

Vacant Lot – Park and Wayne Avenue

- Prime Location - This is the last vacant building lot zoned RP available from the north boundary of the VSU main campus up N. Oak Street to Roosevelt Drive, east to Patterson Street and south back to the north boundary of the VSU main campus that is suitable for both office professional and/or multi-family development.
- Zoning and Property Information - The entire city block that the property is located on is now zoned RP and has already been developed into professional office space and/or high-end single family and multi-family rental units. This property consists of a 0.921 acre vacant lot that has 75 ft. of street frontage on both Park Avenue and Wayne Avenue. It is composed of 3 contiguous tax parcels that total in size to 0.921 acres. Until recently, one of the tax parcels was zone RP and 2 were zoned DR-10. I was recently successful in getting two of the three tax parcels that were zoned DR-10 rezoned to RP. Now the entire property has RP zoning. Attached you will find a zoning map, property survey, right-of-way deed and survey for city sidewalk construction, a conceptual layout for a 6,000 sq. ft. single story or 12,000 sq. ft. two-story medical or professional office building with the objective of maximizing parking spaces and a conceptual site plan from the year 1995 for three townhouse duplexes and two garage apartments. In 1995 there was a maximum of 10 multi-family units under RP zoning. This has been increased to a current maximum number of 18. In my opinion, a site plan can be approved for somewhere between 8 and 10 multi-family units or possibly more. The lot only has a single magnolia tree. The entire lot is grassed and ready for construction site prep without having to spend any money for tree and stump removal. It has all city utilities available from both streets.
- Fair Market Value - I have had Freddie Bajalia and Scott Alderman both take a look at the lot and give me their opinion of Fair Market Value. Both have indicated that they feel like the lot should sell within a range of \$250,000 to \$275,000 depending on the use and type of development. Even if you do not immediately start a development plan for the property it is one that is well worth adding to your investment portfolio as a property that is assured to increase in value each year.

Offers are invited. If we can agree on an acceptable price then you will be given a 30 to 60 day due diligence period to determine if the property can be used for your needs. You may call me personally to discuss making an offer.

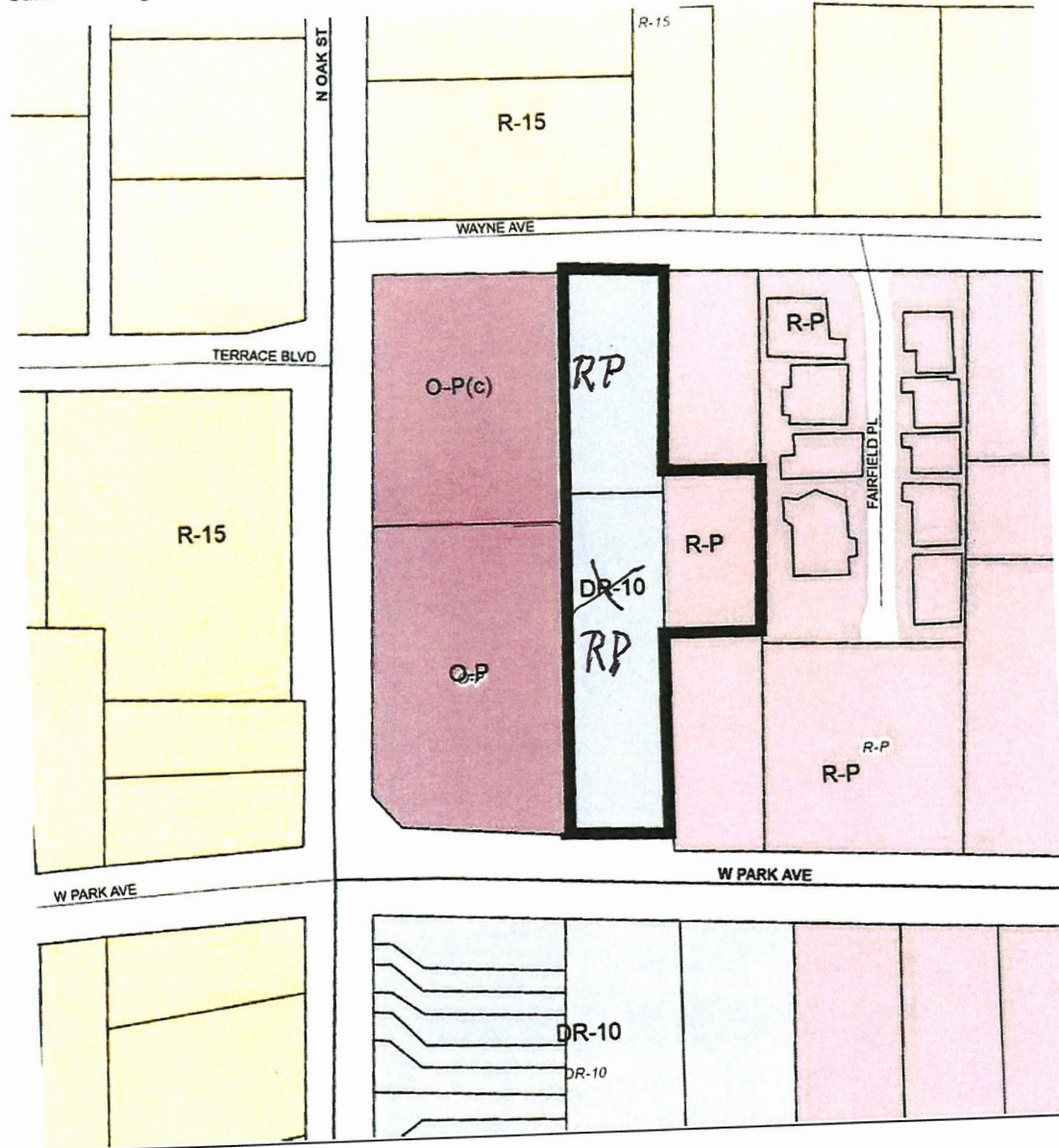
Thanks,
Julian Cloud
229-560-5251

Julian Cloud



212 West Park Avenue & Vicinity
Current Zoning = DR-10 & R-P

** Map NOT to scale
** Map Data Source: VALOR GIS May 2024



Julian Cloud



212 West Park Avenue & Vicinity
Aerial Imagery ~ 2021

** Map NOT to scale
** Map Data Source: VALOR GIS May 2024





**CITY OF VALDOSTA, GEORGIA
RIGHT-OF-WAY DEED**

GEORGIA, Lowndes County

Project No. _____

THIS CONVEYANCE made and executed the _____ day of _____, 2001

WITNESSETH that Norma Jean and Julian R. Cloud, the undersigned, is the owner

of a tract of land in said City and County through which a street known as Park Avenue

as staked by the City of Valdosta Engineering Department per attached plat.

NOW THEREFORE, in consideration of the benefit to my property by the construction or maintenance of said street, and in consideration of One Dollar (\$1.00) in hand paid the receipt whereof is hereby acknowledged, I do hereby grant, bargain, sell and convey to said City of Valdosta so much land in said City and County as to make a right-of-way for said street as surveyed and measured, as follows:

All that tract or parcel of land situate, lying and being in the City of Valdosta, Lowndes County, Georgia, being more particularly described as follows: as a point of reference, begin at the point which marks the intersection of the Northern right-of-way margin of Park Avenue and the eastern right-of-way margin of N. Oak Street, from said point travel south 88 degrees 42 minutes 17 seconds east a distance of 147.15 feet to a point, said point being the POINT OF BEGINNING; thence, travel south 88 degrees 42 minutes 17 seconds east a distance of 75.00 feet to a point; thence, north 01 degrees 21 minutes 08 seconds east a distance of 9.57 feet to a point; thence, north 88 degrees 42 minutes 17 seconds west a distance of 75.10 feet to a point; thence, south 00 degrees 39 minutes 13 seconds west a distance of 9.57 feet to a point and the POINT OF BEGINNING.

This property is the same as that shown and designated "No. 2" on plat prepared by the City of Valdosta Engineering Department entitled "Right-of-Way Acquisition, Oak Street at Park Avenue" and dated July 27, 2001.

Said property contains 0.016 acres.

I hereby warrant that I have the right to sell and convey said land bind myself, my heirs, executors and administrators forever to defend by virtue of these presents.

In Testimony thereof, I have hereunto set my hand and seal the day above written.

Signed, sealed and delivered in the
presence of:

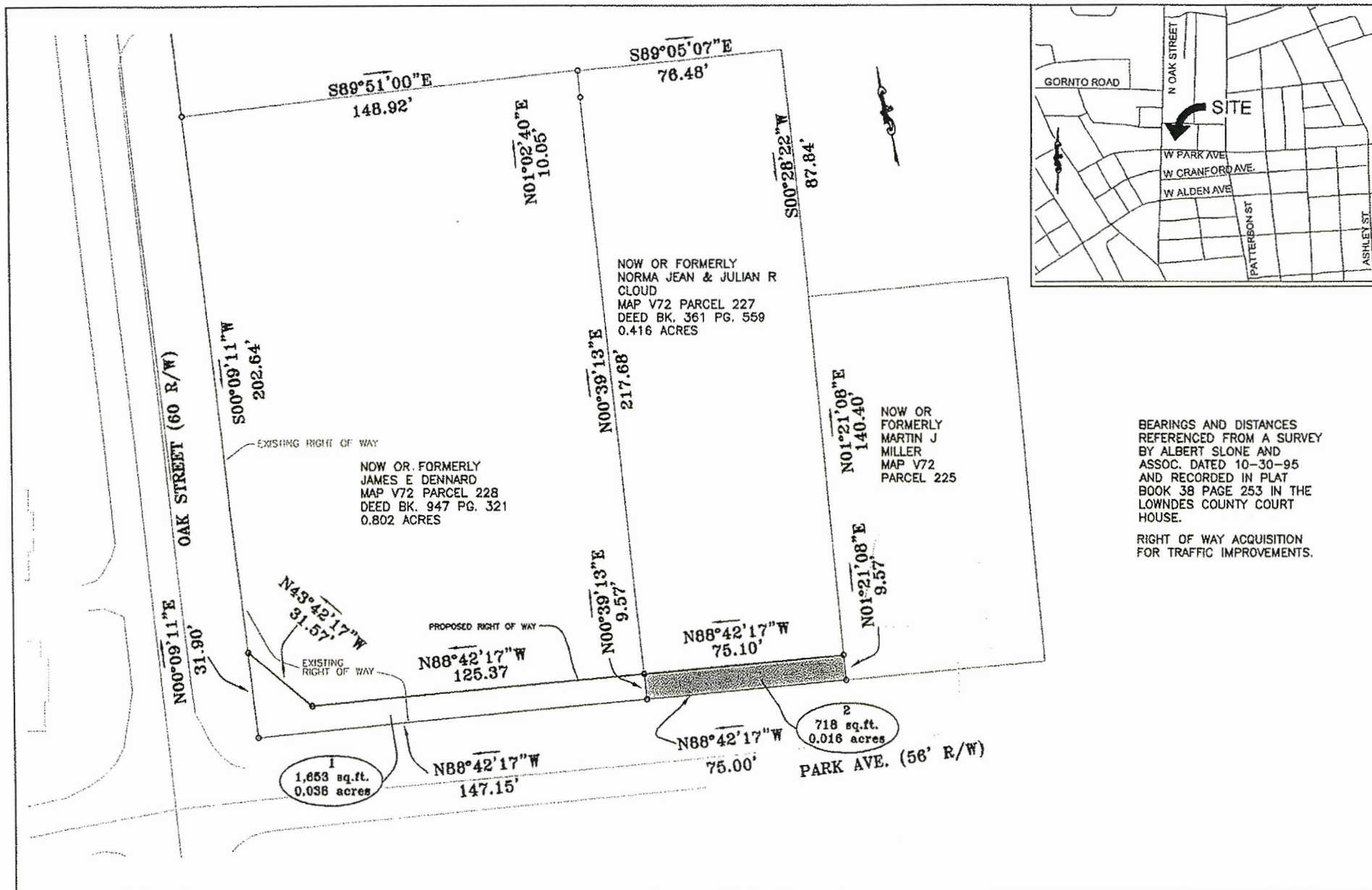
_____. L.S.

_____. L.S.

_____. L.S.

_____. L.S.

Notary Public



CITY OF VALDOSTA
ENGINEERING DEPT
300 N LEE ST
VALDOSTA GA 31602

RIGHT OF WAY ACQUISITION

OAK ST. @ PARK AVE.
CITY OF VALDOSTA, GEORGIA

DRAWN BY: JWP

DATE: 07-27-01

CHECKED BY: DSS

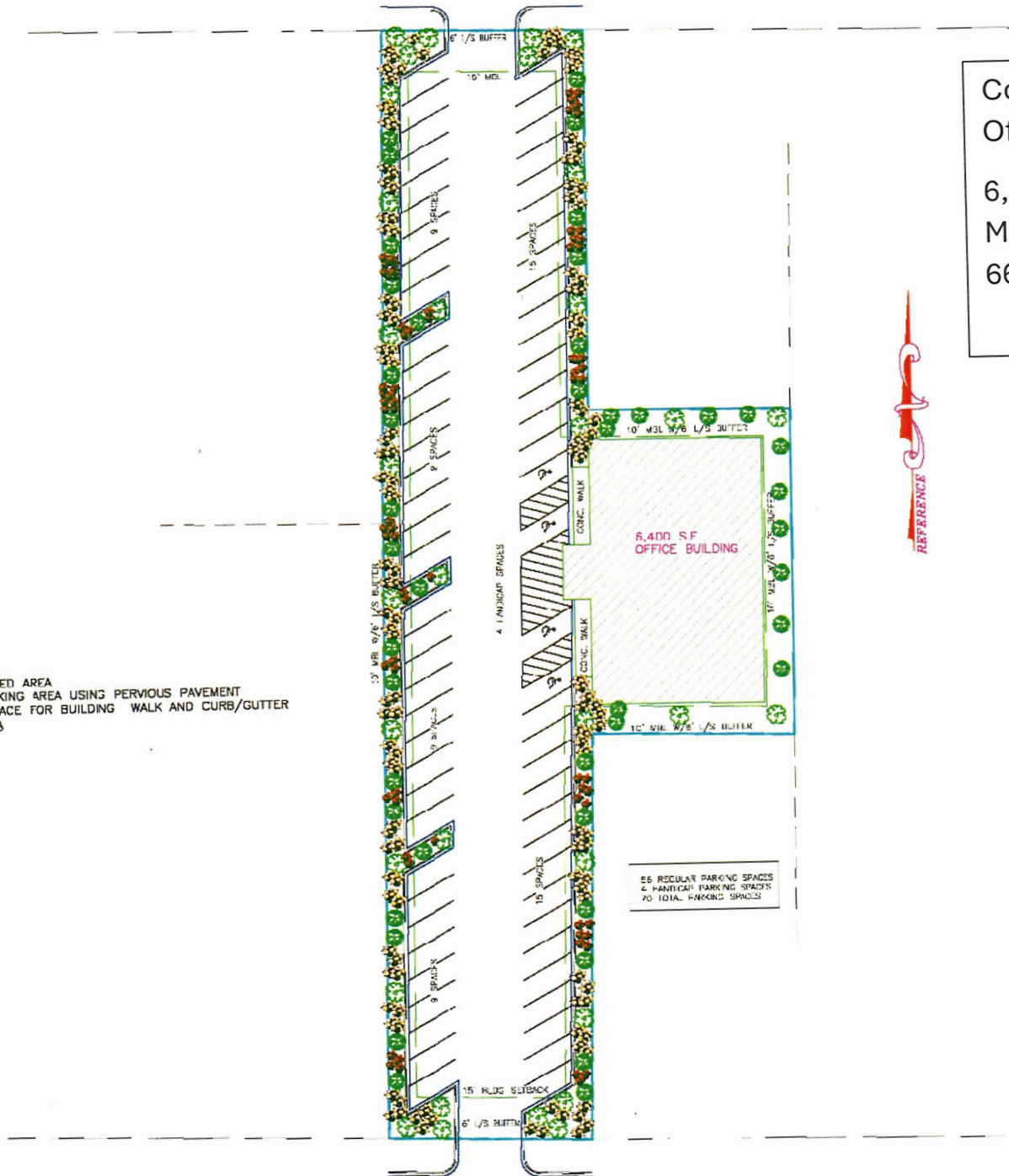
SCALE 1"=50'

JOB NO.: 00-11-143

SHEET 1 OF 1

OAK STREET & PARK AVE DESIGN.DWG

PARK AVENUE (56'± R/W)



8,397.2 WITHIN LANDSCAPED AREA
23,958.8 S.F. WITHIN PARKING AREA USING PERVIOUS PAVEMENT
7741.7 IMPERVIOUS SURFACE FOR BUILDING WALK AND CURB/GUTTER
40,097.7 S.F. TOTAL AREA

6,400 sq. ft. Office Building
Maximum Parking Spaces:
66 Regular, 4 Handicap, 70 Total

WAYNE AVENUE (40'± R/W)



0.298 AC.

13001.38 sq. ft.

PARCEL 85 OF
TAX MAP VA-43
DEED BK. 1237 PG. 91

NORTH OAK STREET

EMORY LANE & SHERYL
F. GIDDENS PROPERTY
PARCEL 100 OF
TAX MAP VA-43
DEED BK. 844 PG. 109

N 01°02'40" E

10.05'

LOT 7

JAMES E. DENHARD
PROPERTY
PARCEL 84 OF
TAX MAP VA-43
DEED BK. 947 PG. 321

TIE DISTANCE PER
PLAT BOOK "1", PG. 16
147.15'

0.416 AC.

18100.26 sq. ft.

DAVID ARNOLD PROPERTY
TRACT TWO OF
PLAT BK. 38 PG. 240
TAX MAP VA-43
PAR. 99

MARTIN J. MILLER
PROPERTY
PARCEL 85 OF
TAX MAP VA-43
DEED BK. 413 PG. 633

PARK AVENUE (56'± R/W)

