

COLLISION CENTER

Business and Real Estate Opportunity

Business & Real Estate
Investment Opportunity
Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

Collision Center
Business & Real Estate Opportunity



Collision Center
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±15,000 SF
GLA

**0069A015001 &
0069A015002**
APN

±6.89 AC
Lot Size

2
Number of Buildings

Contact Broker
For Business Information &
Pricing



INVESTMENT HIGHLIGHTS

Property Highlights

- **Owner/User Opportunity:** Opportunity to acquire the business, building, and underlying real estate. Includes a long-standing book of business with significant upside potential. Financial information is provided upon a signed confidentiality agreement.
- **Dynamic Features/Layout:** 2 total buildings totaling approximately 15,000 square feet, total land area of 6.89 acres. Includes a large, paved parking lot and room for an expansive salvage yard.
- **Qualifies for Bonus Depreciation:** Collision centers qualify for bonus depreciation which allows you to write off 100% of the cost of the purchase in year 1.
- **Recurring Customer Base:** A recurring customer base showing a proven track record in the area.
- **Notable Equipment:** Includes 2 paint booths, a 4 post lift and a 2 post lift.

Location & Demographics

- **Minimal Competition:** Only two other collision centers in town.
- **Market Overview:** Cairo has a population of just over 10,000 people; the local economy is primarily driven by manufacturing, healthcare, and retail trade. Cairo is 45 minutes from Tallahassee, FL and 20 minutes from Thomasville, GA
- **Opportunity Zone:** The property is in an opportunity zone which allows for significant tax benefits. Please consult with a CPA to learn more.
- Investment held for 5 years – Basis increased by 10% of deferred gain (90% taxed)
- Investment held for 7 years – basis increased by another 5% of deferred gain (85% taxed)
- Investment held for 10 years – Basis equal to fair market value





Walmart
Supercenter

 **Cairo Municipal Airport**
±4.6 Miles Away

 **Northside Elementary**
±625 Students

Advance Auto Parts
Hardee's **TACO BELL**

JTEKT


CHEVROLET

 **Hunters Glen Apartments**

TSC TRACTOR SUPPLY CO.

 **Windwood Villas Apartments**
±18 Units

 **Washington Middle School**
±682 Students

 **±18,600 VPD**

 **Southside Elementary**
±512 Students

UNITED MACHINERY
PARTS, EQUIPMENT & PUMPING

 **IRA HIGDON**
THE GROCER'S BEST RESOURCE

 **Cairo High School**
±1,298 Students

111

 **Archbold**

 **PERFORMANCE FOODSERVICE**


WOODHAVEN

93

Subject Property 

PROPERTY PHOTOS



MARKET OVERVIEW

Collision Center
Business & Real Estate Opportunity

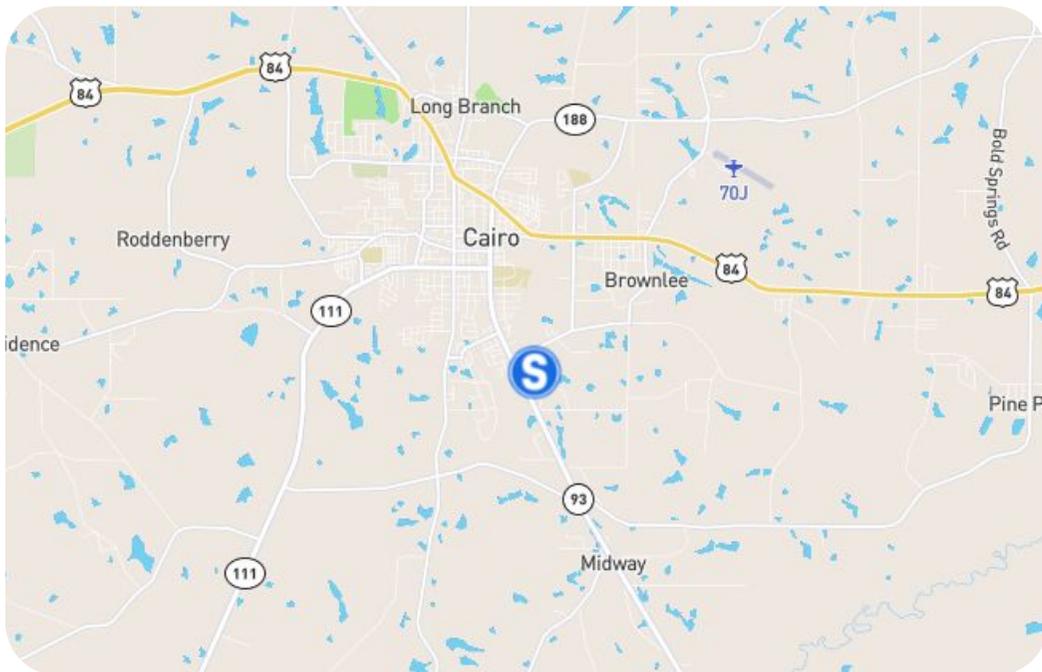


CAIRO, GA

Local Market Overview

Cairo, Georgia is a well-rooted southwest Georgia community known for its blend of small-town charm and steady economic activity. Long recognized for its agricultural heritage—especially its legacy as “Syrup City”—Cairo has evolved into a balanced local economy supported by farming, food processing, light manufacturing, health services, and small businesses that anchor daily life. Its position near the Florida border also adds regional convenience, with easy access to larger employment centers while still offering an affordable, close-knit place to call home.

Life in Cairo is centered around community traditions, local eateries, and outdoor amenities. Residents enjoy parks, recreation facilities, and events such as the annual Syrupmakers Festival, which highlights the city’s cultural roots. The historic downtown district offers locally owned shops, dining, and seasonal activities that draw families and visitors alike. With its welcoming atmosphere, practical amenities, and strong sense of identity, Cairo stands out as a community that offers both simplicity and substance.



Population	3-Mile	5-Mile
Five-Year Projection	10,442	14,675
Current Year Estimate	10,431	14,589
2020 Census	10,551	14,797
Growth Current Year-Five-Year	0.11%	0.58%
Households	3-Mile	5-Mile
Five-Year Projection	4,056	5,722
Current Year Estimate	4,009	5,639
2020 Census	4,037	5,676
Growth Current Year-Five-Year	1.17%	1.47%
Income	3-Mile	5-Mile
Average Household Income	\$69,101	\$75,332

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1664 GA-93 S, Cairo, GA, 39828 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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