

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

1	Location			Parcel ID Number	Estimated Size	Purchase Price	Current HealthCare		Improvements?		Notes (Optional)
							Yes	No	Yes	No	
	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	0111B 065	Land: .09 Acre Building: 4,778 sq ft	Land: \$50,000 Building: \$325,623		✓		✓	SGMC Diabetes Management Center
4	2704F N Oak Street	Valdosta, GA	Lowndes	0111D 058	Land: .41 Acre Building: 3,860 sq ft	Land: \$105,500 Building: \$427,978		✓		✓	SGMC General Surgery - Miller, Miller, Parker; Trying to sell building - still available as of 5.13.24; currently occupied by Patient Access (Kelly Meinkein and team)
5	2306 Bemiss Road	Valdosta, GA	Lowndes	0112C 200	Land: .64 Acre Building: 3,778 sq ft	Land: \$102,820 Building: \$154,230			✓	✓	YMCA Daycare
6	402 Woodrow Wilson Drive	Valdosta, GA	Lowndes	0113B 103	Land: 11.71 Acres	Land: \$350,000		✓		✓	Patient Financial Services
7	300 Woodrow Wilson Drive	Valdosta, GA	Lowndes	0114A 002A	Land: 2.56 Acres Building: 31,824 sq ft	Land: \$256,000 Building: \$1,739,050			✓	✓	Old Library - Scheduled to be demolished Spring 2024.
8	520 Griffin Ave	Valdosta, GA	Lowndes	0161A 145	Land: 2.01 Acres Building #1: 4,308 sq ft #2: 5,894 sq ft sq ft	Land & Buildings: \$63,000		✓		✓	Healthcare South; Partnership for Health - verified Partnership for Health on 5.3.23
9	903 John Street	Valdosta, GA	Lowndes	0161A 146; 0161A 147	Land: .26 Acre	Land: \$29,155			✓	✓	Land only
10	2501 N Patterson Street	Valdosta, GA	Lowndes	0113B 104	Land: 15.75 Acres Building: 907,641.13	Land: \$2 Building: \$1,946,779		✓		✓	Main Campus. FKA SGMC, South Georgia Medical Center, Main Campus; square footage includes Pearlman Cancer Center
11	2401 and 2409 N Patterson Street	Valdosta, GA	Lowndes	0113B 102	Land: 9.18 Acres Building #1: 78,048 sq ft Building #2: 38,790sq ft	Land: \$2,618,848 Building #1: \$7,025,199 Building #2: \$4,033,045		✓		✓	Professional Building; FKA Medical Office Building (MOB); Consists of Imaging Center, Women's Imaging Center, Walk-In Lab, Surgery Center, CVI, Infectious Disease
12	205 Woodrow Wilson Drive	Valdosta, GA	Lowndes	0113D 182	Land: .41 Acre Building: 2,513 sq ft	Land: \$34,457 Building: \$36,759		✓		✓	Partnership for Health Admin offices and/or one of their clinics - verified 5.3.23
13	2202 Fleming Street	Valdosta, GA	Lowndes	0113D 181	Land: .39 Acre Building: 1,356 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	0113D 183	Land: .32 Acre Building: 1,912 sq ft	Land: \$54,051 Building: \$79,561		✓		✓	Partnership for Health Admin offices and/or one of their clinics - verified 5.3.23
15	201 Pendleton Drive	Valdosta, GA	Lowndes	0114A 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	0114A 009	Land: .48 Acre Building: 3,060 sq ft	Land and Building: \$250,000			✓	✓	Old training building for EMS - moved out due to mold and water damage - unoccupied as of 5.3.23
17	4370 Kings Way B	Valdosta, GA	Lowndes	0072 066LB	Land: .06 Acre Building: 2,536 sq ft	Land and Building: \$800,000		✓		✓	
18	4370 Kings Way C	Valdosta, GA	Lowndes	0072 066LC	Land: .06 Acre Building: 2,588 sq ft			✓		✓	SGMC Family Medicine Valdosta (B & C purchased together) Guadiana, D Thomas, Harris, Parker
19	500 Griffin Avenue	Valdosta, GA	Lowndes	0161A 148	Land: .26 Acre	\$0		✓		✓	Charitable Donation
20	2409 Giddens Drive	Valdosta, GA	Lowndes	0112C 153	Land: .26 Acre	\$0		✓		✓	Charitable Donation
21	2703F Oak Street	Valdosta, GA	Lowndes	0111D 055	Land: .41 Acre	\$0		✓		✓	Charitable Donation
22	4256 N Valdosta Rd	Valdosta, GA	Lowndes	0073 215	Land: 5.11 Acres Building: 5,000 sq ft	Land and Buildings: \$3,250,000		✓			Neurology and Neurosciences (4256/4274 purchased together) Eisa, Posas and Patel (8.10.20); 4256 is now Urgent Care as of 12.13.22 - managed by SGEMA.
23	4274 N Valdosta Rd	Valdosta, GA	Lowndes	0073 216	Land: 2.02 Acres Building: 9,000 sq ft			✓			
24	3312 N Oak St Ext	Valdosta, GA	Lowndes	0107D 067C	Land: .25 Acres Building: 7,122 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 remaining physician.
25	2007 Marion Street & 604 E Park Ave	Valdosta, GA	Lowndes	0114C 168	Land: 1.43 Acres Building: 16,264 sq ft	Land and Building: \$1,050,000		✓			Purchased together 03.31.2021; GME Clinic occupies Park Ave 7.29.22; Buddy's and Kingdom Threadz on Marion
26	604 E Park Ave	Valdosta, GA	Lowndes	0114C 169	Land: 1.43 Acres Building: 16,264 sq ft			✓			
27	410 Connell Road	Valdosta, GA	Lowndes	0111B 098	Land: 5 Acres Building: 21,463 sq ft	Land and Building: \$3,800,000		✓		✓	SGMC Primary Care Connell (Prior to acquisition - South Georgia Medical Associates) J. Thomas (resigned 04.30.2021) , Madison Hill 3.13.23
28	3300 Greystone Way	Valdosta, GA	Lowndes	0109B 158	Land: .11 Acres Building: 2,408 sq ft	Land and Building: \$400,000		✓		✓	SGMC Primary Care Greystone; Purchased 6.30.21; Kumar resigned 1.8.23 ; Lucas
29	2310 N Patterson Street, Unit A, B, C	Valdosta, GA	Lowndes	0113B 101	Land: 0.82 acres Building: 6,426 sq ft	\$1,200,000		✓	✓		Purchased 4.4.24 - Vacant - occupancy TBD.
30	2310 N Patterson Street, Unit D	Valdosta, GA	Lowndes	0113D 251	Land: .462 acres Building: 4,076 sq ft	Land and Building: \$648,084		✓		✓	Crosby Building - Women's Health - Patterson; Yarbrough 11/1/23, Temples 11/1/23.
31	305/309/309 1/2/311/313 Janet Drive	Valdosta, GA	Lowndes	0114A 153/154/156	Land: 1.42 Acres Building: 91,697 sq ft	Land and Building: \$1,200,000		✓		✓	Stalvey Warehouse - some contents stored; not actively using as of 5.13.24
32	2720 N Oak Street	Valdosta, GA	Lowndes	0111D 053	Land: .45 Acres Building: 19,602 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 Wildwood Plantation	Valdosta, GA	Lowndes	0109C 090	Land: 1.5 Acres Building: 6,616 sq ft	Land and Building: \$3,800,000		✓		✓	SGMC Gastroenterology; Anucha, Mandal
35	2418 N Oak Street	Valdosta, GA	Lowndes	0113B 036	Land: 4.37 Acres Building: 12,192 sq ft	Lease		✓		✓	Valdosta Family Medicine; lease started 7/1/20 - terminates 6/30/25 if not renewed; currently unoccupied.
36	4109 Aslan Road	Valdosta, GA	Lowndes	0146A 095	Land: 1.063 Acres Building: 6.98 acres	Land: \$424,030		✓		✓	Land only. Potential Urgent Care site.
37	2300 N Ashley Street	Valdosta, GA	Lowndes	0114A 002	Land: 6.98 acres Building: 22,676 sq ft	Land and Building: \$2,312,504		✓		✓	Mathis Auditorium. Scheduled to be demolished late 2024.
38	3294/3308 N Oak Street Extension	Valdosta, GA	Lowndes	0109B 016	Land: 2.47 acres Building #1: 12,186 sq ft Building #2: 4,449 sq ft	Land and Building: \$5,298,932.31		✓		✓	SGMC Urology; purchased 5/24/24; Parker, Losee
39	117 W Northside Drive	Valdosta, GA	Lowndes	0111D 110	Land: 0.76 acres Building: 6,305 sq ft	Land and Building: \$1,202,835.20		✓		✓	SGMC PC Northside Drive; purchased 12/2/24; Dr. Hogan
40	2318 N Patterson Street	Valdosta, GA	Lowndes	0113B 096A	Land: 2.27 acres Building: 11,946 sq ft	Land and Building: \$3,662,913.50		✓		✓	Vacant building; purchased 4/21/25. Occupancy plans unknown at this time.
41	2320 N Patterson Street	Valdosta, GA	Lowndes	0113B 096A	Land: 4.39 acres	Land: 1,409,733.30		✓		✓	Land only. Purchased 4/21/25.

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					Yes	No	Yes	No			
42	209 E Main Street	Hahira, GA	Lowndes	0046B 003	Land: .93 Acre sq ft Building: 4206	Land and Building: \$360,000	✓		✓		SGMC Family Medicine Hahira - Garcia and Garcia (1.1.20)
43	241 Lakes Blvd	Lake Park, GA	Lowndes	0199 249	Land: .53 Acres 23,283 sq ft	Lease (Jay Ma Khodiyar, LLC)	✓			✓	Rickman's lease started 12.31.21; lease started 2/14/20 - terminates 2/14/25 if not renewed.
44	751 Lakes Blvd	Lake Park, GA	Lowndes		Land: 5.63 Acres	Land: \$550,000		✓		✓	Land only
45	731 Country Lane	Lake Park, GA	Lowndes	0198 129	Land: .58 Acres 25,480 sq ft	Building: \$0	✓			✓	EMS Station 4
46	148 W Thigpen Avenue	Lakeland, GA	Lanier	L01 0004	Land: 1.05 Acres 2,020 sq ft	Building: Land: \$29,100 Building: \$99,796		✓		✓	Dairy Queen; storage
47	138 W Thigpen Avenue	Lakeland, GA	Lanier	L01 0005A	Land: 2.03 Acres 40,290 sq ft	Building: Land: \$31,058 \$8,260,721	✓			✓	Lakeland Villa
48	116 W Thigpen Ave	Lakeland, GA	Lanier	L01 0011	Land: 2.51 Acres Building: 18,060 sq ft		✓		✓		SGMC Lanier Campus
49	Dogwood Street LT 95 X 122	Lakeland, GA	Lanier	L01 0008	Land: .29 Acre 12,540 sq ft		✓			✓	Purchase price of parcel is included in parcel L01 0011
50	243 Dogwood Street	Lakeland, GA	Lanier	L01 0006	Land: .85 Acre		✓			✓	Purchase price of parcel is included in parcel L01 0011
51	LT 491 HWY 129	Lakeland, GA	Lanier	L01 0010	Land: 2.26 Acres	Land: \$161,486	✓			✓	Purchase price of parcel is included in parcel L01 0011 (Magnolia Café)
52	Tract B Plat A -132E	Lakeland, GA	Lanier	L01 0005B	Land: 1 Acre	Buildings: \$2,816,480	✓			✓	Purchase price of parcel is included in parcel L01 0011
53	Dogwood Street	Lakeland, GA	Lanier	L01 0005C	Land: .3 Acre			✓		✓	Purchase price of parcel is included in parcel L01 0011
54	Dogwood Street	Lakeland, GA	Lanier	L01 0007	Land: .48 Acre			✓		✓	Purchase price of parcel is included in parcel L01 0011
55	Additional Parking	Lakeland, GA	Lanier	L01 0020	Land: .34 Acre		✓			✓	Purchase price of parcel is included in parcel L01 0011
56	Parking & Storage	Lakeland, GA	Lanier	L01 0023	Land: .34 Acre		✓			✓	Purchase price of parcel is included in parcel L01 0011
57	Corner of Poplar Ave/Lanier Street	Nashville, GA	Berrien	N22 35 000	Land: 1.92 Acres 2,696 sq ft	Building: Land and Building: \$120,000	✓			✓	Office Building; unoccupied as of 5.13.24
58	1221 E McPherson Avenue	Nashville, GA	Berrien	N21 91 000	Land: 2.70 Acres Building: 27,001 sq ft	Land and Building: \$3,000,000	✓		✓		Berrien Hospital; Dogwood
59	603 E Dennis Avenue	Nashville, GA	Berrien	N16 21 000	Land: .47 Acre 47,850 sq ft	Building: Lease (Surratt Properties)	✓			✓	SGMC Family Medicine Nashville; O'Kane 6.30.20; resigned 6.30.23. Hendley, NP at this clinic.
60	1225 E McPherson Avenue	Nashville, GA	Berrien	N21 92 001	Land: .57 Acres 24,160 sq ft	Building: Land and Building: \$300,000	✓			✓	SGMC Family Medicine Nashville - Nash (3/28/22)

As of 4.24.25

1. Health care purposes include the provision of patient care; the provision or delivery of healthcare services, including supportive administrative services; the training and education of physicians, nurses and other healthcare personnel; and community education and outreach relating to health care or wellness.
 2. Improvement means the permanent addition or construction of a building or structure.