

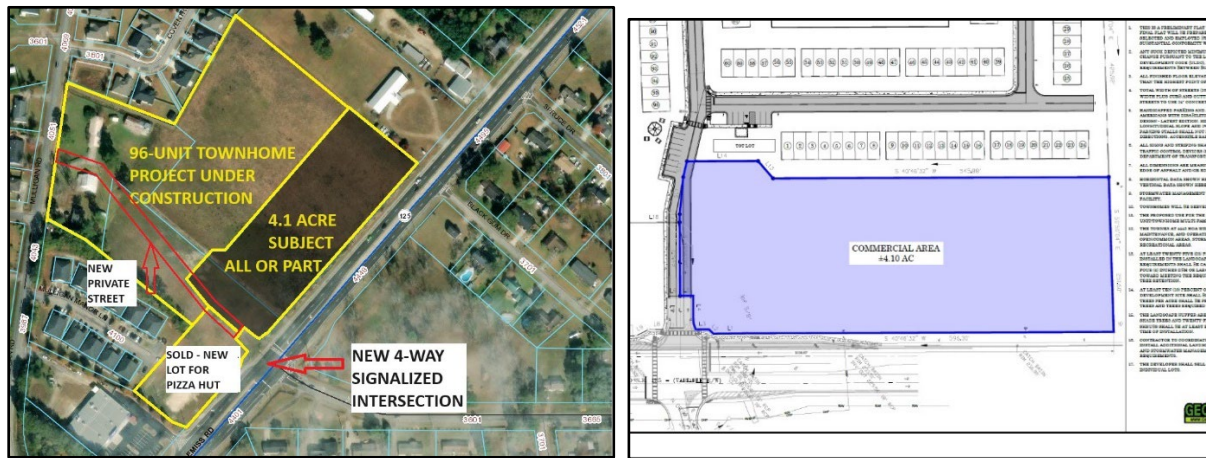


Commercial / Investment / Land Property Brokerage in South GA since 1982

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

SALES
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FOR SALE - 4.1 ACRES (ALL / PART) NEW CORNER COMMERCIAL TRACT
4455 BEMISS ROAD & STUDSTILL RD, VALDOSTA / LOWNDES COUNTY, GA
ONE OF AMERICA'S STRONGEST, FASTEST-GROWING TERTIARY MARKETS



- 4.1-acres (all / part) new corner commercial tract with everything in place for multiple options.
Pricing: \$395,000/acre full 4.1 acres. On south end, \$595,000 minimum price up to 1.0 acre; then \$495,000/acre for all or part of second acre. On north end, \$395,000 minimum price up to 1.0 acre; then \$395,000/acre for all or part of second acre. Partial lots must begin at south or north ends.
Located at NW corner of new 4-way signalized intersection of Bemiss Rd & Studstill Rd, with new private street running back west to Mulligan Rd.
New 96-unit townhome development underway behind this site. Adjacent 1.2-ac lot is a new Pizza Hut, recently opened (drive-thru and pick-up only). New rooftops & commercial all around, more on the way.
Ready to develop: cleared, high, dry, level, graded, County water-sewer in place with stub-outs.
Main entry on south end at intersection; curb cut (right-in, right-out only) allowable on north end.
Bemiss Rd is the major corridor (GA Hwy 125), midway (3.5m each) between Valdosta and Moody AFB.
High traffic (23,450 vehicles per day) and sterling visibility. All utilities, no flood zone or wetlands.
4-county MSA population: ±160,000; 12-county hub market population: ±500,000.
Midway between Atlanta & Orlando; known as Titledown USA, Gateway to Florida, Capital of South GA.
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More photos on following pages.

