

203 Acres in Valdosta

Perimeter Road, Valdosta, Georgia 31601

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PROPERTY OVERVIEW



Sale Price

\$1,224,000

Offering Summary

Acreage:	203 Acres
Price / Acre:	\$6,030
City:	Valdosta
County:	Lowndes
Property Type:	Timberland

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



Specifications & Features

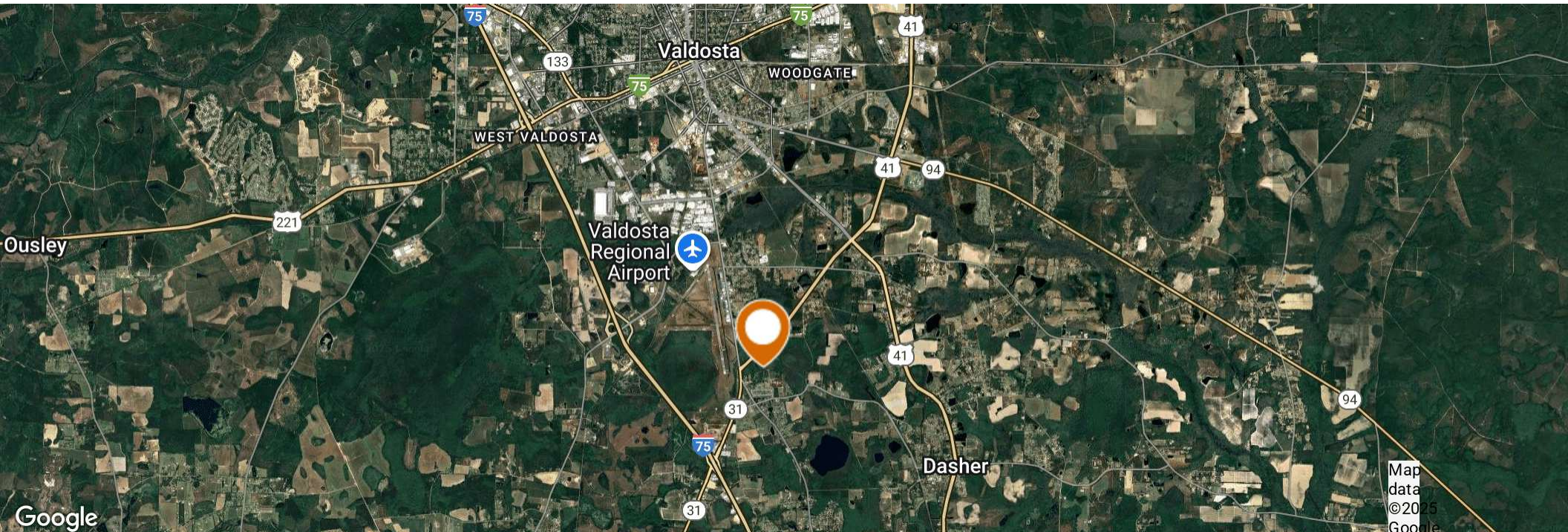
Land Types:	Timberland
Uplands / Wetlands:	97 ± Wetland Acres / 109 ± Upland Acres
Taxes & Tax Year:	\$4136.00 for 2022
Zoning / FLU:	AG - A5
Water Source & Utilities:	County water
Road Frontage:	2400 FT
Nearest Point of Interest:	0.5 ± miles to Valdosta Airport 4.2 ± miles to downtown Valdosta 1.25 ± miles to Interstate 75
Potential Recreational / Alt Uses:	Commercial or Residential
Land Cover:	Natural Vegetation

LOCATION



Location & Driving Directions

Parcel:	0167 121
GPS:	30.7700206, -83.2624518
Driving Directions:	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
Showing Instructions:	Contact Listing Agent



DEMOGRAPHICS MAP & REPORT

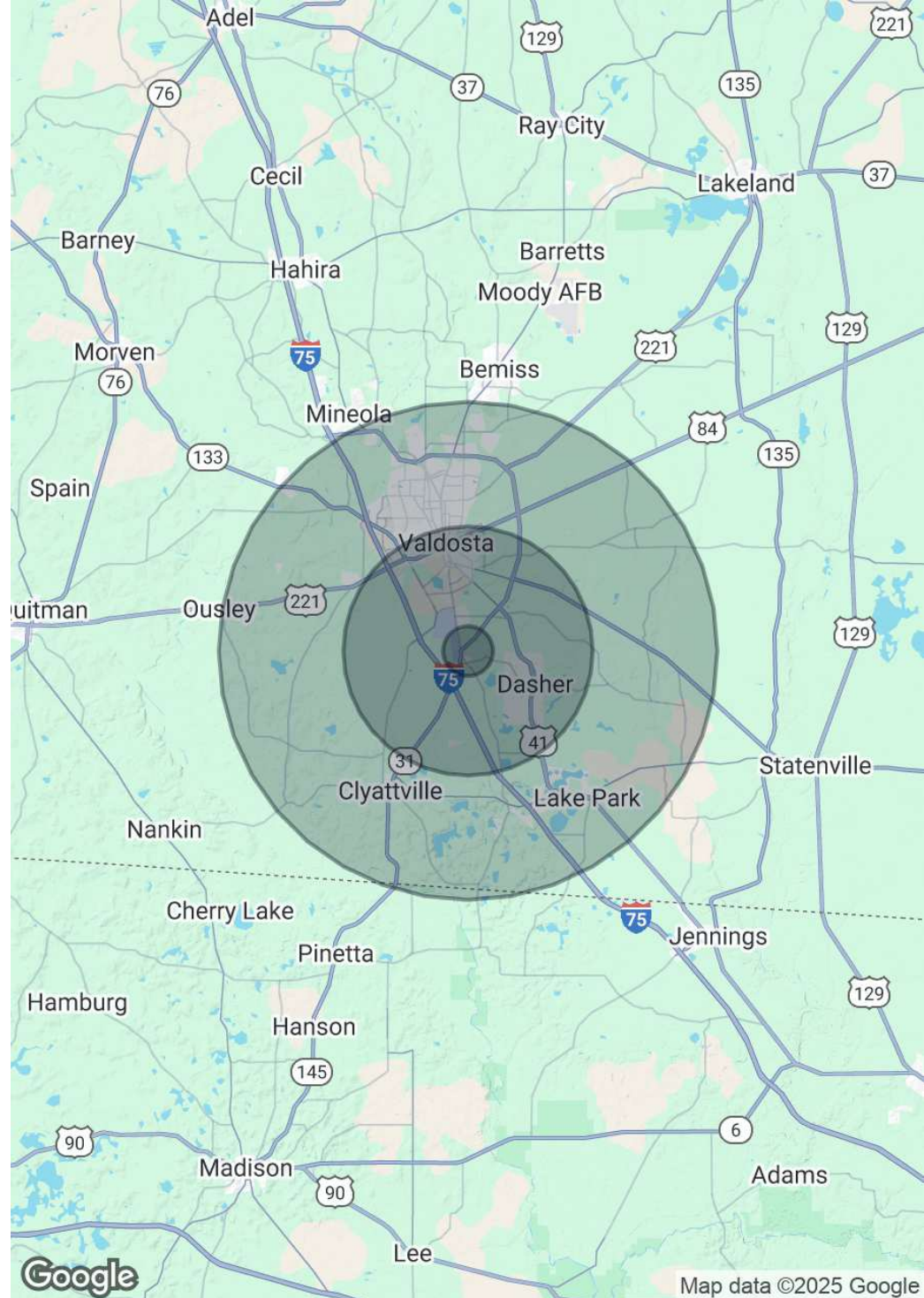
Population

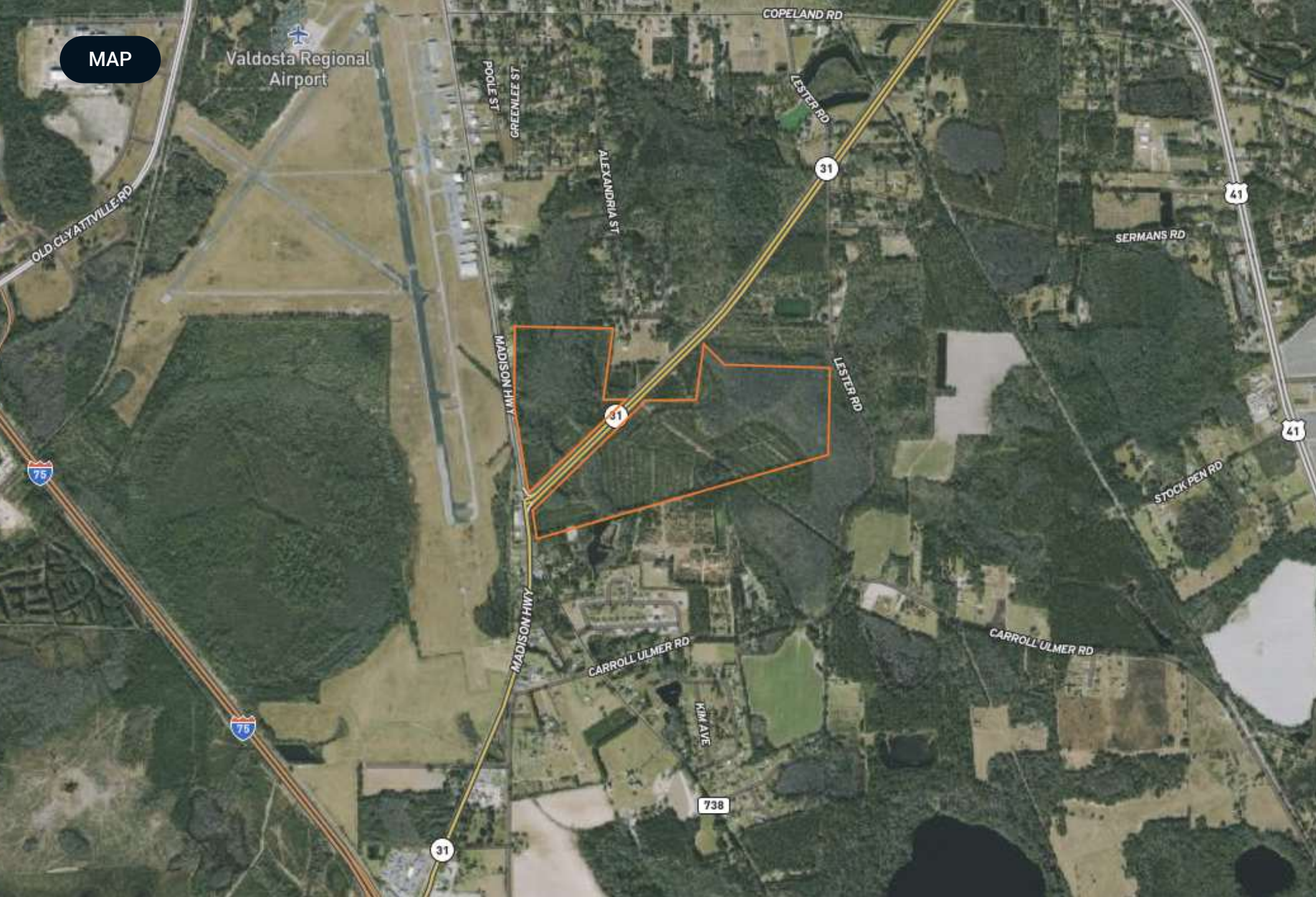
	1 Mile	5 Miles	10 Miles
Total Population	248	45,229	93,398
Average Age	39.9	31	33
Average Age (Male)	38.9	28.8	30.9
Average Age (Female)	41	32.8	34.7

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





MAP

Valdosta Regional
Airport

POOLE ST
GREENLEE ST

ALEXANDRIA ST

COPELAND RD

LESTER RD

SERMANS RD

41

STOCK PEN RD

CARROLL ULMER RD

CARROLL ULMER RD

KIM AVE

738

31

31

41

ADDITIONAL PHOTOS





SAUNDERS
REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

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