

OFFERING MEMORANDUM

FLEX BUILDING - FOR SALE

201 N. Troup Street, Valdosta, GA 31601

FOR SALE: \$1,495,000



22,522 SF | 2.44 ACRES | BUILT IN 1980

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OFFERING MEMORANDUM

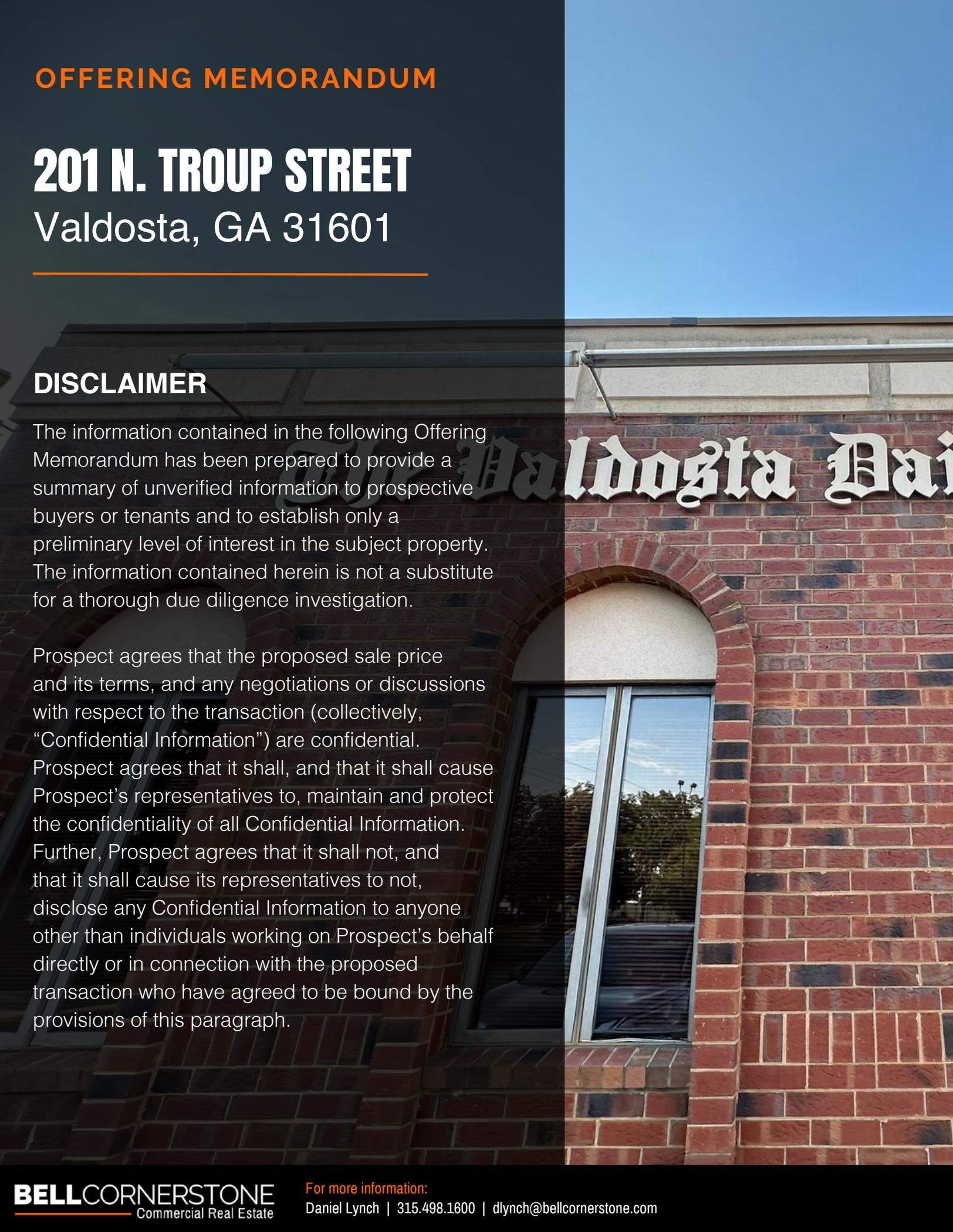
201 N. TROUP STREET

Valdosta, GA 31601

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.

The image shows the exterior of a brick building. The brickwork is a mix of red and dark blue/black bricks. There is a large arched window with a white frame. Above the window, there is a sign that reads "Valdosta Dairy" in a stylized, gothic font. The sky is clear and blue.

Valdosta Dairy



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EXECUTIVE SUMMARY

201 N. TROUP STREET

Valdosta, GA 31601

201 N Troup Street is an office warehouse building that was built in 1980 and is situated on a 2.44-acre lot. The property is comprised of a single-story 22,522 square feet building, including approximately $\pm 15,750$ square feet of office space and $\pm 6,772$ square feet of warehouse space. The property is in a prime location and presents an exciting investment/owner-user opportunity with several noteworthy features providing flexibility to accommodate a wide range of businesses.



MARKET OVERVIEW



Valdosta, Georgia

Valdosta-Lowndes County is a vibrant, growing community in south Georgia, midway between Atlanta and Orlando. Known as the “Capital of South Georgia”, the 4-county MSA had $\pm 160,000$ residents in 2022, and a 12-county trade area of $\pm 500,000$. About 60,000 vehicles/day on Interstate 75 bring millions of visitors, shoppers, and employees, making this “Gateway to Florida” a favorite stopping and shopping point. A very strong tertiary market, it has a diverse economy driven by manufacturing, distribution, education, military, health care, hospitality and agriculture. A robust, growing mix of industries includes several additions in the last five years. Adding \$2 billion to the local economy are: Valdosta State University (11,500 students, 1800 employees); Moody Air Force Base (10,700 military, civilians and dependents); and South Georgia Medical Center (2100 employees). They bring a cosmopolitan blend to the local population, contributing educated, dedicated community leaders from around the globe. Valdosta Regional Airport has daily jet flights to/from Atlanta. The closest international airports are Tallahassee (80 miles) and Jacksonville (120 miles). Decades of success in local sports led to Valdosta’s first famous label – “Winnersville, USA”, later followed by ESPN’s crowning as its first-ever “Tittletown, USA” winner. This winning attitude has inspired public and private leaders to aim high for success here. Visitors come here for Wild Adventures Theme Park; a thriving, historic downtown; and Grand Bay Wildlife Management Area, providing outdoor recreation.



DEMOGRAPHIC SUMMARY

VALDOSTA, GA
METROPOLITAN STATISTICAL AREA

POPULATION

Valdosta MSA

151,118

State: Georgia 10.91 Million

MEDIAN AGE

Valdosta MSA

34.7 years

State: Georgia 37 Years

MEDIAN HOUSEHOLD INCOME

Valdosta MSA

\$51,926

State: Georgia 71,355



2024 STATISTICS

	2 Mile	5 Mile	10 Mile
Population 2024	27,836	64,116	101,120
Total Households	9,835	24,501	37,450
Avg Household Size	2.5	2.5	2.6
Avg Household Income	\$41,318	\$58,164	\$64,781

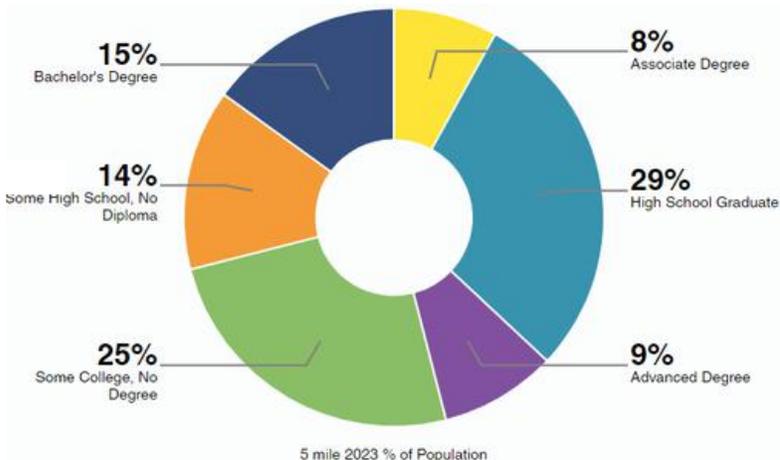
ECONOMIC INDICATORS

4.6% Valdosta Unemployment Rate

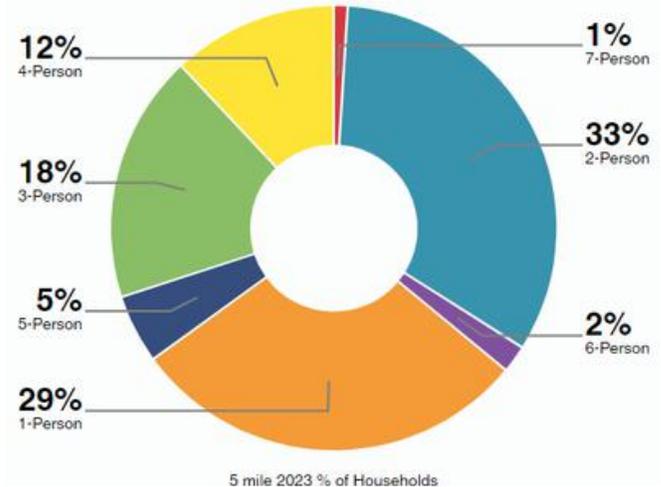
4.1% U.S. Unemployment Rate

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Georgia at large.



HOUSEHOLDS



Valdosta MSA

42,666

State: Georgia 3.946 Million



Average Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

Interstate 75 (I-75): I-75, the most significant highway running through Valdosta, it connects the city directly to major metropolitan areas such as Atlanta to the north and Tampa to the south. This interstate is crucial for both commercial and leisure travel, making Valdosta an accessible destination for travelers heading to and from Florida.

U.S. Highway 84 (US 84): US 84 runs through Valdosta, providing an essential east-west route across southern Georgia. It connects Valdosta to cities like Thomasville to the west, and Waycross to the east. This highway serves as a vital link for agricultural and industrial transport, connecting local businesses to markets across the state.

U.S. Highway 41 (US 41): US 41 runs parallel to I-75, offering an alternative north-south route. It passes through downtown Valdosta and connects to smaller communities in the area and is significant for local traffic, providing access to businesses, schools, and residential areas along its route.

Interstate 10 (I-10): I-10 is an east-west highway that runs across the southern U.S., stretching from Jacksonville, Florida, to Los Angeles, California.



AIRPORT PROXIMITY

Valdosta Regional Airport (VLD): Located approximately 4 miles south of downtown Valdosta, VLD is the primary airport serving the city and surrounding areas. It offers commercial flights, providing access to a wide range of domestic and international destinations. The airport is also equipped for general aviation, accommodating private and corporate aircraft. It features services such as maintenance, fueling, and hangar rentals, making it a convenient option for both commercial and private travelers.

Tallahassee International Airport (TLH): Located approximately 80 miles southwest of Valdosta, in Tallahassee, TLH is the closest major airport to Valdosta, offering a wider range of commercial flights, including connections to major hubs like Atlanta, Dallas/Fort Worth, and Miami.

Jacksonville International Airport (JAX): Located approximately 120 miles southeast of Valdosta, in Jacksonville, FL, JAX is a larger airport offering extensive flight options, including numerous domestic flights and some international connections.

Hartsfield-Jackson Atlanta International Airport (ATL): Located approximately 230 miles north of Valdosta, in Atlanta. As one of the busiest airports in the world, ATL offers an extensive network of domestic and international flights.

SITE OVERVIEW

SITE

Property Type:	Office/Warehouse
Building Class:	C
Zoning:	C-H (Highway Commercial)
Parcel #:	0118D 236, 0118D 235, 0118D 234, 0118D 233, 0118D 242, 0118D 241
Year Built:	1980
Total SF:	22,522 SF Office Space: ±15,750 SF Warehouse Space: ±6,772 SF
Stories:	1
Total Acreage:	2.44
Parking:	60 Surface Spaces
Construction:	Masonry
Eave Height:	15'
Dock Doors:	2



PARCEL OVERVIEW

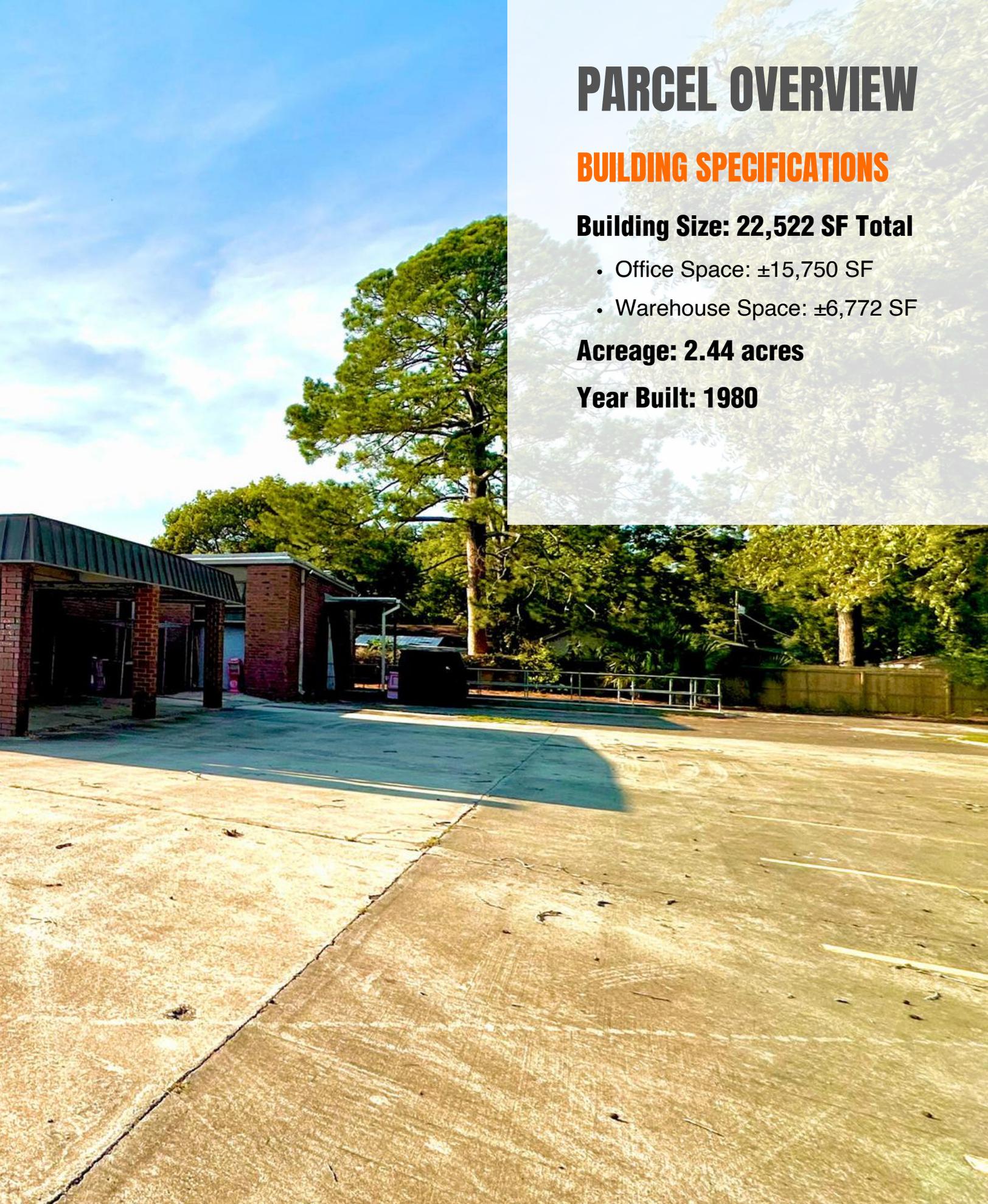
BUILDING SPECIFICATIONS

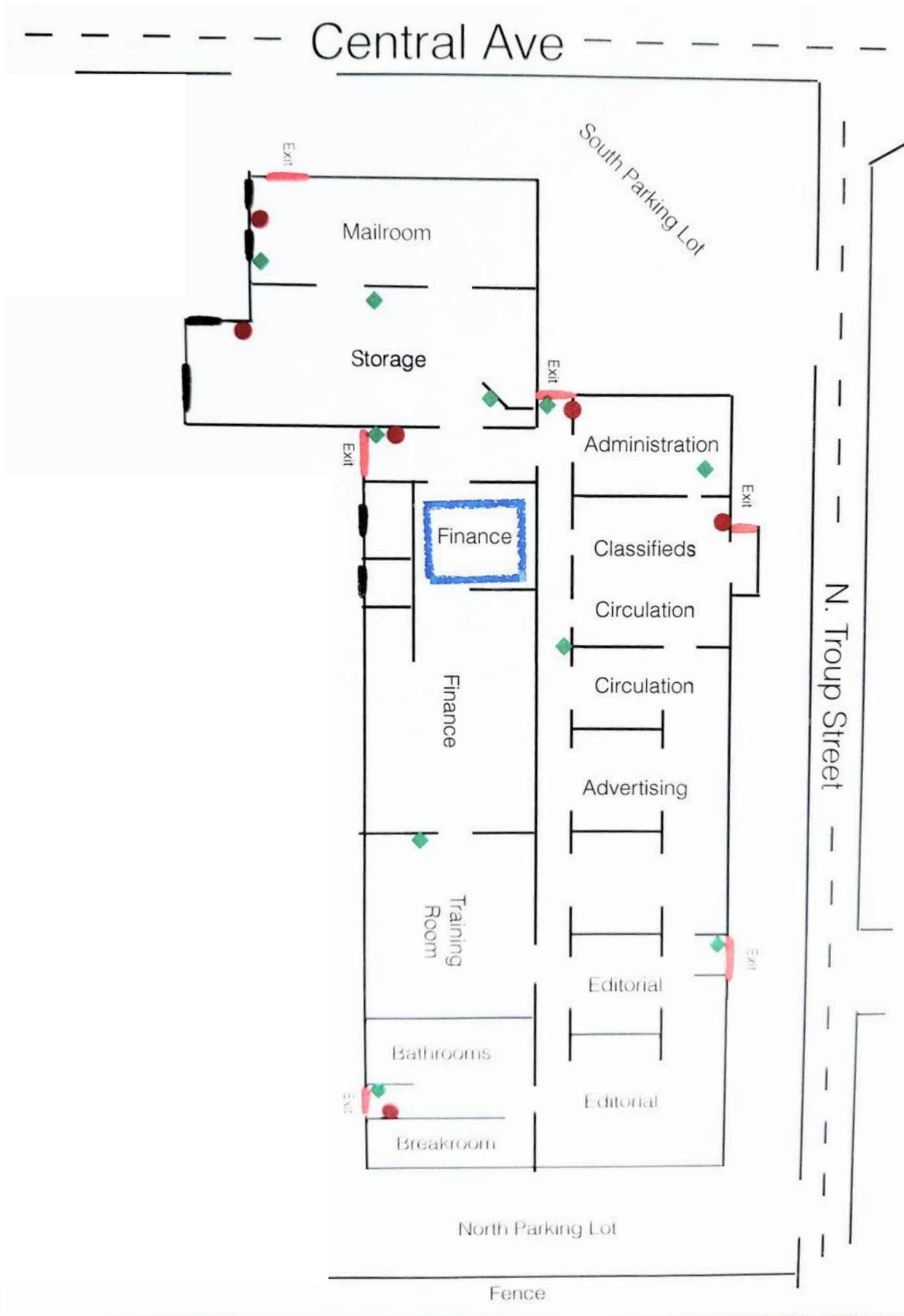
Building Size: 22,522 SF Total

- Office Space: ±15,750 SF
- Warehouse Space: ±6,772 SF

Acreage: 2.44 acres

Year Built: 1980













5X TOP SALES
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