

2.13-Ac Corner Re-Development Site

3480 Bemiss Rd, Valdosta, GA 31605 Broker: Scott Alderman, 229-561-1939, fcre@surfsouth.com



Presented By:
First Commercial Real Estate



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Property Details

Price: \$775,000 (\$364,000 / acre)

2.13-acre high-profile corner re-development lot with 2142-sf vacant block building built ±1976, sold as-is. High-visibility, high-traffic hard corner. 28,400/day traffic on Bemiss, 9,550/day on Oak St. Ext. Bemiss is the main artery/connector between Valdosta and Moody AFB. New rooftops and commercial all around. 400' on Bemiss Rd, 219' on Oak St. Ext. Five curb cuts. Billboard on site. Zoned C-C. Corner lot is 3480 Bemiss Rd, Tax Parcel 0108-106. 2nd lot is 3472 Bemiss Rd, Tax Parcel 0108-105. Both lots must be sold together. No Fuel/C-stores allowed, other use restrictions. Co-listed with Jeff Scheidegger, Cushman & Wakefield.

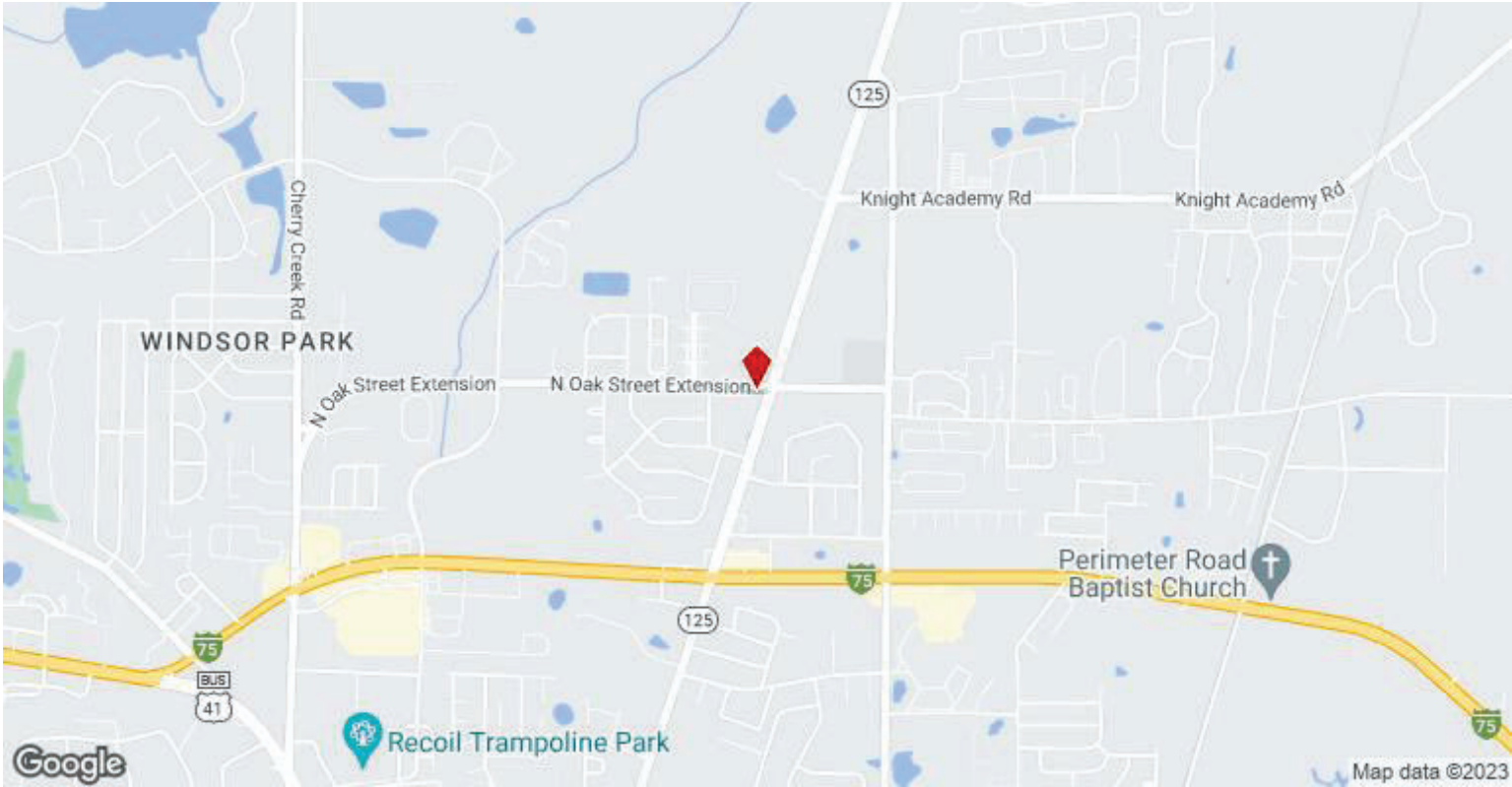
View the full listing here: <https://www.loopnet.com/Listing/3480-Bemiss-Rd-Valdosta-GA/25424076/>

Price:	\$775,000
Property Type:	Retail
Property Subtype:	Restaurant
Building Class:	N/A
Sale Type:	Investment or Owner User
Lot Size:	2.13 AC
Gross Leasable Area:	N/A
No. Stories:	N/A
Year Built:	N/A
Tenancy:	Single
Zoning Description:	C-C
APN / Parcel ID:	0108-106, 105
Walk Score ®:	38 (Car-Dependent)

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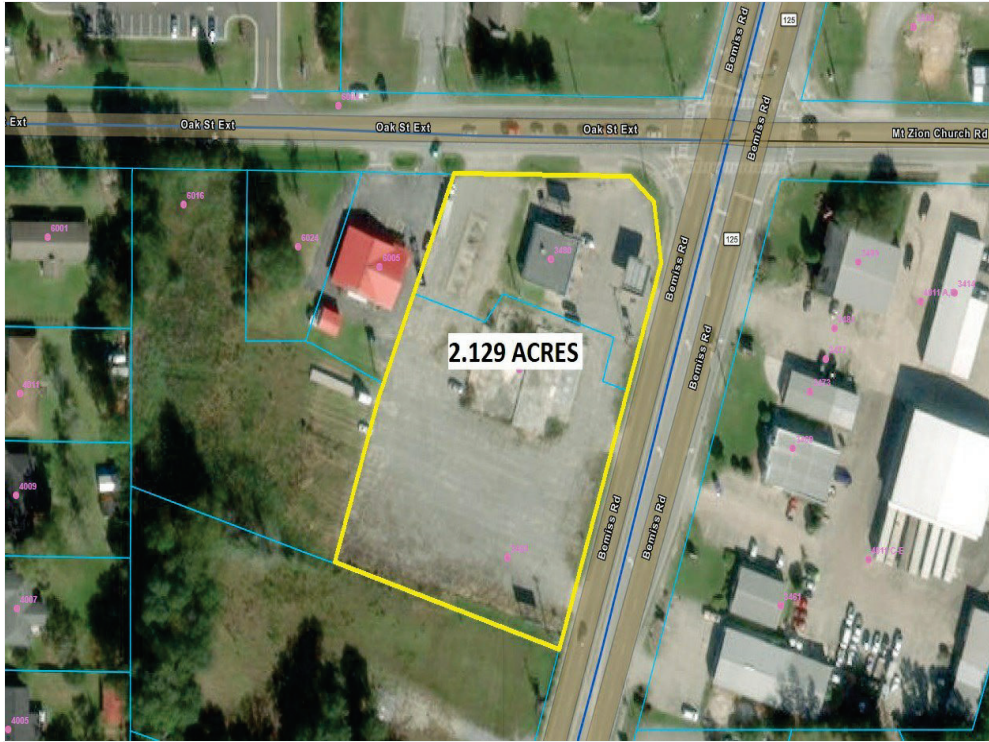
Location



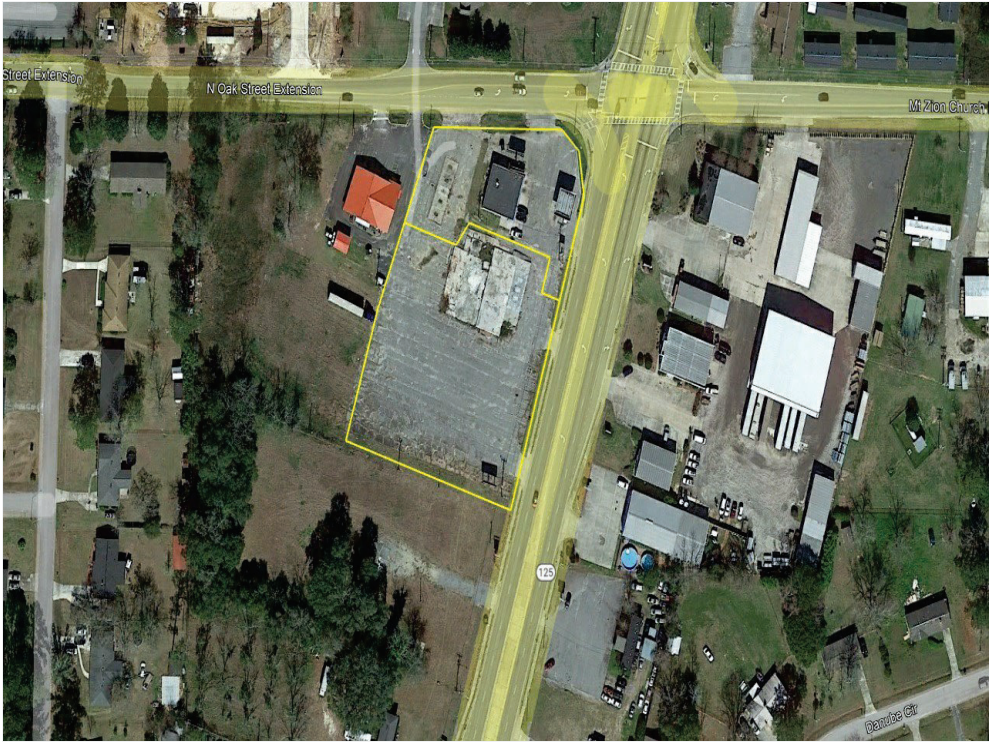
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Property Photos



VALOR aerial

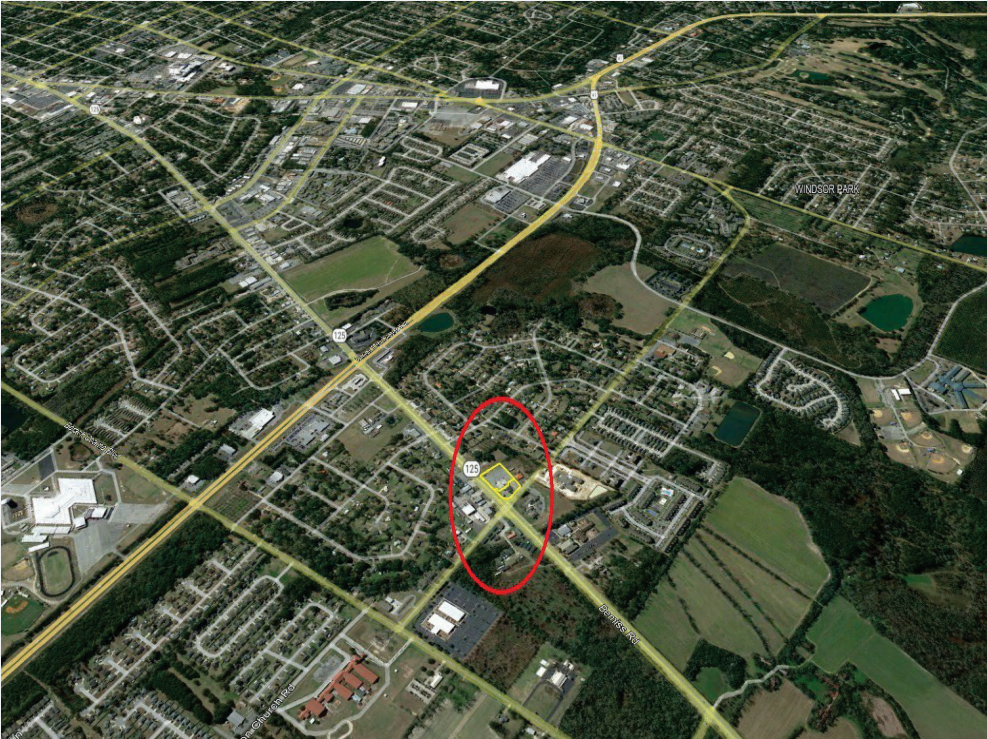


Bemiss Rd 3480 aerial 2 parcels

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Property Photos



Aerial1



stww7

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Property Photos



stww4



stww5

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Property Photos



stww6

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We specialize in the commercial-investment-land market in Valdosta, Lowndes County & South GA, where I've been a broker since 1982. In 1996 I started First Commercial Real Estate, still the only company here with this specialty. We've sold and leased thousands of properties, and we know the market better than anyone. I'm a native and life-long resident of Valdosta, and a graduate of Valdosta State University (BBA 1981 & MBA 1988). It's our privilege and honor to serve you and add value to your property decisions.