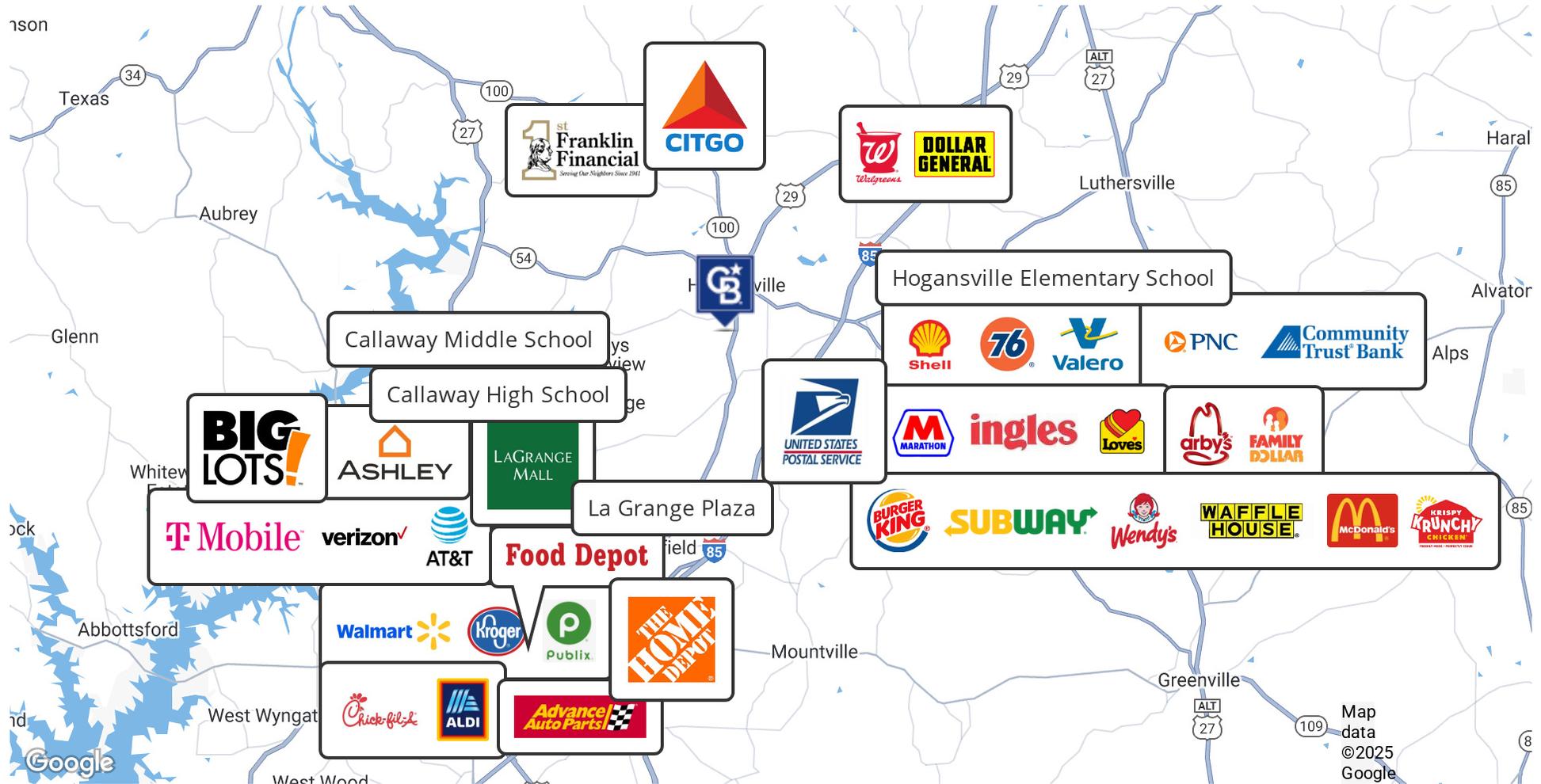


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RETAIL MAP

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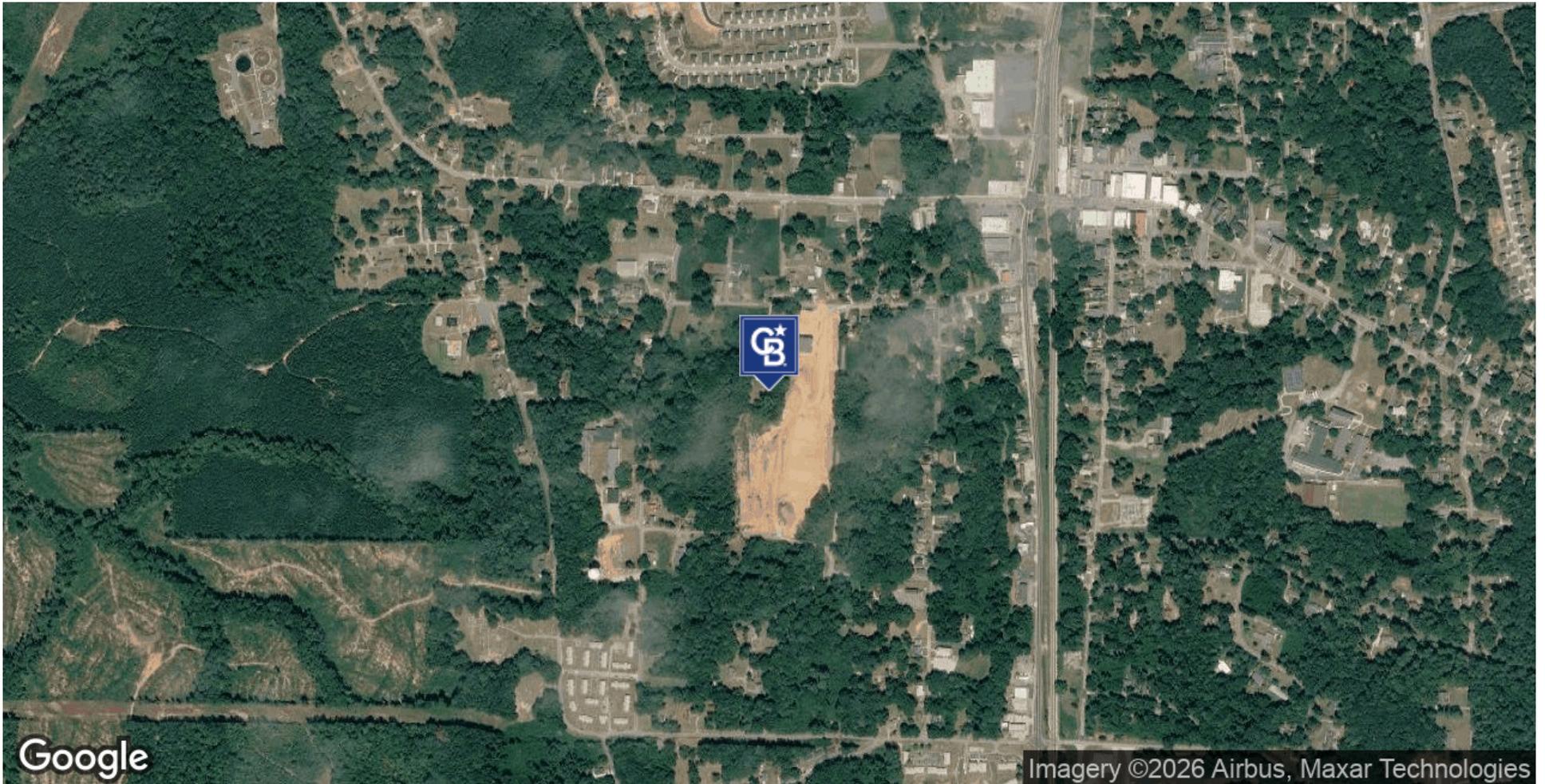


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AERIAL MAP

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DEMOGRAPHICS

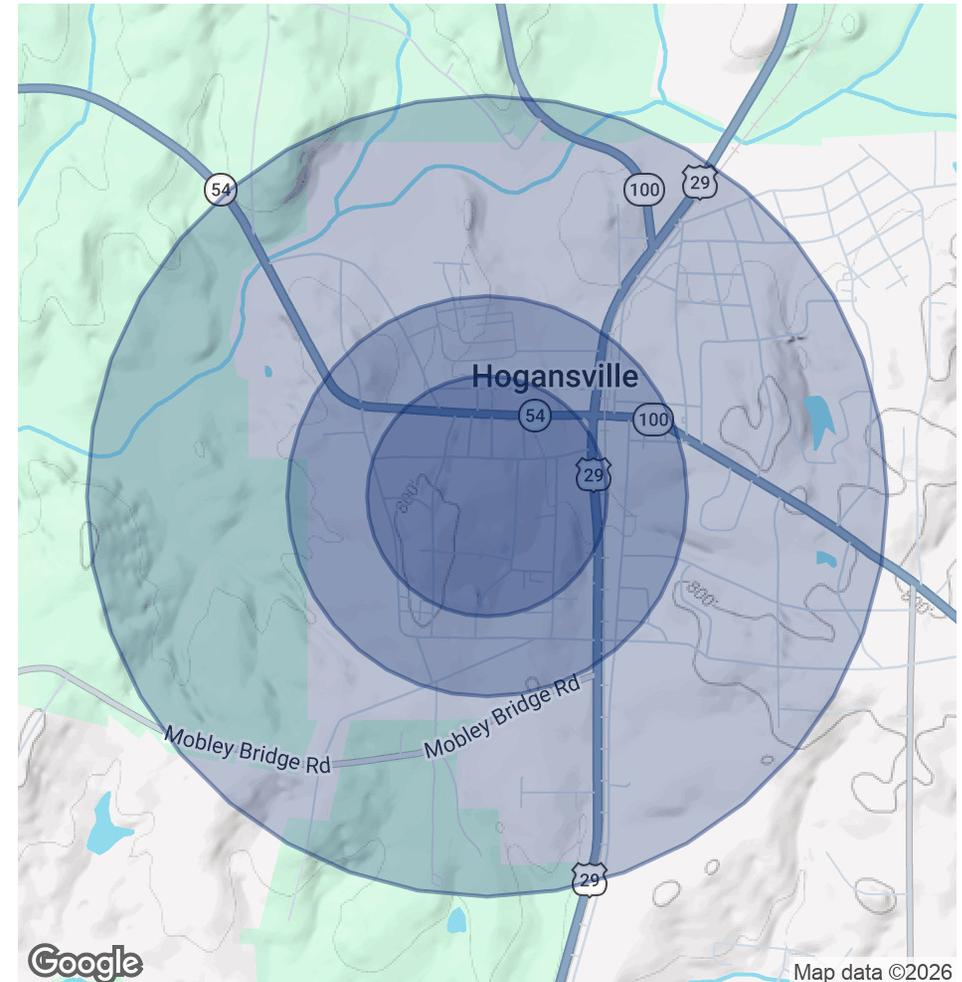
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	181	617	2,027
Average Age	40	40	39
Average Age (Male)	38	38	38
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	70	238	783
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$62,721	\$67,147	\$68,886
Average House Value	\$242,737	\$288,723	\$306,390

Demographics data derived from AlphaMap



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AREA ANALYTICS

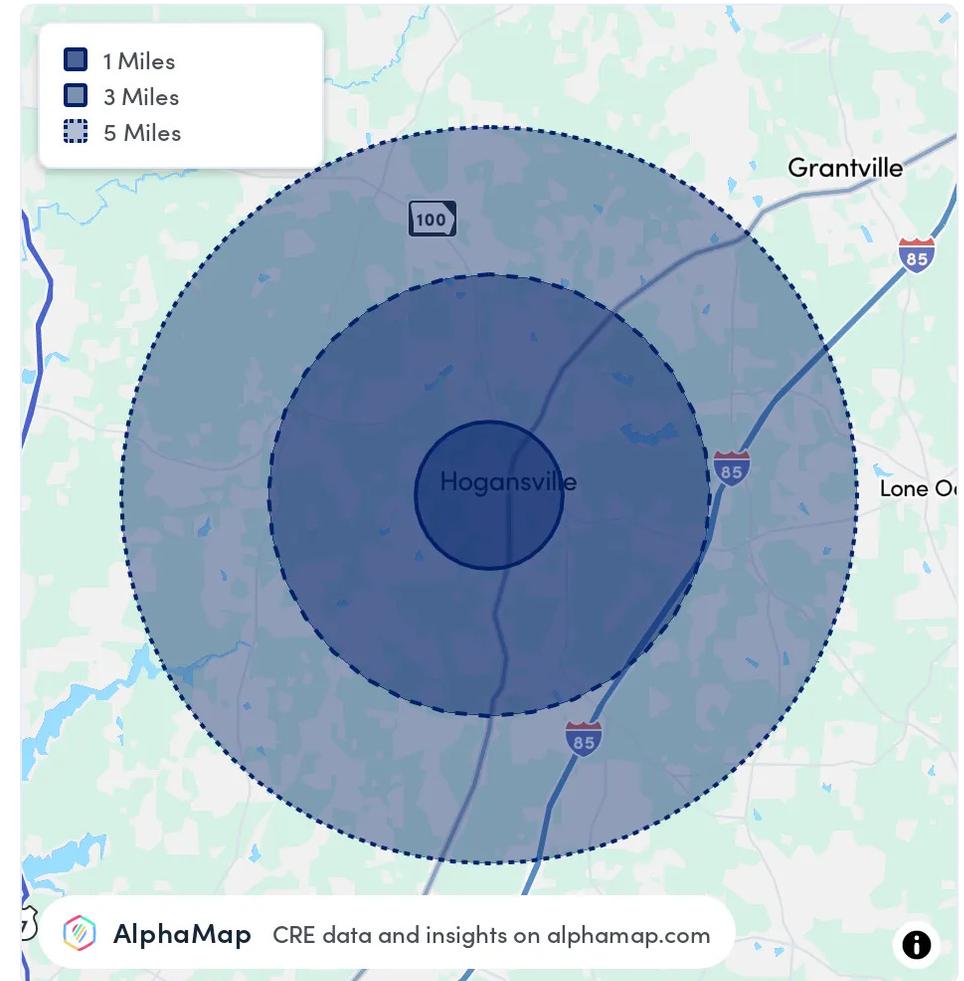
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,027	4,514	6,973
Average Age	39	39	39
Average Age (Male)	38	37	38
Average Age (Female)	41	40	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	783	1,708	2,632
Persons per HH	2.6	2.6	2.6
Average HH Income	\$68,886	\$69,490	\$72,035
Average House Value	\$306,390	\$305,560	\$305,172
Per Capita Income	\$26,494	\$26,726	\$27,705

Map and demographics data derived from AlphaMap



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ADVISOR BIO

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