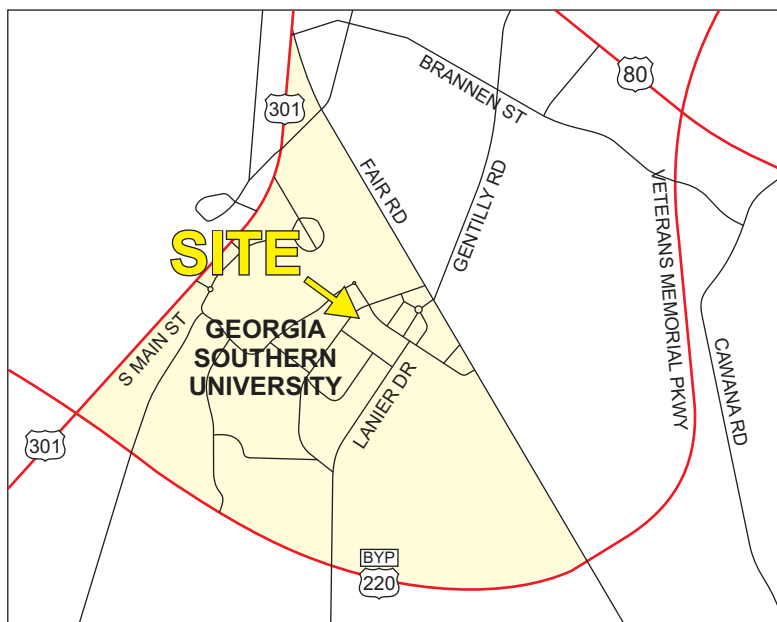


1 UNIVERSITY PLACE, STATESBORO, GA



- ZONED PUD BY VARIANCE
- APPROVED FOR 464 BEDS ACROSS 116 UNITS & 18,500 SF RETAIL
- 270 PARKING SPACES APPROVED BY VARIANCE
- MAX BLDG HEIGHT OF 68' BY VARIANCE

\$4,200,000

FOR MORE INFORMATION CONTACT
BRAD TOY, CCIM, AT 864-640-7429
btoy@langston-black.com

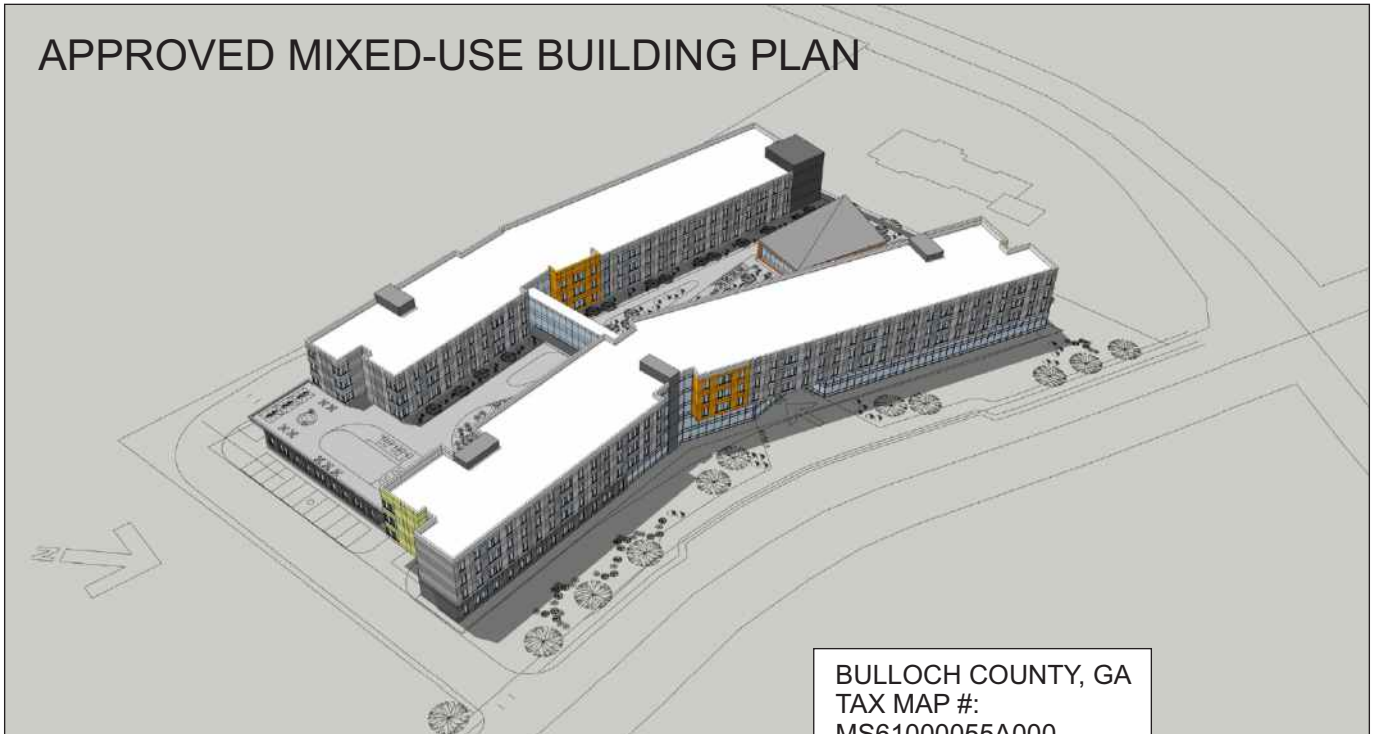
Langston Black
REAL ESTATE, INC.

P.O. BOX 2167
GREER, S.C. 29652
BUS: 864-848-9070

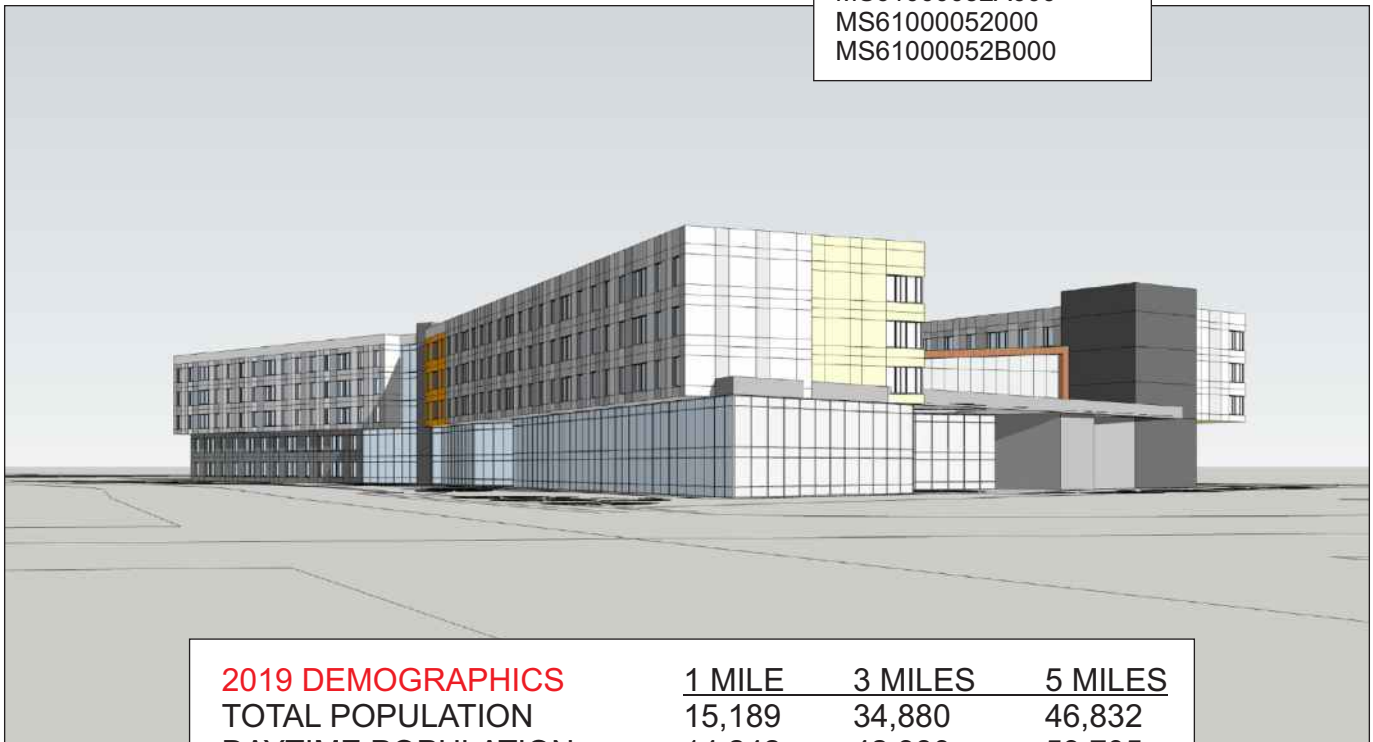
051

www.langston-black.com

APPROVED MIXED-USE BUILDING PLAN



BULLOCH COUNTY, GA
TAX MAP #:
MS61000055A000
MS61000052A000
MS61000052000
MS61000052B000



2019 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,189	34,880	46,832
DAYTIME POPULATION	14,242	42,380	53,705
MEDIAN AGE	21.5	23.4	24.3
AVERAGE HH INCOME	\$31,463	\$46,351	\$55,732

- GEORGIA SOUTHERN STATESBORO CAMPUS ENROLLMENT (2018): 18,499
- ON CAMPUS RESIDENTS (2018): 5,794
- EXISTING BUILDING IS A 26,339+- SF MULTI-TENANT RETAIL CENTER
- 2 EXISTING TENANTS IN-PLACE: SHENANIGAN'S AND FAST & EASY