

MTH

COMMERCIAL PORTFOLIO FOR SALE

# DOWNTOWN HOGANSVILLE FOR SALE

*Bulk Portfolio Acquisition · Flexible Sale Structure*

SALE PRICE	PROPERTIES	BUILDING SF	LAND AREA
<b>\$5.59M</b>	<b>17</b>	<b>62,661</b>	<b>2.6 AC</b>



## Pioneer Depot, LLC

Downtown Hogansville, Georgia 30230

<b>17</b>	Commercial Properties
<b>55,000+</b>	Sq Ft Commercial Space
<b>42</b>	Rentable Units
<b>\$307K</b>	Annual Rent Roll
<b>\$105K</b>	Vacancy Upside
<b>12 Acres</b>	Residential Land

# CONFIDENTIALITY

PIONEER DEPOT PORTFOLIO · DOWNTOWN HOGANSVILLE, GA 30230

PIONEER DEPOT PORTFOLIO | DOWNTOWN HOGANSVILLE, GA



## CONFIDENTIALITY AGREEMENT

This offering memorandum has been prepared for informational purposes only and is intended to assist qualified investors in evaluating this portfolio. 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 Portfolio 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 Portfolio 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.

# PORTFOLIO SUMMARY

Downtown Hogansville, GA 30230

PIONEER DEPOT PORTFOLIO | DOWNTOWN HOGANSVILLE, GA



**\$5,590,000**

Asking Price

**62,661 SF**

Total Building SF

**17 Properties**

Commercial Portfolio



## PORTFOLIO HIGHLIGHTS

<b>The Grand Hotel</b>	8,000+ SF landmark mixed-use anchor asset
<b>30 Active Tenants</b>	Retail, dining, fitness & wellness sectors
<b>\$307,200 Rent Roll</b>	With \$105,600 additional vacancy upside
<b>Full Street Presence</b>	Main St · Commerce St · College St
<b>1,000+ New Units</b>	Approved & planned - driving future demand
<b>Flexible Structure</b>	Bulk, package, or individual sales considered

# INVESTMENT HIGHLIGHTS

Pioneer Depot Portfolio · Downtown Hogansville, GA 30230

PIONEER DEPOT PORTFOLIO | DOWNTOWN HOGANSVILLE, GA



## Landmark Anchor Asset

The Grand Hotel features 8,000+ SF of mixed-use space – boutique hotel, cocktail bar, retail, and event venue – positioned as the keystone of downtown Hogansville's revitalization.

## High-Growth Market

Over 1,000 new residential units approved and planned, driving immediate and sustained future demand for commercial services throughout the downtown corridor.

## Diversified Income Stream

Currently leased to 30 current tenants with 42 total units across retail, dining, fitness, and wellness sectors – providing stable, diversified revenue with multiple operators across all risk categories.

## Rare Scale Opportunity

17 properties totaling 62,661 SF in the heart of Downtown Hogansville – a rare chance to acquire significant scale within a single, walkable historic district.

## Prime Street Presence

Strong visibility and consistent foot traffic along Main Street, Commerce Street, and College Street – the commercial spine of Hogansville's downtown.

## Strong Income with Upside

\$307,200 in current annual rent with an additional \$105,600 in vacancy upside – revenue growth available without acquiring a single additional property.

# EXECUTIVE SUMMARY

Pioneer Depot Portfolio · Downtown Hogansville, GA 30230

PIONEER DEPOT PORTFOLIO | DOWNTOWN HOGANSVILLE, GA



## EXECUTIVE SUMMARY

Historic stake in the soul of a growing community – Downtown Hogansville, GA is in motion. With over 1,000 residential units approved and planned, this market is primed for explosive growth. The downtown district is positioned for a boom fueled by walkability, history, and local entrepreneurship.

This rare portfolio offering includes 18 properties totaling over 55,000 SF of commercial, mixed-use, and flex space. Currently leased to 30 (42 Units) tenants across retail, food, fitness, and wellness sectors, the portfolio generates a stable rent roll of \$307,200 annually, with an additional \$105,600 in vacancy upside.

Strong visual presence across Main Street, Commerce Street, and College Street ensures both identity and traffic visibility. Anchor assets include The Grand Hotel – 8,000+ SF of mixed-use space featuring boutique hotel rooms, The 1890 Room cocktail bar, retail bays, and an event courtyard – positioned as the keystone for downtown revitalization.

# PORTFOLIO PROPERTIES

PIONEER DEPOT PORTFOLIO | DOWNTOWN HOGANSVILLE, GA

Pioneer Depot Portfolio · 17 Properties · 62,661 SF · 6.00 AC Total Land · Anchor assets highlighted in blue



ADDRESS	TYPE	SF	YR	SPC	OCC/VAC
<b>The Grand Hotel — 303 E Main St</b>	<b>Hospitality</b>	<b>9,249</b>	<b>1890</b>	<b>4</b>	<b>4 / 0</b>
<b>Historic Depot — 100 E Main St</b>	<b>Retail</b>	<b>8,000</b>	<b>1900</b>	<b>3</b>	<b>3 / 0</b>
306 E Main St	Office	6,000	1890	14	10 / 4
313 E Main St	Retail	5,900	1900	1	0 / 1
203½ E Main St	Retail/Res	4,592	1918	3	2 / 1
203 E Main St (reno)	Office	4,320	1900	1	0 / 1
402 E Main St	Retail	4,000	1946	1	1 / 0
404 E Main St	Office/Retail	3,600	1940	1	1 / 0
103 E Main St	Retail/Res	3,550	1920	4	3 / 1
302 E Main St	Retail	2,684	1900	1	1 / 0
209 E Main St	Retail	2,000	1910	1	0 / 1
118 Commerce St	Office	1,927	1920	2	1 / 1
309 E Main St (MTM)	Retail	1,865	1920	1	1 / 0
102 E Main St (reno)	Retail	1,500	1900	1	0 / 1
100 College St	Office	1,090	1930	2	2 / 0
101 E Main St	Office/Res	384	1973	1	1 / 0
100 Oak St	Land	0.29 AC	—	—	—
<b>TOTALS</b>		<b>62,661 SF</b>		<b>42</b>	<b>30 / 12</b>

# ANCHOR ASSETS

Pioneer Depot Portfolio · Downtown Hogansville, GA 30230

PIONEER DEPOT PORTFOLIO | DOWNTOWN HOGANSVILLE, GA



## THE GRAND HOTEL



<b>8,000+ SF</b>	Mixed-use landmark building
<b>11 Boutique Rooms</b>	Hotel rooms with courtyard
<b>The 1890 Room</b>	Full cocktail bar & restaurant
<b>3 Retail Bays</b>	Active storefronts on Main St
<b>Event Venue</b>	Wedding & private event courtyard
<b>Fully Occupied</b>	All hotel and retail units leased

## HISTORIC DEPOT c.1880



<b>8,000 SF</b>	Fully restored 1880s train depot
<b>3 Suites</b>	2 leased · 1 vacancy (upside)
<b>Baraca Plants</b>	Established retail tenant
<b>Coffee Shop</b>	Local café - community anchor
<b>The Pub</b>	Restaurant & social venue
<b>Commercial Kitchen</b>	Covered patio + green space

# THE GRAND HOTEL

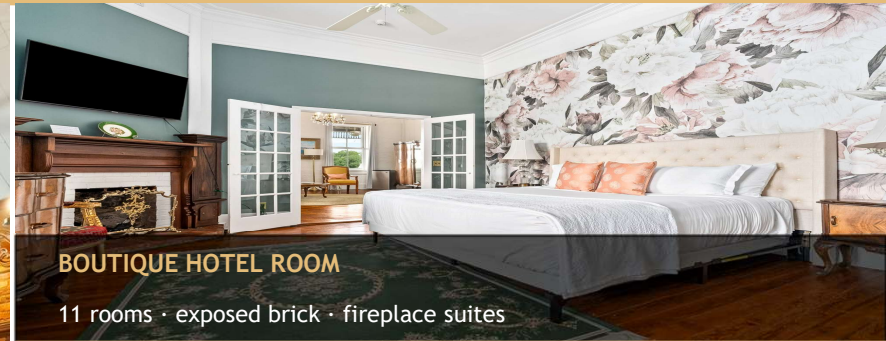
303 E Main Street · Hogansville, GA · 8,000+ SF Mixed-Use Landmark



## THE 1890 ROOM

Craft cocktail bar · Original woodwork · Vaulted arches · c.1890

*move to happy · mv2hpy.com*



## BOUTIQUE HOTEL ROOM

11 rooms · exposed brick · fireplace suites



## GRAND PARLOR SUITE

Chandelier · original hardwood · event ready



## EVENT COURTYARD

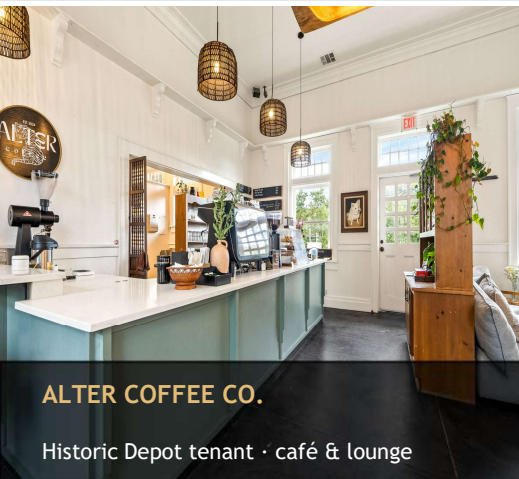
Kendall Butler · (706) 333-0680 · [kendall@movetohappy.com](mailto:kendall@movetohappy.com)

# DOWNTOWN PORTFOLIO

18 Properties · 55,000+ SF · Main St · Commerce St · College St

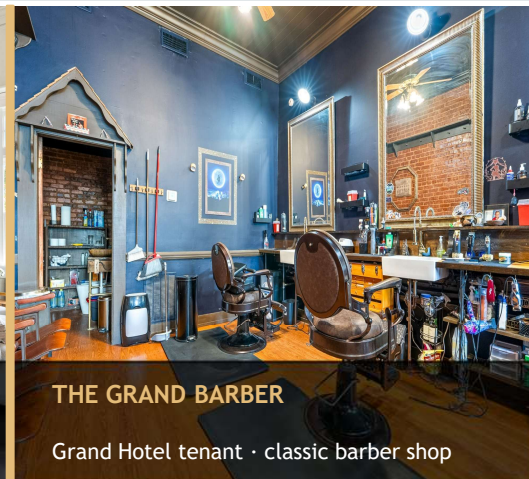


EAST MAIN STREET — THE HEART OF DOWNTOWN HOGANSVILLE



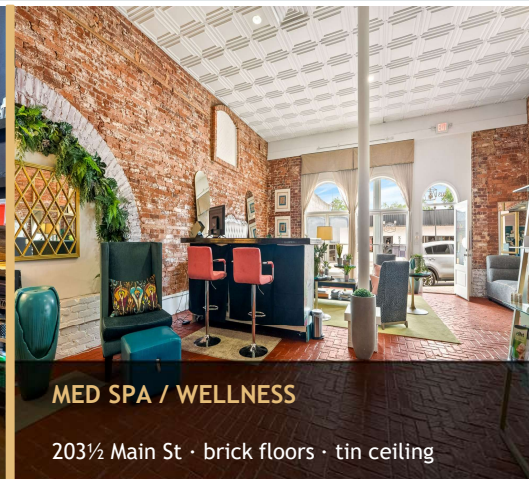
**ALTER COFFEE CO.**

Historic Depot tenant · café & lounge



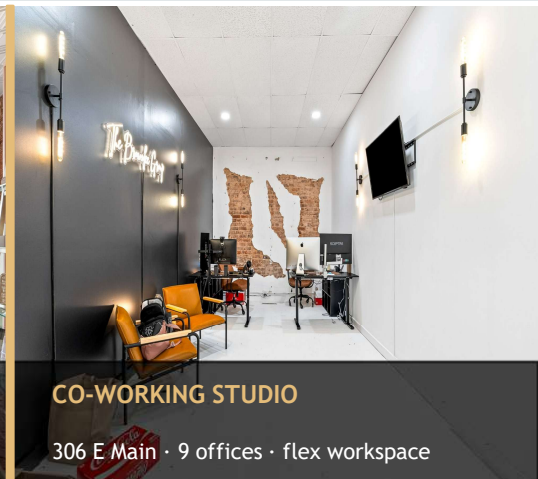
**THE GRAND BARBER**

Grand Hotel tenant · classic barber shop



**MED SPA / WELLNESS**

203½ Main St · brick floors · tin ceiling



**CO-WORKING STUDIO**

306 E Main · 9 offices · flex workspace

PORTFOLIO ECONOMICS

# Income & Valuation

Pioneer Depot Commercial Portfolio · Downtown Hogansville, GA · 17 buildings on 2.60 acres

LISTING PRICE

**\$5,590,000**

7.38% cap on stabilized rent

17

BUILDINGS

31 / 41

UNITS LEASED

2.60

ACRES

\$307,200

CURRENT ANNUAL RENT

\$412,800

STABILIZED ANNUAL RENT

13.5x

STABILIZED GRM

PORTFOLIO COMPOSITION

BUILDING	UNITS	CURRENT /MO	LEASE-UP /MO	STABILIZED /MO
<b>INCOME-PRODUCING BUILDINGS · At least one leased unit</b>				
100 College St	2/2	\$1,100	—	\$1,100
100 E Main St (The Depot)	3/3	\$2,900	—	\$2,900
101 E Main St	1/1	\$550	—	\$550
103 E Main St	3/4	\$3,100	\$450	\$3,550
118 Commerce St	1/2	\$950	\$950	\$1,900
203 1/2 E Main St	2/3	\$3,100	\$1,500	\$4,600
302 E Main St	1/1	\$1,500	—	\$1,500
306 E Main St (Co-Working)	10/14	\$3,700	\$1,400	\$5,100
307 E Main (Grand Hotel Complex)	5/5	\$3,600	—	\$3,600
309 E Main St	1/1	\$1,750	—	\$1,750
402 E Main St	1/1	\$1,600	—	\$1,600
404 E Main St	1/1	\$1,750	—	\$1,750
<b>Subtotal — Income-Producing (12) · 31 of 38 units leased (81.6%)</b>	<b>31/38</b>	<b>\$25,600</b>	<b>\$4,300</b>	<b>\$29,900</b>
<b>LEASE-UP OPPORTUNITY · Fully vacant buildings and development parcels</b>				
102 E Main St — Renovating for restaurant	0/1	—	\$1,500	\$1,500
203 E Main St — Reno complete	0/1	—	\$1,500	\$1,500
209 E Main St — Slab only / commercial lot	—	—	—	—
313 E Main St — Warehouse	0/1	—	\$1,500	\$1,500
100 Oak St — Vacant land	—	—	—	—
<b>Subtotal — Lease-Up Opportunity (5)</b>	<b>—</b>	<b>—</b>	<b>\$4,500</b>	<b>\$4,500</b>
<b>PORTFOLIO TOTAL — 17 BUILDINGS</b>	<b>31/41</b>	<b>\$25,600</b>	<b>\$8,800</b>	<b>\$34,400</b>

INCOME STORY

<b>IN-PLACE ANNUAL RENT</b> 12 income-producing buildings	<b>\$307,200</b>
<b>+ LEASE-UP POTENTIAL</b> 3 partial + 3 ready-to-lease bldgs	<b>\$105,600</b>
<b>= STABILIZED ANNUAL RENT</b> Gross rent at full lease-up	<b>\$412,800</b>

STABILIZED VALUE RANGE

**7.0% CAP**  
\$5,897,143

**8.0% CAP**  
\$5,160,000

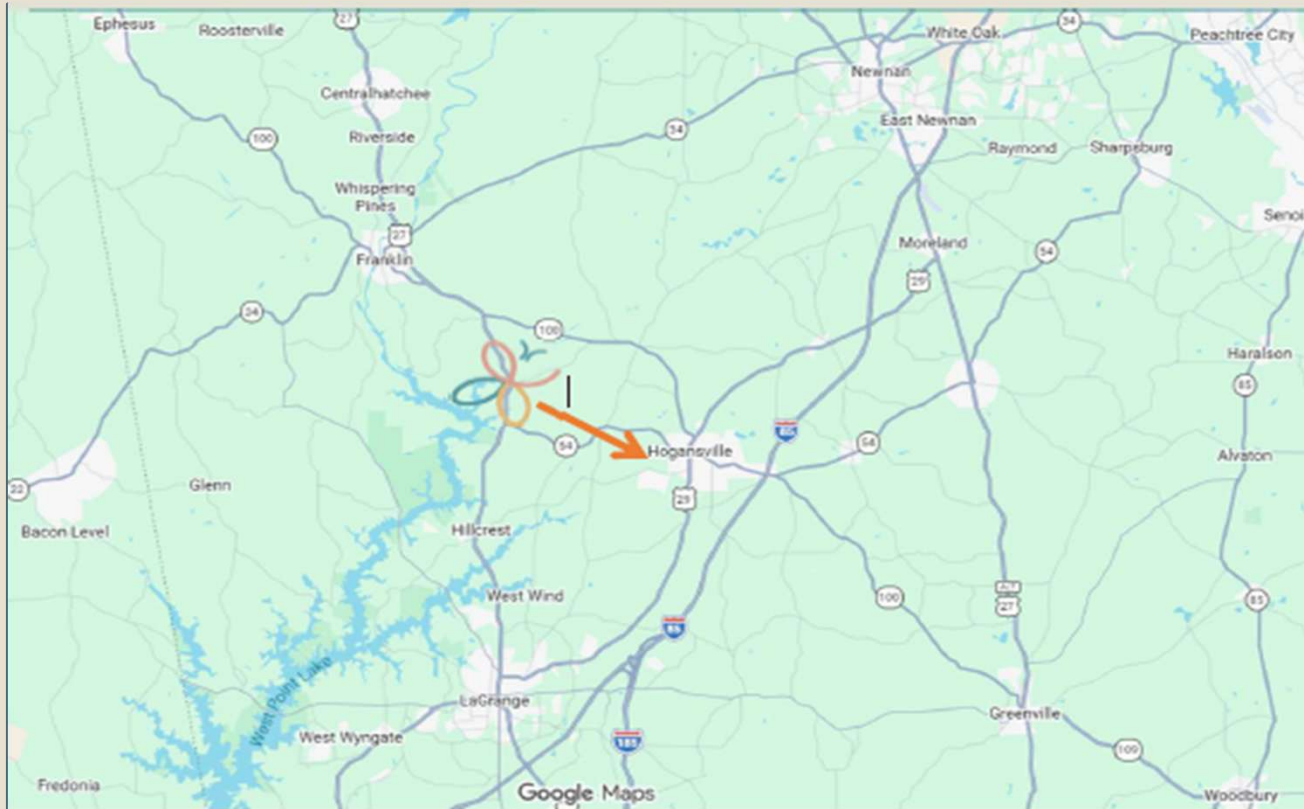
OFFERING SUMMARY

Listing Price	\$5,590,000
Implied Cap Rate on Stabilized	7.38%
Implied Cap Rate on Current Rent	5.50%
Stabilized Gross Rent Multiplier	13.5x

# LOCATION MAP

Pioneer Depot Portfolio · Downtown Hogansville, GA 30230

PIONEER DEPOT PORTFOLIO | DOWNTOWN HOGANSVILLE, GA



## KEY CONTEXT

### I-85 Corridor

Direct access Atlanta to Columbus

### Kia / Amazon

Major employers driving housing demand

### LaGrange

Full retail corridor ~10 min south

### West Point Lake

Regional lifestyle & recreation anchor

### Historic Downtown

Active revitalization - Pioneer Depot at center

### 1,000+ New Units

Approved & planned in community

### Schools Nearby

Callaway Middle, High & Hogansville Elem

# RETAIL & AMENITY MAP

Pioneer Depot Portfolio · Downtown Hogansville, GA 30230

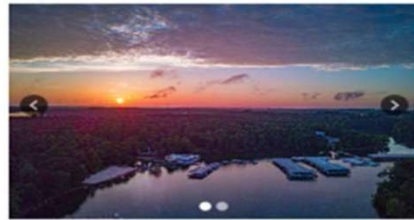
PIONEER DEPOT PORTFOLIO | DOWNTOWN HOGANSVILLE, GA



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

# DEMOGRAPHICS

Pioneer Depot Portfolio · Downtown Hogansville, GA 30230

PIONEER DEPOT PORTFOLIO | DOWNTOWN HOGANSVILLE, GA



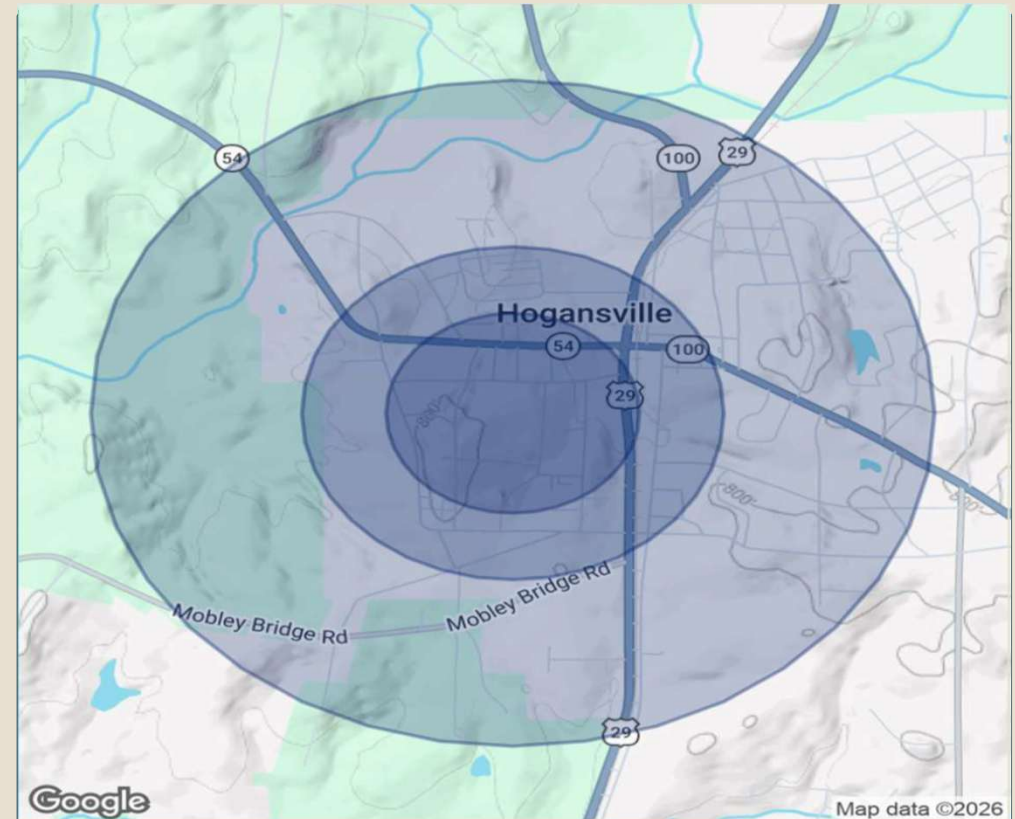
## POPULATION

	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](http://www.alphamap.com)



# AREA ANALYTICS

Pioneer Depot Portfolio · Downtown Hogansville, GA 30230

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## 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](http://www.alphamap.com)

# YOUR ADVISOR

Pioneer Depot Portfolio · Downtown Hogansville, GA 30230

PIONEER DEPOT PORTFOLIO | DOWNTOWN HOGANSVILLE, GA



## Kendall Butler

Broker / Owner

Kendall Butler leads sales and strategic growth initiatives across the West Georgia real estate market, specializing in the marketing and sale of residential and development opportunities along the I-85 corridor, including LaGrange and Hogansville. She works closely with investors and end-users to position assets effectively, aligning projects with real market demand and maximizing absorption in emerging communities. With deep local ties and a relationship-driven approach, Kendall is focused on connecting people, projects, and long-term community growth in a meaningful way.

### CONTACT

[kendall@movetohappy.com](mailto:kendall@movetohappy.com)

Direct: (706) 333-0680

F.L.I. Properties, LLC

dba Move To Happy

109 Vernon St

LaGrange, GA 30240

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