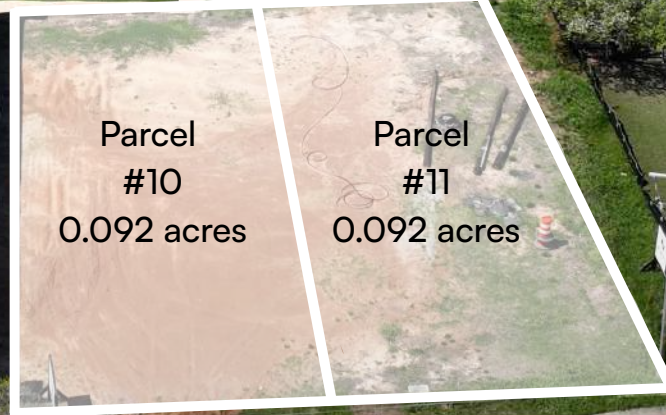




S College St

FOR SALE

Downtown Development Opportunity | West District — Statesboro, GA

11 + 21 S COLLEGE ST
STATESBORO, GA 30458

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PROPERTY SUMMARY

2 PARCELS AVAILABLE FOR SALE - STATESBORO, GA

11 + 21 S College St Statesboro, GA 30458

Blokk Commercial Real Estate is pleased to present two premium pad sites located at 11 & 21 S College Street in downtown Statesboro. Situated within the West District along South College Street, this offering represents a rare opportunity to develop in one of the highest quality and most improved commercial pockets in the market. Positioned adjacent to newly constructed Class A developments, including the new Whitfield Signs office and near Fox Hall, these sites are ideally suited for boutique retail, office, or service-oriented users.



INVESTMENT HIGHLIGHTS

- *Price: Please inquire*
- *Rare infill development opportunity in downtown Statesboro*
- *Located within the West District along South College Street*
- *Two (2) pad sites available: $\pm$ 0.092 acres each
(can be purchased individually or together)*
- *Surrounded by new Class A office and retail development*
- *Adjacent to Whitfield Signs' new office Near Fox Hall, the premier wedding and event venue in Statesboro*
- *One of the highest quality emerging commercial nodes in the market*
- *PUD zoning allowing for a wide range of commercial uses*
- *43+ shared parking spaces on-site*
- *Ideal for boutique retail, office, or service-oriented users*
- *Strong visibility and accessibility along South College Street*
- *Opportunity to develop in one of the most improved corridors in the Statesboro market*
- *Limited availability of comparable pad sites in the area*



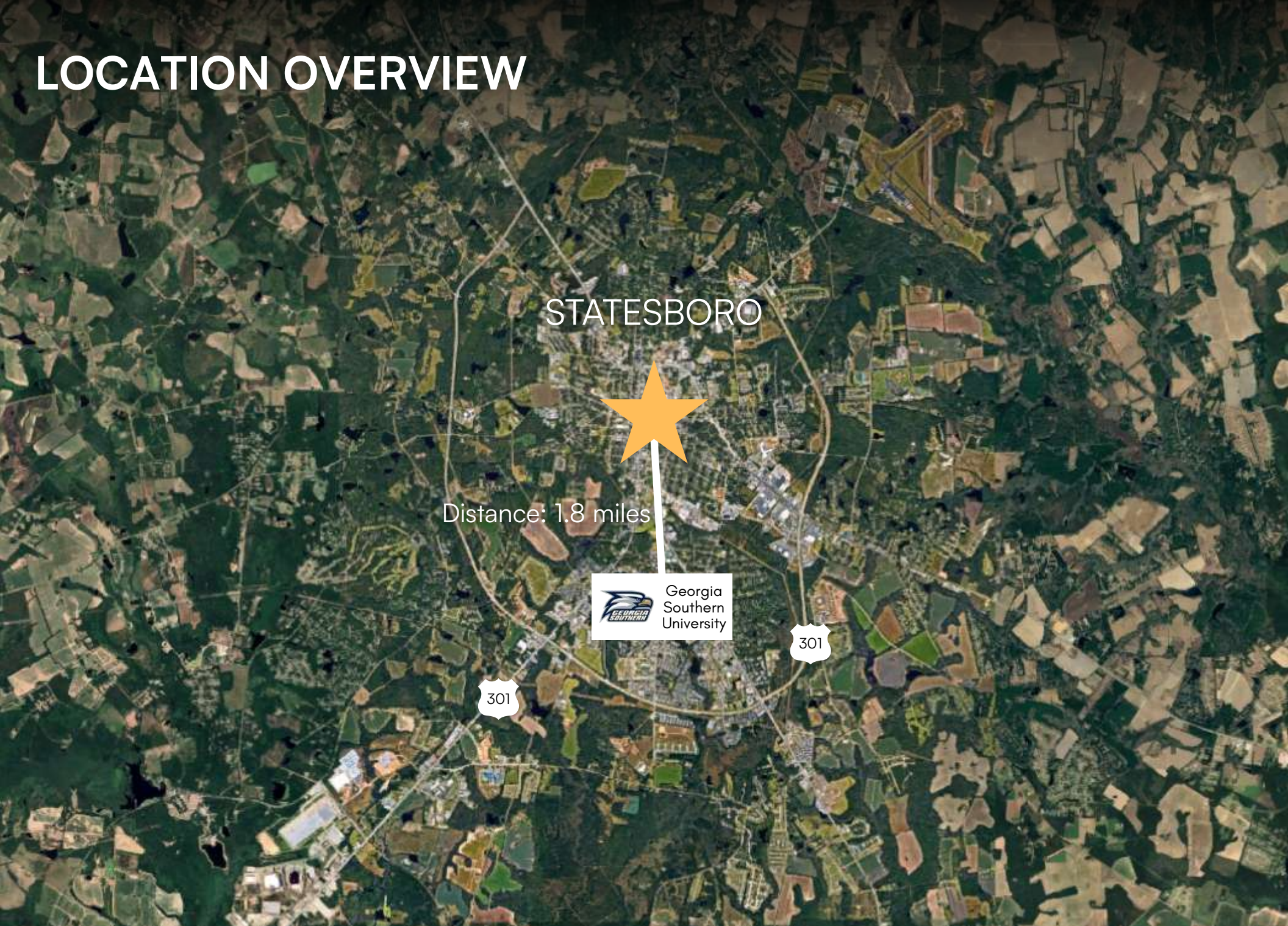
PROPERTY OVERVIEWS



SITE OVERVIEW



LOCATION OVERVIEW



STATESBORO

Distance: 1.8 miles



Georgia
Southern
University

301

301

BLUE MILE DISTRICT



The Blue Mile district is a revitalization project along the one mile stretch of South Main Street from the entrance of Georgia Southern University to the Courthouse in Downtown Statesboro.

The project seeks to beautify residential and commercial areas, attract and retains creative students and young professionals, and enhance the quality of life.

80+

BUSINESSES

1,200+

RESIDENTS WITHIN
WALKING DISTANCE

14,000+

VPD ON S MAIN STREET

STATESBORO



Education

Statesboro is supported by a strong higher education presence, including Georgia Southern University, Ogeechee Technical College, and East Georgia State College, which collectively contribute to a well-educated and continuously replenished workforce. These institutions help drive key employment sectors in the region, including education, healthcare, manufacturing, and retail trade. As a result, Bulloch County benefits from a diverse labor pool with a steady pipeline of graduates, supporting both existing employers and future economic growth.



Visitors & Tourism

126M + annual visitor spending in Bulloch County
Tourism ranks as a top local industry and major economic driver

Visitor Volume Drivers

University-related travel is the primary demand generator
163,000+ annual visitors tied to Georgia Southern alone

Includes:

- Football games & athletics
- Graduation ceremonies
- Conferences & campus tours

Overnight vs Day Visitors

Majority of university-driven visitors:

- ~130,000+ overnight stays annually

Supports:

- Hotels
- Short-term rentals
- Restaurants & retail

Events & Seasonal Traffic

Football weekends bring tens of thousands of visitors per season

Additional demand from:

- Regional tournaments
- Festivals & local events
- Academic calendar cycles

STATESBORO



Population

Statesboro has experienced steady population growth in recent years, supported in large part by the presence of Georgia Southern University and its expanding student, faculty, and staff base. The city maintains a population of approximately 33,000 residents, while the broader Bulloch County exceeds 80,000, reflecting consistent regional growth. This stable and growing population base is complemented by a youthful demographic profile and ongoing in-migration, supporting long-term demand for housing and local services.



Age Profile (Young, Rent-Friendly Market)

Statesboro features a notably young age profile, driven by the strong influence of Georgia Southern University. The median age in the city is significantly lower than national averages, with a large concentration of residents between 18 and 24 years old. This student-driven demographic is balanced by a stable base of working professionals and families across Bulloch County, creating a diverse and sustainable population mix that supports consistent housing demand across multiple segments. Strong renter base and turnover (ideal for student housing & multifamily).

BIO/CONTACT



JORDAN KIM

Principal

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912.667.5887

BACKGROUND

Jordan Kim is the President of Blokk Commercial Real Estate (BCRE) and an active investor with deep roots in the Savannah commercial real estate market. He began his career at NAI Mopper Benton as a commercial real estate advisor, where he developed a strong understanding of the Greater Savannah area, its submarkets, and the forces driving local growth. He later joined Meybohm Commercial Properties, specializing in retail investment and development sales, further refining his expertise in deal structure, site selection, and value creation.

In 2022, Jordan founded Blokk Commercial Real Estate with a vision to build a Savannah-based firm known for execution, market intelligence, and results. Under his leadership, Blokk has completed over 200 transactions with total volume exceeding \$300 million, becoming a trusted advisor to investors, developers, and business owners throughout Coastal Georgia.

Blokk has served as the master broker for Tidal Wave Auto Spa and has represented clients in transactions both locally and nationwide, while maintaining a strong focus on Savannah's evolving landscape. The firm is highly active in industrial, retail, and land sales, playing a role in shaping the growth of one of the Southeast's most dynamic markets.

Jordan is known for his hands-on approach, straightforward communication, and ability to identify opportunity within Savannah's unique mix of historic character, expanding infrastructure, and strong economic momentum. His mission is to help clients capitalize on the city's growth while protecting their downside and positioning them for long-term success.

EDUCATION

Georgia Southern University

College of Business and Finance-Bachelors of Finance Degree

BIO/CONTACT



Prashant Patel

Advisor

prashant.patel@blokkcre.com

229.256.3260

BACKGROUND

Prashant Patel is a commercial real estate advisor with Blokk Commercial Real Estate specializing in investment sales, retail, hospitality, multifamily and development opportunities throughout the Southeast. He works with private investors, developers and business owners on acquisitions, dispositions, leasing and investment strategy while focusing on off-market opportunities and value creation.

As an active real estate investor himself, Prashant brings an owner's perspective to every transaction. His firsthand experience buying, selling and evaluating investment properties allows him to provide practical advice, structure creative deals and help clients achieve their investment goals.

Originally from Tifton, Georgia, Prashant earned his degree in Business Management from Georgia Southern University. Outside of work, he enjoys playing basketball, snowboarding, traveling and staying active.

EDUCATION

Georgia Southern University
College of Business Management