

# 605 St Augustine Rd Tract

605 N St. Augustine Rd, Valdosta, GA 31601 Broker: Scott Alderman, 229-561-1939, fcre@surfsouth.com



Presented By:  
First Commercial Real Estate



# St Augustine Rd Tract

605 N St. Augustine Rd, Valdosta, GA 31601

## Property Details

Excellent 3.586-acre commercial development tract with plenty of size, frontage (430') and rectangular footprint for many single- or multiple uses. Just a hop, skip & jump from high-density commercial users at or near the Valdosta Mall & Norman Dr. Less than a mile from I-75, Exit 18, the busiest in south GA. Existing and new growth are everywhere, in every direction. All utilities at site. 18,300/day traffic at the site, and 58,000/day on I-75, adds to the strength of this superlative location. St. Augustine Rd (aka Hwy 133) is a major 5-lane artery connecting all points on the west side of Valdosta, including four I-75 exits and the airport. Valdosta State University is only 1.5 miles. Zoned C-N (Neighborhood Commercial) for about anything you need. Survey plat attached. High-density multi-family / condo residential can work here too. Shallow creek on west boundary; no wetlands or flood zones indicated.

**Price: \$1,395,000 (\$389,000/acre)**

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Excellent 3.586-acre commercial development tract near high-density Valdosta Mall & I-75, Exit 18 area.

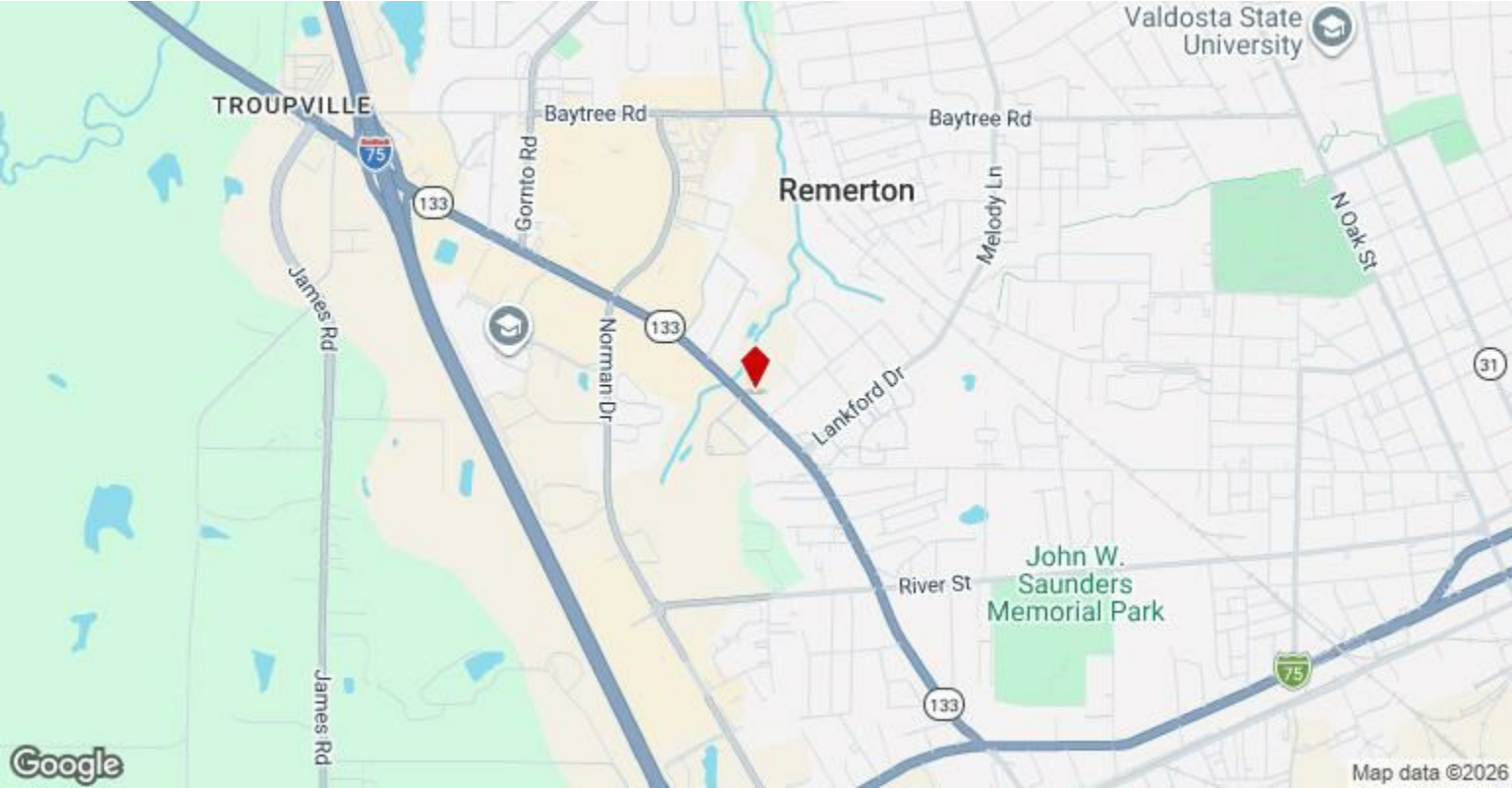
View the full listing here: <https://www.loopnet.com/Listing/605-N-St-Augustine-Rd-Valdosta-GA/32058087/>

Price:	\$1,395,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	3.586 AC
No. Lots:	1
Zoning Description:	C-N
APN / Parcel ID:	0084D-118

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## Location



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## Property Photos



VALOR aerial

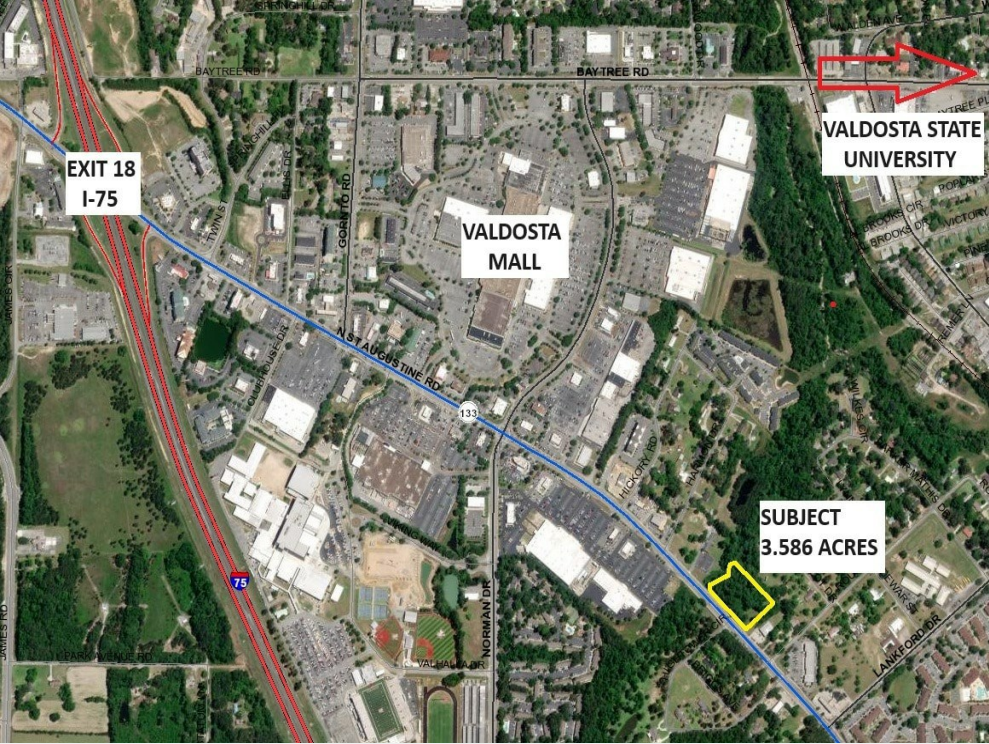


GE Aerial 1

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## Property Photos



VALOR aerial2



GE Aerial 2

# St Augustine Rd Tract

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## Property Photos



PXL\_20251112\_174515504



PXL\_20251112\_174518139

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## Property Photos



PXL\_20251112\_174523813



PXL\_20251112\_174549279

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## Property Photos



PXL\_20251112\_174552041



PXL\_20251112\_174555156



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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 & MBA). It's our privilege and honor to serve you and add value to your property decisions.