

Hospital Authority of Valdosta and Lowndes County, Georgia (dba SGMCC) Real Property Holdings Owned by the Hospital (HB 321)

| Location | Parcel ID Number | Estimated Size | Purchase Price | Current HealthCare | | Improvements? | | Notes (Optional) |
|---|---|--|---|--------------------|----|---------------|----|---|
| | | | | Yes | No | Yes | No | |
| 1. Tract 20 LL 36 & 37 LD 12 | Valdosta, GA Lowndes 0072 006 | Land: 4.8 Acres | Land: \$800,000 | | | | | Land only |
| 2. 4280 N Valdosta Road | Valdosta, GA Lowndes 0073 218 | Land: 14.39 Acres Building: 68,592 sq ft | Land: \$3,051,210 Building: \$10,602,103 | ✓ | ✓ | ✓ | ✓ | Smith Northview |
| 3. 3018 N Patterson Street | Valdosta, GA Lowndes 01118 065 | Land: 39 Acres Building: 4,778 sq ft | Land: \$50,000 Building: \$325,623 | ✓ | | ✓ | ✓ | SGMC Diabetes Management Center |
| 4. 2704F N Oak Street | Valdosta, GA Lowndes 01110 058 | Land: 41 Acres Building: 3,860 sq ft | Land: \$102,820 Building: \$421,928 | ✓ | | ✓ | ✓ | SGMC General Surgery - Miller, Miller, Parker; Trying to sell building - still available as of 5.13.24. currently occupied by Patient Access (Della-Merriam and team) |
| 5. 2306 Bemis Road | Valdosta, GA Lowndes 01127 200 | Land: 64 Acres Building: 3,772 sq ft | Land: \$105,500 Building: \$114,210 | ✓ | | ✓ | ✓ | YMCA Daycare |
| 6. 402 Woodrow Wilson Drive | Valdosta, GA Lowndes 01138 103 | Land: 11.72 Acres | Land: \$150,000 | ✓ | | ✓ | ✓ | Patent Financial Services |
| 7. 300 Woodrow Wilson Drive | Valdosta, GA Lowndes 01144 002A | Land: 2.56 Acres Building: 13,824 sq ft | Land: \$256,000 Building: \$1,739,050 | ✓ | | ✓ | ✓ | Old Library - Scheduled to be demolished Spring 2024. |
| 8. 520 Griffin Ave | Valdosta, GA Lowndes 01616 145 | Land: 2.01 Acres Building #1: 4,308 sq ft Building #2: 5,894 sq ft Building #3: 968 sq ft | Land & Building: \$63,000 | ✓ | | ✓ | ✓ | Healthcare South: Partnership for Health - verified Partnership for Health on 5.3.23 |
| 9. 803 John Street | Valdosta, GA Lowndes 01616 146; 01616 147 | Land: 26 Acres | Land: \$29,155 | ✓ | | ✓ | ✓ | Land only |
| 10. 2501 N Patterson Street | Valdosta, GA Lowndes 01138 104 | Land: 15.75 Acres Building: 907,641 sq ft | Land: \$2,066,779 Building: \$1,968,948 | ✓ | | ✓ | ✓ | Main Campus - FKA SGMCC, South Georgia Medical Center. Main Campus, square footage includes Pearman Cancer Center. |
| 11. 2401 and 2409 N Patterson Street | Valdosta, GA Lowndes 01138 102 | Land: 9.18 Acres Building #1: 78,048 sq ft Building #2: 38,790 sq ft | Land: \$7,025,199 Building #2: \$4,933,045 | ✓ | | ✓ | ✓ | Professional Building: FKA Medical Office Building (MOB), Consists of Imaging Center, Women's Imaging Center, Walk-in Lab, Surgery Center, CT, Infectious Disease |
| 12. 205 Woodrow Wilson Drive | Valdosta, GA Lowndes 01130 182 | Land: 41 Acres Building: 2,513 sq ft | Land: \$34,437 Building: \$36,759 | ✓ | | ✓ | ✓ | Partnership for Health Admin Offices and/or one of their clinics - verified 5.13.23 |
| 13. 2202 Fleming Street | Valdosta, GA Lowndes 01130 181 | Land: 39 Acres Building: 1,856 sq ft | Land: \$17,838 Building: \$69,505 | ✓ | | ✓ | ✓ | Old MCP location - unoccupied as of 5.13.24 |
| 14. 203 Woodrow Wilson Drive | Valdosta, GA Lowndes 01130 183 | Land: 32 Acres Building: 1,812 sq ft | Land: \$54,051 Building: \$75,161 | ✓ | | ✓ | ✓ | Partnership for Health Admin Offices and/or one of their clinics - verified 5.13.23 |
| 15. 201 Pendleton Drive | Valdosta, GA Lowndes 01144 001 | Land: 1.56 Acres Building: 28,406 sq ft | Land and Building: \$507,100 | ✓ | | ✓ | ✓ | FKA Old Doctor's Building, Consists of Accounting, Personnel, Business Intelligence, Transcription, Cardiac Rehab, Foundation, Employee Health, Risk Management |
| 16. 501 Woodrow Wilson Drive | Valdosta, GA Lowndes 01144 009 | Land: 48 Acres Building: 3,060 sq ft | Land and Building: \$750,000 | ✓ | | ✓ | ✓ | Old training building for EMS - moved out due to mold and water damage - unoccupied as of 5.13.23 |
| 17. 470 Kings Way B | Valdosta, GA Lowndes 0072 066B | Land: 39 Acres Building: 5,738 sq ft | Land and Building: \$800,000 | ✓ | | ✓ | ✓ | |
| 18. 4270 Kings Way C | Valdosta, GA Lowndes 0072 066C | Building: 2,589 sq ft | | ✓ | | ✓ | ✓ | SGMC Family Medicine Valdosta (B & C purchased together) Guadiana, D. Thomas, Harris, Parker |
| 19. 400 Griffin Avenue | Valdosta, GA Lowndes 01616 148; 01616 149 | Land: 26 Acres | \$0 | ✓ | | ✓ | ✓ | Charitable Donation |
| 20. 2409 Gladders Drive | Valdosta, GA Lowndes 01122 133 | Land: 26 Acres | \$0 | ✓ | | ✓ | ✓ | Charitable Donation |
| 21. 2707F Oak Street | Valdosta, GA Lowndes 01110 055 | Land: 41 Acres | \$0 | ✓ | | ✓ | ✓ | Charitable Donation |
| 22. 4256 N Valdosta Rd | Valdosta, GA Lowndes 0073 215 | Land: 5.11 Acres Building: 2,000 sq ft | Land and Building: \$1,250,000 | ✓ | | ✓ | ✓ | Neurology and Neurosciences (4256/4274 purchased together) Eiss, Posa and Patel (8.10.20); 4256 is now Urgent Care as of 12.13.22 - managed by SGMCC. |
| 23. 4274 N Valdosta Rd | Valdosta, GA Lowndes 0073 216 | Land: 2.03 Acres Building: 8,000 sq ft | | ✓ | | ✓ | ✓ | |
| 24. 1312 N Oak St Ext | Valdosta, GA Lowndes 01070 067C | Land: 25 Acres Building: 1,123 sq ft | Land and Building: \$2,700,000 | ✓ | | ✓ | ✓ | Women's Health - Courson, Taylor (3.31.21); Courson, Taylor resigned as of 3.31.24. Dr. Morgan maining physician. |
| 25. 2007 Marion Street & 604 E Park Ave | Valdosta, GA Lowndes 01146 168 | Land: 1.43 Acres | Building: \$1,050,000 | ✓ | | ✓ | ✓ | Purchased together 03.31.2021; GMC Clinic occupies Park Ave 7.29.22; Buddy's and Kingdom Threadz on Marion |
| 26. 604 E Park Ave | Valdosta, GA Lowndes 01146 169 | Land: 16.24 sq ft | | ✓ | | ✓ | ✓ | |
| 27. 410 Connel Road | Valdosta, GA Lowndes 01118 098 | Land: 5 Acres Building: 21,463 sq ft | Land and Building: \$3,800,000 | ✓ | | ✓ | ✓ | SGMC Primary Care Graystone; Purchased 6.30.21, Warner resigned 8.8.23 , Lucas |
| 28. 3300 Graystone Way | Valdosta, GA Lowndes 01098 158 | Land: 11 Acres Building: 2,268 sq ft | Land and Building: \$400,000 | ✓ | | ✓ | ✓ | Purchased 4.4.24 - Vacant - occupancy TBD. |
| 29. 2310 N Patterson Street, Unit A, B, C | Valdosta, GA Lowndes 01138 101 | Land: 46.2 Acres Building: 6,426 sq ft | \$1,200,000 | ✓ | | ✓ | ✓ | |
| 30. 2310 N Patterson Street, Unit D | Valdosta, GA Lowndes 01130 251 | Land: 4.075 sq ft | Land and Building: \$648,084 | ✓ | | ✓ | ✓ | Crosby Building - Women's Health - Patterson; Yarbough 11/7/23; Temles 11/7/23. |
| 31. 305/309/309 1/2/311/311 Janet Drive | Valdosta, GA Lowndes 01144 153/154/156 | Land: 1.42 Acres Building: 51,697 sq ft | Land and Building: \$1,200,000 | ✓ | | ✓ | ✓ | Halvey Warehouse - some contents stored; not actively using as of 5.13.24 |
| 32. 2720 N Oak Street | Valdosta, GA Lowndes 01110 053 | Land: 45 Acres Building: 13,602 sq ft | Land and Building: \$410,000 | ✓ | | ✓ | ✓ | Dr. Roan's building - Rickman Family Medicine 10.1.23 |
| 33. 3207 Country Club Drive | Valdosta, GA Lowndes 0109C 093 | Land: 1.74 Acres Building: 17,898 sq ft | Land and Building: \$3,800,000 | ✓ | | ✓ | ✓ | SGMC Valdosta Medical Clinic 4.30.20; Bailey, Brady, Hobby, Johnson, Moreno, Underwood, Sorchik |
| 34. 3230 Willowood Plantation | Valdosta, GA Lowndes 0109C 090 | Land: 1.5 Acres Building: 6,616 sq ft | Land and Building: \$3,800,000 | ✓ | | ✓ | ✓ | SGMC Gastroenterology, Anusca, Mandal |
| 35. 2418 N Oak Street | Valdosta, GA Lowndes 01138 036 | Land: 4.37 Acres Building: 12,182 sq ft | Lease | ✓ | | ✓ | ✓ | Valdosta Family Medicine - lease started 7/1/20 - terminates 6/30/25 if not renewed; currently unoccupied. |
| 36. 4409 Asher Road | Valdosta, GA Lowndes 01646 095 | Land: 1.06 Acres Building: 542,030 | Lease: \$424,030 | ✓ | | ✓ | ✓ | Land only - Potential Urgent Care site. |
| 37. 2300 N Ashley Street | Valdosta, GA Lowndes 01144 007 | Land: 6.98 Acres Building: 2,2476 sq ft | Land and Building: \$2,312,504 | ✓ | | ✓ | ✓ | Mathis Auditorium - Scheduled to be demolished late 2024. |
| 38. 209 E Main Street | Hahira, GA Lowndes 00468 003 | Land: 33 Acres Building: 4206 sq ft | Land and Building: \$360,000 | ✓ | | ✓ | ✓ | SGMC Family Medicine Hahira - Garcia and Garcia (1.1.20) |
| 39. 241 Lakes Blvd | Lake Park, GA Lowndes 0199 249 | Land: 58 Acres Building: 19,283 sq ft | Lease Day Ma Khodiyar, LLC | ✓ | | ✓ | ✓ | Rickman's lease started 12.31.21; lease started 2/14/20 - terminates 2/14/25 if not renewed. |
| 40. 731 Country Lane | Lake Park, GA Lowndes 0198 129 | Land: 5.8 Acres Building: 23,480 sq ft | \$0 | ✓ | | ✓ | ✓ | EMS Station 4 |
| 41. 148 W Thigpen Avenue | Lakeland, GA Lanier 101 0004 | Land: 1.09 Acres Building: 2,020 sq ft | Land: \$29,100 Building: \$99,796 | ✓ | | ✓ | ✓ | Bairy Queen, storage |
| 42. 138 W Thigpen Avenue | Lakeland, GA Lanier 101 0005A | Land: 2.03 Acres Building: 40,280 sq ft | Land: \$31,098 Building: \$8,260,721 | ✓ | | ✓ | ✓ | Lakeland Villa |
| 43. 116 W Thigpen Ave | Lakeland, GA Lanier 101 0011 | Land: 2.51 Acres Building: 10,060 sq ft | | ✓ | | ✓ | ✓ | SGMC Lanier Campus |
| 44. Dogwood Street LT 95 X 122 | Lakeland, GA Lanier 101 0008 | Land: 39 Acres Building: 12,540 sq ft | | ✓ | | ✓ | ✓ | Purchase price of parcel is included in parcel 101 0011 |
| 45. 242 Dogwood Street | Lakeland, GA Lanier 101 0006 | Land: 49 Acres | | ✓ | | ✓ | ✓ | Purchase price of parcel is included in parcel 101 0011 |
| 46. 17491 WW 129 | Lakeland, GA Lanier 101 0010 | Land: 2.25 Acres | Land: \$161,486 Buildings: \$2,816,480 | ✓ | | ✓ | ✓ | Purchase price of parcel is included in parcel 101 0011 (Magnolia Cafe) |
| 47. Tract B Plat A-132E | Lakeland, GA Lanier 101 0005B | Land: 1 Acre | | ✓ | | ✓ | ✓ | Purchase price of parcel is included in parcel 101 0011 |
| 48. Dogwood Street | Lakeland, GA Lanier 101 0005C | Land: 3 Acre | | ✓ | | ✓ | ✓ | Purchase price of parcel is included in parcel 101 0011 |
| 49. Dogwood Street | Lakeland, GA Lanier 101 0007 | Land: 49 Acres | | ✓ | | ✓ | ✓ | Purchase price of parcel is included in parcel 101 0011 |
| 50. Additional Parking | Lakeland, GA Lanier 101 0010 | Land: 34 Acres | | ✓ | | ✓ | ✓ | Purchase price of parcel is included in parcel 101 0011 |
| 51. Parking & Storage | Lakeland, GA Lanier 101 0023 | Land: 34 Acres | | ✓ | | ✓ | ✓ | Purchase price of parcel is included in parcel 101 0011 |
| 52. Corner of Poplar Awd/Lanier Street | Nashville, GA Berrien 322 35 000 | Land: 1.92 Acres Building: 2,096 sq ft | Land and Building: \$130,000 | ✓ | | ✓ | ✓ | Office Building, unoccupied as of 5.13.24 |
| 53. 1221 E McPherson Avenue | Nashville, GA Berrien N21 91 000 | Land: 2.70 Acres Building: 37,001 sq ft | Land and Building: \$3,000,000 | ✓ | | ✓ | ✓ | Berrien Hospital; Doebood |
| 54. 603 E Dennis Avenue | Nashville, GA Berrien N16 21 000 | Land: 47 Acres Building: 47,550 sq ft | Lease (Burratt Properties) | ✓ | | ✓ | ✓ | SGMC Family Medicine Nashville, O'Kane 6.30.20; resigned 6.30.23. Hendley, NP at this clinic. |
| 55. 1225 E McPherson Avenue | Nashville, GA Berrien N21 92 001 | Land: 57 Acres Building: 24,160 sq ft | Land and Building: \$300,000 | ✓ | | ✓ | ✓ | SGMC Family Medicine Nashville - Nash (3/28/23) |

* Health Care purposes include the provision of patient care, the provision or delivery of health care services, including supportive administrative services, the training and education of physicians, nurses and