

1815 W Hill Ave Lot

1815 Hill Ave, Valdosta, GA 31601 Broker: Scott Alderman, 229-561-1939, fcrc@surfsouth.com



Presented By:
First Commercial Real Estate



1815 W Hill Ave Lot

1815 Hill Ave, Valdosta, GA 31601

Property Details

New 0.704-acre commercial lot, READY TO DEVELOP. 123' x 250'. Frontage on W Hill Ave (aka US Hwy 84), rear access to Hospitality Dr. Between new Dunkin Donuts and Freddy's Steakburgers (both coming soon) on busy retail / restaurant corridor just 1/3 mile east of I-75 Exit 16. Flat, cleared, graded, zoned, utilities, connectible to regional stormwater detention. NEW GDOT DRIVEWAY, DECEL LANE, ENTRY/EXITS IN PLACE (see attached). Survey plat attached. Nearby are multiple brand-name restaurant, hotel and other national chains. Traffic counts $\pm 60,000$ /day I-75; $\pm 28,000$ /day W Hill & Norman Dr. New parcel - taxes estimated. Food service use only but no hamburger / steakburger competitors allowed.

Price: \$750,000

- Ready to develop: flat, cleared, graded, zoned, utilities, connection to regional stormwater detention.
- Busy retail / restaurant corridor only 1/3 mile from I-75 Exit 16
- Between new Freddy's Steakburgers and Dunkin Donuts, coming soon.

View the full listing here: <https://www.loopnet.com/Listing/1815-Hill-Ave-Valdosta-GA/33984857/>

Price:	\$750,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Fast Food
Sale Type:	Investment or Owner User
Total Lot Size:	0.704 AC
No. Lots:	1
Zoning Description:	C-H
APN / Parcel ID:	Part of 0088B 016

1815 W Hill Ave Lot

1815 Hill Ave, Valdosta, GA 31601

Property Photos



Lot 2 Aerial



Lot 2 & Exit 16

1815 W Hill Ave Lot

1815 Hill Ave, Valdosta, GA 31601

Property Photos



St view west

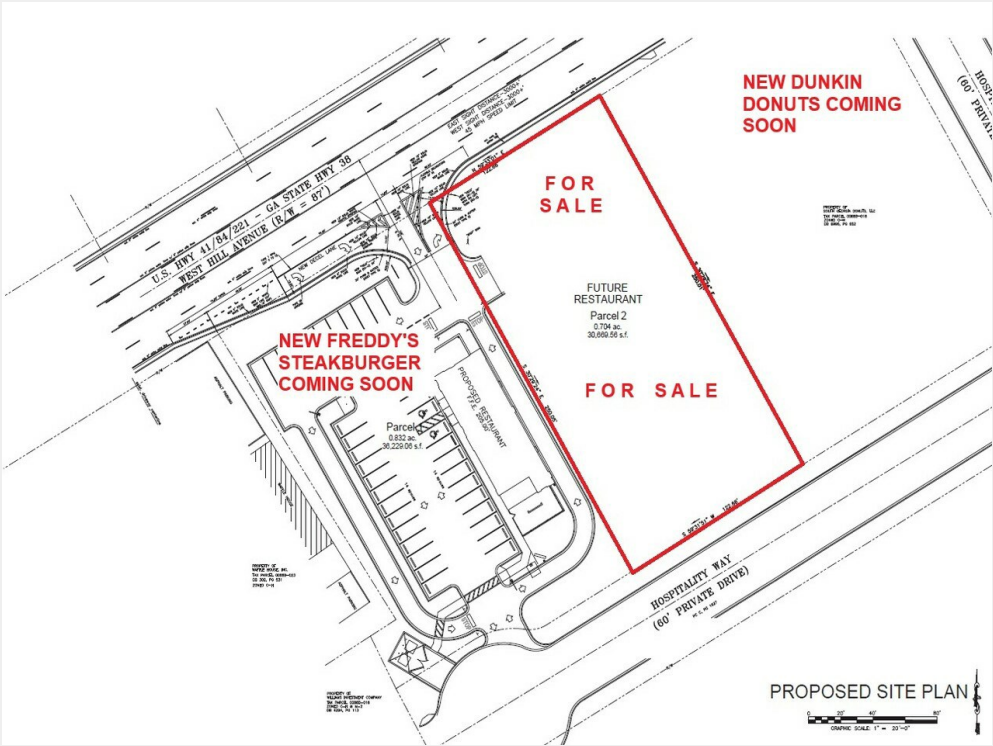


St view primary

1815 W Hill Ave Lot

1815 Hill Ave, Valdosta, GA 31601

Property Photos



Driveway-Site Plan

AS REQUIRED BY SUBSECTION (3) OF A. SECTION 15-8-87, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS SET BY APPROVAL CERTIFICATES, SURVEILANCE, MAPS, OR INSTRUMENTS. SUCH APPLICABLE JURISDICTIONS SHOULD BE CONSULTED FOR THE APPROPRIATE REGULATIONS, ORDINANCES, RULES, OR INSTRUMENTS THAT APPLY TO THIS PLAT. FURTHERMORE, THE LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN RULES AND REGULATIONS OF THE BOARD OF REGISTRATION OF SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN G. SECTION 15-8-87.

CITY OF VALDOSTA PLANNING AND ZONING DEPARTMENT DATE: _____
 BARBARA L. HEWING RLS 07705 10-10-24 DATE



RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

**U.S. HWY 84 - GA STATE HWY #221
 WEST HILL AVENUE (R/W) VARIES**

**HOSPITALITY DRIVE
 (60' PRIVATE DRIVE)**

**LOT 1
 0.832 ACRES**

**LOT 2
 0.704 ACRES**

SUBDIVISION SURVEY PLAT FOR
DANIEL W. DEMERSSEMAN
 BEING IN LAND LOTS 16 AND 17 OF THE 11TH LAND DISTRICT,
 VALDOSTA, LOWWODES COUNTY GEORGIA

SURVEY DATE: MARCH 10, 2024
 PLAT DATE: APRIL 2, 2024
 PLAT REVISED: OCTOBER 10, 2024

GRAPHIC SCALE: 1" = 20 FT.



LOCATION MAP

**Southeastern
 Surveying, Inc.**
 601 N. St. Augustine Rd. Telephone: 229-259-9455
 Valdosta, GA 31801 Fax: 229-259-9928
 E-mail: shewings@southeasternsurveying.com
 SA Certificate of Registration No. 685

FU CERTIFICATION
 I hereby certify that property is located in a "C" zone, which is designated as acco to the Federal Emergency Management Agency's Insurance Map Panel Number 13185C021DE, Dated 6-25-06.

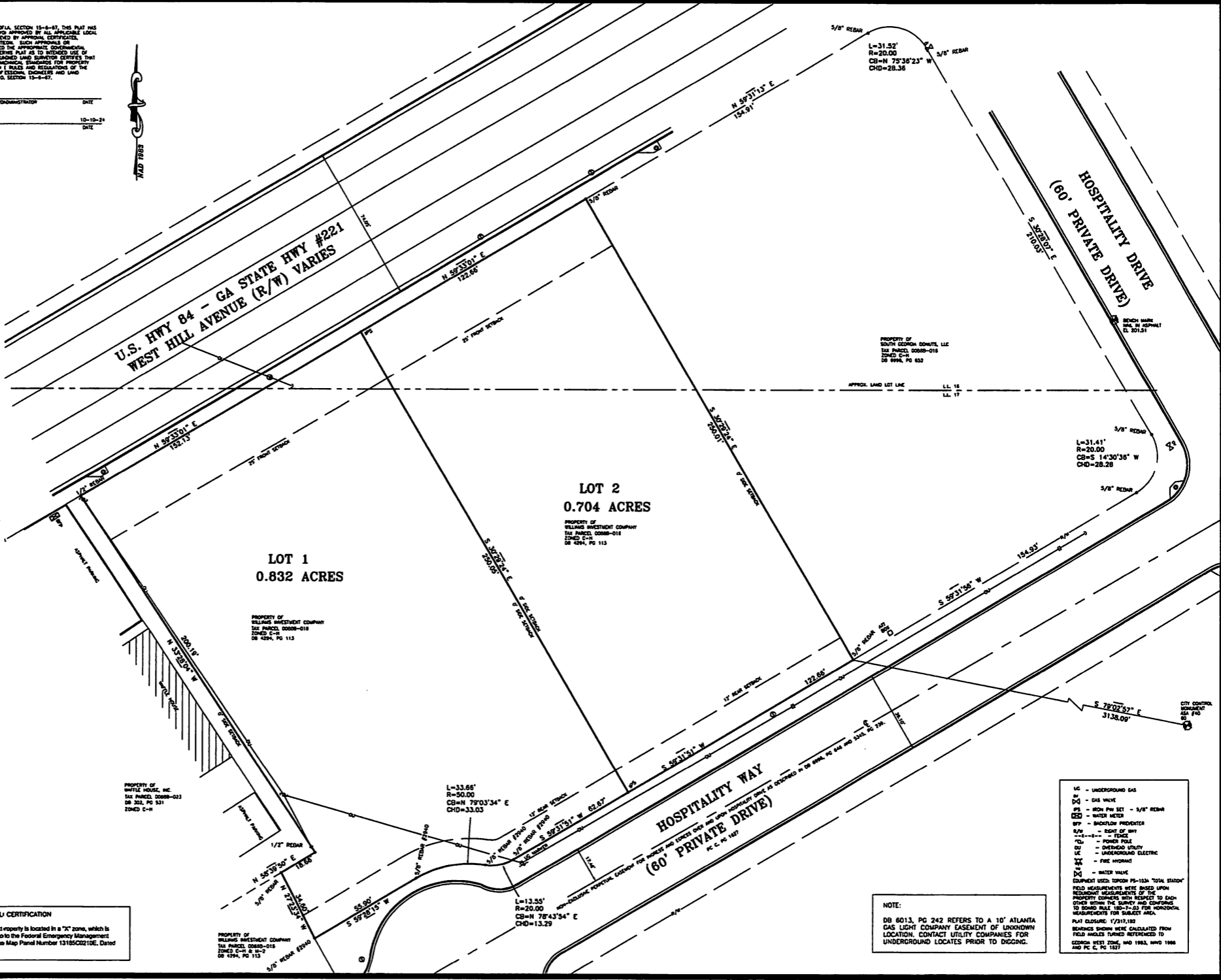
PROPERTY OF
 WILLAGE INVESTMENT COMPANY
 TAX PARCEL 00088-018
 ZONED C-11
 DB 4294, PG 113

PROPERTY OF
 WHITE HOUSE, INC.
 TAX PARCEL 00088-012
 DB 302, PG 511
 ZONED C-11

PROPERTY OF
 WILLAGE INVESTMENT COMPANY
 TAX PARCEL 00088-018
 ZONED C-11
 DB 4294, PG 113

NOTE:
 DB 6013, PG 242 REFERS TO A 10' ATLANTA GAS LIGHT COMPANY EASEMENT OF UNKNOWN LOCATION. CONTACT UTILITY COMPANIES FOR UNDERGROUND LOCATES PRIOR TO DIGGING.

- UG - UNDERGROUND GAS
 - DV - GAS VALVE
 - SPS - IRON PIN SET - 5/8" REBAR
 - CEM - WATER METER
 - WPT - WASTEWATER PREVENTER
 - R/W - RIGHT OF WAY
 - T- - - - - TIE
 - PO - POWER POLE
 - OE - OVERHEAD UTILITY
 - UE - UNDERGROUND ELECTRIC
 - WF - FIRE HYDRANT
 - WV - WATER VALVE
- EQUIPMENT USED: TOPCON PS-103A TOTAL STATION
 FIELD MEASUREMENTS WERE BASED UPON
 RECURRENT MEASUREMENTS OF THE
 PROPERTY CORNERS WITH REFERENCE TO EACH
 OTHER WITHIN THE SURVEY AND COMPARED
 TO BENCH MARK 102-7-1-01 FOR HORIZONTAL
 MEASUREMENTS FOR SUBJECT AREA.
 PLAT CLOSURE: 1/731,182
 BEARINGS SHOWN WERE CALCULATED FROM
 FIELD ANGLES TURNED REFERENCED TO
 GEORGIA BESSY STONE, HAD 1983, NHD 1988
 AND FC C, PG 107



1815 W Hill Ave Lot

1815 Hill Ave, Valdosta, GA 31601



Scott Alderman
fcre@surfsouth.com
(229) 561-1939

First Commercial Real Estate

1810 N Ashley St, Suite 5
Valdosta, GA 31602



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.