



FOR SALE

VALDOSTA STATE UNIVERSITY DEVELOPMENT
3.778 AC PAD SITE AVAILABLE

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

Located at the intersection of N Oak Street and W Brookwood Drive and weaved into the campus of Valdosta State University, this property is 3.778 acre pad site zoned C-C (Community Commercial District), offering an ideal canvas for neighborhood-serving retail, restaurant, office, medical or mixed-use development. Positioned just west of downtown Valdosta on Brookwood Drive—a primary east-west arterial with excellent traffic counts and visibility—this property delivers the critical ingredients for a successful commercial project.

ADDRESS

205-209 W Brookwood Dr,
1301, 1304 Pinehurst Court,
200, 210 W Jane St,
1304-1310 N Toombs St

REDUCED SALE PRICE

\$2,500,000

ZONING

City of Valdosta
(C-C) Community
Commercial

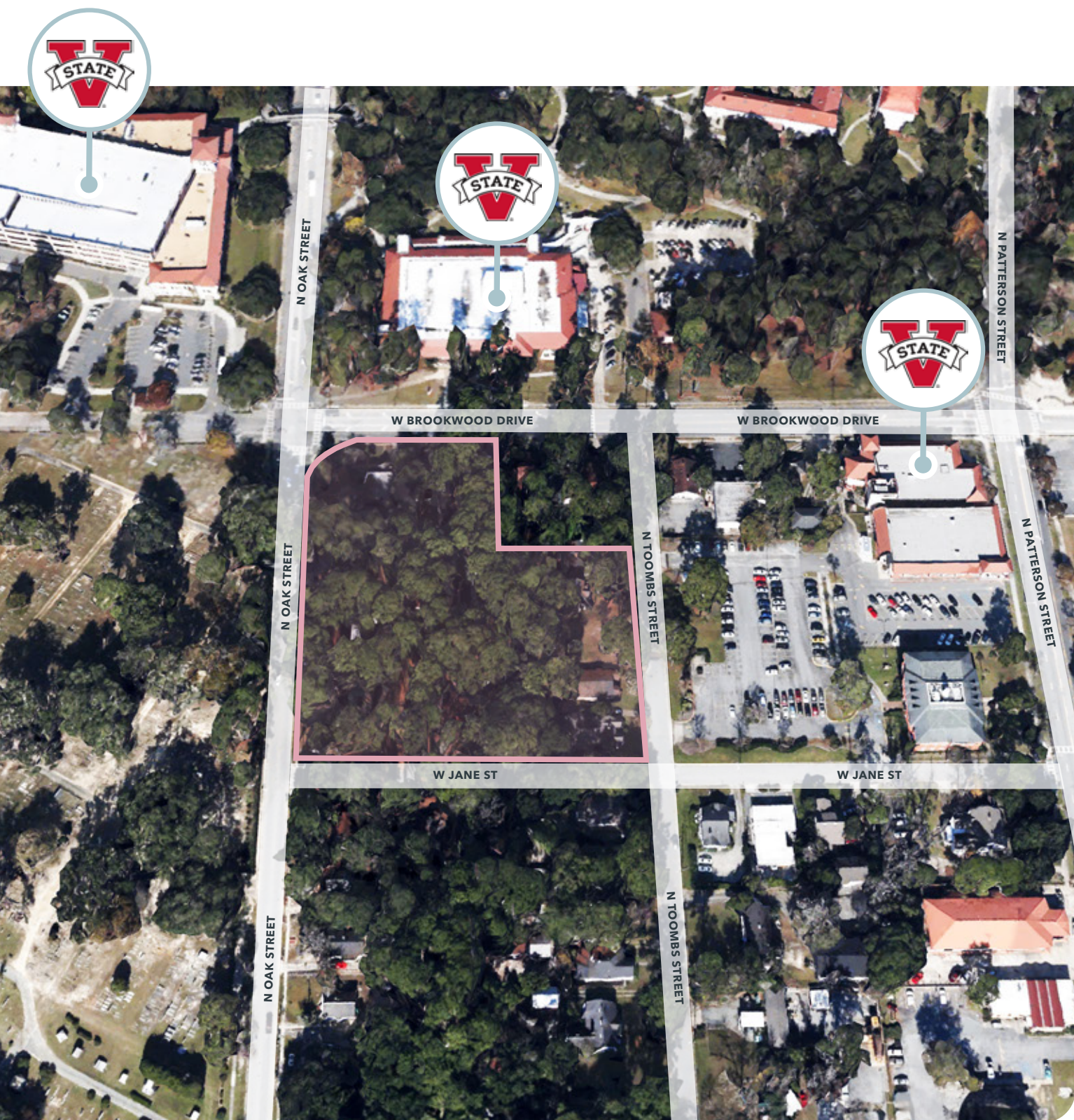
LAND SIZE

3.778 AC

TMS #:

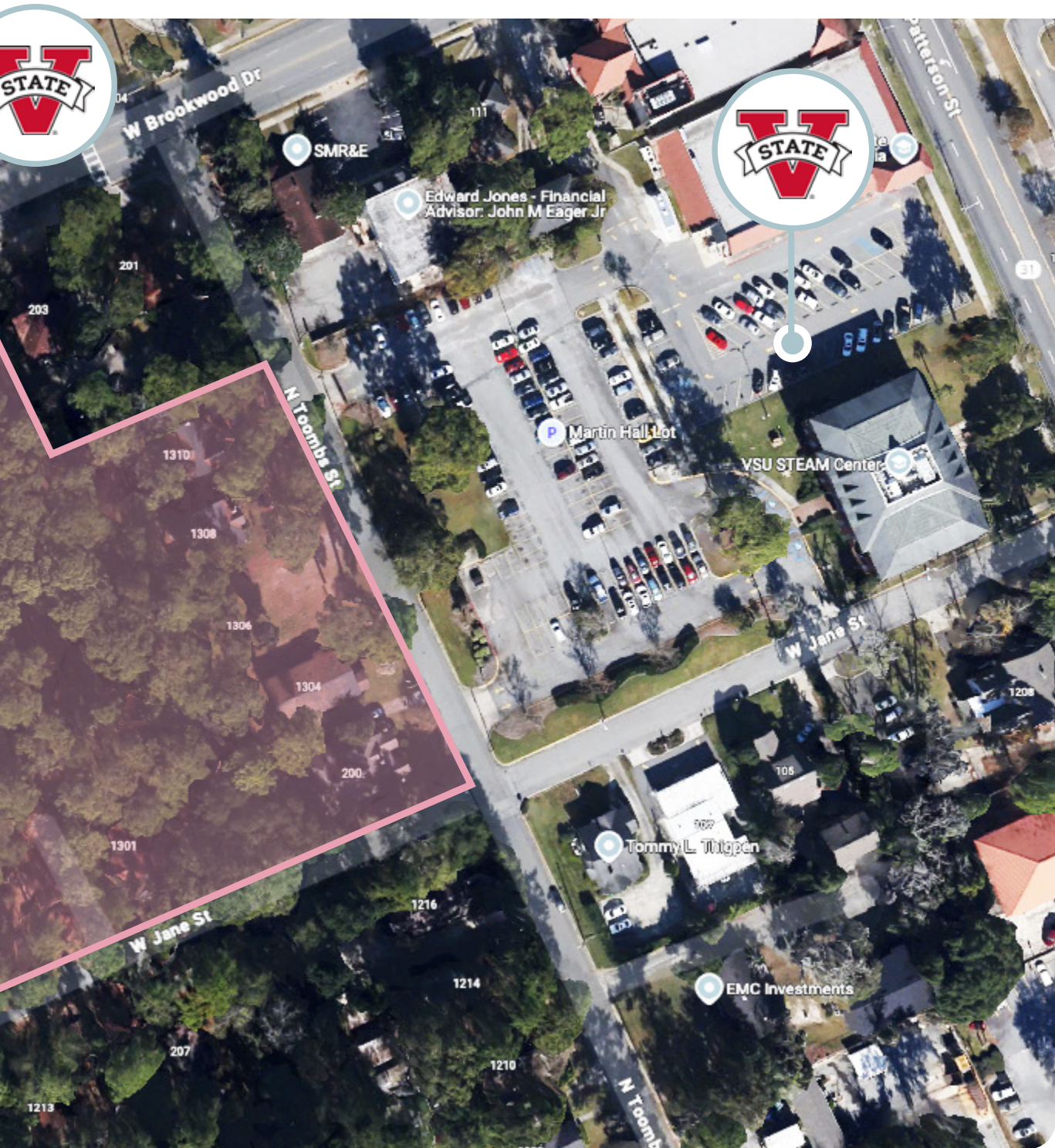
115D-044 thru 047, and
115D 050 thru 056





AERIAL OVERVIEW







EMPLOYMENT DATA

MOODY AIR FORCE BASE

The largest employer in the region with approximately 8,000 personnel. It plays a critical role in the local economy, providing a skilled workforce.

VALDOSTA STATE UNIVERSITY (VSU)

A major educational institution with around 2,467 employees. VSU contributes over \$394 million annually to the local economy and supports nearly 3,700 jobs.

SOUTH GEORGIA MEDICAL CENTER (SGMC)

One of the largest healthcare providers in the area, employing around 2,700 people. It serves as a key healthcare hub for South Georgia.

LOWNDES COUNTY SCHOOL SYSTEM

A public school system employing approximately 1,395 people, contributing significantly to education and the local economy.

VALDOSTA CITY SCHOOL SYSTEM

Another key educational employer, employing around 1,291 individuals, emphasizing the importance of education to the local economy.

WALMART DISTRIBUTION CENTER

Expanding its presence in Valdosta with a milk processing facility expected to create around 390 jobs by 2025.

GAF

A major roofing and waterproofing manufacturer that has recently expanded operations in Valdosta, adding over 100 jobs.

ARGLASS YAMAMURA

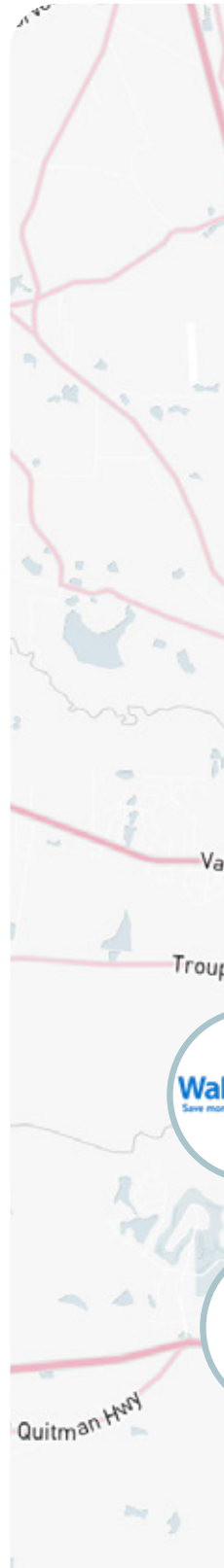
A glass manufacturing company contributing to job creation in Valdosta.

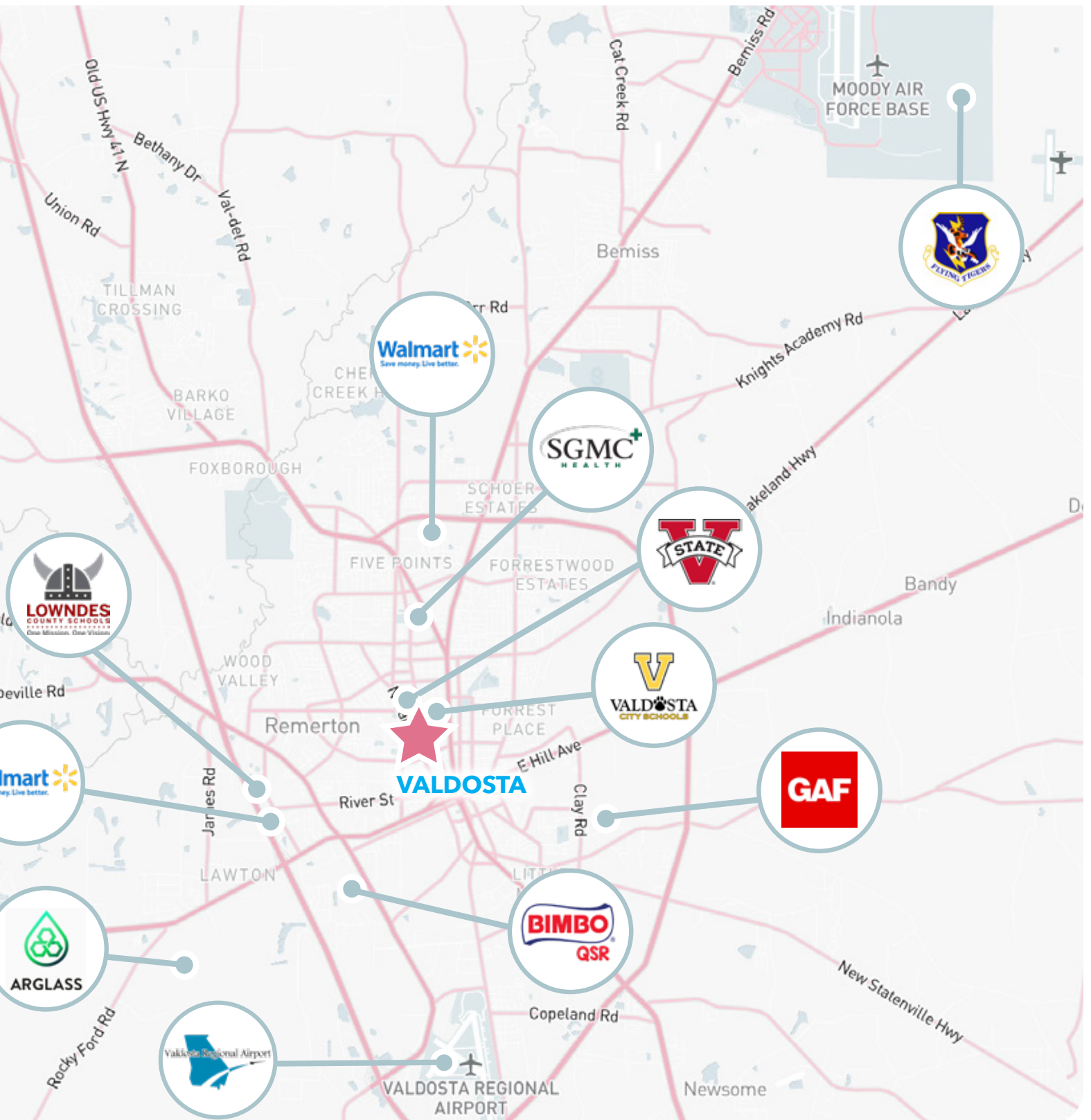
BIMBO QSR

Part of the global Grupo Bimbo, operating a manufacturing facility in Valdosta and contributing to the local industrial sector.

LOWNDES COUNTY GOVERNMENT

Provides a wide range of services to the community and employs numerous people across various departments.







SOUTH GEORGIA MEDICAL CENTER

SGMC HEALTH UNVEILS FY2024 ANNUAL REPORT HIGHLIGHTING \$1 BILLION ECONOMIC IMPACT AND STRATEGIC GROWTH



SGMC Health is excited to share its fiscal year 2024 Annual Report, a heartfelt reflection of a year filled with historic impact, meaningful milestones, and an unwavering commitment to delivering exceptional care across South Georgia. Among the report's most remarkable highlights is SGMC Health's economic impact surpassing \$1 billion, underscoring the system's vital role as a driving force of regional growth, innovation, and stability... With more than 3,200 dedicated team members and support for over 10,000 jobs across the area, SGMC Health remains not only one of the largest employers in South Georgia, but also a pillar of strength, compassion, and connection within the communities it serves.

[READ ARTICLE](#)



SGMC HEALTH BREAKS GROUND ON LARGEST CAMPUS EXPANSION IN ITS HISTORY

Approximately 300 people gathered to celebrate the groundbreaking ceremony and dedication of the soon to come facilities for SGMC Health's main campus expansion, marking the largest and most significant project in the health system's history. This \$150 million investment will enhance healthcare services, improve accessibility, and add state-of-the-art facilities.

[READ ARTICLE](#)

A YEAR AT SGMC HEALTH (2024)



353,297

Clinic-Based Patient Encounters



1,884

Babies Delivered



107,251

ER Visits



325,526

Hospital-Based Patient Encounters



7,829

Surgeries



29,746

Ambulance Requests



\$1,001,915,453

Total Output/Income Generated



9,563

Total Jobs Due to Hospital Presence



\$7,815,791

Uncompensated Charity Care



\$496,765,510

Total Household Earnings Generated



\$14,923,432

Uncompensated Indigent Care



\$10,755,619

Uncompensated Bad Debt Incurred on Health Care Services Provided

OPPORTUNITY ZONE

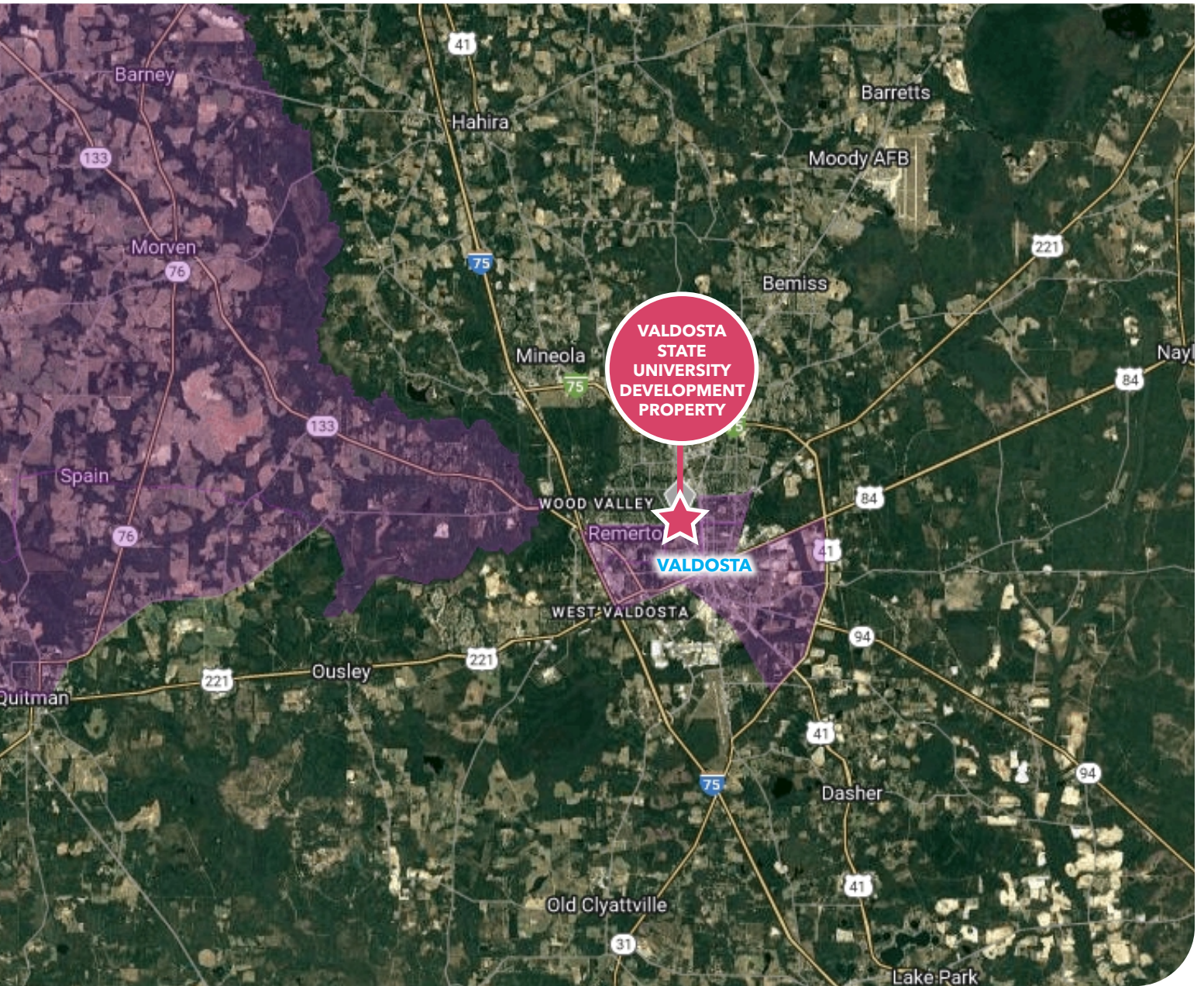
WHAT IS AN OPPORTUNITY ZONE?

An Opportunity Zone is a federally designated area created to encourage economic development and investment. Established by the 2017 Tax Cuts and Jobs Act, Opportunity Zones aim to spur job creation and infrastructure improvements. Investments must be made through a Qualified Opportunity Fund to qualify for tax incentives. By leveraging Opportunity Zone benefits, property owners can enhance property values and attract long-term investment. This designation makes the area highly desirable for development, providing financial incentives that benefit both investors and the local economy.

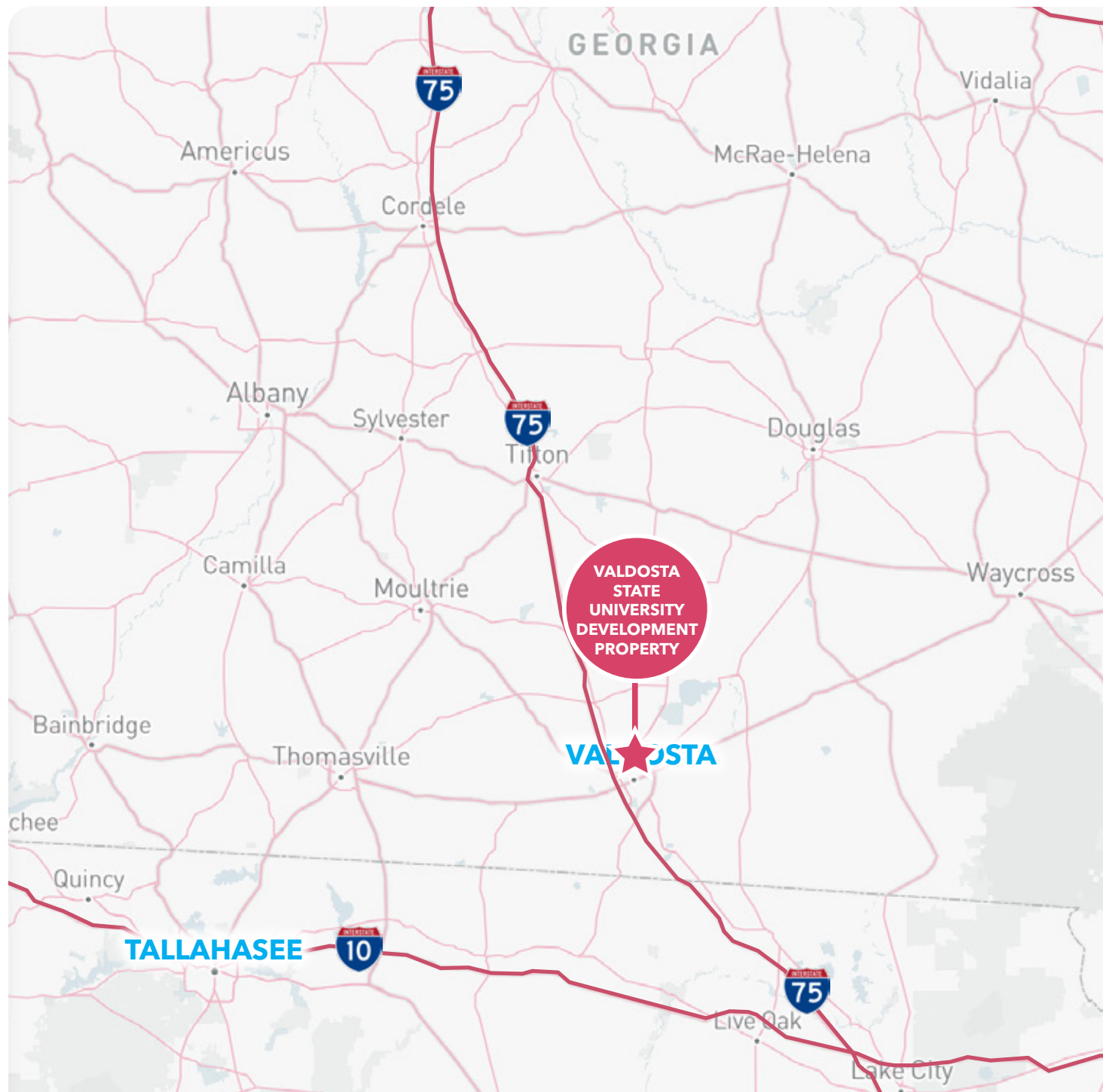
BENEFITS OF AN OPPORTUNITY ZONE

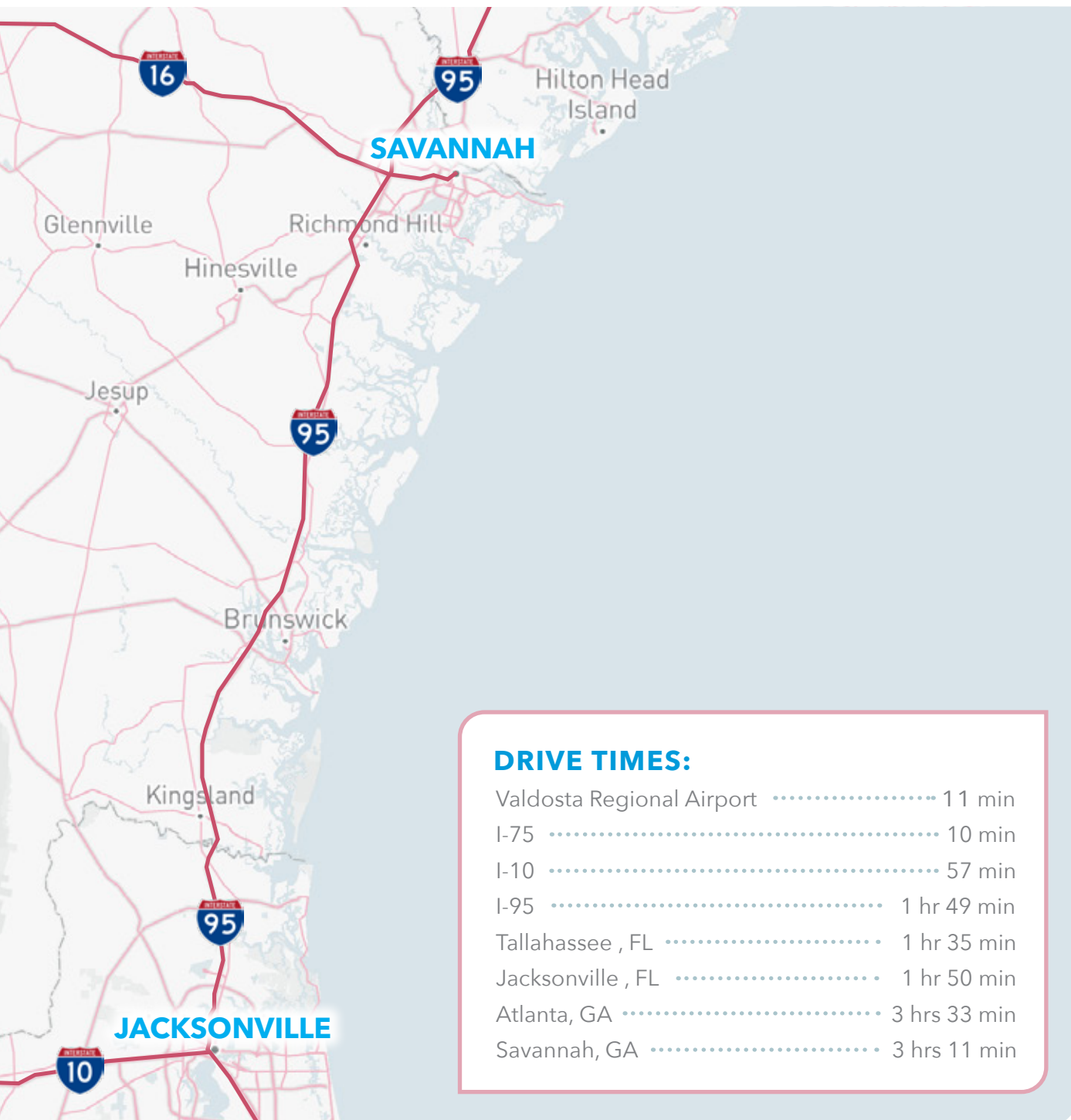
Opportunity Zones offer significant tax incentives for investors, including deferred capital gains taxes, a 10% reduction in taxable gains after five years, and a 15% reduction after seven years. Additionally, investments held for ten years or more qualify for tax-free appreciation. Investments must be made through a Qualified Opportunity Fund (QOF) and can be used for real estate development, business expansion, or infrastructure projects. These zones encourage long-term investment, driving property value growth, job creation, and economic revitalization. By investing in an Opportunity Zone, developers and businesses can maximize returns while contributing to community improvement.





LOCATION OVERVIEW







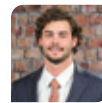
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