

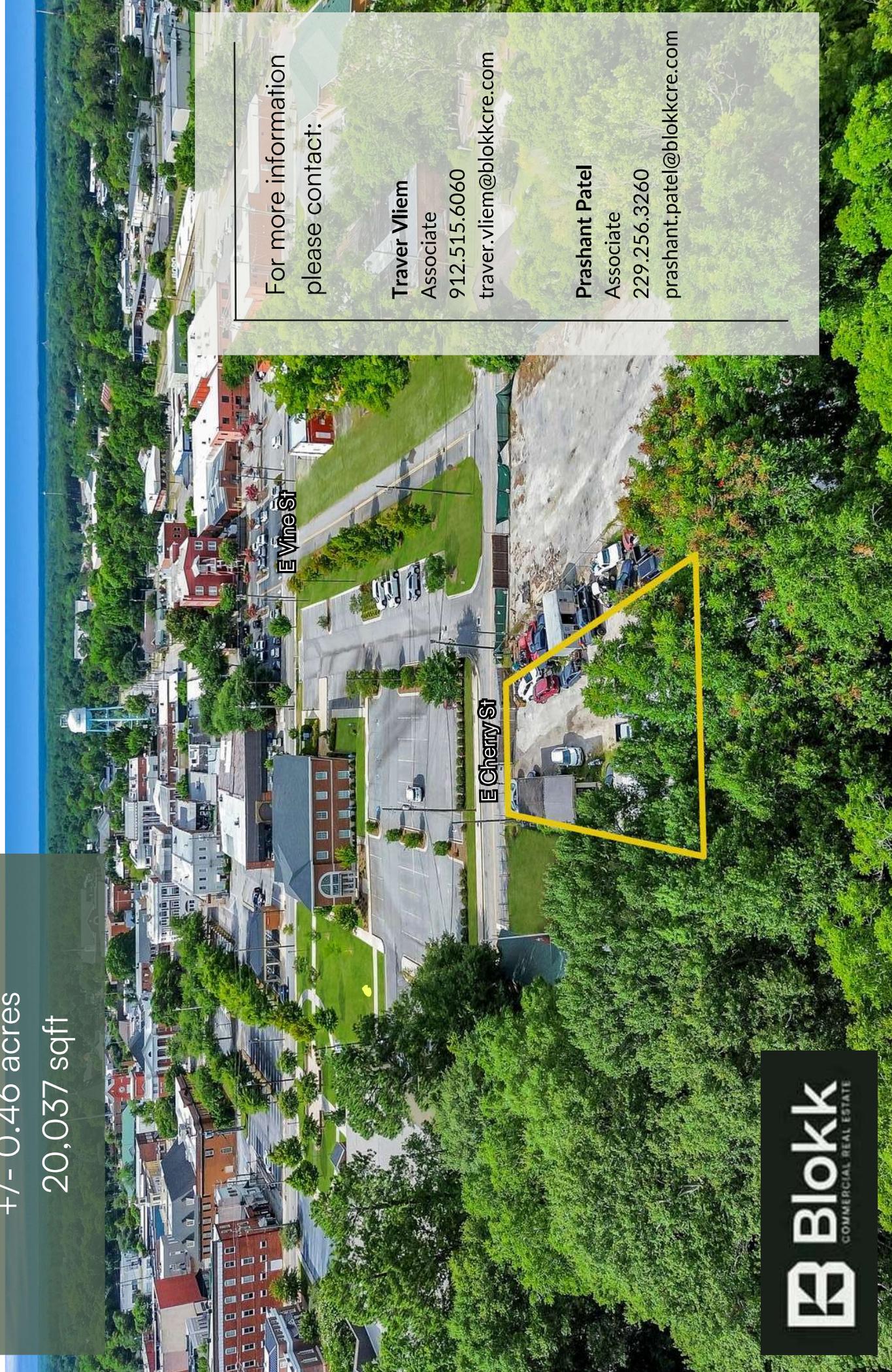
Investment/Owner Occupant

AVAILABLE

+/- 0.46 acres

20,037 sqft

10 E Cherry St. Statesboro, GA 30458



For more information
please contact:

Traver Vliem

Associate

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Prashant Patel

Associate

229.256.3260

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Property Summary

The Offering

Pricing: \$275,000

APN: S29 000024 000

Zoning: LI (Light Industrial)

Size: 0.46 acres - 20,037 sqft

Full access onto E Cherry St

Property Overview

This 0.41-acre light industrial property is located in downtown Statesboro, within the Downtown Statesboro Incentive District. The property includes a 456 sqft office space and a 650 sqft shed/utility building. It is zoned LI (Light Industrial) and has city utilities available.

Situated in a Federal Opportunity Zone, the property offers potential tax advantages. It is well-suited for various commercial and industrial uses, making it an infill development opportunity that leverages existing urban infrastructure.

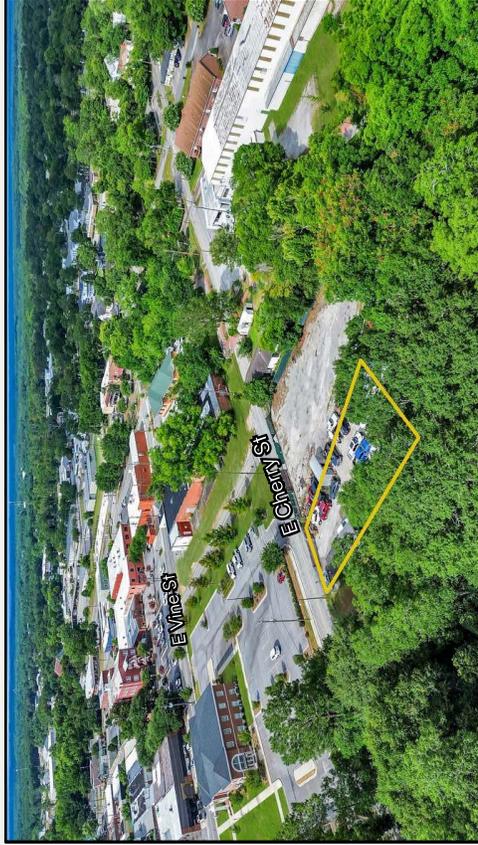
Site Zoom Retailers



Site Zoom Overview

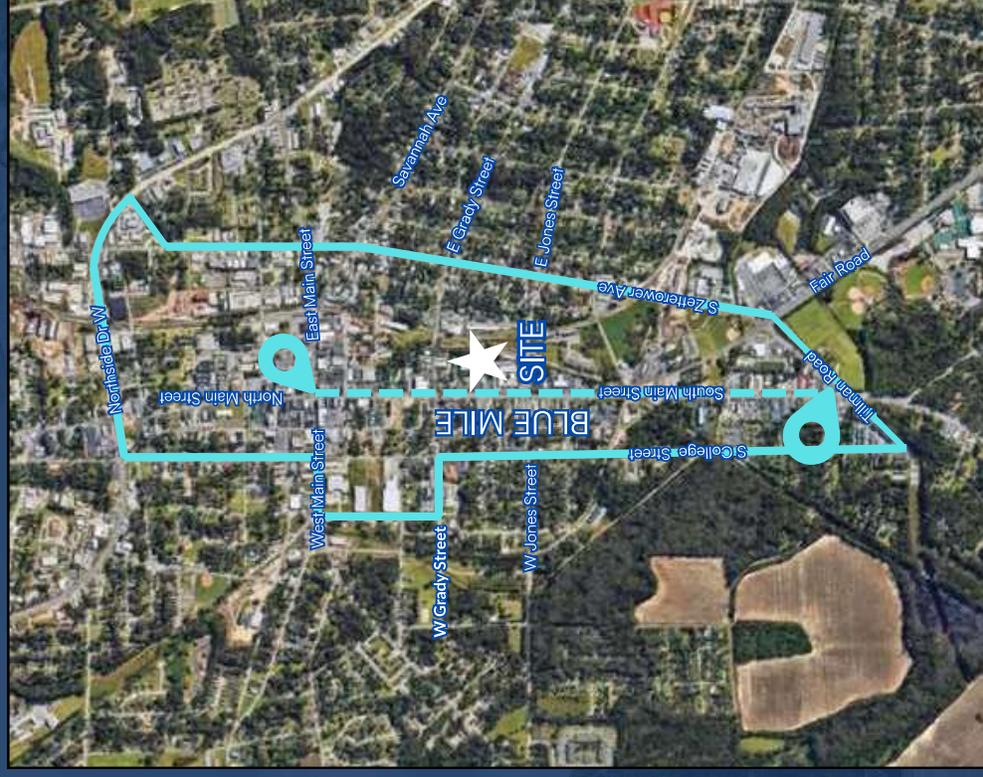


Property Views



The Creek/Blue Mile Project

The City of Statesboro has completed Phase 1 of the Blue Mile Streetscape Improvements Project. This project will continue the theme of improved drainage, sidewalks, landscaping, street lighting, resurfacing, and utility relocation along South Main Street. Phase 1 began at the intersection with Tillman Road and ended near the intersection with Fair Road. Phase 2 will start at the Fair Road intersection (with accommodation for a proposed roundabout) and terminates at the intersection of East and West Grady Streets.



The Downtown Statesboro Development Authority Incentive Package



NEW businesses and residential renovations, rehabilitations, and/or construction projects that are located in the Downtown Statesboro Incentive District.

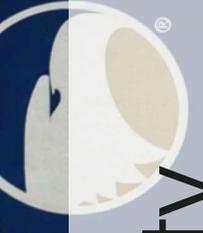
The Downtown Statesboro Incentive Program offers financial benefits for NEW businesses that wish to locate in the Downtown Statesboro Incentive District.

INCENTIVES INCLUDE:

- Waiver of Business License Fees
- Waiver of Occupation Tax
- Waiver of Building Permit Fees for:
 - Renovation of Existing Buildings
 - Construction of New Buildings
- Waiver of Initial Natural Gas Connections and Fees
- Waiver of Initial Water and Sewer Tap Fees



Georgia Southern University



GEORGIA
SOUTHERN
UNIVERSITY



- Georgia Southern's official fall 2023 enrollment was 26,100 students
- 2.35% increase over falls 2022 enrollment
- GSU's annual economic impact has soared to more than \$1.107 billion for FY 2022, a 7.3% increase over the previous year
- Located 1.8 miles from site

Bio/Contact



TRAVER VLIEM

Associate

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912.515.6060

BACKGROUND

Traver Vliem began his real estate career in 2019. After brokering and personally investing in real estate for three years, he joined Blokk Commercial Real Estate as a sales associate. Traver is currently working on retail sales across the US.

EDUCATION

Georgia Southern University

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



Bio/Contact



Prashant Patel

Associate

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229.256.3260

BACKGROUND

Prashant Patel began his career with Blokk in 2023. He previously served in the hospitality industry for over six years in a manager role. In addition to his work in real estate, Prashant is an angel investor in businesses across the southeast. Through his investments, he has gained valuable insights into various market trends, which he leverages to help his clients make informed decisions about their real estate investments. Prashant has personally bought and sold multiple commercial and residential properties over the years, giving him a firm understanding of the buying and selling process.

EDUCATION

Georgia Southern University
College of Business Management

