

# Buster Bassford Business Park

Industrial - Site



Lowndes County  
 Old Statenville Rd and Clay Rd  
 Valdosta, GA 31601

For Sale or Lease

**For Sale**

Sale/Lease Price

**\$40,000/acre**



## Detail

<b>Subtype:</b> Site	<b>Total Acreage:</b> 230	<b>Avail Acreage:</b> 133	<b>Largest Tract:</b> 100
<b>Smallest Tract:</b> 1	<b>GRAD:</b> Yes	<b>In City Limits:</b> Yes	<b>Current Zoning:</b> M2
<b>Proposed Zoning:</b> Heavy Industrial	<b>Land Use North:</b> Manufacturing	<b>Land Use South:</b> Agricultural	<b>Land Use East:</b> Agricultural
<b>Land Use West:</b> Residential	<b>Dev Stage:</b> Industrial Park	<b>Rail Available:</b> Yes	<b>Rail Siding:</b> Yes
<b>Rail Provider:</b> Norfolk Southern	<b>Environ Ph1:</b> Yes	<b>Ph1 Cult &amp; End:</b> No	<b>Wetland Del:</b> No
<b>Ph1 Soils:</b> No	<b>Covenants:</b> No	<b>Ownership:</b> Public	

## Utilities

<b>Fire Rating:</b> 2	<b>Police Protection:</b> County	<b>Fire Protection:</b> County	<b>Telecommunications:</b> AT&T
<b>Electric Provider:</b> Georgia Power Co.	<b>Sewer Provider:</b> City of Valdosta	<b>Water Provider:</b> City of Valdosta	<b>Gas Provider:</b> Atlanta Gas Light Company
<b>Sewer Size:</b> 8" Main	<b>Water Size:</b> 12" Main	<b>Gas Size:</b> 4" Main	

## Transportation

Type	Name	Distance (mi)	Description
Interstate	75	4.6	
Highway	US 84	1	
Airport	Valdosta Regional	4	6,302 ft runway
Intermodal	Waycross	60	
Port	Brunswick	119	Sea Port

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### Additional Information

Zoning Advantages: Job Tax Credit - Tier 3/\$1,750 (2012), Less Developed Census Tract (2011)



*Information presented is obtained from sources deemed reliable. We assume no liability of errors, omissions or modifications.*