

## OFFERING MEMORANDUM

# FLEX BUILDING - FOR SALE

201 N. Troup Street, Valdosta, GA 31601

**FOR SALE: \$1,750,000**



**22,522 SF | 2.44 ACRES | BUILT IN 1980**

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## OFFERING MEMORANDUM

# 201 N. TROUP STREET

Valdosta, GA 31601

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### 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

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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 15,750 square feet of office space and 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 is a vibrant city located in southern Georgia, near the Florida border. Valdosta has a diverse economy driven by several key sectors such as manufacturing and agriculture. Additionally, Valdosta State University is a major economic driver, contributing to the education and healthcare sectors, as well as the local economy through employment and student spending. Valdosta attracts visitors with its blend of Southern charm, outdoor recreation, and family-friendly attractions such as Wild Adventures Theme Park, which offers rides, a water park, and a zoo. The city is also known for its historic downtown, featuring unique shops, restaurants, and events. The Grand Bay Wildlife Management Area nearby provides opportunities for hiking, birdwatching, and exploring the natural beauty of South Georgia. Valdosta is also a popular stopover for travelers heading to and from Florida. The city is home to Valdosta State University, which contributes to a lively arts and cultural environment, including theater productions, art exhibits, and music performances. The Annette Howell Turner Center for the Arts is a cultural hub offering galleries, workshops, and events. Valdosta also has a strong connection to sports, particularly high school football, where the Valdosta Wildcats have a storied tradition as one of the most successful programs in the nation. Valdosta's unique blend of economic diversity, cultural vibrancy, and strategic location makes it an appealing place for residents, businesses, and visitors alike.



# DEMOGRAPHIC SUMMARY

VALDOSTA, GA

## POPULATION

Valdosta  
**55,074**

State: Georgia 10.91 Million

## MEDIAN AGE

Valdosta  
**29.2 years**

State: Georgia 37 Years

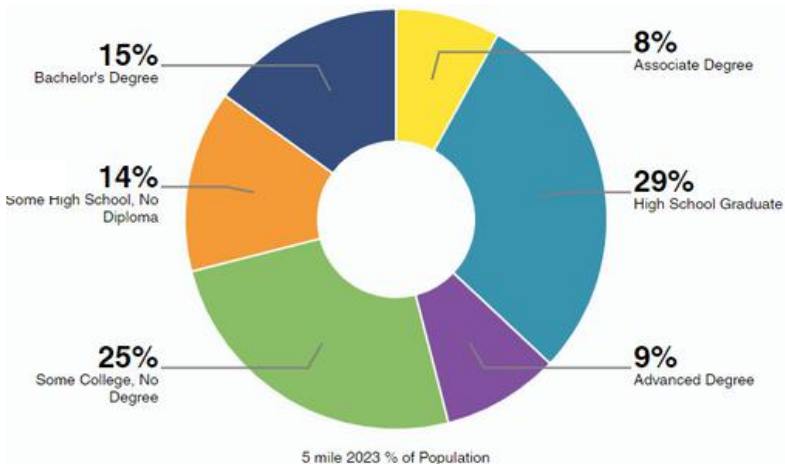
## MEDIAN HOUSEHOLD INCOME

Valdosta  
**\$41,365**

State: Georgia 71,355

## EDUCATIONAL ATTAINMENT

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



## 2023 STATISTICS

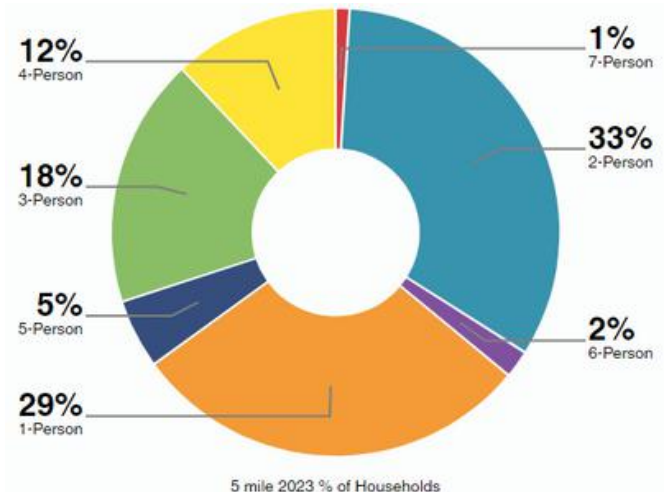
	2 Mile	5 Mile	10 Mile
Population 2023	27,836	64,116	101,120
Total Households	9,835	24,501	37,450
Avg Household Size	2.5	2.5	2.6
Avg Household Income	\$41,318	\$58,164	\$64,781

## ECONOMIC INDICATORS

**4.6%** Valdosta Unemployment Rate

**4.1%** U.S. Unemployment Rate

## HOUSEHOLDS



Valdosta  
**21,663**

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.

**State Route 7 (GA 7):** GA 7 follows a similar path to US 41 through Valdosta, serving as another key north-south route within the city. It connects to local and regional destinations, contributing to the ease of intra-city travel.



## 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

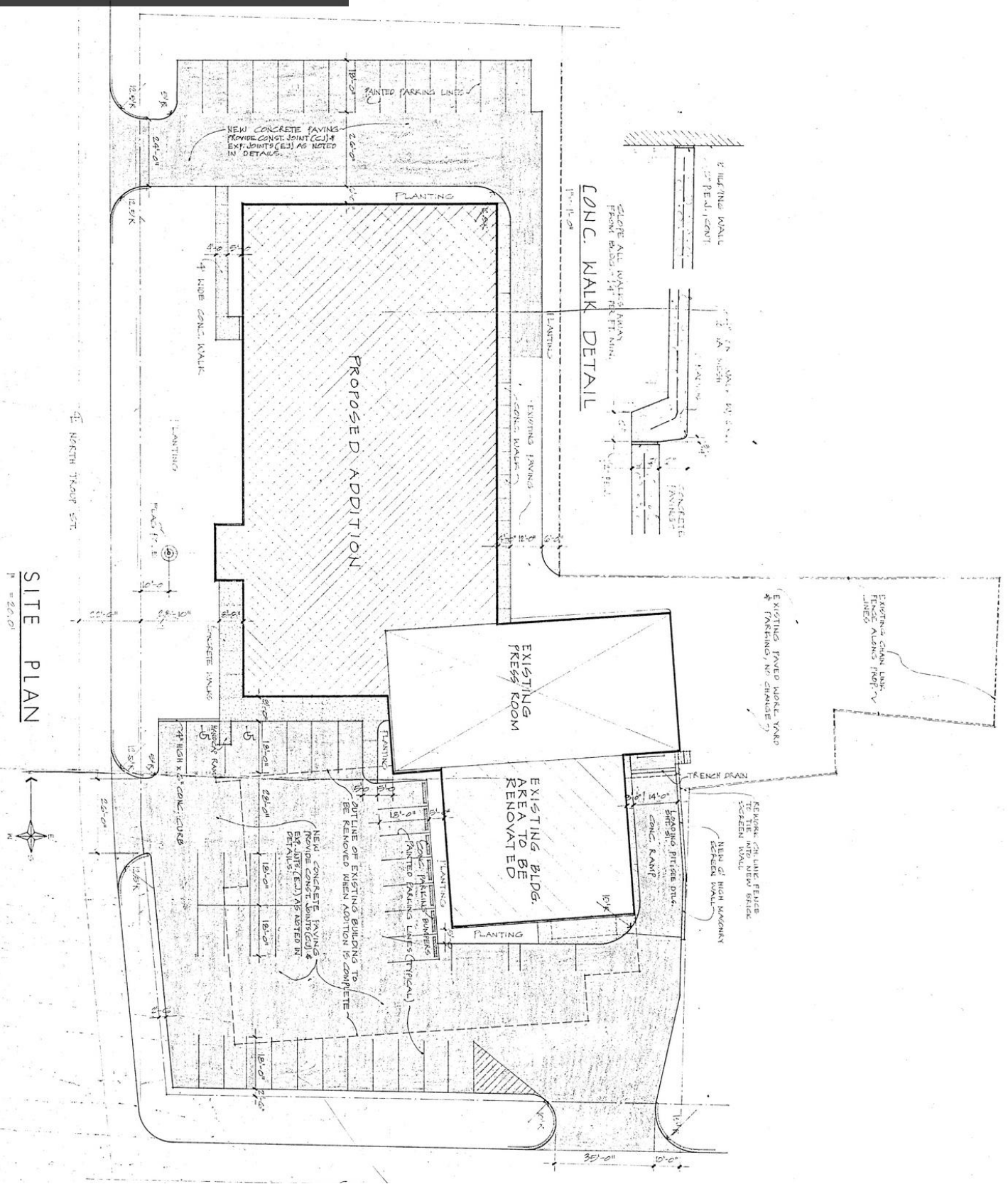
**Acreage: 2.44 acres**

**Year Built: 1980**

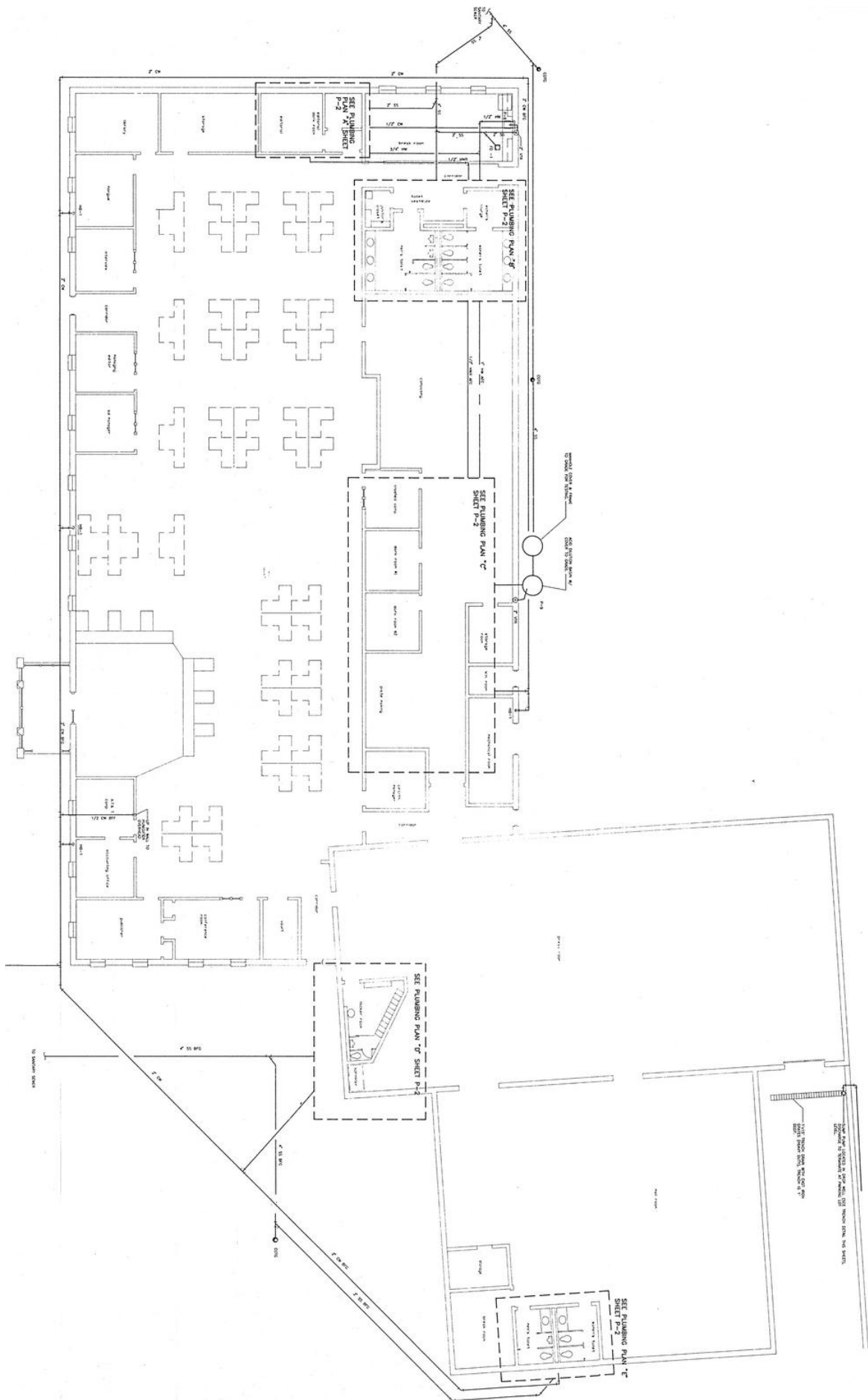




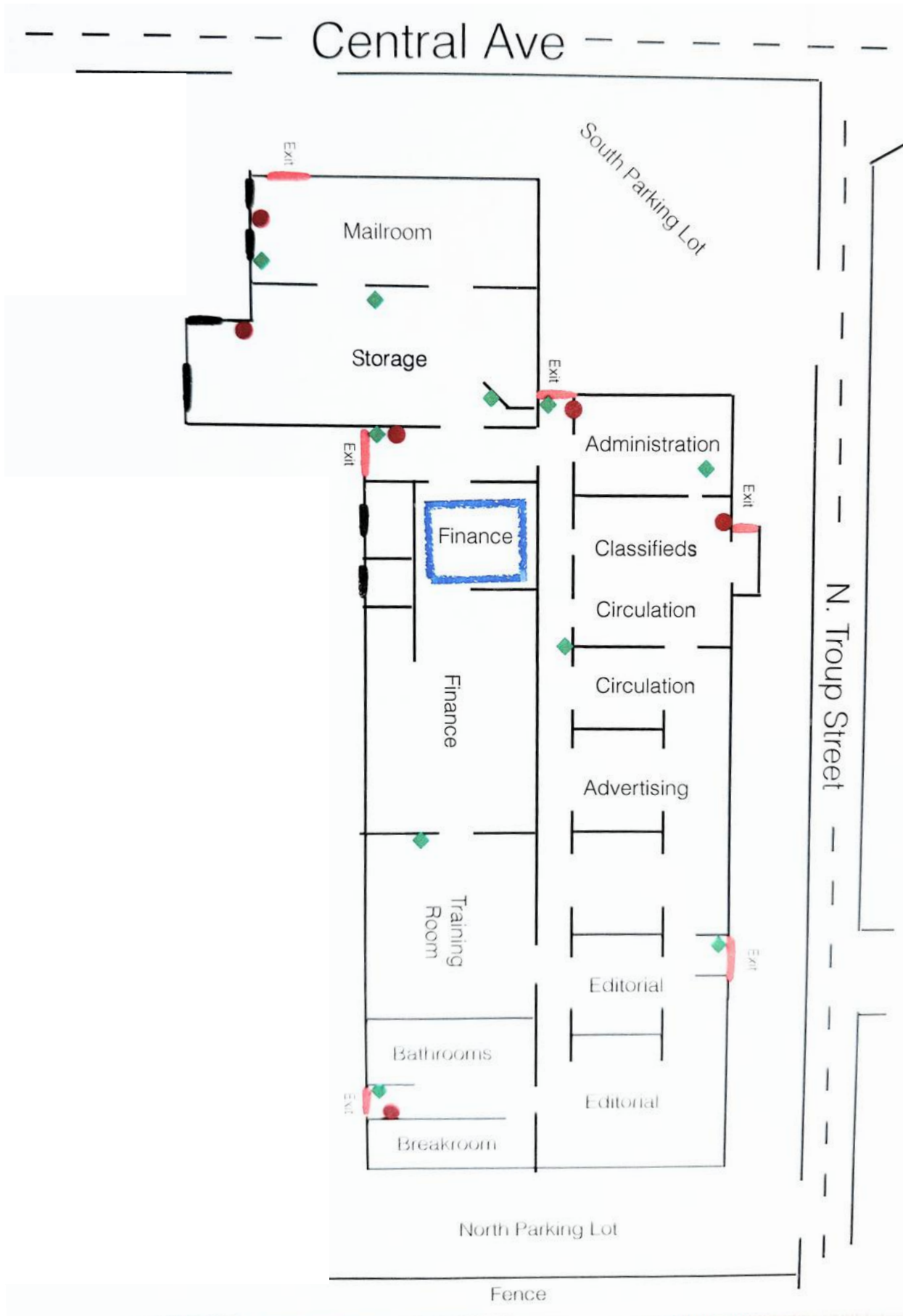
# FLOOR PLANS

























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