FOR SALE

2092 West Point Rd
LaGrange, GA 30240

± 3,610 SF
± 2.83 Acres

CALL FOR OFFERS!!!! All offers due 9/30/2026

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kb.yabuku@colliers.com

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THE OFFERING PORTFOLIO SUMMARY

PROPERTY SUMMARY	
Address	2092 West Point Rd LaGrange, GA 30240
Total SF	3,610 SF
Land Area	2.83 AC
Price	$800,000
Price/SF	$222/SF

PROPERTY FEATURES

- Retail bank branch
- 1.5 stories
- Owner-occupied
- 23 surface parking spots
- 3 drive-thru teller lanes, 1 drive-thru ATM

Colliers has been retained on an exclusive basis to offer an investment sale opportunity at 2092 West Point Rd, LaGrange, Georgia. The subject property is strategically positioned along one of LaGrange's primary commercial corridors, providing excellent visibility and accessibility within a growing West Georgia market. Located approximately 65 miles southwest of Atlanta, 40 miles northeast of Columbus, and within close proximity to Interstate 85, the property benefits from convenient access to major transportation routes serving the Southeast region.

The asset is situated within an established commercial area that supports a variety of office, service, retail, and development uses. Its location along West Point Road places it near major employers, healthcare facilities, industrial parks, and expanding residential neighborhoods, making it well-positioned to capitalize on continued economic growth throughout Troup County. The property's accessibility, visibility, and surrounding commercial activity create an attractive opportunity for investors, owner-users, or developers seeking a presence in one of West Georgia's most active growth corridors.

The LaGrange market continues to benefit from its strategic location between Atlanta, Columbus, and Auburn-Opelika, providing direct access to a large regional labor pool and transportation network. Economic growth in the area is anchored by significant manufacturing and industrial investment, most notably Kia Georgia's automotive manufacturing facility and the extensive network of suppliers that support the automotive sector throughout West Georgia and East Alabama. These investments continue to drive job creation, population growth, and commercial development, reinforcing LaGrange's position as a key economic hub within the Southeast.

This offering presents buyers with an exceptional value-add opportunity on a 2.83-acre property featuring multiple potential revenue streams. Priced significantly below replacement cost, the asset offers compelling investment value. The building is currently configured to accommodate two tenants, while more than four acres of paved outdoor storage provide the opportunity for an additional income-producing use or a potential third tenant.

THE OFFERING INVESTMENT HIGHLIGHTS

Prime West Point Location

Located along one of LaGrange's primary commercial corridors with strong visibility and access to employers, retail, and residential growth.

Excellent Regional Accessibility

Just minutes from I-85, providing direct connectivity to Atlanta, Columbus, Auburn-Opelika, and the broader Southeast market.

Growing West Georgia Market

Positioned within a market benefiting from continued population growth, economic development, and expanding commercial investment.

Strong Employment Base

Supported by major regional employers including Kia Georgia, WellStar West Georgia Medical Center, and a diverse network of manufacturing and service-sector businesses.

Established Commercial Corridor

Surrounded by complementary office, retail, healthcare, and professional service users that help drive consistent traffic and business activity.

Proximity to Major Economic Drivers

Convenient access to Kia Georgia and the surrounding automotive supplier network that continues to fuel job growth & regional investment.

OFFERING MEMORANDUM

INVESTMENT HIGHLIGHTS

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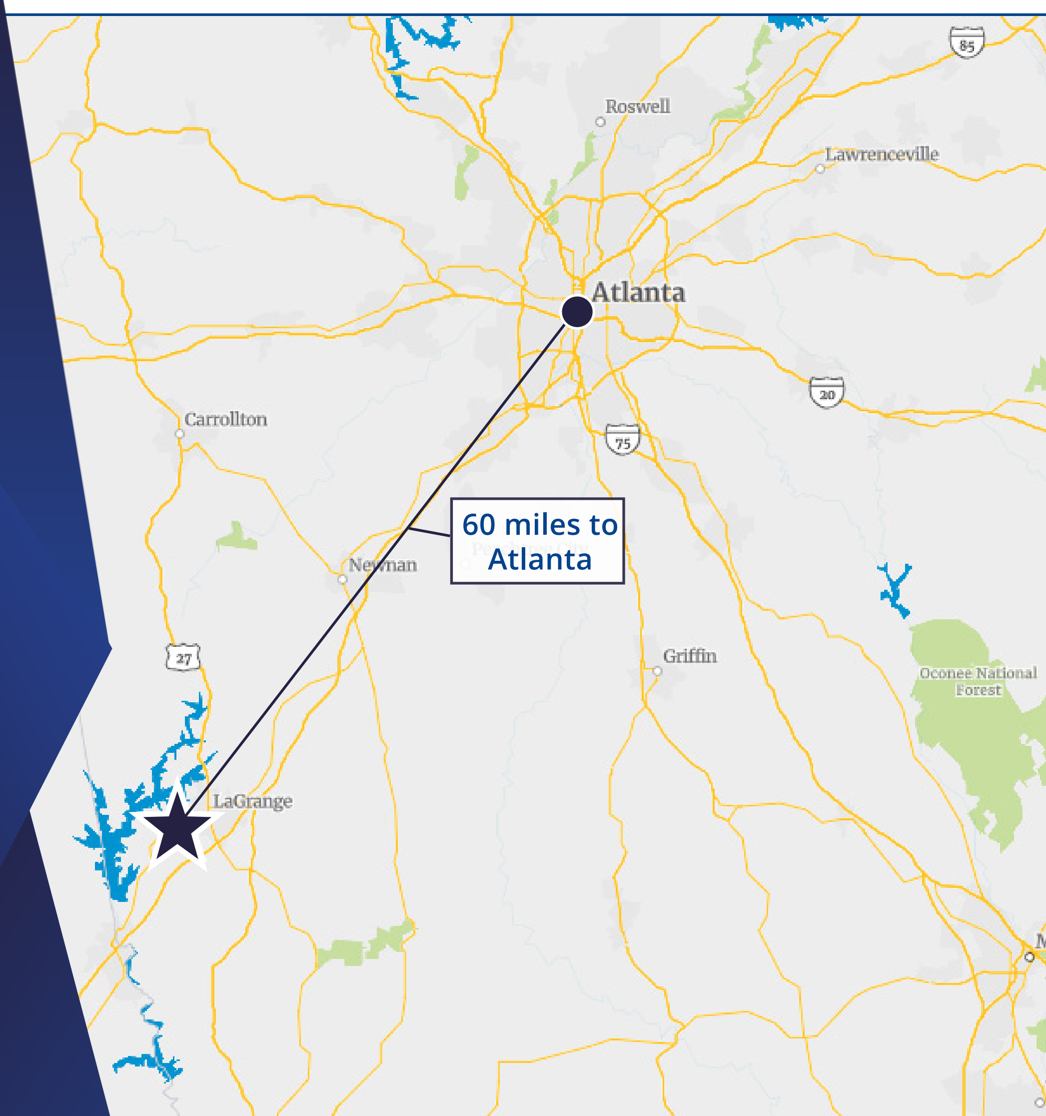
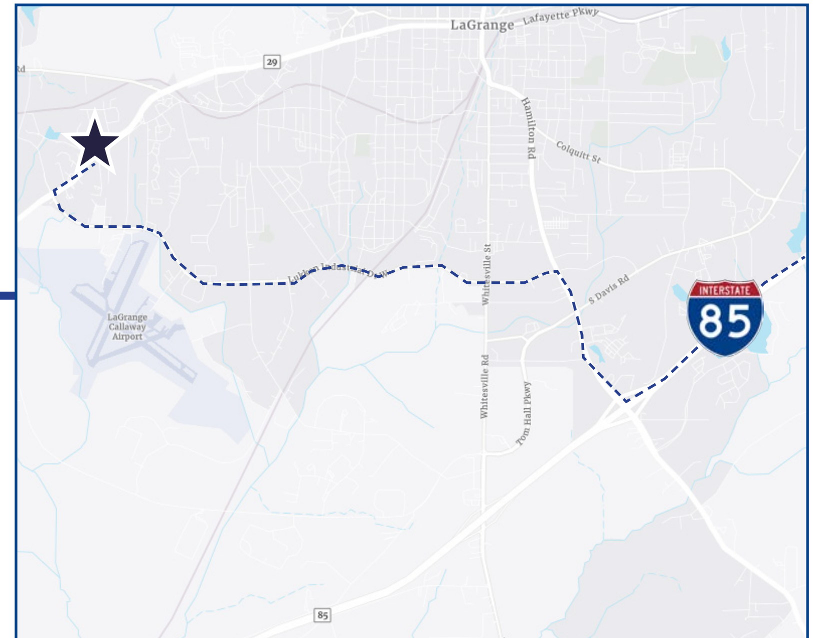


LOCATION OVERVIEW



- ± 3 Miles to I-85
- ± 60 Miles SW of Atlanta
- ± 40 Miles N of Columbus
- Adjacent to Wellstar West GA Medical Center
- Located along Hwy 92 / West Point Rd Corridor

85 DISTANCE: 3 MILES

The facility is located in LaGrange, Georgia along West Point Road, with convenient access to I-85, approximately 65 miles southwest of downtown Atlanta and just 3 miles from the interstate.

INVESTMENT HIGHLIGHTS

Calhoun is a well-established industrial hub in northwest Georgia, with the property offering convenient access to I-75 and strong connectivity throughout the Southeast.

INVESTMENT HIGHLIGHTS

DEMOGRAPHICS

Within a 5 mile radius of the subject property

39,083	15,368	2.50	38.1	$56,260	$268,404
Population	Households	Avg size household	Median age	Median household income	Median home value

Mortgage indicators

$8,289
Avg spent on mortgage & basics

28.1%
Percent of income for mortgage

Population by generation

4.0%
Greatest gen: born 1945/earlier

18.4%
Baby boomer: born 1946 to 1964

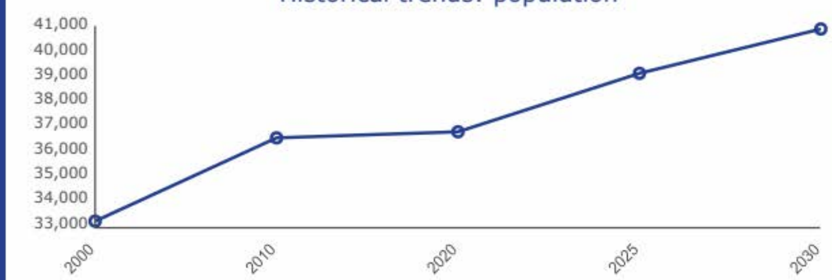
17.9%
Generation x: born 1965 to 1980

23.3%
Millennial: born 1981 to 1998

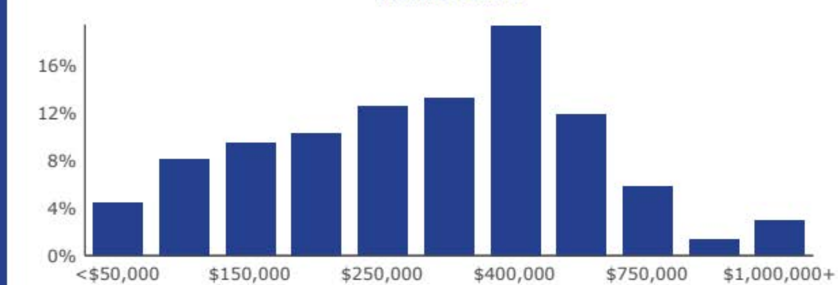
23.6%
Generation z: born 1999 to 2016

12.8%
Alpha: born 2017 to present

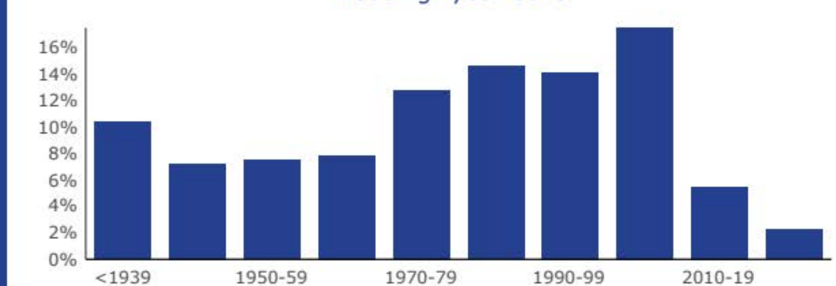
Historical trends: population



Home value



Housing: year built



OFFERING MEMORANDUM

PROPERTY OVERVIEW

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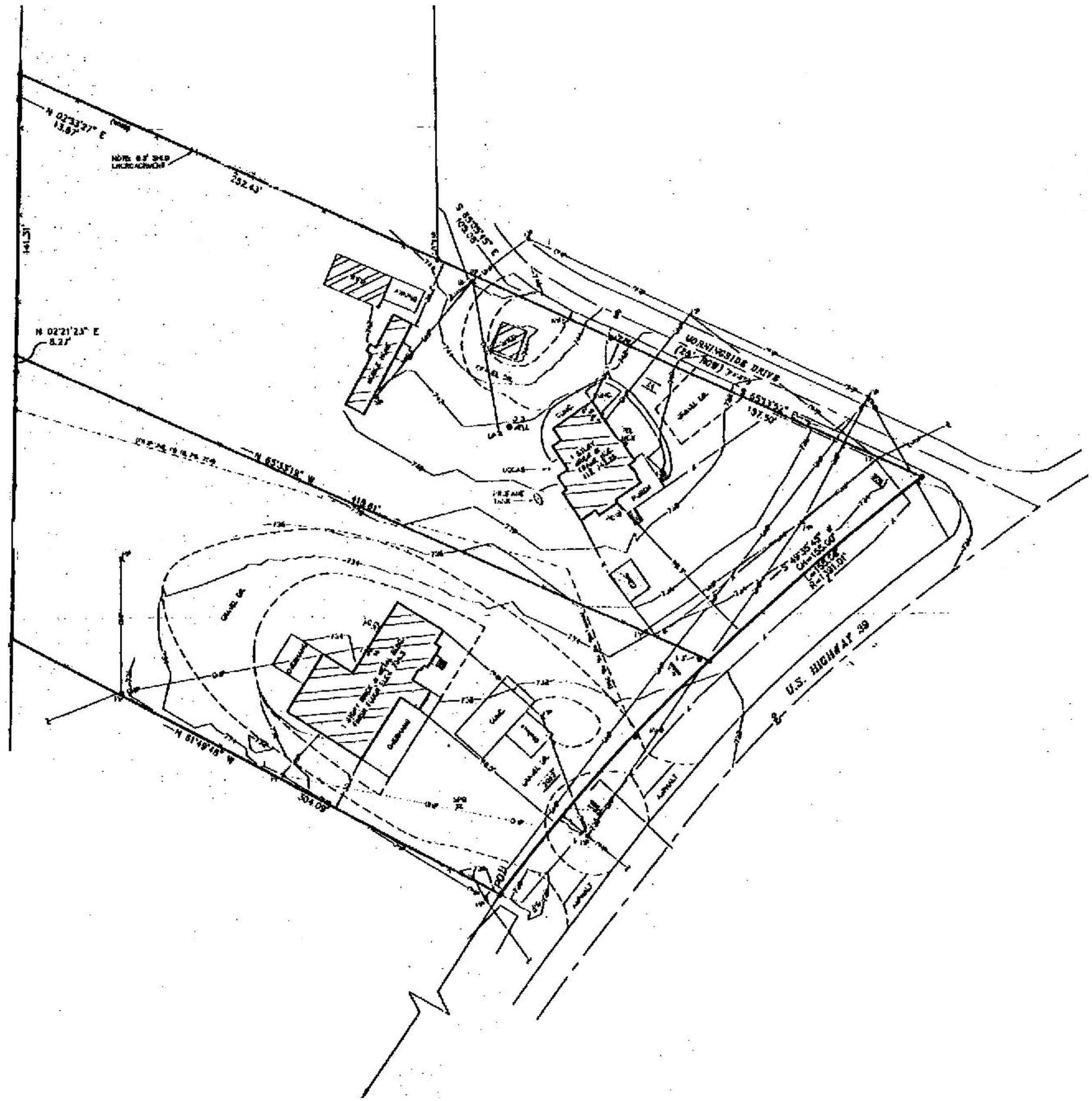
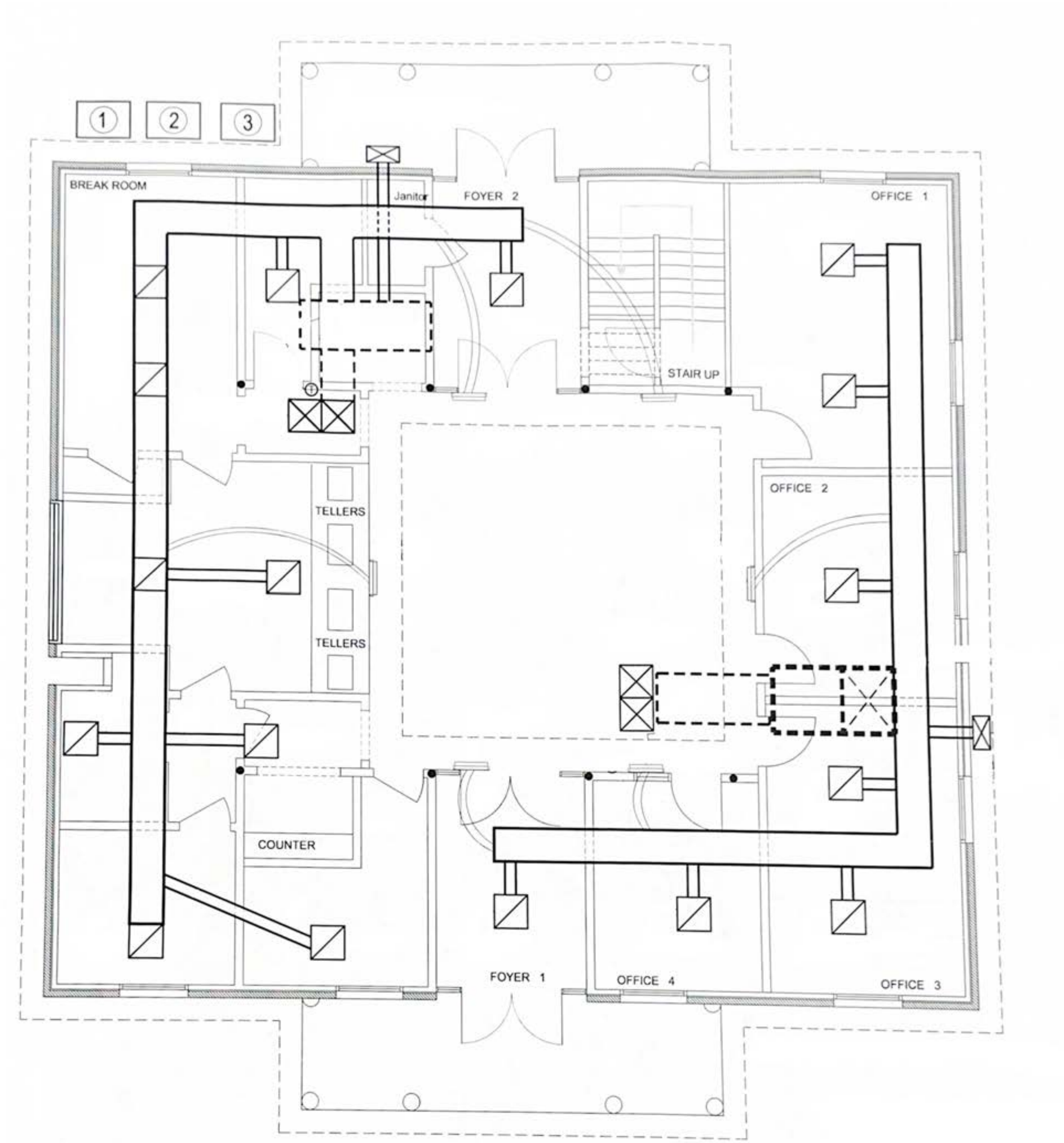
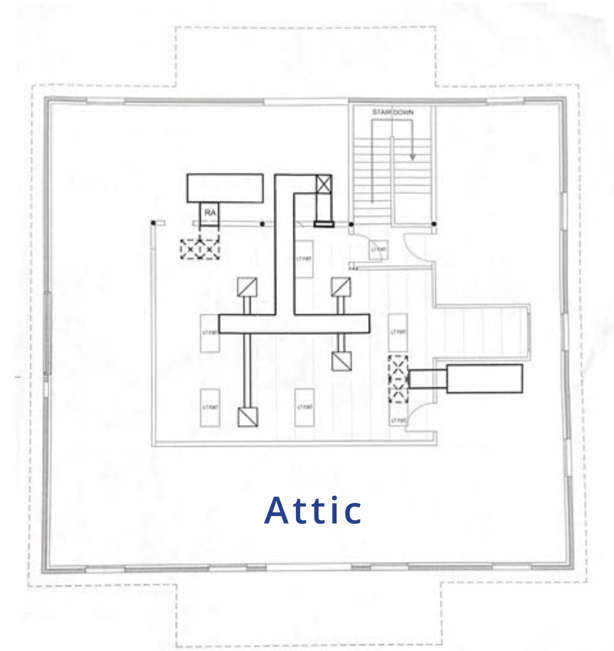
Address	2092 West Point Rd
County	Troup County
Submarket	West Georgia
Zoning	CR-MX
Taxing Authority	City of LaGrange
Land Area	2.83 AC
Total SF	3,610 SF
Year Built	2008
Traffic Count	± 16,000 VPD on West Point Rd
Parcel ID	0711A000027
Parking	23 Surface 3 Drive-Thru Tellers 1 Drive-Thru ATM


MORNINGSIDE DRIVE
U.S. HIGHWAY 39
N 02°33'27" E
13.67'
252.43'
N 02°21'23" E
8.27'
N 65°13'18" W
118.81'
N 61°49'18" W
304.09'
137.50'



1
2
3
BREAK ROOM
Janitor
FOYER 2
OFFICE 1
STAIR UP
OFFICE 2
TELLERS
TELLERS
COUNTER
FOYER 1
OFFICE 4
OFFICE 3



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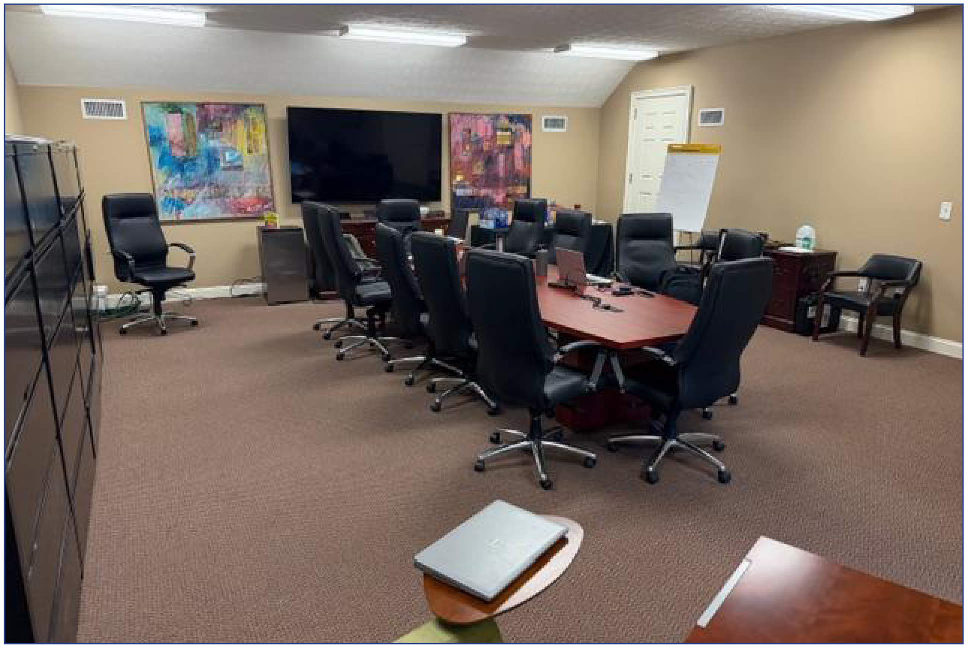

OFFERING PROCESS

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The Property at 2092 West Point Rd is being offered for sale to principals only, on an "as-is" basis, subject to the Limiting Conditions described in this Offering Memorandum and the Confidentiality Agreement.

Prospective purchasers should recognize the following:

- Property Tours: To arrange a property tour, please contact Dany Koe at +1 404 729 4759 or dany.koe@colliers.com or KB Yabuku at 770 539 5151 or kb.yabuku@colliers.comInitial Bids: During the marketing process, Colliers will deliver instructions to prospective purchasers at the appropriate time identifying the initial bid date and outlining information to be incorporated into purchase offers, which may include the following:
    - Purchase price, earnest money deposit, due diligence contingencies and closing date
    - Experience acquiring similar properties
    - Details regarding capital sources (both debt and equity
    - Investment approval process
- Due Diligence Materials: With Seller's approval, Colliers will make available to qualified purchasers relevant due diligence materials as applicable and available, such as the leases, title reports, easement agreements, survey, and property reports.

Limiting Conditions:

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition or financing of 2092 WEst Point Rd, described herein as (the "Property") and is not to be used for any other purposes or made available to any other person without the express written consent of the Owner or Colliers International - Atlanta, LLC ("Colliers"). This Offering Memorandum contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which Prospective Purchasers may desire. The material in this Offering Memorandum has been compiled by Colliers from sources considered reliable and has not been independently verified by Colliers. Summaries contained herein of any legal documents are not intended to be comprehensive statements of the terms of such documents but rather only outline some of the principal provisions contained therein. Prospective Purchasers should review all legal documents, which are available from Colliers, and make their own conclusions. Additional information and an opportunity to inspect the Property will be made available to interested and qualified Prospective Purchasers. Neither the Owner nor Colliers, nor any of their respective officers, agents or employees, have made any representations or warranties, expressed or implied, as to the accuracy or completeness of this Offering Memorandum, or the information contained herein, or any additional information provided. This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the advisability of purchasing the Property described herein. No liability is assumed by and none shall be asserted against the Owner or Colliers on account of any statements, descriptions or information, or projections or estimates, contained herein or omitted here from. The Owner reserves the right, at its sole discretion, to reject any or all offers to acquire the Property and/or to terminate discussions with any Prospective Purchaser, at any time, with or without notice. The Owner expressly reserves the right to sell the Property on any basis or using any criteria. In addition, the Owner expressly reserves the right, at its sole discretion to withdraw the Property offered herein, and supplement, change, amend, bifurcate, or reduce the Offering Memorandum.

Offer Process:

Buyers should submit offers utilizing a letter of intent and due by XXXXX. Buyers may request an outline for the letter of intent from the listing agent. Once an offer/offers are submitted, the following procedure will be implemented for offer review:

1. All offers will be presented to Asset Managers for review.
2. Asset Manager will review and submit all offers to FDIC for consideration with a recommendation to proceed with one to contract.
3. The Local Broker will provide a Letter of Intent package to the prospective Buyer to review. Please see the attached contract, terms, and attachments. It is the Buyer's responsibility to review and approve the attached contract prior to the submission of an offer to purchase.
4. Buyer returns signed LOI, while simultaneously submitting the required earnest money deposit
5. Asset Manager will write a case to support the proposed offer while providing information on all offers. **Please note it is not a binding agreement until FDIC executes the contract**.
6. Case is submitted to FDIC to review.
7. FDIC chooses to execute or reject the proposed offer.
8. If approved, FDIC will send the contract to the buyer through their electronic portal for signatures.
9. Contract timelines begin once executed by FDIC.
10. Once any due diligence or financing contingencies are cleared, the earnest money becomes hard, and the contract moves toward close.
11. Contract closes per the timeline outlined in the agreement, funds are disbursed to all parties.

PLEASE NOTE ALL OFFERS AND SOURCE OF FUNDS WILL BE REVIEWED AT TIME OF OFFER SUBMISSION BY ASSET MANAGERS FOR FDIC.

FDIC reserves the right to change the above process, reject all offers, call for a best and final, or cancel the sale.

Questions:

Thomas Skiffington
Listing Agent
215-783-9444 cel
tskiffington@remax440.com

Justin Ochs
Real Look
629-777-6354
justin.ochs@reallook.com

Offer Guidelines:

To make an offer on an FDIC listing, the potential purchaser and/or buyer's agent must submit a letter of intent. The letter of intent should contain the following criteria:

- Name of purchaser - Exact Entity purchasing the property must be on the contract.
- Purchase price (offer being submitted).
- Indicate whether offer is a Cash or Financed transaction and specify the loan type.
- Indicate earnest money deposit amount.
  Please note: 5% minimum is required | 10% is preferred on cash transactions.
- Indicate understanding that the Property is to be sold "AS IS, WHERE IS".
- Due Diligence/Inspection Period – 30 days or less
- Closing – 20 days after the expiration of due diligence preferred.
- Notate any contingencies in the offer.
- Source of Funds must accompany all Letters of Intent. Please include a Letter from Bank or Lending institution to verify source of funds. Offers may be disqualified if proof and source of funds is not provided with the offer.

Questions:

Thomas Skiffington
Listing Agent
215-783-9444 cel
tskiffington@remax440.com

Justin Ochs
Real Look
615-507-5984
justin.ochs@reallook.com

LETTER OF INTENT

To make an offer on a USMS listing, the potential purchaser and/or buyer's agent must submit a Letter of Intent. Please note that Letters of Intent are non-binding and are only a summary of the offer.

All Letters of Intent should contain the following criteria. Please complete all fields and return using the provided contact information.

- ❖ Name of purchaser(s):
- ❖ Asset ID:
  15-FBI-007906
- ❖ Property Address:
  2001 North Division Street, Harvard, IL 60033
- ❖ Purchase price(offer):
- ❖ Please notate whether this is a cash or financed transaction and **loan type**: Cash
- ❖ Earnest Money deposit (indicate amount):
  (Note: Minimum 5% deposit **required** on all transactions | 10% **preferred** on Cash transactions.)
- ❖ Agreement: Property is to be sold "As-is, Where-is":
  Comments:
- ❖ Please indicate the Due diligence period needed (**NOTE: 30 days (or less) is preferable**):
- ❖ Please indicate the Closing Period needed (**NOTE: 20 days (or less) is preferable**):
- ❖ Please notate any contingencies in your offer:

Date:

Purchaser Address:

Purchaser Phone Number:

Purchaser Email Address:

Purchaser Signature:

***Please be sure to include source of funds with your Letter of Intent (Bank Letter, Bank statement, Etc.)**

Letters of intent can be forwarded to Justin Ochs with REAL LOOK using the contact information below:

Justin Ochs | VP of National Development
REAL LOOK
Justin.ochs@reallook.com

Please call to ensure your offer has been received | (615) 507-5984

www.reallook.com

At Colliers, we are **enterprising**

63
countries on 6 continents

$4.6B
in annual revenue

$92B
assets under management

53,000
sale and lease transactions

2B
square feet under management

18,000
professionals and staff

Statistics are for year-end 2022 and in U.S. dollars.
Number of countries includes affiliates and as of January 2023.

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 62 countries, our 17,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 27 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of 20% for shareholders. With annual revenues of $4.3 billion and $57 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.

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