

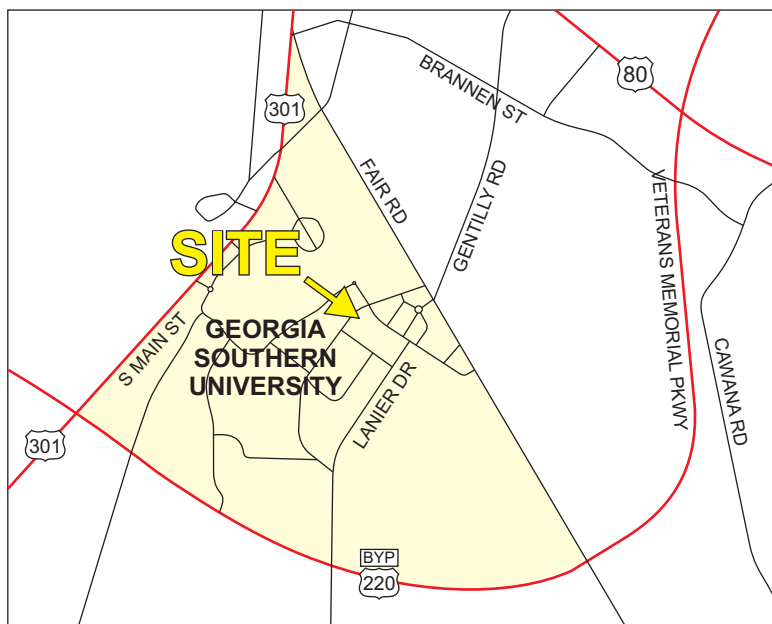
LANGSTON BLACK

REAL ESTATE, INC.

DEVELOPMENT OPPORTUNITY LAND FOR SALE

LOCATED IN OPPORTUNITY ZONE

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

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REAL ESTATE, INC.

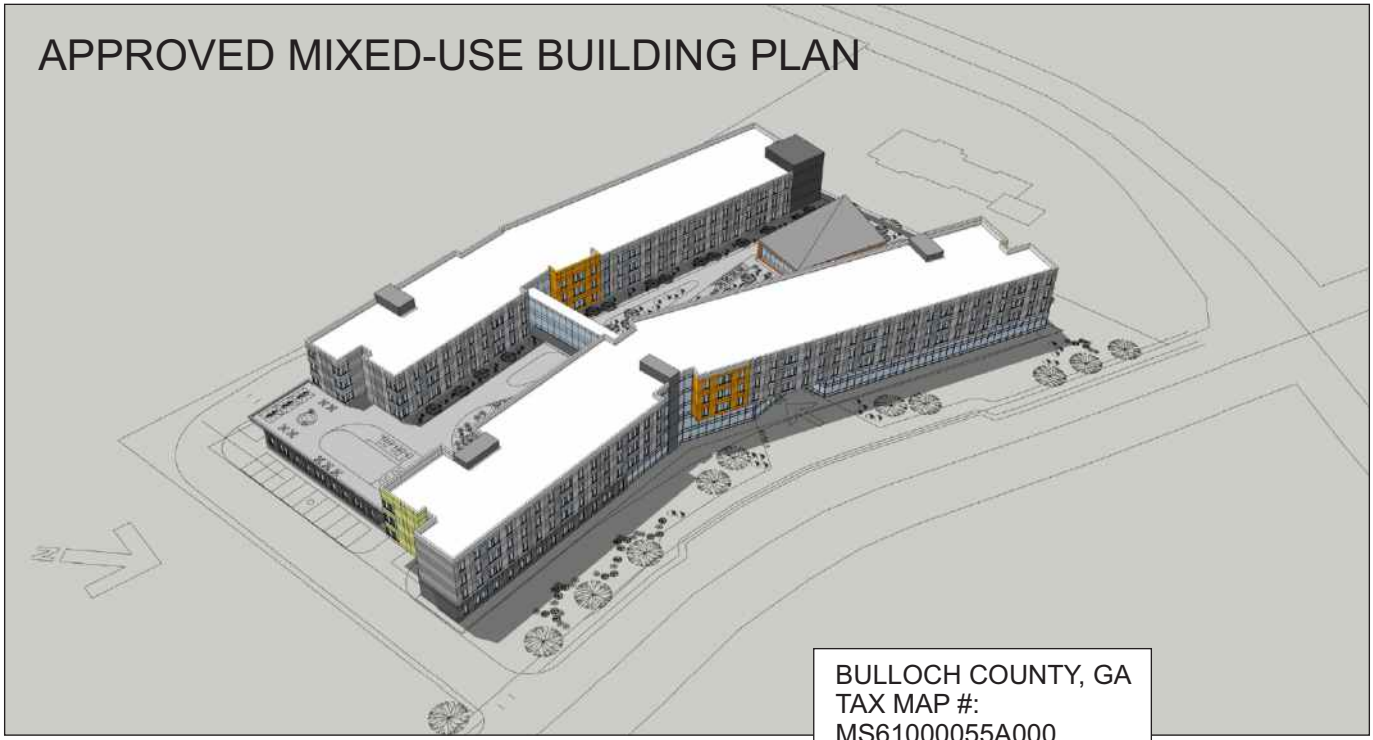
P.O. BOX 2167
GREER, S.C. 29652
BUS: 864-848-9070

072

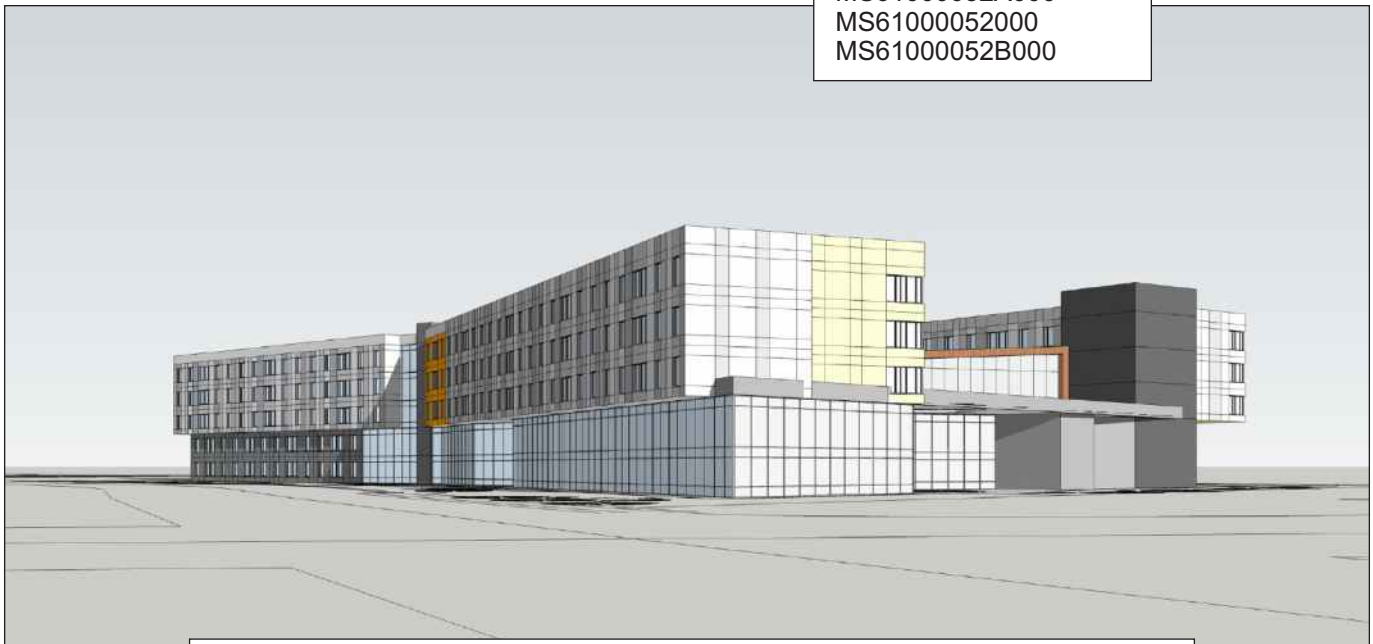
www.langston-black.com

Every effort has been made to ensure the accuracy of the enclosed data, but we assume no responsibility for errors. All conditions and pricing subject to change without notice.
(LANGSTON-BLACK SITE #072)

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