

FOR SALE



EBERHARDT & BARRY

PROPERTY VIDEO: <http://www.goroundmedia.com/industrial-development-site-racetrack-rd-i75-valdosta-ga/>



**179± Acres - Will Subdivide
Commercial / Industrial Development Site**

**Racetrack Road & Interstate 75
Valdosta, Lowndes County, Georgia 31601**

SALES PRICE: \$15,000 PER ACRE

FOR MORE DETAILS CONTACT:

Created 7/19/18

ARTHUR P BARRY III - EXCLUSIVE AGENT
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Coldwell Banker Commercial Eberhardt & Barry Inc.
www.cbcmacon.com

| | | | |
|-------------|--------------|------------------|--------------|
| Main | 478-746-8171 | Toll Free | 800-926-0990 |
| Fax | 478-746-1362 | Cell | 478-731-8000 |

990 Riverside Drive
Macon, GA 31201

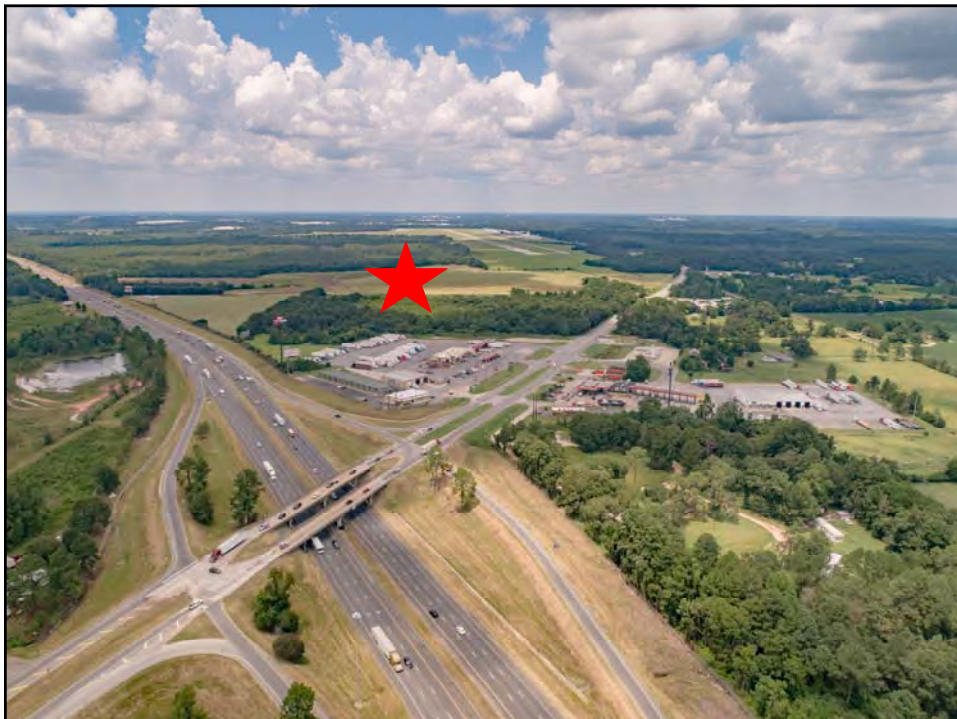
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| PROPERTY VIDEO: | http://www.goroundmedia.com/industrial-development-site-racetrack-rd-i75-valdosta-ga/ |
| LOCATION: | <ul style="list-style-type: none"> • 1/2 Mile from the Interstate 75/Highway 31 Interchange • Located just south of the Valdosta Regional Airport |
| SITE INFORMATION: | <ul style="list-style-type: none"> • 179± Acres • Property contains an unknown quantity of wetlands. |
| ROAD FRONTAGE: | <ul style="list-style-type: none"> • 3,624' along Interstate 75 • 1,437' along Highway 31 • 1,719' along County Road 310 (Dirt) |
| AVERAGE DAILY TRAFFIC COUNT: | <ul style="list-style-type: none"> • 50,000 vehicles on Interstate 75 • 9,090 vehicles on Highway 31 |
| TOPOGRAPHY: | Level and at road grade of Interstate 75 and Highway 31 |
| ZONING: | M2 (Manufacturing) |
| UTILITIES: | <ul style="list-style-type: none"> • All utilities available to the site. • 12" water lines and 4 sewer mains serve the site |
| AD VALOREM TAX BILL: | \$10,987 (2017) |
| TRANSPORTATION: | <ul style="list-style-type: none"> • Interstate 75 - Less than 1/2 mile • Interstate 10 - 55 miles • Cordele Inland Port - 90 miles • Interstate 95 - 140 miles |
| LOWNDES COUNTY LEADING EMPLOYERS: | <ul style="list-style-type: none"> • Lowe's Distribution Center - 900 Employees • Fresh Beginnings - 1,500 Employees • Packaging Corp of America - 350 Employees • Dillard's Distribution Center - 300 Employees • Saft America - 300 Employees |
| SALES PRICE: | \$15,000 PER ACRE |

KNOWN WETLAND & EASEMENT ACREAGE

| | |
|--|-----------------------|
| TOTAL TRACT: | 178.8256 ACRES |
| Wetland Parcel A | 1.9347 AC |
| Wetland Parcel B | 6.1850 AC |
| Wetland Parcel C | 39.2160 AC |
| Remaining Flood Zone A - Not in Wetlands Area | 16.38± AC |
| 20' Utility Easement Section 1 | 0.7129 AC |
| 20' Utility Easement Section 2 | 2.4474 AC |
| 20' Utility Easement Section 3 | 1.1485 AC |
| 20' Utility Easement 10" County Water 3,000'± | 1.3774 AC |
| Remainder | 109.423 AC |



View of Subject property.



View of subject property from Interstate 75



View of Exit 11 Interchange from subject property .



View of subject property from Highway 31/Racetrack Road.



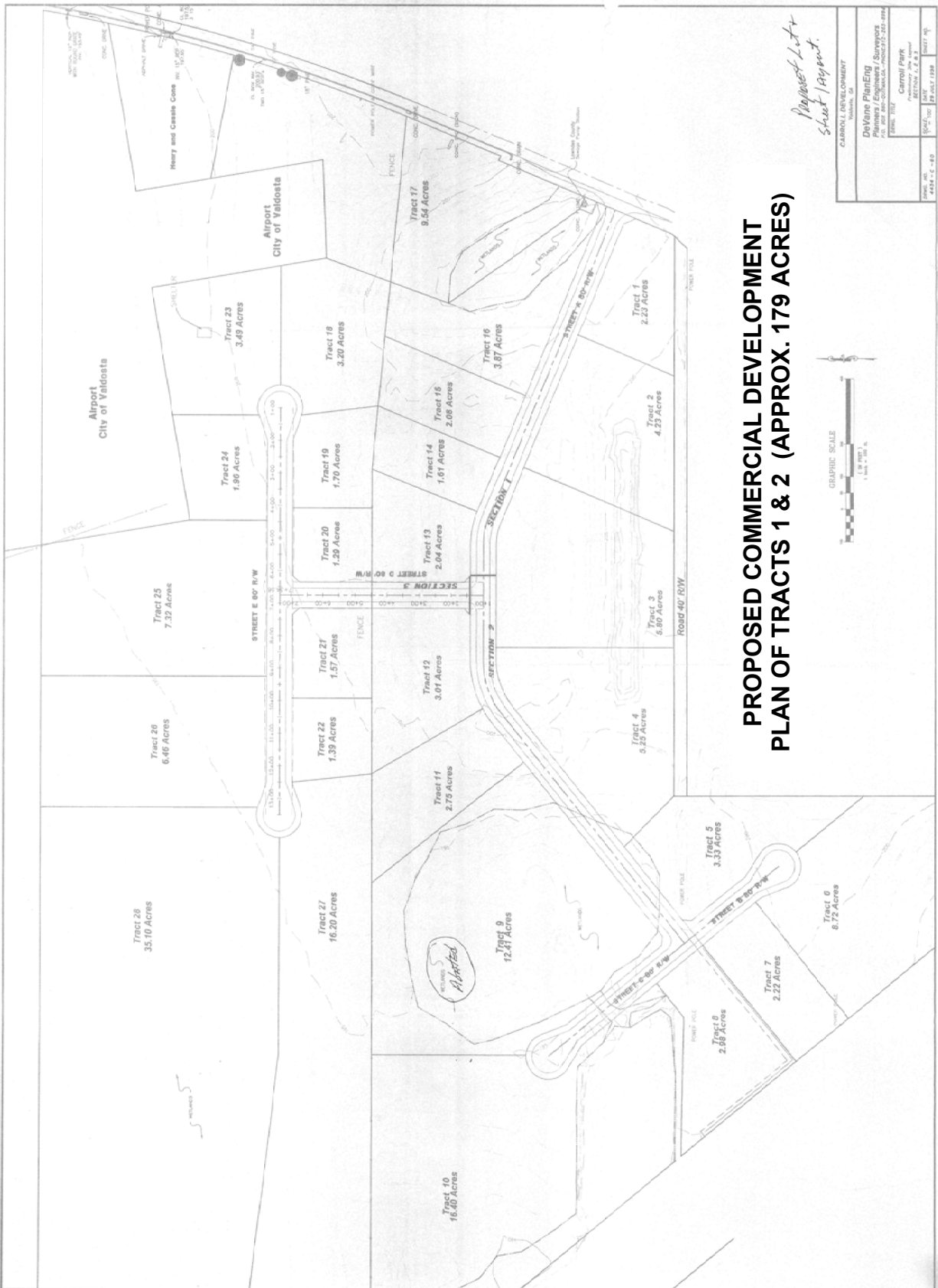
PROPERTY SURVEY





PROPOSED COMMERCIAL SUBDIVISION-TRACT 1







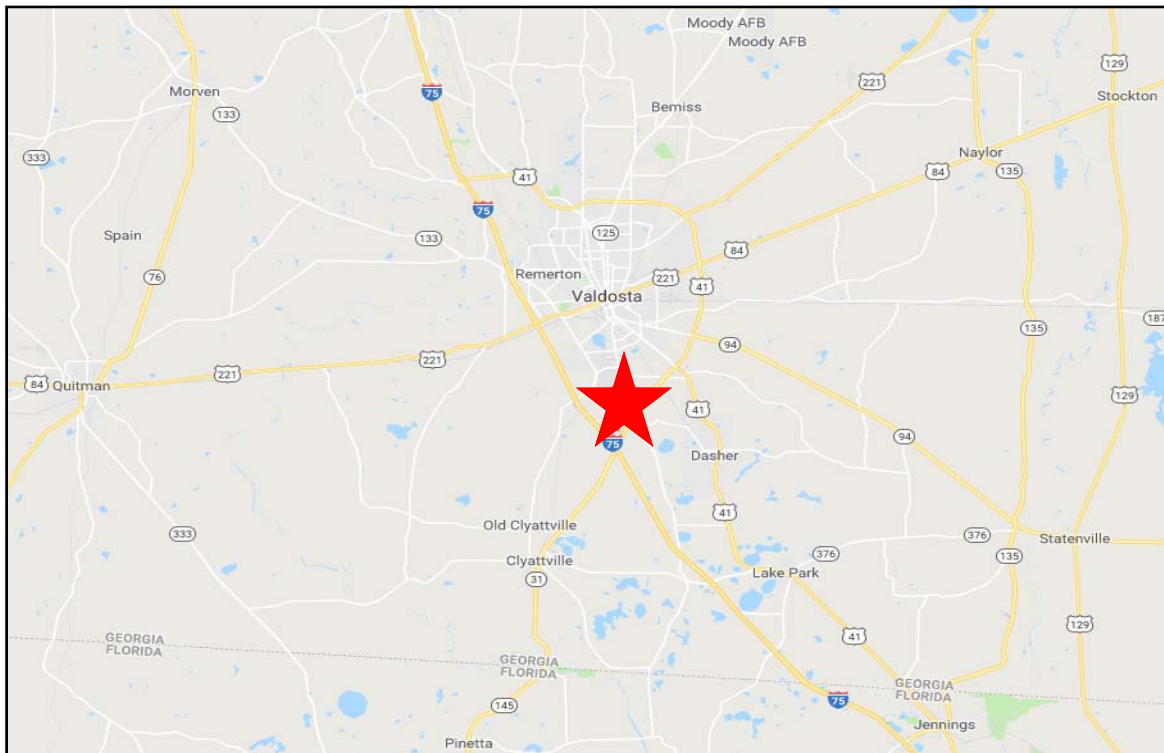
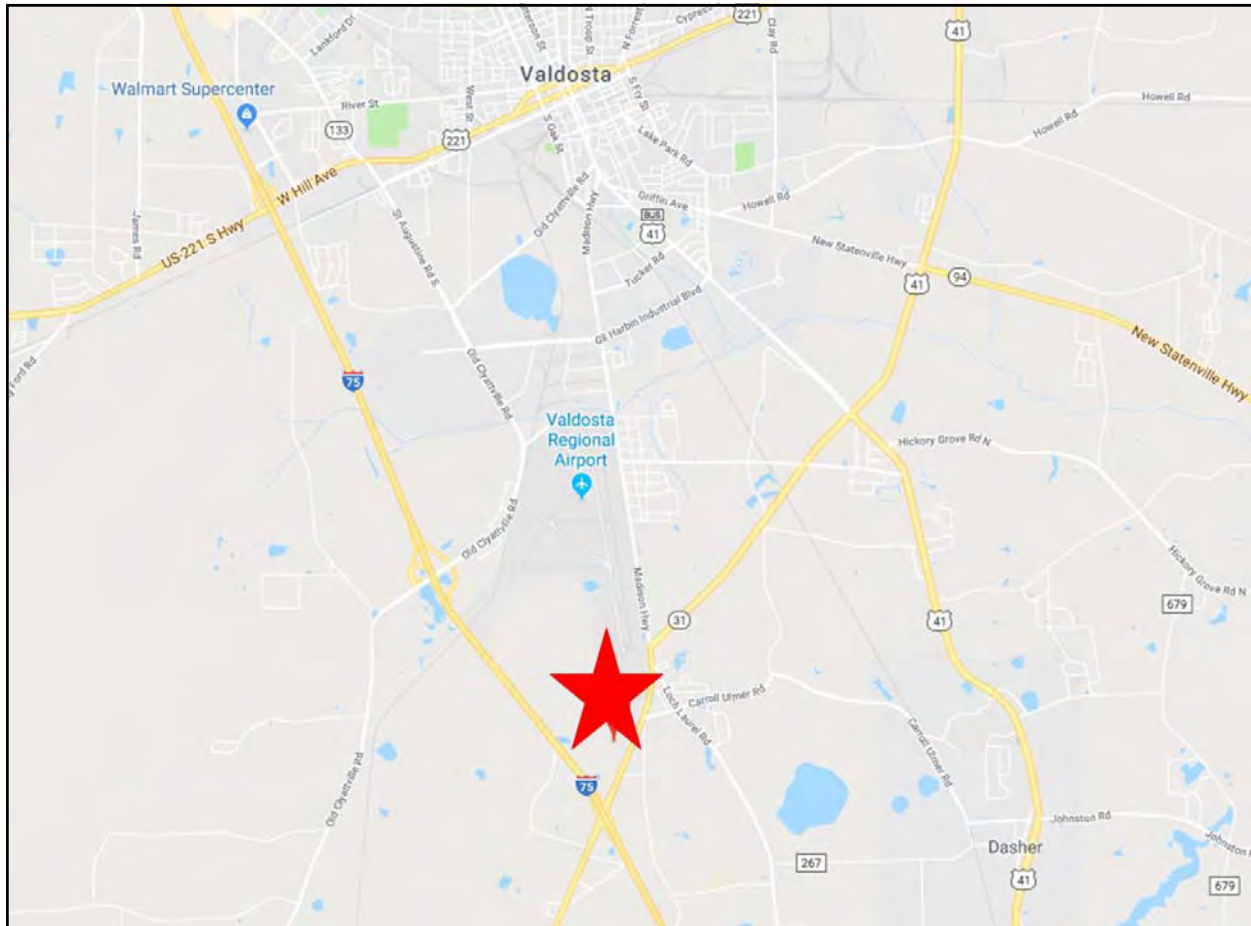
EROSION CONTROL PLAN





Racetrack Rd & I-75, Valdosta, GA 31601

LOCATION MAPS





Demographic and Income Profile

Lowndes County, GA
Lowndes County, GA (13185)
Geography: County

Prepared by Esri

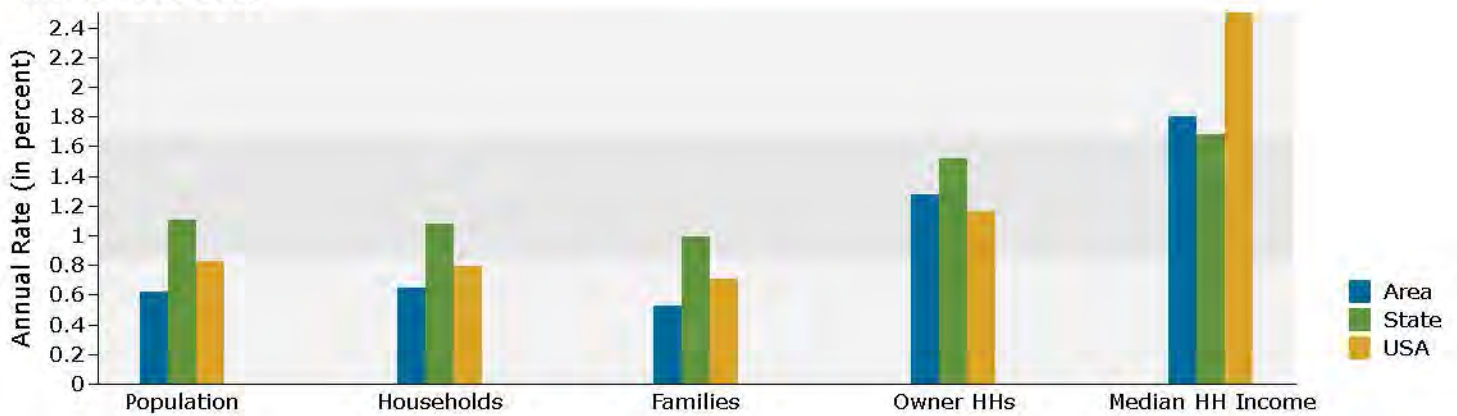
| Summary | Census 2010 | | 2018 | | 2023 | |
|---------------------------------|-------------|---------|----------|---------|----------|---------|
| Population | 109,233 | | 115,491 | | 119,132 | |
| Households | 39,747 | | 42,154 | | 43,552 | |
| Families | 26,191 | | 27,391 | | 28,125 | |
| Average Household Size | 2.59 | | 2.59 | | 2.59 | |
| Owner Occupied Housing Units | 22,448 | | 21,613 | | 23,034 | |
| Renter Occupied Housing Units | 17,299 | | 20,541 | | 20,518 | |
| Median Age | 29.9 | | 31.6 | | 32.7 | |
| Trends: 2018 - 2023 Annual Rate | Area | | State | | National | |
| Population | 0.62% | | 1.10% | | 0.83% | |
| Households | 0.65% | | 1.08% | | 0.79% | |
| Families | 0.53% | | 0.99% | | 0.71% | |
| Owner HHs | 1.28% | | 1.52% | | 1.16% | |
| Median Household Income | 1.80% | | 1.68% | | 2.50% | |
| | | | 2018 | | 2023 | |
| Households by Income | | | Number | Percent | Number | Percent |
| <\$15,000 | | | 7,076 | 16.8% | 6,556 | 15.1% |
| \$15,000 - \$24,999 | | | 5,514 | 13.1% | 5,321 | 12.2% |
| \$25,000 - \$34,999 | | | 4,983 | 11.8% | 4,936 | 11.3% |
| \$35,000 - \$49,999 | | | 6,028 | 14.3% | 6,074 | 13.9% |
| \$50,000 - \$74,999 | | | 7,646 | 18.1% | 8,008 | 18.4% |
| \$75,000 - \$99,999 | | | 4,477 | 10.6% | 4,999 | 11.5% |
| \$100,000 - \$149,999 | | | 4,040 | 9.6% | 4,593 | 10.5% |
| \$150,000 - \$199,999 | | | 1,343 | 3.2% | 1,644 | 3.8% |
| \$200,000+ | | | 1,047 | 2.5% | 1,421 | 3.3% |
| | | | | | | |
| Median Household Income | | | \$42,535 | | \$46,504 | |
| Average Household Income | | | \$59,444 | | \$66,847 | |
| Per Capita Income | | | \$22,878 | | \$25,583 | |
| | | | 2018 | | 2023 | |
| Population by Age | Census 2010 | | 2018 | | 2023 | |
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 8,264 | 7.6% | 7,990 | 6.9% | 8,129 | 6.8% |
| 5 - 9 | 7,329 | 6.7% | 7,734 | 6.7% | 7,793 | 6.5% |
| 10 - 14 | 7,120 | 6.5% | 7,324 | 6.3% | 7,708 | 6.5% |
| 15 - 19 | 9,923 | 9.1% | 9,252 | 8.0% | 9,674 | 8.1% |
| 20 - 24 | 13,350 | 12.2% | 12,684 | 11.0% | 11,978 | 10.1% |
| 25 - 34 | 15,729 | 14.4% | 18,527 | 16.0% | 18,349 | 15.4% |
| 35 - 44 | 13,127 | 12.0% | 13,384 | 11.6% | 15,122 | 12.7% |
| 45 - 54 | 13,386 | 12.3% | 12,434 | 10.8% | 11,956 | 10.0% |
| 55 - 64 | 10,312 | 9.4% | 12,187 | 10.6% | 12,084 | 10.1% |
| 65 - 74 | 6,178 | 5.7% | 8,555 | 7.4% | 9,804 | 8.2% |
| 75 - 84 | 3,371 | 3.1% | 3,979 | 3.4% | 4,942 | 4.1% |
| 85+ | 1,144 | 1.0% | 1,441 | 1.2% | 1,593 | 1.3% |
| | | | 2018 | | 2023 | |
| Race and Ethnicity | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 63,485 | 58.1% | 64,318 | 55.7% | 64,252 | 53.9% |
| Black Alone | 39,142 | 35.8% | 42,552 | 36.8% | 44,575 | 37.4% |
| American Indian Alone | 416 | 0.4% | 394 | 0.3% | 375 | 0.3% |
| Asian Alone | 1,591 | 1.5% | 2,421 | 2.1% | 3,069 | 2.6% |
| Pacific Islander Alone | 122 | 0.1% | 140 | 0.1% | 157 | 0.1% |
| Some Other Race Alone | 2,165 | 2.0% | 2,735 | 2.4% | 3,283 | 2.8% |
| Two or More Races | 2,312 | 2.1% | 2,931 | 2.5% | 3,421 | 2.9% |
| | | | | | | |
| Hispanic Origin (Any Race) | 5,238 | 4.8% | 6,850 | 5.9% | 8,272 | 6.9% |

Data Note: Income is expressed in current dollars.

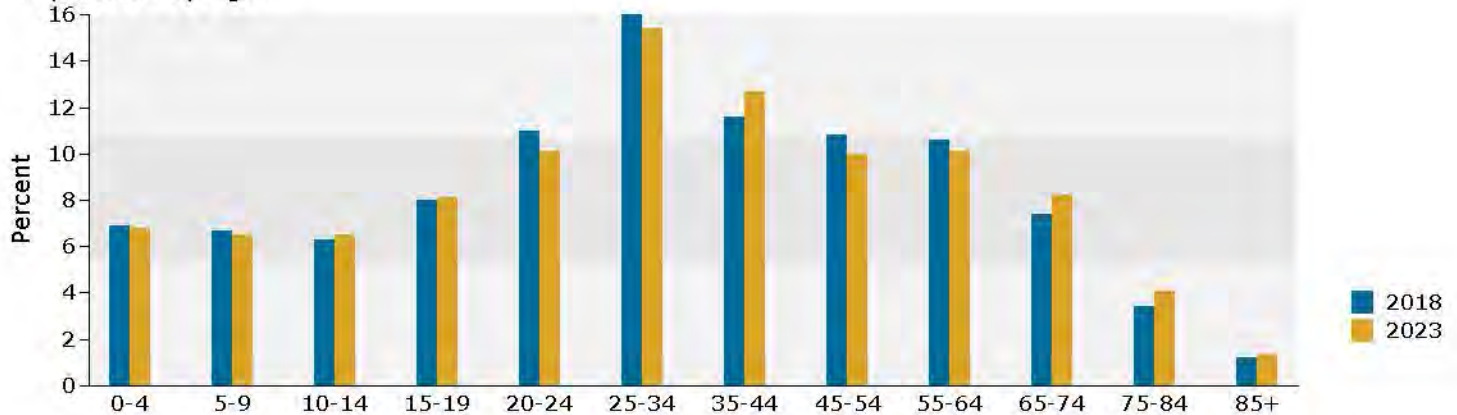
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

July 19, 2018

Trends 2018-2023



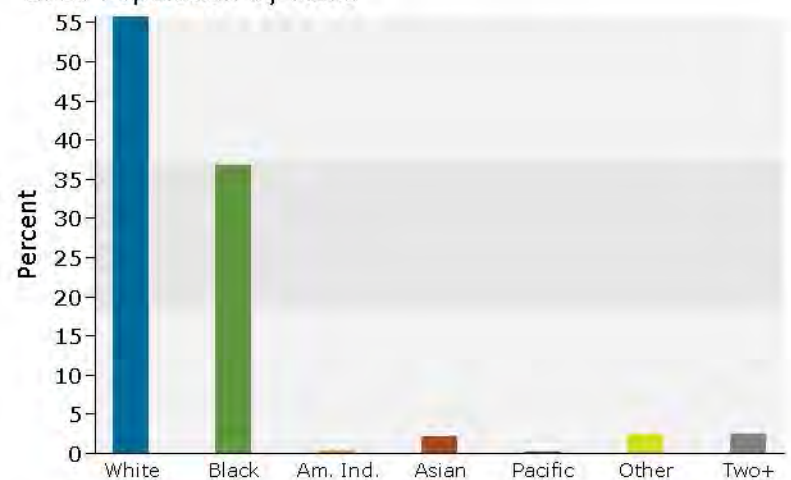
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 5.9%