



South Georgia Logistics Site

I-75/RAIL/AIR DEVELOPMENT SITE
NL BASSFORD PKWY
VALDOSTA, GA 31601

Subdivided Tracts Available

Property Description



Prime Industrial / Commercial Development with I-75 Frontage

Eligible Military Zone Site - \$3,500 Per Job Tax Credit

440 Total Acres - Will Subdivide

Zoned M-2 / C-H

Utilities: All utilities available to the site.

10" water lines and sewer mains throughout.

6" 125 PSI Steel Gas Main on site.

Fiber Optic on site

Electrical: Georgia Power

Transportation:

Potential rail access to Norfolk Southern short line.

I-75 direct access / Interstate 10 - 55 Miles / Interstate 95 - 140 Miles

Sea Port: Jacksonville FL, 120 Miles SE

Brunswick GA, 120 Miles East

Savannah GA, 190 Miles East

For more information:

William Hancock, CCIM
Office: 229-347-4668
wahancock@webbproperties.com

Frank "Bo" Bird IV
Office: 229-561-0195
fbird@webbproperties.com

1820 Dawson Road
Albany, Georgia
229-883-6502 • webbproperties.com

Property Summary



Property Summary

Lot Size	440 Acres
Property Type	Industrial / Commercial
Zoning	M-2 / C-H

Property Overview

Fully Entitled Industrial and Commercial development site with direct access to 50,000 VPD Interstate 75.

Location Overview

Desirable location for Distribution and Manufacturing facilities.

Local Education:

- Valdosta State University - enrollment 11,000+
- Wiregrass Georgia Technical College - enrollment 6,000+
- Georgia Military College
- Embry-Riddle Aeronautical university

Lowndes County Top Employers:

- Lowe's Distribution Center - 900 Employees
- Fresh Beginnings - 1,500 Employees
- Packaging Corp of America - 350 Employees
- Dillard's Distribution Center - 300 Employees

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Conceptual Map



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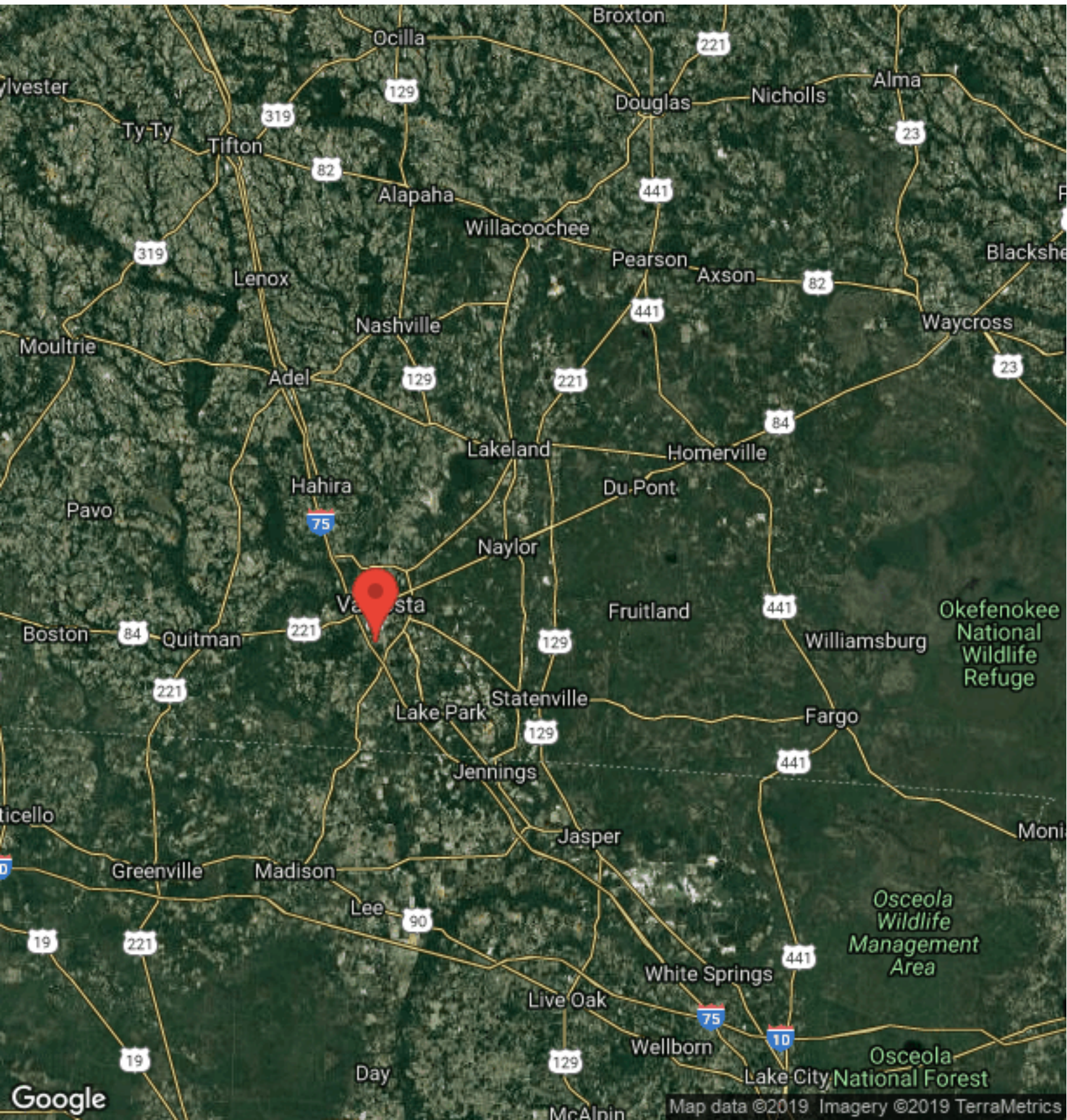
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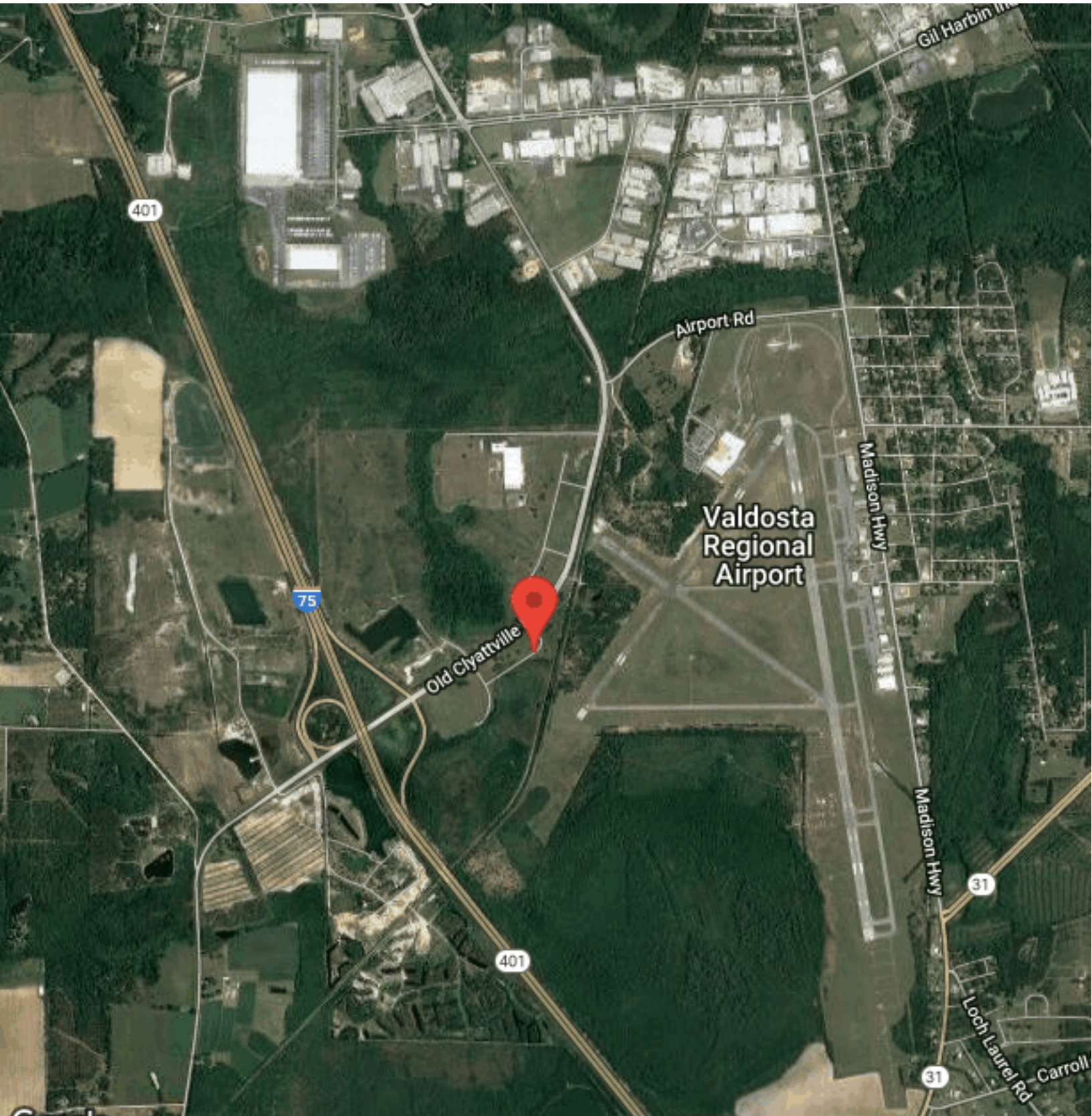
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Regional Map

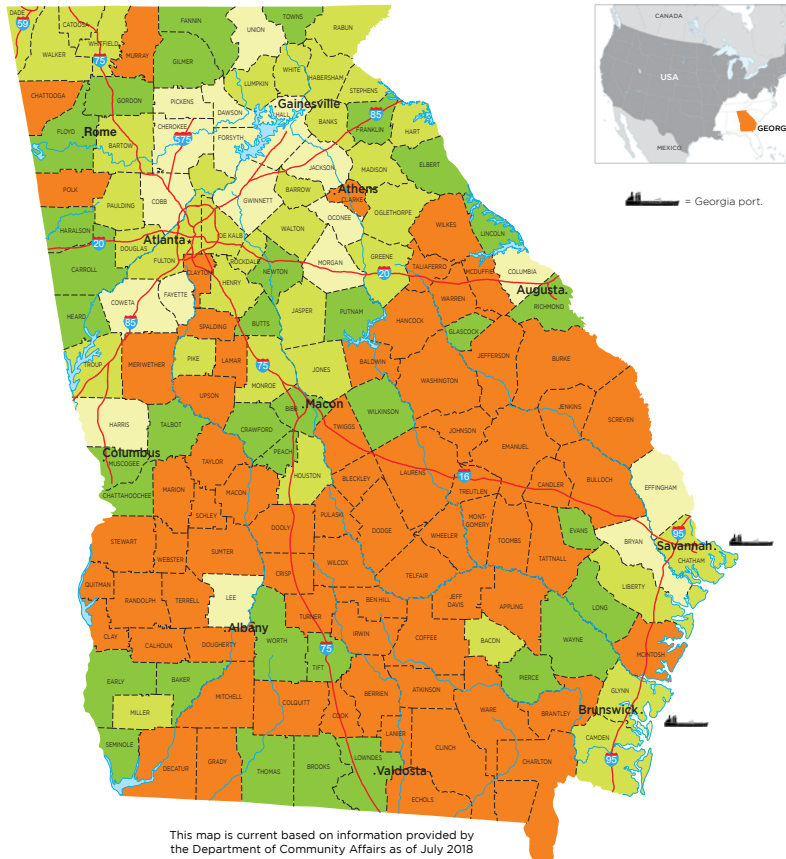


Aerial Map



Tier 2 Military Zone

GEORGIA 2019 JOB TAX CREDIT TIERS



TIER	JOB TAX CREDIT \$ (FOR 5 YEARS)	MIN. NEW JOBS	USE OF CREDITS**	CARRY FORWARD
1	\$4,000*	2	100% of tax liability - excess to withholding up to \$3,500	10 years
2	\$3,000*	10	100% of tax liability	10 years
3	\$1,750*	15	50% of tax liability	10 years
4	\$1,250*	25	50% of tax liability	10 years
MZ/OZ	\$3,500	2	100% of tax liability - excess to withholding	10 years
LDCT	\$3,500	5	100% of tax liability - excess to withholding	10 years

*Includes \$500 bonus for Joint Development Authority (JDA). Georgia counties can form partnerships that benefit companies with this \$500 Job Tax Credit bonus. The majority of counties are in a JDA. To confirm a county's status, please call 404.962.4931.

Tax credits are applied to Georgia corporate income taxes

MZ= Military Zone
OZ= Opportunity Zone
LDCT= Less Developed Census Tract

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Executive Summary

Old Clyattville Rd, Valdosta, Georgia, 31601 2
Old Clyattville Rd, Valdosta, Georgia, 31601
Rings: 5, 10, 15 mile radii

Prepared by Esri
Latitude: 30.78105
Longitude: -83.28931

	5 miles	10 miles	15 miles
Population			
2000 Population	29,917	75,327	94,216
2010 Population	33,150	90,164	111,978
2019 Population	34,054	95,269	119,884
2024 Population	34,757	98,351	124,192
2000-2010 Annual Rate	1.03%	1.81%	1.74%
2010-2019 Annual Rate	0.29%	0.60%	0.74%
2019-2024 Annual Rate	0.41%	0.64%	0.71%
2019 Male Population	48.1%	48.5%	48.9%
2019 Female Population	51.9%	51.5%	51.1%
2019 Median Age	28.0	31.6	32.1

In the identified area, the current year population is 119,884. In 2010, the Census count in the area was 111,978. The rate of change since 2010 was 0.74% annually. The five-year projection for the population in the area is 124,192 representing a change of 0.71% annually from 2019 to 2024. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 28.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	37.9%	52.3%	55.7%
2019 Black Alone	55.6%	40.3%	36.4%
2019 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2019 Asian Alone	0.9%	2.1%	2.1%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	3.3%	2.4%	2.7%
2019 Two or More Races	2.0%	2.4%	2.6%
2019 Hispanic Origin (Any Race)	6.8%	5.9%	6.6%

Persons of Hispanic origin represent 6.6% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 61.1 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	30	49	52
2000 Households	10,623	27,933	33,912
2010 Households	11,347	33,379	40,908
2019 Total Households	11,776	35,516	44,082
2024 Total Households	12,068	36,770	45,775
2000-2010 Annual Rate	0.66%	1.80%	1.89%
2010-2019 Annual Rate	0.40%	0.67%	0.81%
2019-2024 Annual Rate	0.49%	0.70%	0.76%
2019 Average Household Size	2.60	2.54	2.58

The household count in this area has changed from 40,908 in 2010 to 44,082 in the current year, a change of 0.81% annually. The five-year projection of households is 45,775, a change of 0.76% annually from the current year total. Average household size is currently 2.58, compared to 2.59 in the year 2010. The number of families in the current year is 28,580 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

August 13, 2019

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	5 miles	10 miles	15 miles
Mortgage Income			
2019 Percent of Income for Mortgage	30.9%	19.7%	18.7%
Median Household Income			
2019 Median Household Income	\$19,845	\$37,048	\$40,493
2024 Median Household Income	\$25,072	\$44,074	\$48,588
2019-2024 Annual Rate	4.79%	3.53%	3.71%
Average Household Income			
2019 Average Household Income	\$37,683	\$53,758	\$56,961
2024 Average Household Income	\$45,199	\$62,963	\$66,525
2019-2024 Annual Rate	3.70%	3.21%	3.15%
Per Capita Income			
2019 Per Capita Income	\$14,036	\$20,511	\$21,249
2024 Per Capita Income	\$16,716	\$24,030	\$24,822
2019-2024 Annual Rate	3.56%	3.22%	3.16%

Households by Income
Current median household income is \$40,493 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$48,588 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$56,961 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$66,525 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$21,249 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$24,822 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	77	120	126
2000 Total Housing Units	12,235	31,252	38,045
2000 Owner Occupied Housing Units	5,252	16,492	20,981
2000 Renter Occupied Housing Units	5,370	11,441	12,931
2000 Vacant Housing Units	1,613	3,319	4,133
2010 Total Housing Units	12,901	36,984	45,489
2010 Owner Occupied Housing Units	4,961	17,798	23,356
2010 Renter Occupied Housing Units	6,386	15,581	17,552
2010 Vacant Housing Units	1,554	3,605	4,581
2019 Total Housing Units	13,633	39,852	49,571
2019 Owner Occupied Housing Units	4,305	16,468	22,568
2019 Renter Occupied Housing Units	7,471	19,048	21,514
2019 Vacant Housing Units	1,857	4,336	5,489
2024 Total Housing Units	14,095	41,598	51,891
2024 Owner Occupied Housing Units	4,539	17,435	23,907
2024 Renter Occupied Housing Units	7,530	19,335	21,868
2024 Vacant Housing Units	2,027	4,828	6,116

Currently, 45.5% of the 49,571 housing units in the area are owner occupied; 43.4%, renter occupied; and 11.1% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 45,489 housing units in the area - 51.3% owner occupied, 38.6% renter occupied, and 10.1% vacant. The annual rate of change in housing units since 2010 is 3.89%. Median home value in the area is \$154,371, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.38% annually to \$182,262.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.
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