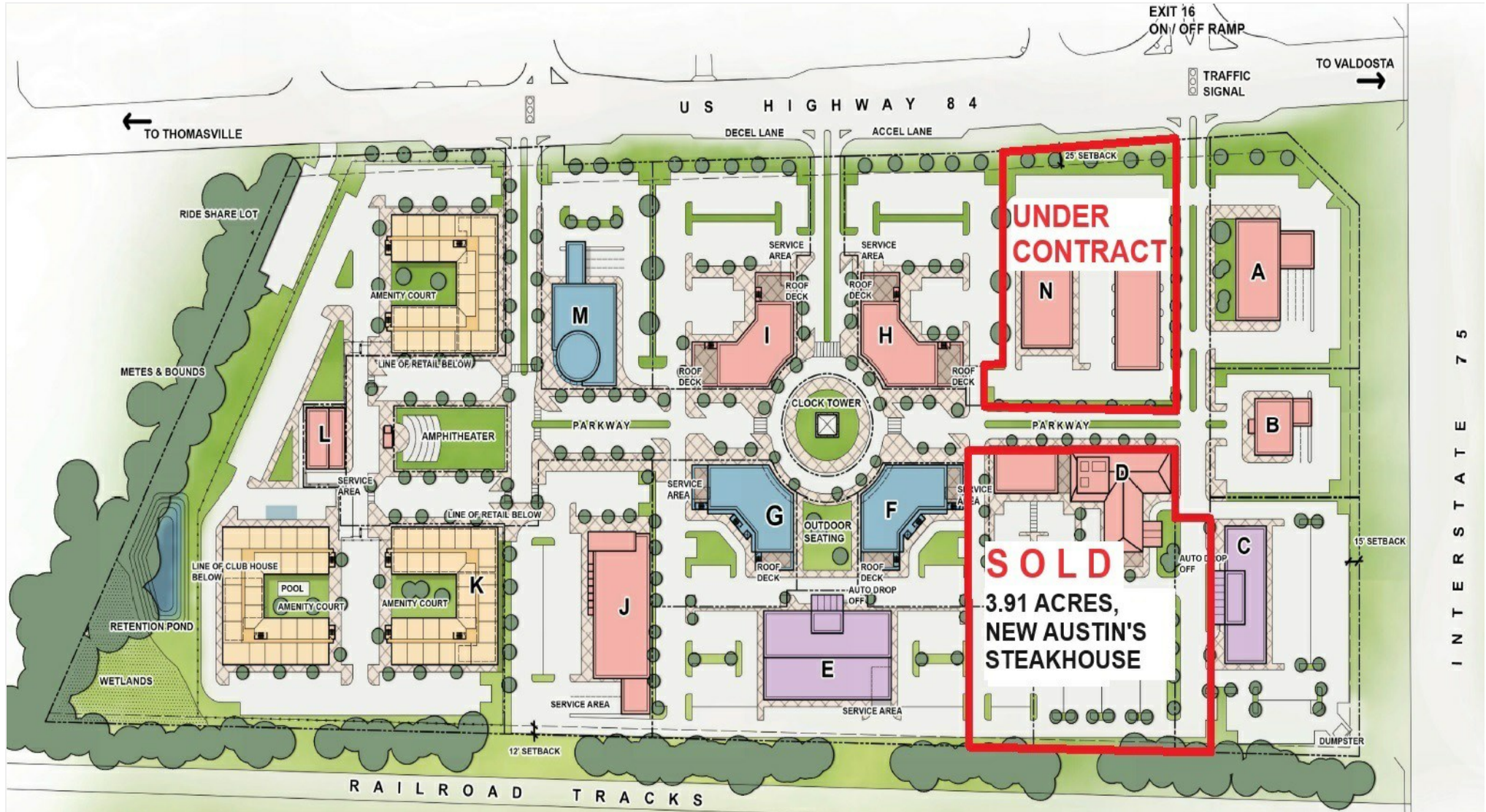


Commercial Lots, Exit 16, I-75/Hwy 84

2103 W Hill Ave, Valdosta, GA 31601 Broker: Scott Alderman, 229-561-1939, fcre@surfsouth.com



Presented By:
First Commercial Real Estate



Commercial Lots, SW Exit 16, I-75 & US Hwy 84

2103 W Hill Ave, Valdosta, GA 31601

Property Details

Commercial lots available from new ±34-acre prime interstate re-development site, SW quad Exit 16/I-75 & US Hwy 84/W Hill Ave, Valdosta, GA. High density interstate retail all around. Unmatched location, visibility & traffic. 1708' on Hwy 84, 771' on I-75. Multiple driveways. Price based on location, size, footprint and use. Concept division plans attached. 3.91-acre tract sold for new Austin's Steak House (former Austin's to be razed), Lot N under contract/DDP. Lots are for sale, for ground lease/BTS, long-term lease (investment-grade tenants only). All city utilities & services. Daily Traffic: 20,000 Hwy 84; 60,000 I-75. Owner to provide graded site, interior streets, utilities and storm water connection. Prime sites on front and near I-75 start at \$1 million/acre, less for sites in back and far west end. No fuel/c-store users allowed.

Price: Variable - see comments

- Commercial lots, I-75 Exit 16, US Hwy 84, unmatched location, visibility, traffic.

View the full listing here: <https://www.loopnet.com/Listing/2103-W-Hill-Ave-Valdosta-GA/27460614/>

Price:	Variable - see comments
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	1.00 AC +
Sale Conditions:	Redevelopment Project
No. Lots:	Multiple
Zoning Description:	C-C
APN / Parcel ID:	0088A-015,013,012

Commercial Lots, SW Exit 16, I-75 & US Hwy 84

2103 W Hill Ave, Valdosta, GA 31601

Location



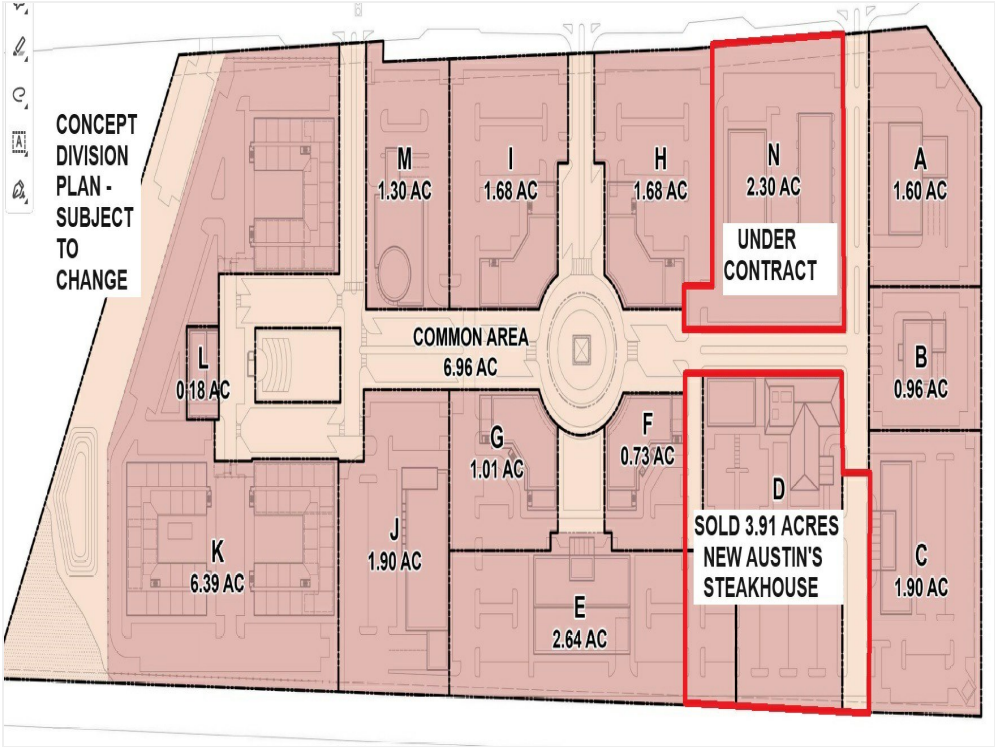
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Property Photos



Austin's SOLD, LOT N PENDING concept plan



Main Concept Parcel Sizes June 2024

Commercial Lots, SW Exit 16, I-75 & US Hwy 84

2103 W Hill Ave, Valdosta, GA 31601

Property Photos



Austin's New Site aerial etal



Aerial zoom out

Commercial Lots, SW Exit 16, I-75 & US Hwy 84

2103 W Hill Ave, Valdosta, GA 31601

Property Photos



Main aerial



Main street frontage

Commercial Lots, SW Exit 16, I-75 & US Hwy 84

2103 W Hill Ave, Valdosta, GA 31601

Property Photos



4-way signaled intersection at site



Fireworks Bldg entry-exit

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Property Photos



Mid-frontage billboard & GDOT parking lot



I-75 NW to site

Commercial Lots, SW Exit 16, I-75 & US Hwy 84

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Property Photos



Signaled entry-exit from site across from on-off ramps



Screenshot_20221017-173145_Video Player

Commercial Lots, SW Exit 16, I-75 & US Hwy 84

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Property Photos



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Screenshot_20221017-173207_Video Player

Commercial Lots, SW Exit 16, I-75 & US Hwy 84

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Property Photos



West end looking east to I-75

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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.