

South Campus
Development

Akins Blvd



HOTWORX
24 HOUR INFRARED FITNESS STUDIO



HIBACHI
EXPRESS & RAMEN

BLAZE PIZZA



publix



crumbl
cookies

tropical CAFE
SMOOTHIES

EGGS UP
GRILL

huey
magoos
CHICKEN TENDERS



Tormenta Way

FOR SALE

1.24 ACRE DEVELOPMENT LOT

TORMENTA WAY

STATESBORO, GA 30458

Prashant Patel

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PROPERTY SUMMARY

1.24 ACRE DEVELOPMENT LOT | STATESBORO, GA

Tormenta Way Statesboro, GA 30458

Blokk Commercial Real Estate presents a 1.24-acre development site in the top-performing retail node in Statesboro, GA. The site sits one row off the intersection of Veterans Memorial Bypass (US 80) and Old Register Rd. It has MX zoning, which allows a wide range of uses, and the seller can deliver it as-is or pad-ready at the buyer's request. Demand drivers in and around the node include the #1 Publix in Georgia, an upcoming 15-acre mixed-use development, Georgia Southern's new 208-acre south campus development, and a new \$15 million extended-stay hotel and much more. On the west side of Old Register Rd, a 237.5-acre planned unit development will add 1,650 units, with construction phased through 2030. Capital is already moving here: a new unanchored strip center across the street just sold for \$495/SF. Contact Blokk Commercial Real Estate to schedule a site visit.

INVESTMENT HIGHLIGHTS

Pricing: \$850,000

Lot Size: 1.24 Acres

Zoning: Mixed-Use



Prime location



Versatile MX zoning



**Strong economic anchors
(including Georgia's #1
Publix and university
expansions)**



**1650 units planned or
under construction
nearby**



**Massive residential
growth**



Proven market premium



PROPERTY VIEW



The Jack and
Ruth Ann Hill
Convocation Center

South Campus
Development

Veterans Memorial Pkwy (25,200 VPD)

BLAZE PIZZA
WAYBACK
BURGERS

Chick-fil-A

1.24
Acres

Tormenta Way



 New Kroger
Under Construction
Opening Fall 2027

Hotel

 Jimmy John's

Hotel

Public Storage

 FAMILY DOLLAR

 Parker's

 Jewell's

 CIRCLE K

 O'Reilly

HWY 301 (19,000 VPD)

 Publix

 Starbucks

 Little Chicks

 crumb cookies

 maggoo's

 EGGS UP GRILL

 tropical CAFE

Tormenta Way

Veterans Memorial Pkwy (25,200 VPD)

Future Mixed-Use Development

122-Room Extended Stay Hotel

Old Register Road

 CLUBHOUSE

SOLA Student Housing

Solomon Village
237.5 Acre Planned Unit Development

SURROUNDING RETAILERS



Walgreens
EL SOMBRERO
Wendy's

Office Depot
Home Depot
Chick-fil-A
Starbucks

Walmart

Olive Garden
Cane's
Rocky Bar
Panera Bread
Lowe's
Chili's
Pizza Hut

GEORGIA SOUTHERN UNIVERSITY

Allen E. Paulson Stadium

The Jack and Ruth Ann Hill Convocation Center

South Campus Development

Akins Blvd

Publix
crumbl cookies
Tropical CAFE
Eggs Up Grill
Magoo's

Wayback
Hootworx
HIBACHI EXPRESS & RAMEN
Chick-fil-A

122-Room Extended Stay Hotel

Future Mixed-Use Development

CLUBHOUSE

SOLA Student Housing

Solomon Village 237.5 Acre Planned Unit Development

Veterans Memorial Pkwy (25,200 VPD)

Hwy 301 (19,000 VPD)

Old Register Road

Tormenta Way

SURROUNDING RETAILERS



PROPERTY VIEWS



DEMOGRAPHICS



Population

- 1 mile: 14,500
- 3 miles: 59,900
- 5 miles: 65,400



Household Income

- 1 mile: \$56,900
- 3 miles: \$53,100
- 5 miles: \$56,000



Age Demographics

- 1 mile: 33
- 3 miles: 26
- 5 miles: 27



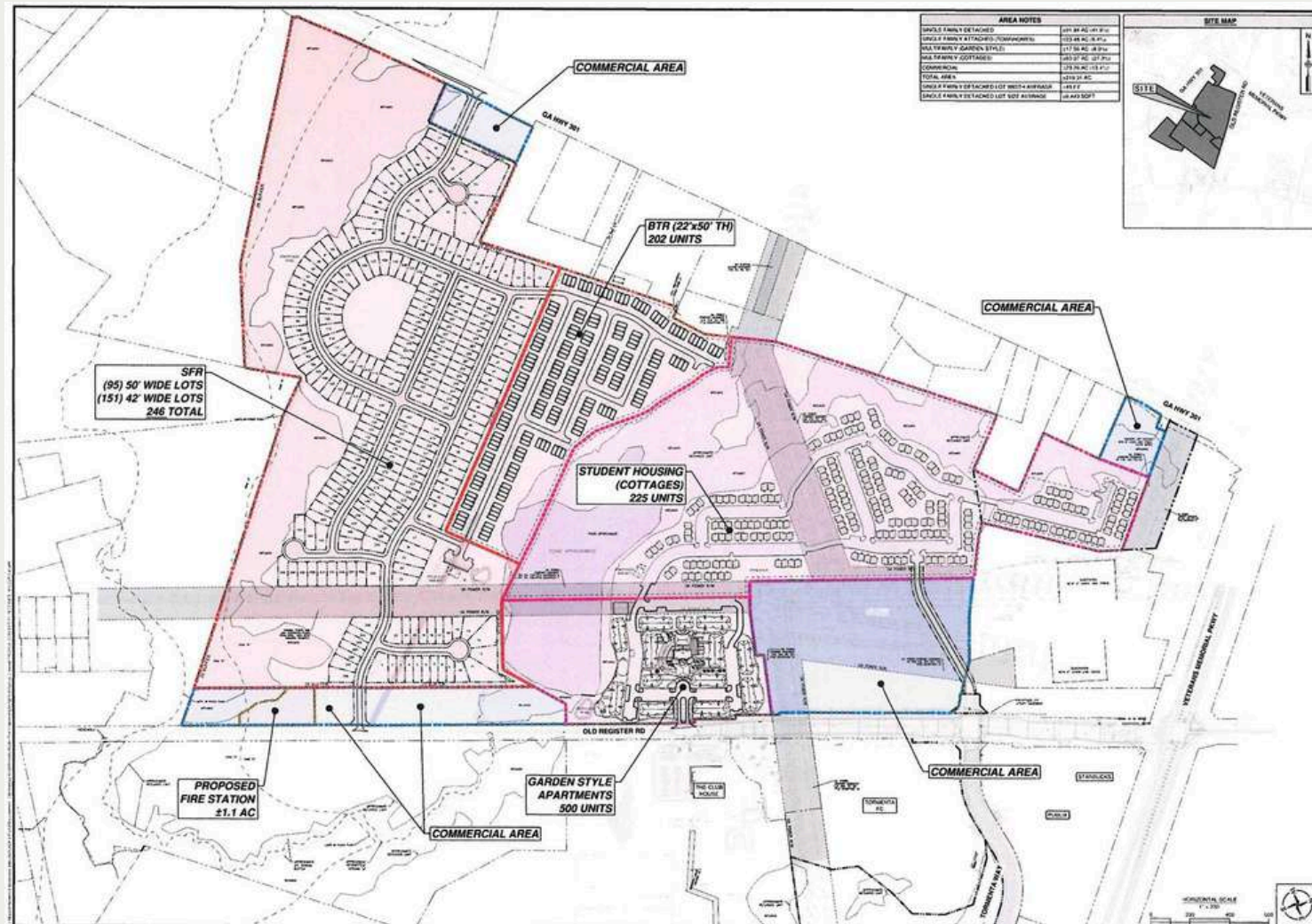
ON-SITE ANCHOR: NEW 122-ROOM EXTENDED STAY HOTEL



SURROUNDING DEVELOPMENT - SOLOMON VILLAGE



- 237.5-acre Planned Unit Development
- 1,650 New Residential Units
- Positioned immediately West of Tormenta Way
- Built-In foot traffic
- Dedicated Student Housing - includes SoLA Student Housing
- Master Plan includes four dedicated commercial and retail spaces designed to serve both the community and the surrounding area



SOUTH CAMPUS MASTERPLAN

The Georgia Southern University South Campus Master Plan represents a significant long-term expansion initiative encompassing approximately 200 + acres south of Veterans Memorial Parkway. Planned as a mixed - use extension of the university, the development will include future academic facilities, student housing, research and innovation space, and expanded athletic and event venues, anchored by the Jack and Ruth Ann Hill Convocation Center. A key component of the plan is the extension of Akins Boulevard, which will create a primary connection between the South Campus and the main campus, improving accessibility and circulation.

The phased buildout is designed to accommodate continued enrollment growth while enhancing campus infrastructure and student amenities. As development progresses, the expansion is expected to increase overall campus activity and strengthen the surrounding area through additional housing, services, and supporting commercial development.



THE JACK AND RUTH ANN HILL CONVOCATION CENTER



The Jack and Ruth Ann Hill Convocation Center is a newly delivered, 95,000-square-foot multi-purpose arena located on Georgia Southern University's South Campus. Opened in December 2024, the facility serves as the home of the university's NCAA Division I men's and women's basketball programs and hosts a wide range of university and community events, including graduations and large-scale gatherings.

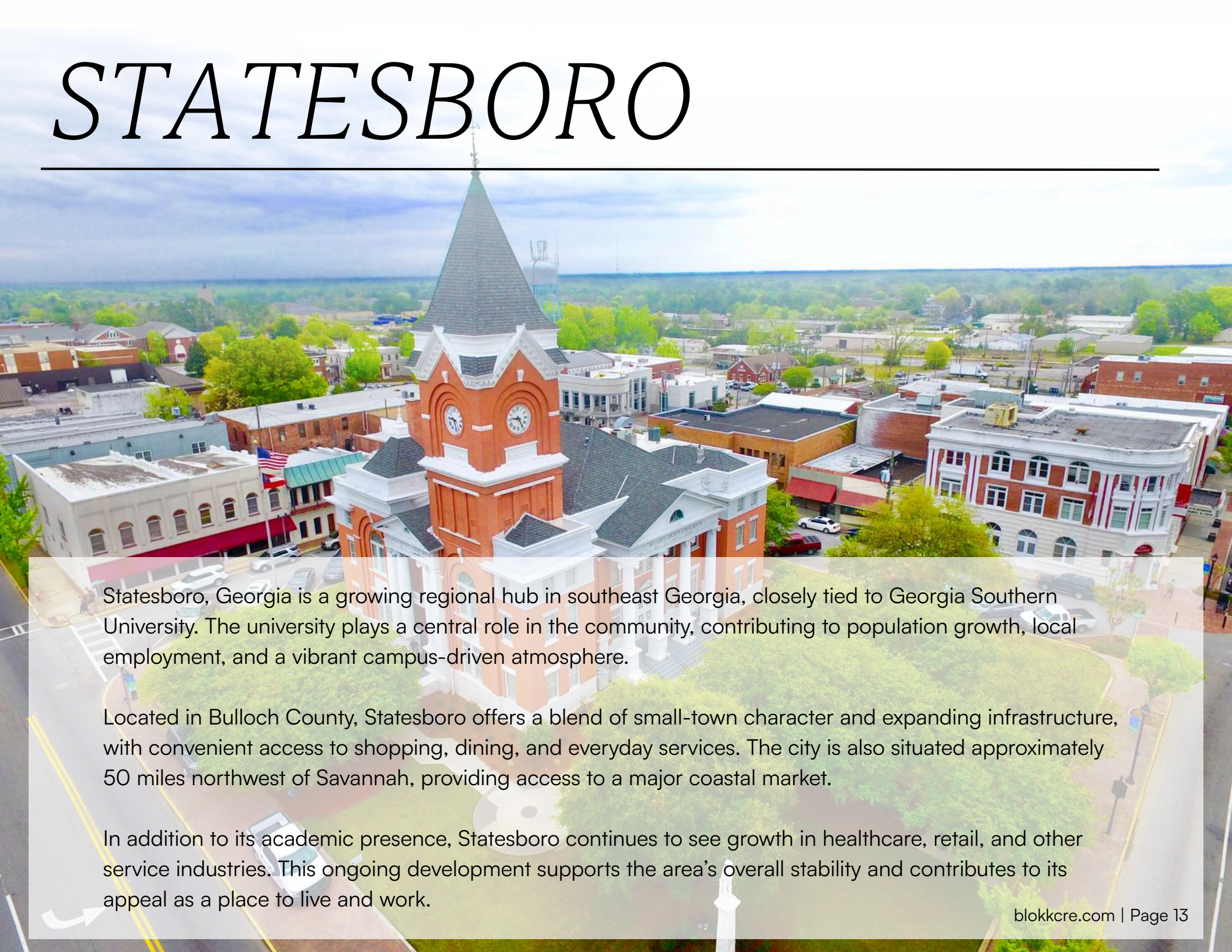


As one of the largest event venues in the region, the Convocation Center accommodates over 5,500 attendees and serves as a central hub for student life, athletics, and academic programming.



The completion and active use of this facility represent a major milestone in Georgia Southern's South Campus expansion, increasing on-campus activity, student engagement, and visitor traffic. Its proximity to The Islands supports sustained housing demand and reinforces the property's position within a rapidly growing corridor.

STATESBORO



Statesboro, Georgia is a growing regional hub in southeast Georgia, closely tied to Georgia Southern University. The university plays a central role in the community, contributing to population growth, local employment, and a vibrant campus-driven atmosphere.

Located in Bulloch County, Statesboro offers a blend of small-town character and expanding infrastructure, with convenient access to shopping, dining, and everyday services. The city is also situated approximately 50 miles northwest of Savannah, providing access to a major coastal market.

In addition to its academic presence, Statesboro continues to see growth in healthcare, retail, and other service industries. This ongoing development supports the area's overall stability and contributes to its appeal as a place to live and work.

STATESBORO



Education

Statesboro is supported by a strong higher education presence, including Georgia Southern University, Ogeechee Technical College, and East Georgia State College, which collectively contribute to a well-educated and continuously replenished workforce. These institutions help drive key employment sectors in the region, including education, healthcare, manufacturing, and retail trade. As a result, Bulloch County benefits from a diverse labor pool with a steady pipeline of graduates, supporting both existing employers and future economic growth.



Visitors & Tourism

126M + annual visitor spending in Bulloch County

Tourism ranks as a top local industry and major economic driver

Visitor Volume Drivers

University-related travel is the primary demand generator

163,000+ annual visitors tied to Georgia Southern alone

Includes:

- Football games & athletics
- Graduation ceremonies
- Conferences & campus tours

Overnight vs Day Visitors

Majority of university-driven visitors:

- ~130,000+ overnight stays annually

Supports:

- Hotels
- Short-term rentals
- Restaurants & retail

Events & Seasonal Traffic

Football weekends bring tens of thousands of visitors per season

Additional demand from:

- Regional tournaments
- Festivals & local events
- Academic calendar cycles

LOCATION OVERVIEW



BIO/CONTACT



Prashant Patel

Advisor

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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

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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