



Commercial / Investment / Land Property Brokerage in South GA since 1982

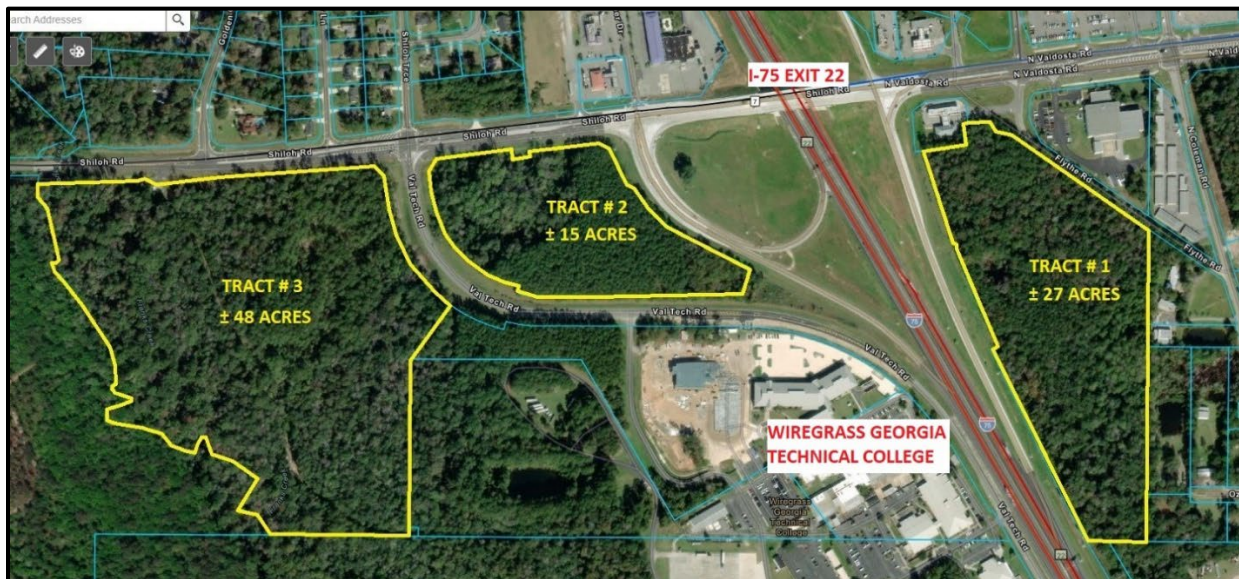
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"Marketing your property around the clock, and around the world"™

SALES
LEASING
MANAGEMENT
DEVELOPMENT
CONSULTATION

FOR SALE – OUTSTANDING DEVELOPMENT / INVESTMENT OPPORTUNITY

EXIT 22, I-75 / NORTH VALDOSTA ROAD, VALDOSTA / LOWNDES COUNTY, GA

ONE OF AMERICA'S STRONGEST, FASTEST-GROWING TERTIARY MARKETS



- Tract 1, SE: ±27 acres; \$74,000/acre; \$1,998,000; I-75 off ramp, North Valdosta Rd & Flythe Rd frontage
- Tract 2, SW: 15.35 acres; \$120,000/acre; \$1,842,000; I-75 on/off ramps, Shiloh Rd & Val Tech Rd frontage
- Tract 3, SW: 48.48 acres; \$39,000/acre; \$1,890,720; Shiloh Rd & Val Tech Rd frontage
- Zoned for commercial / residential / mixed-use; Lowndes County utilities at or near all sites
- SW tracts adjacent to / across from the award-winning, 100-acre campus Wiregrass Technical College
- Located in the fast-growing northern suburbs – new development all around, with more on the way
- Superb opportunity for investment in & development of valuable land in the path of high growth
- Irreplaceable location, unique positioning & strong market demand create value for these properties
- 2020 4-county MSA population: ±169,000; 12-county hub market population: ±500,000
- Midway between Atlanta & Orlando; known as Titledown USA, Gateway to Florida, Capital of South GA
- Very strong traffic counts: 61,900/day I-75; 19,400/day North Valdosta Rd.
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