

LAND FOR SALE

# 203 ACRES IN VALDOSTA

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PERIMETER ROAD AND  
MADISON HIGHWAY 31

Valdosta, GA 31601

PRESENTED BY:

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**SALE PRICE****\$1,224,000****OFFERING SUMMARY**

<b>ACREAGE:</b>	203 Acres
<b>PRICE / ACRE:</b>	\$6,030
<b>CITY:</b>	Valdosta
<b>COUNTY:</b>	Lowndes
<b>PROPERTY TYPE:</b>	Timber & Recreation

**PROPERTY OVERVIEW**

The property is 203 total acres split by Perimeter Road, a four lane highway that routes traffic around the east side of Valdosta. It joins Madison Highway (Hwy 31) , a four lane road from I-75 that runs into the south side of Valdosta through the Industrial Park. Valdosta Regional Airport property is directly across from this undeveloped tract. Lowndes county water is available and is located on the north side of Perimeter Road. The property was in a long term timber lease which expired several years ago. The current zoning is still Ag A-5. As mentioned earlier, Perimeter Road splits the property into a 62 acre piece on the north and a 141 acre piece to the south. This area has high traffic counts daily and is a major thoroughfare around Valdosta.



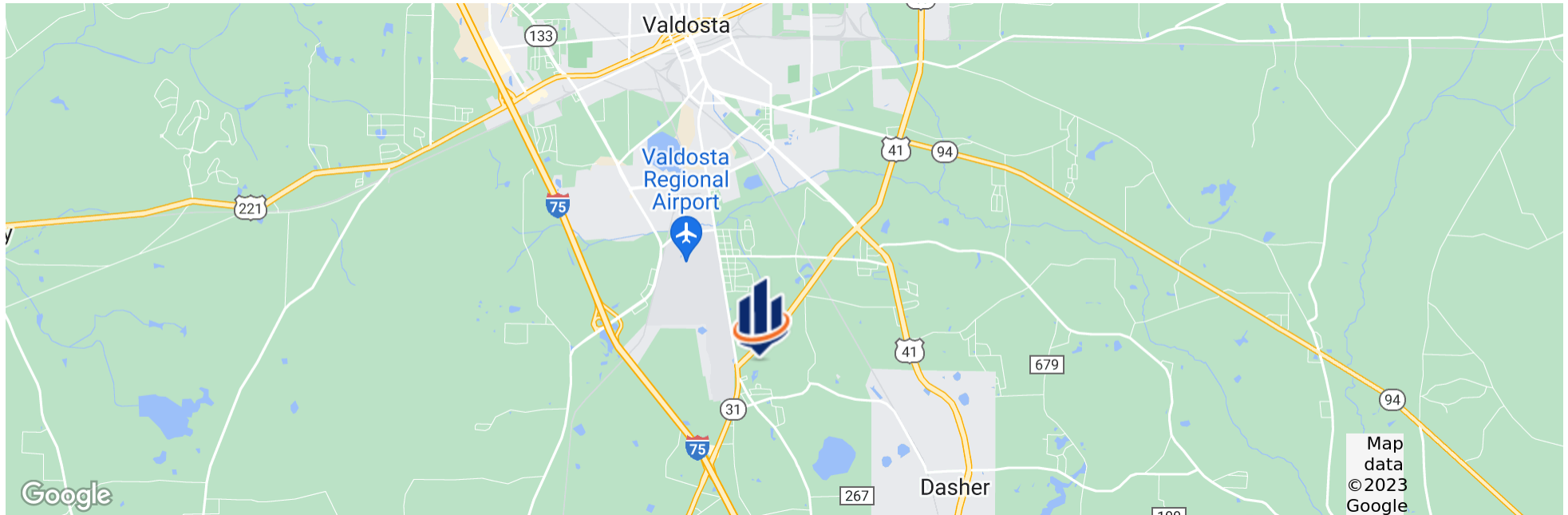
## SPECIFICATIONS & FEATURES

<b>LAND TYPES:</b>	<ul style="list-style-type: none"> <li>• Land Investment</li> <li>• Residential Development</li> <li>• Timberland</li> <li>• Commercial</li> </ul>
<b>UPLANDS / WETLANDS:</b>	97 ± Wetland Acres / 109 ± Upland Acres
<b>TAXES &amp; TAX YEAR:</b>	\$4136.00 for 2022
<b>ZONING / FLU:</b>	AG - A5
<b>WATER SOURCE &amp; UTILITIES:</b>	County water
<b>ROAD FRONTAGE:</b>	2400 FT
<b>NEAREST POINT OF INTEREST:</b>	0.5 ± miles to Valdosta Airport 4.2 ± miles to downtown Valdosta 1.25 ± miles to Interstate 75
<b>POTENTIAL RECREATIONAL / ALT USES:</b>	Commercial or Residential
<b>LAND COVER:</b>	Natural Vegetation



## LOCATION & DRIVING DIRECTIONS

<b>PARCEL:</b>	0167 121
<b>GPS:</b>	30.7700206, -83.2624518
<b>DRIVING DIRECTIONS:</b>	Exit off I-75 at Highway 32 [exit 11]; Go north on Highway 31 for 1.25 miles; Turn right on Perimeter Road; Property is on both sides of Perimeter Road
<b>SHOWING INSTRUCTIONS:</b>	Contact Listing Agent



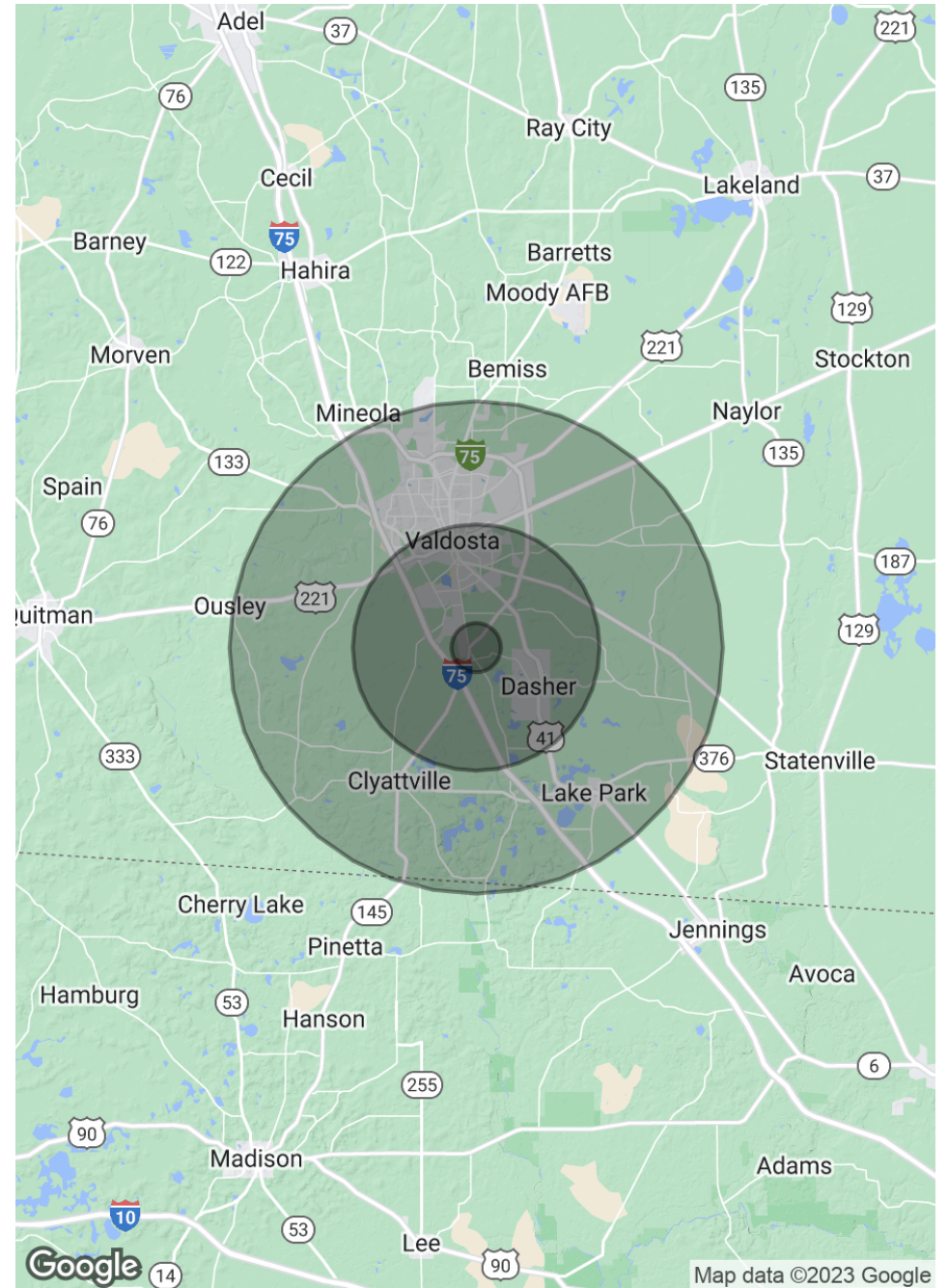
## POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	248	45,229	93,398
AVERAGE AGE	39.9	31.0	33.0
AVERAGE AGE (MALE)	38.9	28.8	30.9
AVERAGE AGE (FEMALE)	41.0	32.8	34.7

## HOUSEHOLDS & INCOME







	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	103	19,431	40,052
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$36,699	\$39,556	\$53,564
AVERAGE HOUSE VALUE	\$108,265	\$88,966	\$125,894

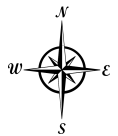
\* Demographic data derived from 2020 ACS - US Census





### Aerial

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Parcel Outlines



0 310 620 930 ft

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