



HWY 301 (VPD 19,000)

Veterans Memorial Pkwy (VPD 19,600)

FOR SALE

DEVELOPMENT SITE - HIGH GROWTH CORRIDOR

20 VETERANS PL STATESBORO, GA 30458

Prashant Patel

Advisor

prashant.patel@blokkcre.com
229.256.3260

Traver Vliem

Advisor

traver.vliem@blokkcre.com
912.515.6060

PROPERTY SUMMARY

Development Site - High Growth Corridor | Versatile MXZoning (Mixed-Use)

20 Veterans Pl Statesboro, GA 30458

Blokk Commercial Real Estate is pleased to present 20 Veterans Place, Statesboro, Georgia. This 1.06-acre commercial parcel is positioned along the high-traffic Veterans Memorial Parkway, offering excellent visibility and direct access to a fast-growing retail corridor.

The site sits adjacent to Family Dollar and is surrounded by major national retailers including Publix, Chick-fil-A, Huey Magoo's, Starbucks, Circle K, Parker's, AutoZone, and others within the nearby University Station and Eagles Corner developments. Kroger has officially broken ground on its new development next to the site, further enhancing the area's retail presence and reinforcing the continued growth of the Veterans Memorial Parkway corridor.

With traffic counts near 20,000 vehicles per day on Veterans Memorial Parkway and proximity to Georgia Southern University and Ogeechee Technical College, the property is ideally suited for quick-service restaurants, medical or service users, or a retail pad site. Strong co-tenancy, established infrastructure, strategic frontage, and continued retail growth make this an exceptional infill opportunity for a forward-looking developer or owner-user.

INVESTMENT HIGHLIGHTS

Pricing: \$450,000

Lot Size: 1.06

VPD: 19k+



1.06 Acres



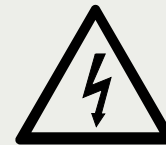
Excellent visibility



.25 Miles to Georgia Southern University



.25 Miles to Georgia Southern University



All utilities present

19k+
VPD

1.06
ACRES



PROPERTY OVERVIEW



New Kroger
Under Construction
Opening Fall 2027

Hotel



Hotel

Public
Storage

Veterans Memorial Pkwy (VPD 19,600)

1.06
Acres



PROPERTY OVERVIEW



HWY 301 (VPD 19,000)

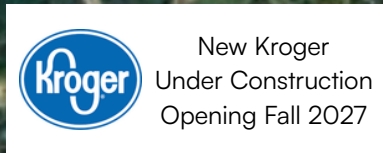
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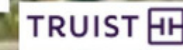
PROPERTY OVERVIEWS



SITE ZOOM RETAILERS



Woodford Station



DEMOGRAPHICS



Population

- 1 mile: 20,587
- 3 miles: 49,345
- 5 miles: 69,924



Household Income

- 1 mile: \$52,331
- 3 miles: \$59,264
- 5 miles: \$63,821



Number of Households

- 1 mile: 6,278
- 3 miles: 17,391
- 5 miles: 25,165



Daytime Employees

- 1 mile: 4,401
- 3 miles: 20,850
- 5 miles: 24,201



Total Businesses

- 1 mile: 556
- 3 miles: 2,360
- 5 miles: 2,715

BIO/CONTACT



Prashant Patel

Advisor

prashant.patel@blokkcre.com

229.256.3260

BACKGROUND

Prashant Patel is a commercial real estate advisor with Blokk Commercial Real Estate specializing in investment sales, retail, hospitality, multifamily and development opportunities throughout the Southeast. He works with private investors, developers and business owners on acquisitions, dispositions, leasing and investment strategy while focusing on off-market opportunities and value creation.

As an active real estate investor himself, Prashant brings an owner's perspective to every transaction. His firsthand experience buying, selling and evaluating investment properties allows him to provide practical advice, structure creative deals and help clients achieve their investment goals.

Originally from Tifton, Georgia, Prashant earned his degree in Business Management from Georgia Southern University. Outside of work, he enjoys playing basketball, snowboarding, traveling and staying active.

EDUCATION

Georgia Southern University
College of Business Management

BIO/CONTACT



TRAVER VLIEM

Advisor

traver.vliem@blokkcre.com

912.515.6060

BACKGROUND

Traver Vliem focuses in retail, industrial, residential development tracts, and investment sales across Southeast Georgia, advising clients on acquisitions, dispositions, and development opportunities. His work spans single-tenant net-leased assets, redevelopment sites, and multi-market portfolios. Originally from Texas, Traver played football at Georgia Southern University and now lives in Statesboro with his wife, Bre, and their two young children. They are active members of Compassion Christian Church and enjoy attending sporting events together. Outside of work, Traver's interests include sports, artificial intelligence, and fitness.

EDUCATION

Georgia Southern University

College of Business Management. Minor in Finance. (Honors) Four year Letterman on Football Team