

MANUFACTURING & DISTRIBUTION

For Sale

**64,516
sq.ft.**

3427 GA HWY 297

VIDALIA, GA

- Previously used as Cut, Make, Trim production and luggage manufacturing/distribution business.
- 59,868 square feet in Main Building – Office Area is heated/cooled; Production area (approx. 28,000sf) is cooled.
- Power: 3Phase, (2) two 480 Volt 600-Amp services.
- 2 buildings interconnected in warehouse area.
- Variable Ceiling Height: 9'4" – 16'8" clear.
- Dedicated employee lot parking.
- New roof installed in 2025.
- Two (2) 8' x 9' docks.

OFFERED AT

\$1,495,000



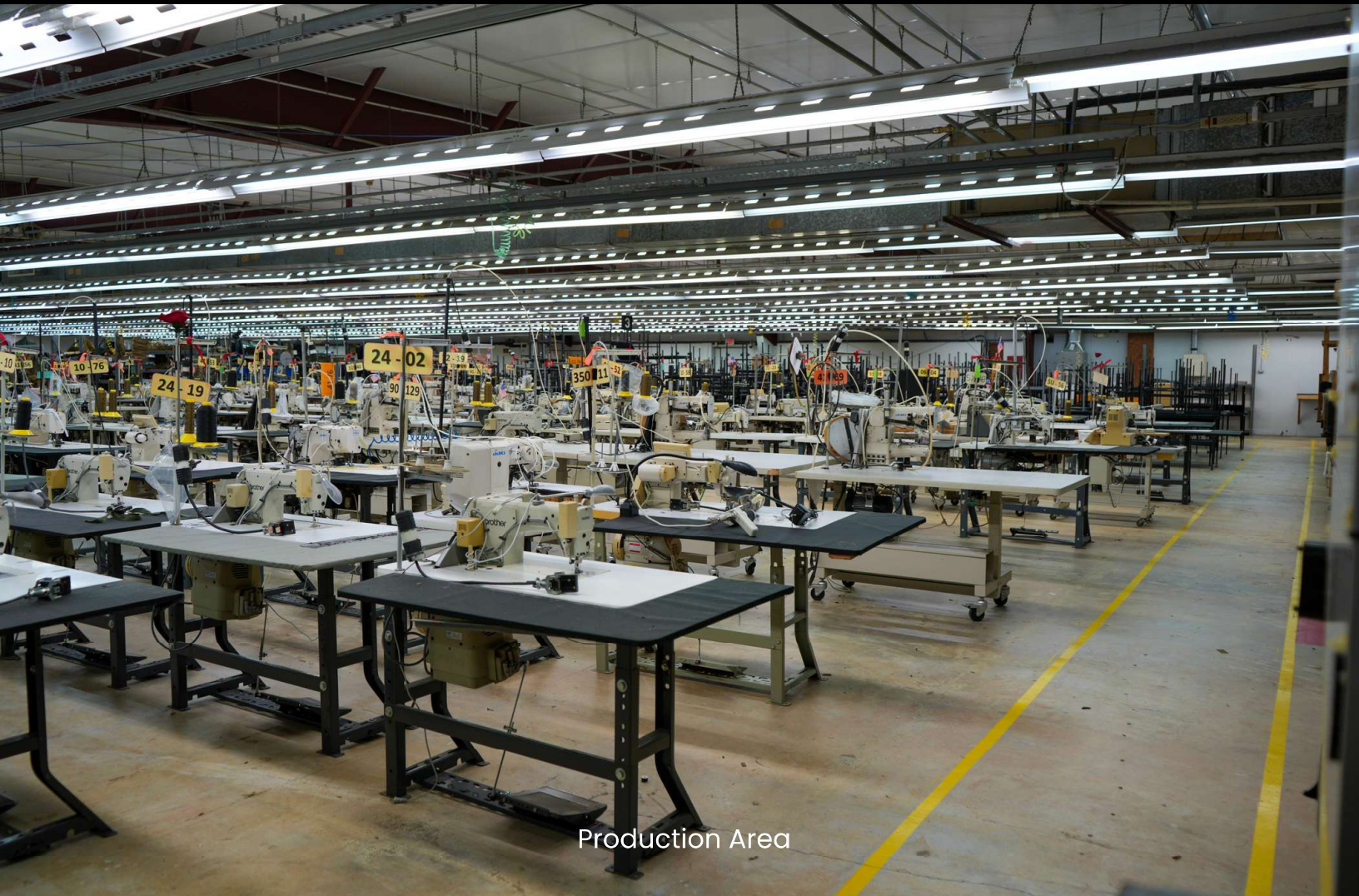
CURRY REAL ESTATE

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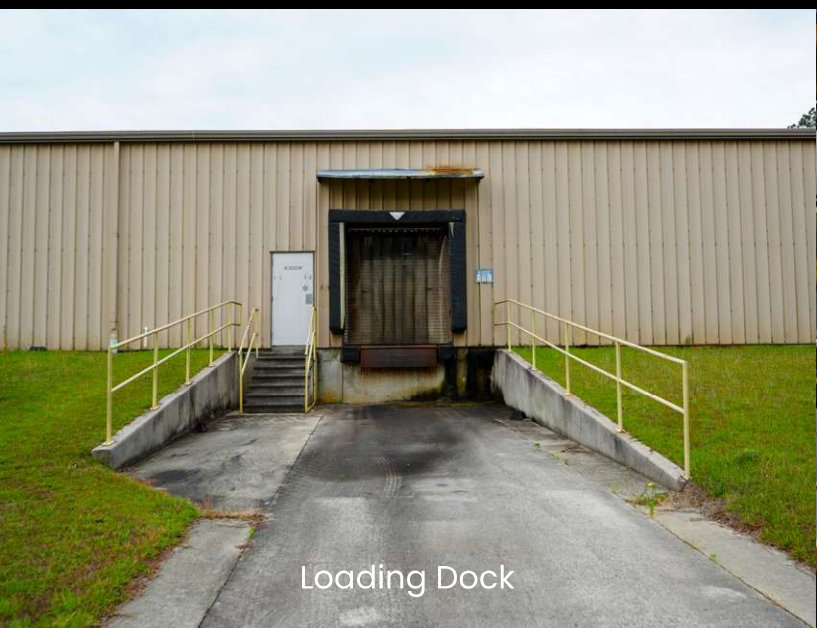
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3427 GA Hwy 297 - Vidalia, GA



Production Area



Loading Dock



Warehouse

Photos

3427 GA Hwy 297 - Vidalia, GA



Pictures

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Pictures

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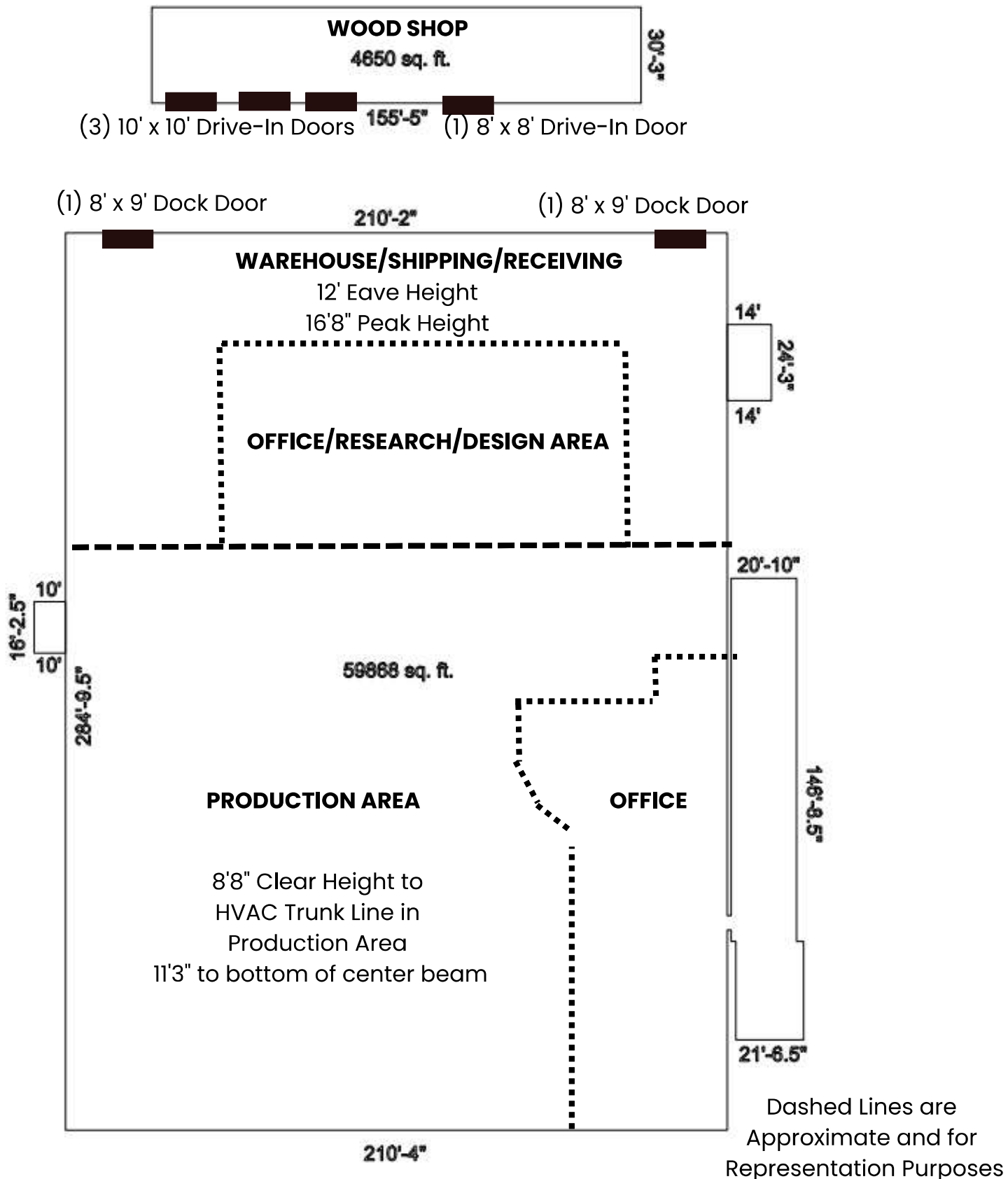
Pictures

3427 GA Hwy 297 - Vidalia, GA



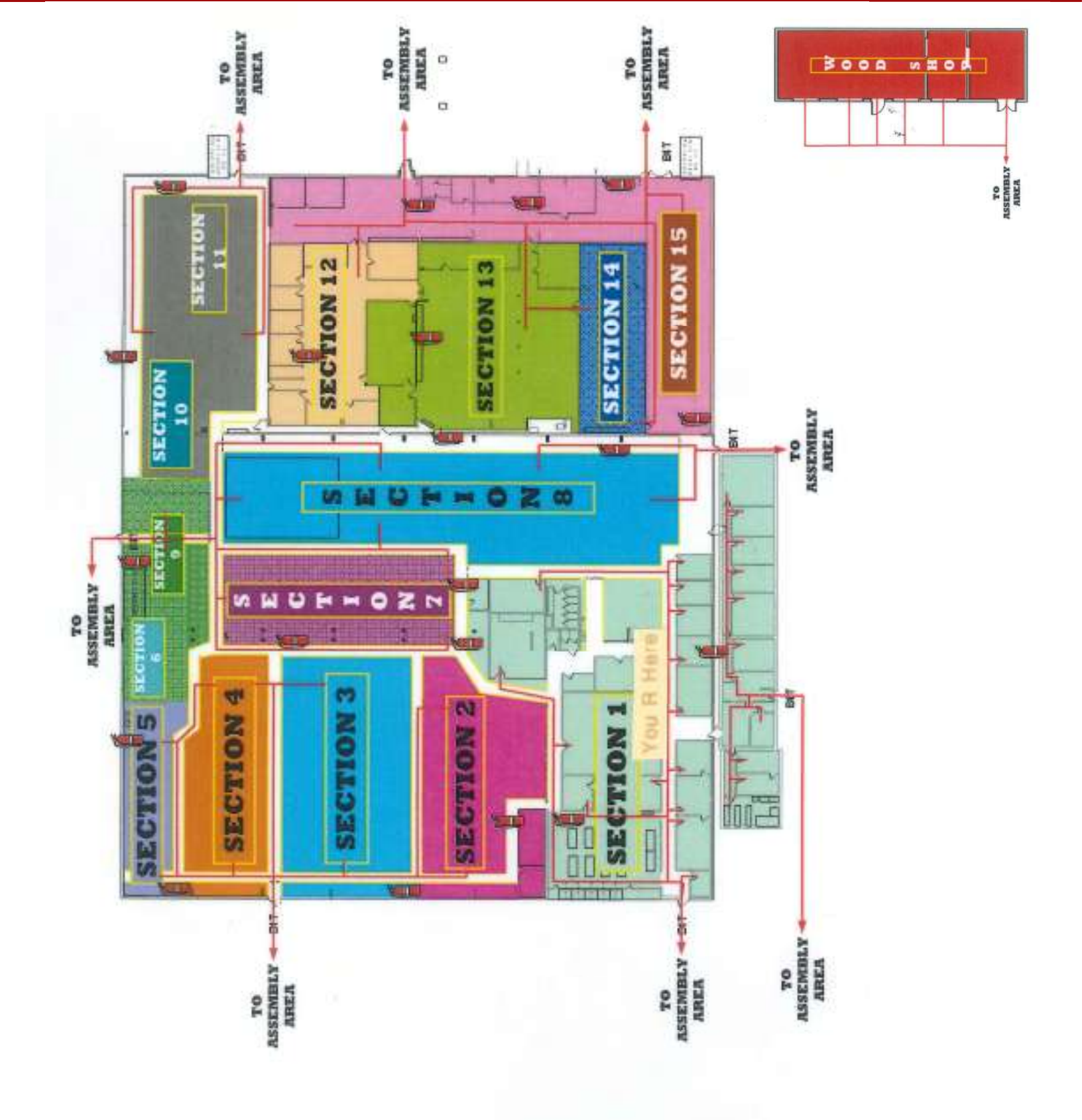
Proposed Property Boundary

Building Dimensions



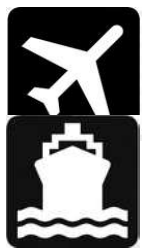
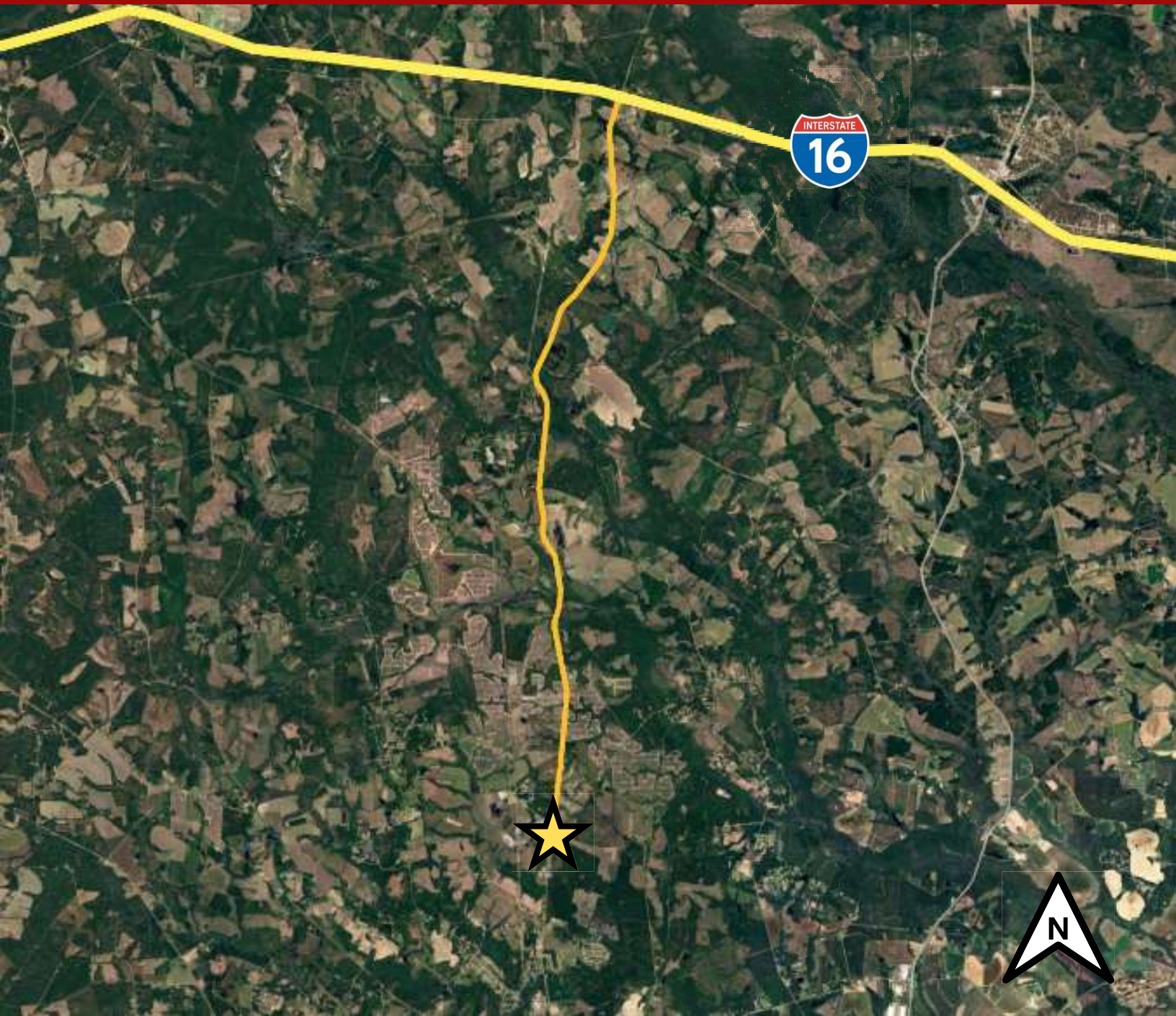
64,516 square feet

Building Layout



**59,868 Square Feet
(Main Building)**

Transportation

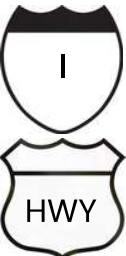


Vidalia Regional Airport7 mi
Statesboro Bulloch County Airport.....105 mi
Savannah/Hilton Head Int'l Airport.....90 mi
Atl. Hartsfield-Jackson Int'l Airport.....169 mi

Port of Savannah.....95 mi

Interstate 16.....10 mi
Interstate 95.....83 mi
Interstate 75.....94 mi

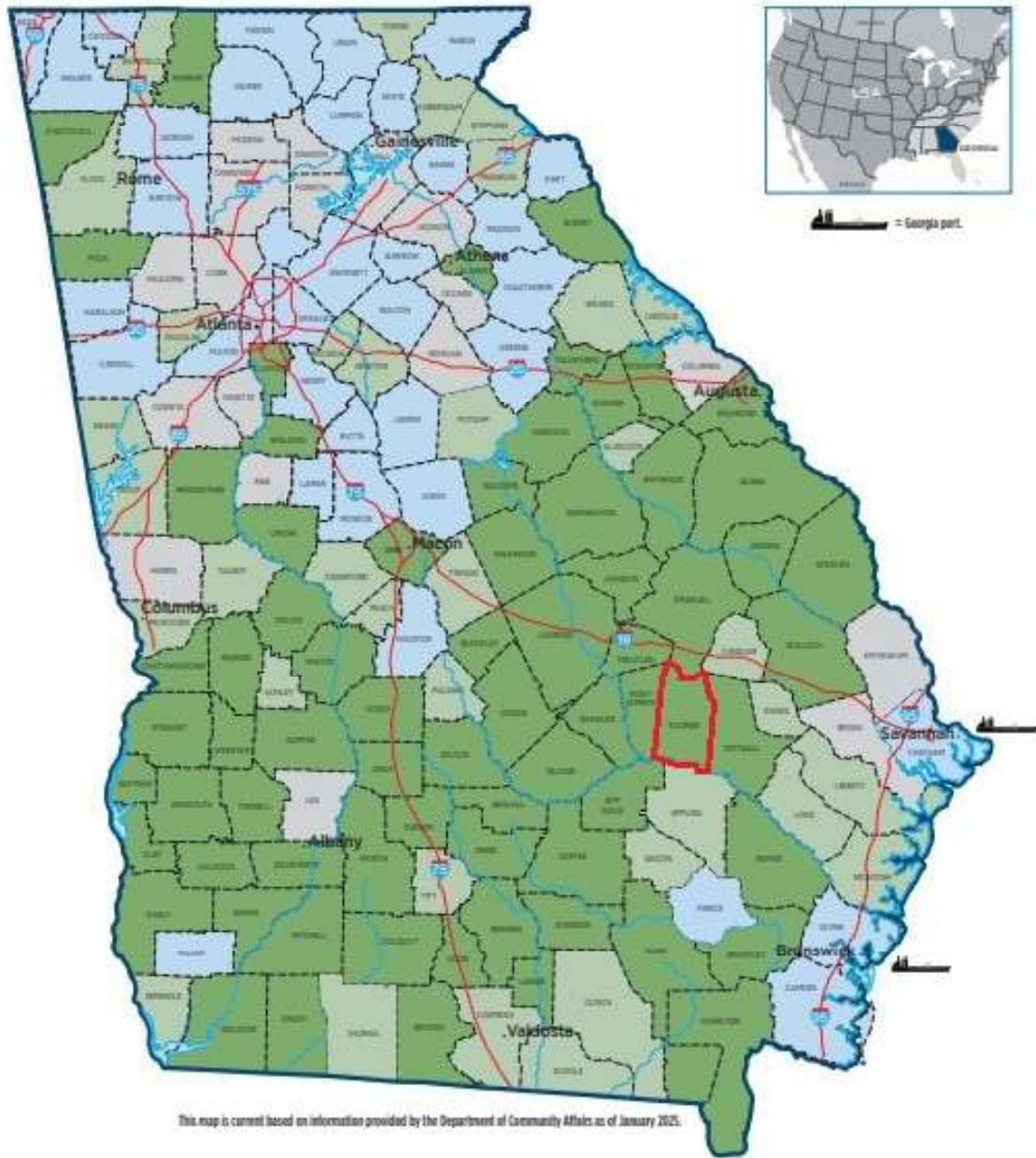
US Hwy 280.....4 mi
US Hwy 1.....8 mi
US Hwy 341.....33 mi



Accessible Transportation Routes

2025 GA Job Tax Credits

GEORGIA 2025 JOB TAX CREDIT TIERS



This map is current based on information provided by the Department of Community Affairs as of January 2025.

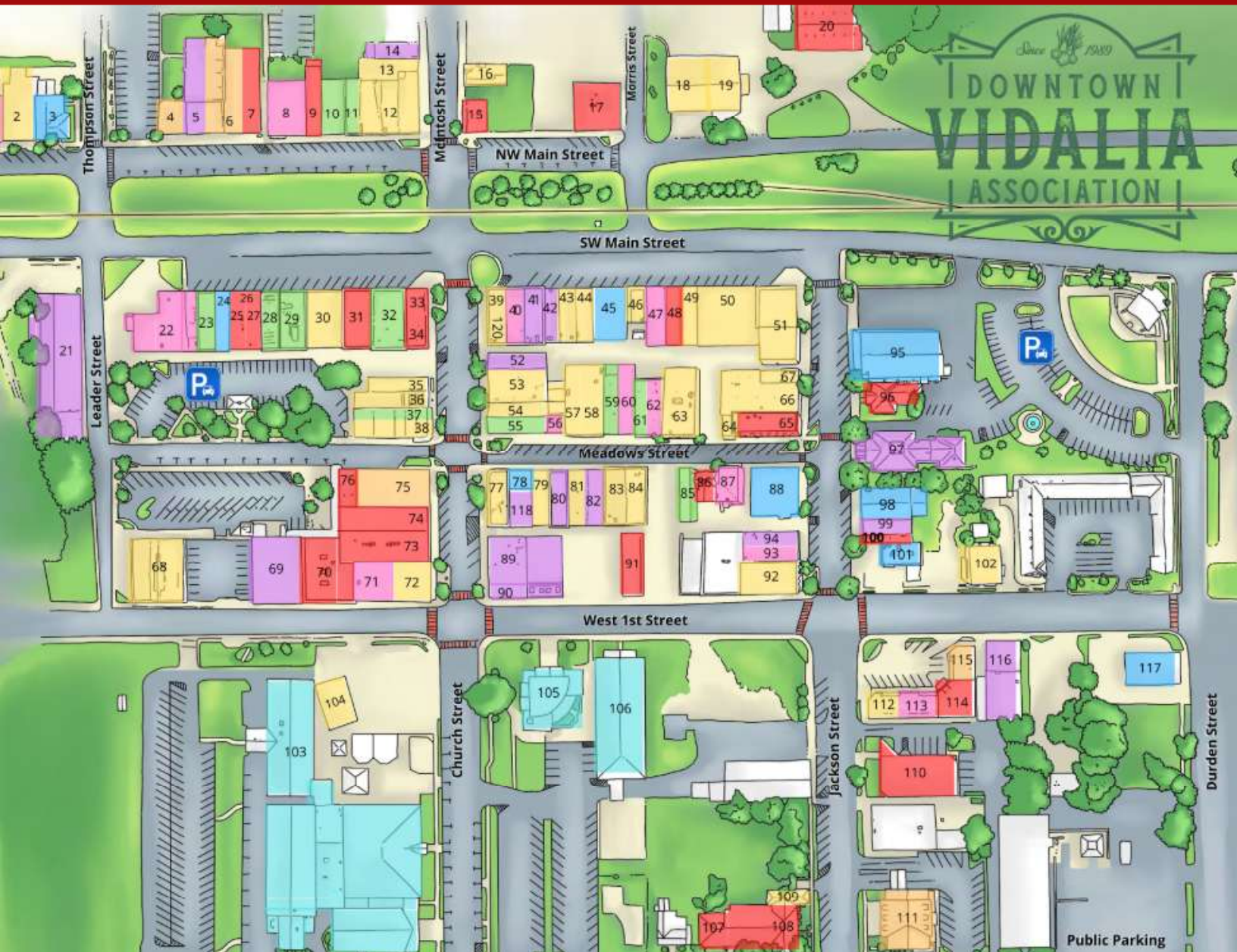
TIER	JOB TAX CREDIT \$ (FOR 5 YEARS)	MIN. NEW JOBS	CREDIT ALLOWANCES	CARRY FORWARD
1	\$4,000*	2	100% of tax liability - excess to withholding up to \$3,500 per job	5 years
2	\$3,000*	10	100% of tax liability	5 years
3	\$1,750*	15	50% of tax liability	5 years
4	\$1,250*	25	50% of tax liability	5 years

SPECIAL ZONE	JOB TAX CREDIT \$ (FOR 5 YEARS)	MIN. NEW JOBS	CREDIT ALLOWANCES	CARRY FORWARD
MZ/OZ	\$3,500	2	100% of tax liability - excess to withholding	5 years
LDCT	\$1,500	5	100% of tax liability - excess to withholding	5 years

*Includes \$500 Bonus for Joint Development Authority (JDA). The majority of counties are in a multi-county JDA.

\$4,000 Tax Credit per Job Created

Downtown Vidalia Retail Map



Salon/Personal Care

- 1 Beena's Nail Bar
- 22 Shuman's Cleaners
- 23 Michelle's Braids
- 40 Vintage Barbers
- 47 Patricia's Beauty Boutique
- 59 ReNew Med Spa
- 60 Rural Roots Hair Studio
- 62 Face 2 Face Global Hair Studio
- 71 Halo Salon & Spa
- 93 Spa on First
- 99 Johnny's Barber Shop
- 113 The Hair Company
- 117 Salon 459

Other (outside of Historic District)

- Seasons Design Center
- Altama Museum
- Nutrition HQ
- Bill's Donuts & Bake Shop
- Southern Creations Florist
- Sweet Onion Social
- The Total Look
- January's Boholic Boutique
- KE Butler & Co. Jewelers
- Merle Norman Cosmetics
- Mimosa Gift Boutique
- Pix Photo & Gifts
- The Unique Boutique
- Phillips Pharmacy

Full of Potential

- 5 60
- 10 61
- 11 69
- 15 70
- 26 73
- 32 74
- 35 75
- 37 78
- 39 82
- 52 85
- 55 92
- 120

Other

- 14 God Grace Mercy Outreach Ministries
- 21 The Dahlia Event Center
- 41 Vidalia Karate
- 42 After School Karate
- 80 Downtown Barre
- 82 The Palace
- 87 Town & Country Beauty Shop
- 89 The Pal Theatre
- 90 Downtown Vidalia Association
- 97 Old Vidalia City Hall
- 116 The Advance
- 118 The Grand Suites
- 119 Entrepreneurship/ Chamber of Commerce
- Food/Drink**
- 3 Homemade On The Go
- 45 Kountry Kafe
- 64 Ms. Lyn's Sweets
- 78 Downtown Bistro
- 95 Vallarta's Mexican Restaurant
- 98 Rialto
- 101 Ohoopie River Brewing Company

Retail

- 2 Flowers by Chloe
- 8 LilliBug's Boutique
- 12 Treasures from the Attic
- 13 Smoke Cave
- 16 Taylor's Fresh Seafood
- 18 Burlap & Twine
- 19 Beth's Florist
- 30 Los Olivios
- 36 Arlene's Fine Jewelry
- 38 Mary's
- 39 Emile J & Co.
- 43 Doodlebugs
- 44 Grace Bridal
- 46 Equipped.
- 49 Pix Photography
- 50 Clarke Appliance
- 51 Sign & Stamp Solutions
- 53 Maddie Dea / Robin's Nest
- 54 The Market on Church

- 56 TopWave Boutique
- 57 Kountry Cottage
- 58 The Printed Word
- 63 Edna's Marketplace Boutique
- 66 Country Kottage
- 67 Peppy's
- 68 Terry's Flooring & Blinds
- 72 Dear Everly Boutique
- 77 Sugar Britches Boutique
- 79 Tres Chicas
- 81 Alpha Lock
- 83 Brown's Jewelry
- 84 Goin' Postal
- 88 Gabby's Marketplace
- 92 Southern Davis
- 102 Sound Solution
- 109 Vidalia Pharmacy
- 112 GA Peach Clothing

Church

- 103 Cornerstone Church
- 105 First Baptist Church
- 106 Vidalia Heritage Academy

Professional Services

- 7 Ohoopie Land & Timber
- 9 Three Rivers Home Health
- 15 Solace Hospice
- 17 Tipton-Downie Law
- 20 Love & Support Counseling
- 24 The Nail Lounge
- 25 B&B's Tax Service
- 26 Final Touch Cleaning
- 27 McIntyre P.C.
- 28 & 29 Wilkes Office
- 31 Tom A. Peterson Law Office
- 33 GA Hospice Care
- 34 Estroff's Properties & Co.
- 48 Dixon Management
- 65 Cook/Everett Law Group
- 73 Memorial Health Meadows
- 74 Vidalia Children's Center
- 76 Parlor Marketing
- 86 Glenn Mixon Insurance
- 91 Southern Harvest Insurance
- 94 Southern Choices
- 96 Tom Peterson Realtors
- 100 Jennifer McComas Law Office
- 107 Brooks Insurance
- 108 Leigh-Anne White & Co.
- 110 Brown Insurance Group

Bank/Financial Services

- 4 Lee Discount Loan Co.
- 6 American Tax Service
- 75 Georgia First Bank
- 111 Altamaha Bank & Trust
- 115 Edward Jones

Community Living & Quality of Life

3427 GA Hwy 297 Vidalia, Georgia



IN THE NEWS:

- Toombs County Development Authority Awarded \$2 Million for One Toombs Industrial Park Development.
- Toombs County Named No. 7 of 20 “Top Counties Per Capita” by Site Selection Magazine.
- Oxford Industries Celebrates Construction Milestone at New Distribution Center.
- Shinsung Petrochemical (Automotive Supplier) to Invest \$11.2 Million in New Manufacturing Facility in Toombs County, Creating 30+ Jobs.
- City of Lyons Awarded \$1,633,672 Rural Workforce Housing Grant.
- Tumi to Add Approximately 163,000 SF to the Existing 324,000 SF Facility.
- Toombs County Awarded \$4,059,474 in Rural Downtown Development Funds.



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