



FOR SALE

Valdosta State University Development Opportunity

±3.778 Acre Pad Site Available



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Property Overview

Located at the intersection of N. Oak Street and W. Brookwood Drive and weaved into the campus of Valdosta State University, this property is ±3.778 acre pad site zoned C-C (Community Commercial District), offering an ideal canvas for neighborhood-serving retail, restaurant, office, medical or mixed-use development. Positioned just west of downtown Valdosta on Brookwood Drive — a primary east-west arterial with excellent traffic counts and visibility—this property delivers the critical ingredients for a successful commercial project.

Property Addresses

205-209 W Brookwood Drive,
1301 & 1304 Pinehurst Court,
200 & 210 W Jane Street,
1304-1310 N Toombs Street

Reduced Sale Price

\$2,500,000

Zoning

C-C (Community Commercial)
City of Valdosta

Land Size

±3.778 Acres

TMS

115D-044, 045, 046, 047
115D-050, 051, 052, 053, 054, 055, 056



Valdosta State University

N Oak Street

Subject Property

N Oak Street

Downtown Valdosta

AERIAL OVERVIEW



The site sits just outside of Valdosta State University's campus, positioning it in a prime location for mixed-use.

±13,000

Students and Employees at Valdosta State University.

Image Source: Georgia Public Broadcasting (gpb.org)

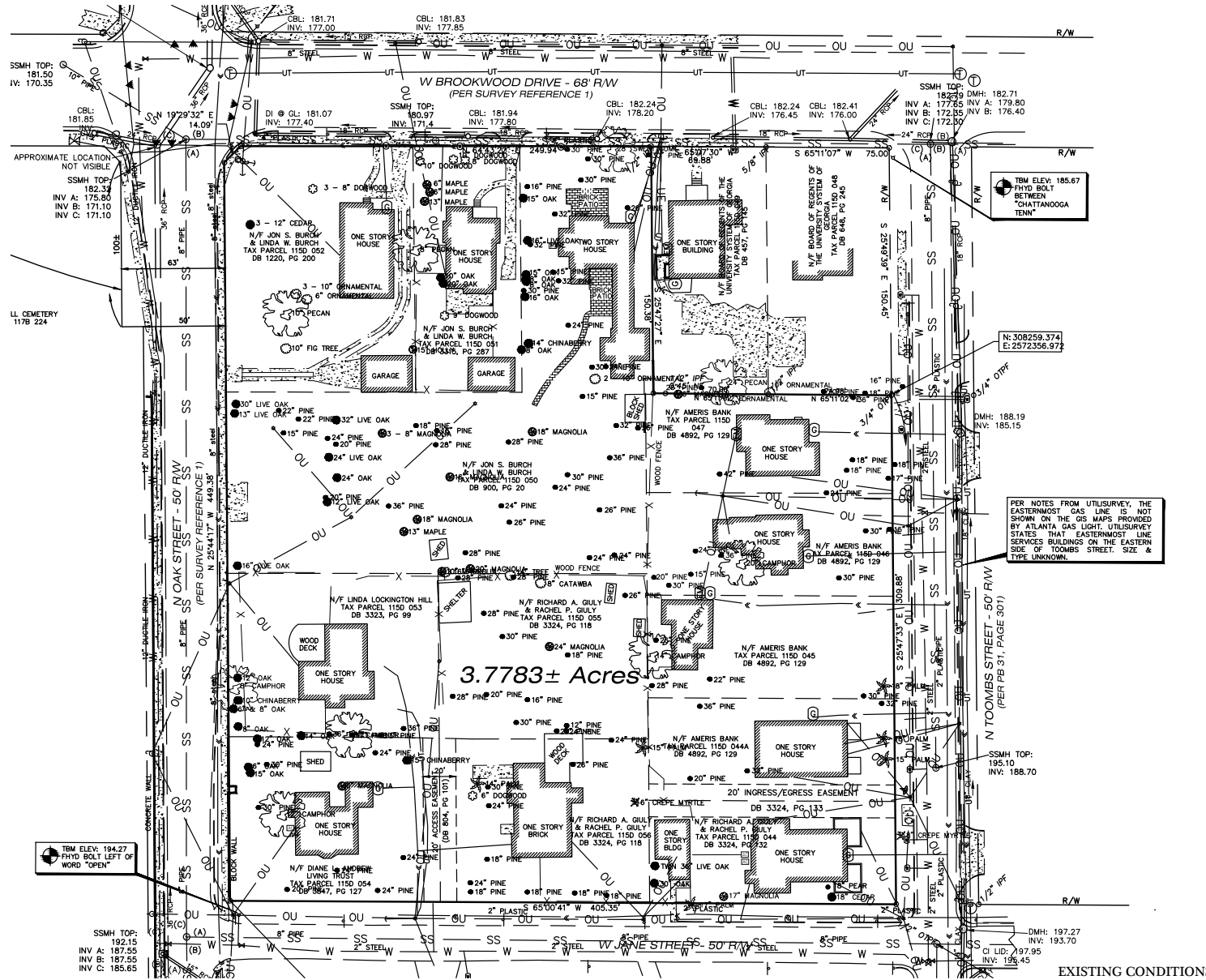




Image Source: South Georgia Medical Center (health.sgmc.org)

South Georgia Medical Center

- One of the largest healthcare providers in the area, employing over 3,100 people
- Supporting care for 400,000 patients annually
- Key Healthcare hub in South Georgia
- Economic Impact exceeding \$1 Billion
- Rapidly growing - just starting a \$150M expansion project that will include:
 - Women & Infant Center
 - Emergency & Trauma Center
 - Full Campus Redesign
- Gaining 24 medical students from Mercer University who will use SGMC as their clinical campus



Image Source: South Georgia State College (sgsc.edu)

Valdosta State University (VSU)

- Major educational institution with ±2,467 employees
- Contributes over \$394M annually to the local economy
- Supports nearly 3,700 jobs
- 1.3% increase year over year in enrollment

Projected Enrollment data

Fall 2025	10,435
Fall 2026	10,614
Fall 2027	11,316
Fall 2028	12,056
Fall 2029	12,789
Fall 2030	13,559

ADDITIONAL EMPLOYMENT DATA

Moody Air Force Base

The largest employer in the region with approximately 8,000 personnel. Improvements and an uptick in airmen are expected in 2029. It plays a critical role in the local economy, providing a skilled workforce.

Public School Systems

Lowndes County (employing ±1,395 individuals) and Valdosta City Schools (employing ±1,291 individuals) significantly contribute to the local economy.

Walmart Distribution Center

Expanding its presence in Valdosta with a milk processing facility expected to create around 390 jobs by 2025.

Walmart Dairy Plant

Walmart has opened its second milk processing facility in the US. The plant sits at ±300,000 SF and will create over 400 jobs for the Valdosta area.

GAF

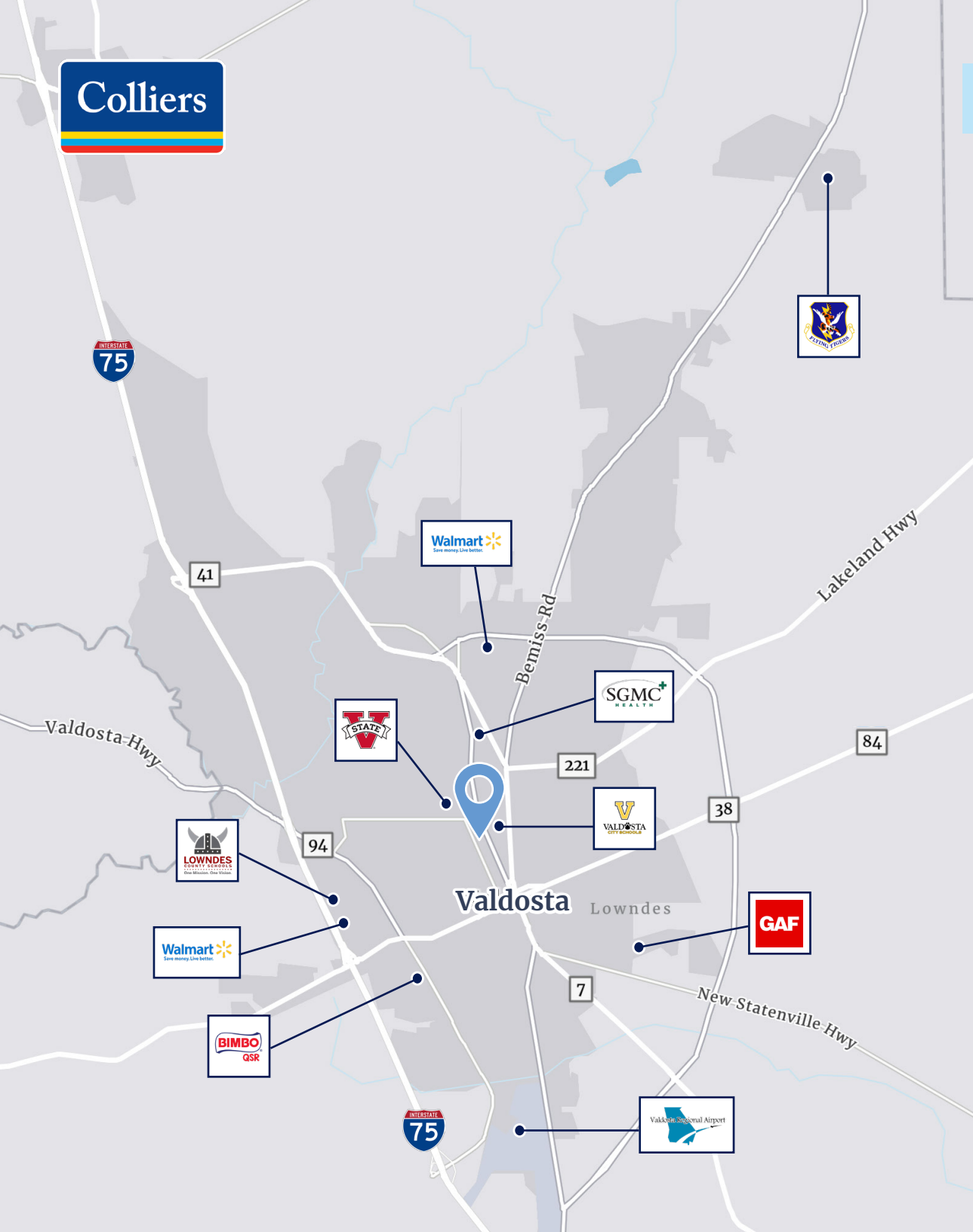
A major roofing and waterproofing manufacturer that has recently expanded operations to Valdosta adding over 100 jobs to the area.

Bimbow QSR

Part of the global Grupo Bimbo, operating a manufacturing facility in Valdosta and contributing to the local industrial sector.

Lowndes County Government

Provides a wide range of services to the community and employs numerous people across various government departments.



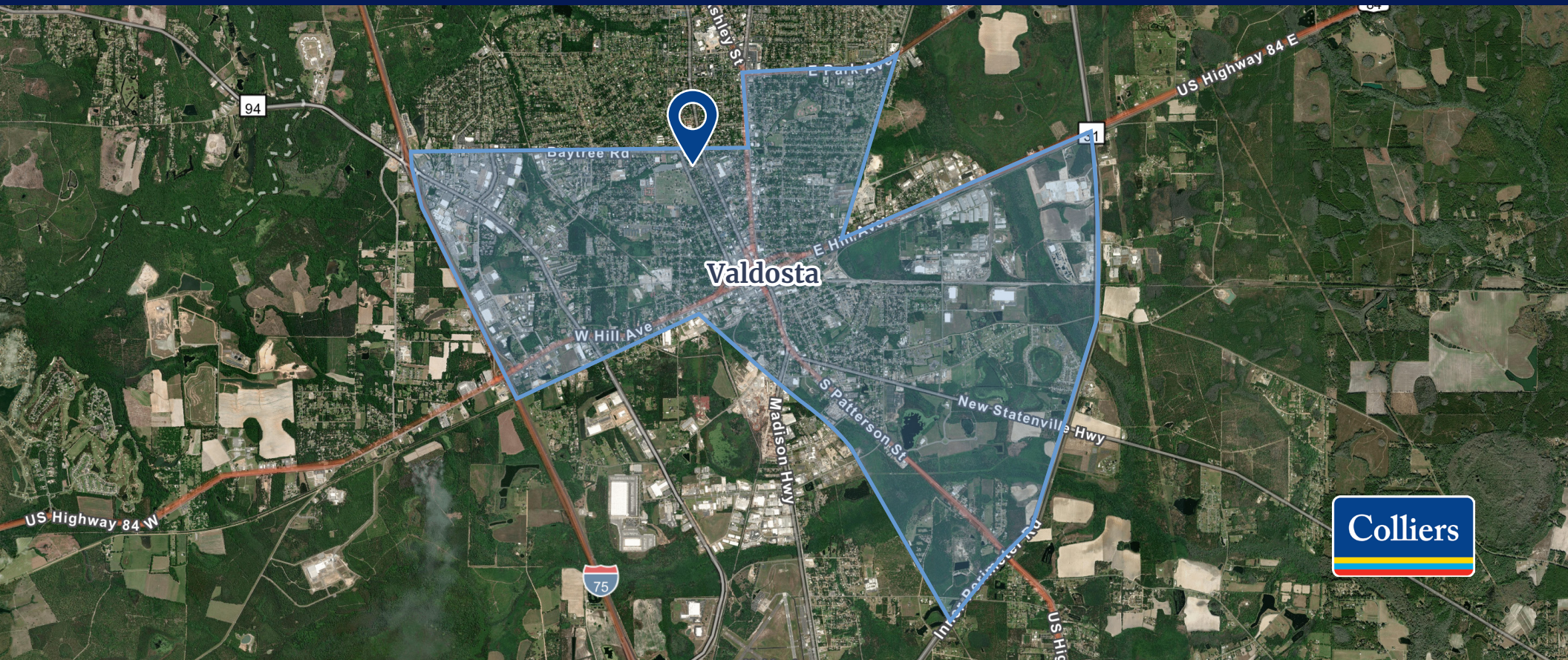
OPPORTUNITY ZONE

What is an Opportunity Zone?

An Opportunity Zone is a federally designated area created to encourage economic development and investment. Established by the 2017 Tax Cuts and Jobs Act, Opportunity Zones aim to spur job creation and infrastructure improvements. Investments must be made through a Qualified Opportunity Fund to qualify for tax incentives. By leveraging Opportunity Zone benefits, property owners can enhance property values and attract long-term investment. This designation makes the area highly desirable for development, providing financial incentives that benefit both investors and the local economy.

Benefits of an Opportunity Zone

Opportunity Zones offer significant tax incentives for investors, including deferred capital gains taxes, a 10% reduction in taxable gains after five years, and a 15% reduction after seven years. Additionally, investments held for ten years or more qualify for tax-free appreciation. Investments must be made through a Qualified Opportunity Fund (QOF) and can be used for real estate development, business expansion, or infrastructure projects. These zones encourage long-term investment, driving property value growth, job creation, and economic revitalization. By investing in an Opportunity Zone, developers and businesses can maximize returns while contributing to community improvement.





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