



INDUSTRIAL PARK
COMING SOON
(500+ JOBS)

WARE COUNTY
HIGH SCHOOL

DOLLAR TREE

SUBWAY

ACE
Hardware



CIRCLE K

Wawa



SOUTH GEORGIA
STATE COLLEGE

Subject Property
8.25 AC

DOLLAR GENERAL

ROOST
CHICKEN & BISCUITS

20,200 VPD

| SOUTH GEORGIA PARKWAY |

AVAILABLE FOR SALE, GROUND LEASE, OR BUILD-TO-SUIT

Waycross, GA



FranklinStreet
LAND ADVISORY GROUP

A Licensed Georgia Broker #SL329335

BOOS
DEVELOPMENT

CONCEPT PLAN



PROPERTY AERIAL



RETAIL MAP



SOUTH GEORGIA STATE COLLEGE



South Georgia State College is a respected public institution that serves students from across Georgia and beyond through a range of associate and bachelor's degree programs. Known for its personalized approach to education, the college emphasizes small class sizes, accessible faculty, and a supportive learning environment that helps students prepare for continued education and career success.

With campuses in Douglas and Waycross, the college plays an important role in the region's educational and economic landscape. Its residential campus, collegiate athletics, and year-round academic and community programming contribute to a vibrant atmosphere that supports local businesses while attracting students, faculty, and visitors from throughout South Georgia.



COASTAL PINES TECH COLLEGE



Coastal Pines Technical College's Waycross campus serves as a hub for technical and career-focused education in southeast Georgia. As one of the college's key locations, the Waycross campus offers students in the area convenient access to hands-on training and workforce-ready programs close to home. The campus traces its roots to Okefenokee Technical College, which merged with Altamaha Technical College to form Coastal Pines Technical College.

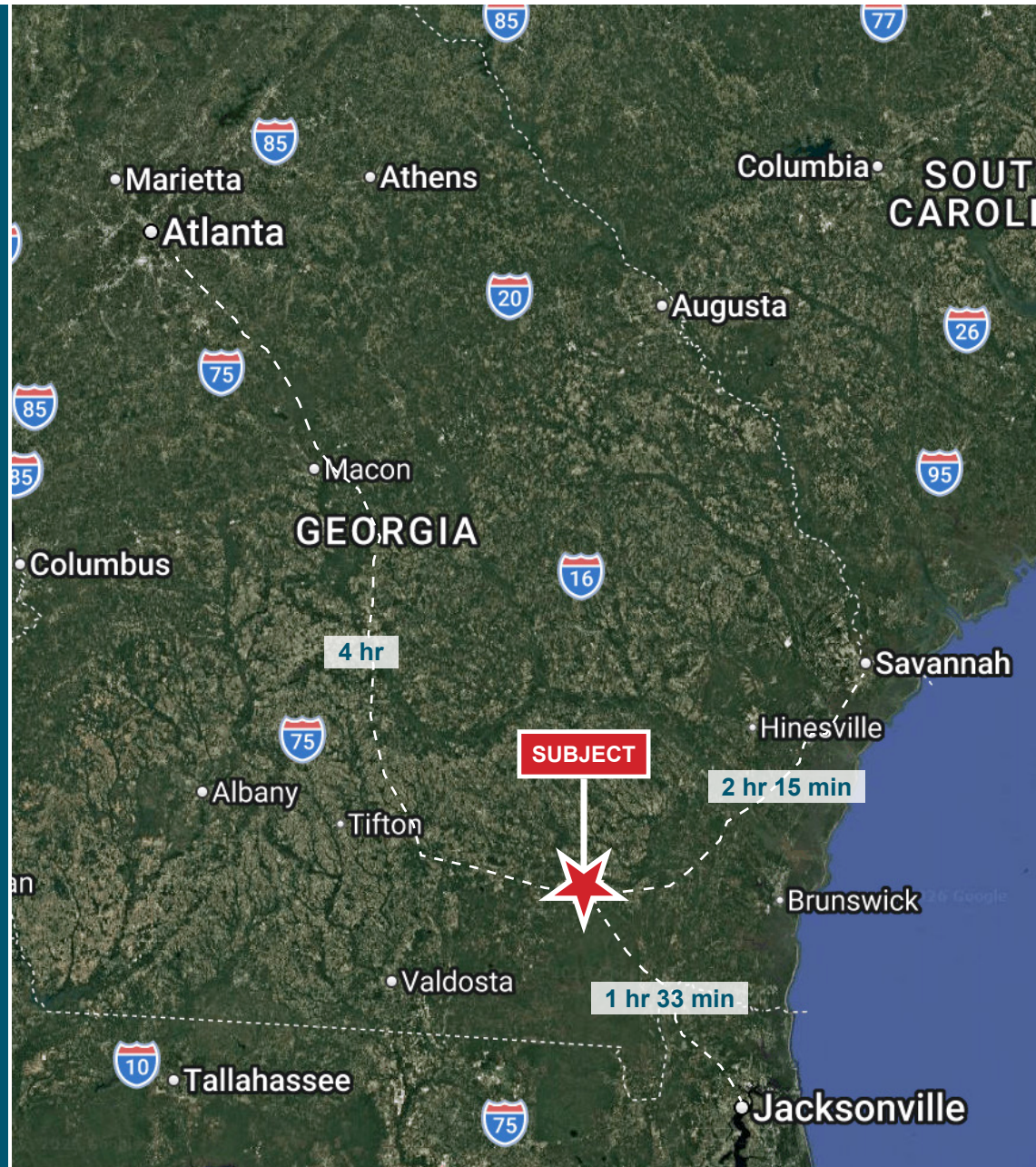
At the Waycross location, students can pursue a range of programs designed to build practical skills that lead to real career opportunities. Resources like dual credit programs also allow local high school students to earn college credit early, saving them both time and money. Whether launching a new career or advancing in a current one, students in Waycross can find an affordable, hands-on path forward at Coastal Pines Technical College.



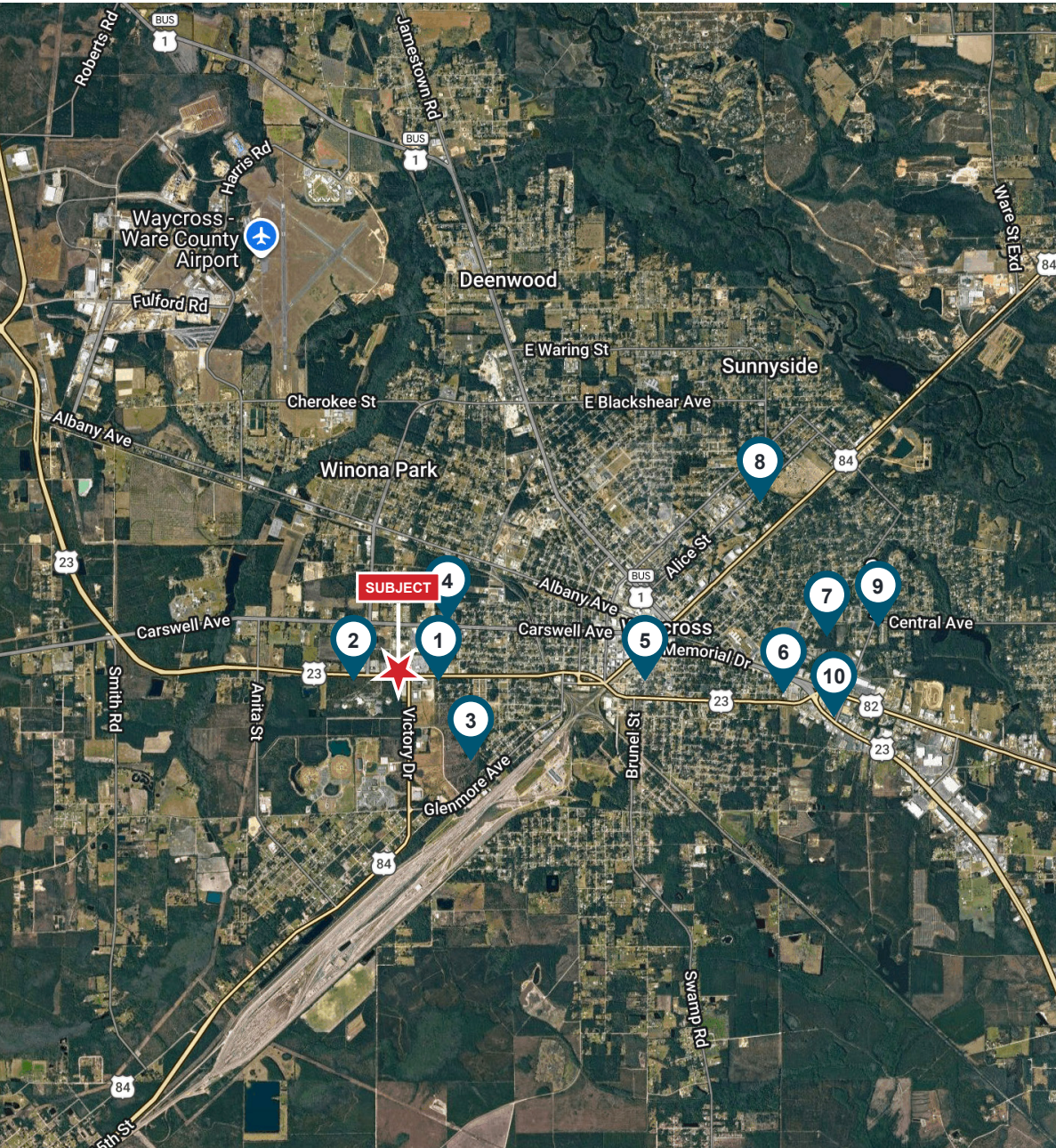
WAYCROSS OVERVIEW

1-3-5 MILE DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
Total Population	2,629	18,615	29,483
Total Employees	1,337	10,957	16,200
Median Age	31.4	35.0	36.2
Median Age (Male)	28.9	33.5	34.7
Median Age (Female)	33.5	36.4	37.8
HOUSEHOLDS & INCOME			
Total Households	994	7,239	11,049
# of persons per HH	2.6	2.5	2.5
Average HH Income	\$43,258	\$54,455	\$63,732
Median Home Value	\$68,721	\$110,454	\$146,678



NEW DEVELOPMENT COMING SOON



NEW DEVELOPMENTS IN 2026

1) Brand New WaWa CONSTRUCTION COMPLETED last month



2) New Roost Chicken & Biscuits UNDER CONSTRUCTION



3) New Industrial Park COMING SOON (Yancey Engineering, CSX, etc.)



4) Coastal Pines Technical College expansion RECENTLY COMPLETED



5) New Medical Office Building RECENTLY COMPLETED

6) New Apartment Development RECENTLY COMPLETED - Ware Manor Apartments

7) Single Family Development COMING SOON – Vine Street Village

8) New Medical Office Building RECENTLY COMPLETED - HCA Healthcare



9) New Hotel Development RECENTLY COMPLETED - Home2Suites



10) Single Family Development COMING SOON – Colley Crossings

MEET THE TEAM

A COLLABORATIVE APPROACH

Franklin Street is a full service commercial real estate services firm offering tailored solutions to our clients, nationwide. We offer expertise in Capital Markets, Insurance Services, Leasing and project and property management. Our collaborative approach means we serve as partners with our clients, and because we are full service, we provide a holistic view for our clients' goals across the lifecycle of an asset. Because we're privately held, we can provide high touch client service while remaining agile in how we approach our work.

MEET OUR LAND ADVISORY TEAM

Our team is dedicated to being true experts in the field and achieving exceptional results, one property at a time, for one client at a time. We help investors, developers, and owners evaluate, entitle, and transform land parcels into high-performing assets. With expansive market knowledge and integrated expertise, we simplify complex processes, accelerate development timelines, and deliver strategies that maximize long-term value.



SHAUN MAYBERRY

Senior Director

Lic. #SL3400195

904.219.9035

Shaun.Mayberry@FranklinSt.com



COOPER FOLDS

Associate

Lic. #SL3615766

229.947.3436

Cooper.Folds@FranklinSt.com

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CONTACT US:

SHAUN MAYBERRY

Senior Director

Lic. #SL3400195

904.219.9035

Shaun.Mayberry@FranklinSt.com

COOPER FOLDS

Associate

Lic. #SL3615766

229.947.3436

Cooper.Folds@FranklinSt.com

BRYAN BELK

Executive Managing Partner

Lic. #SL329335

404.832.1250

Bryan.Belk@FranklinSt.com



A Licensed Georgia Broker #SL329335



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