



Property Information Packet

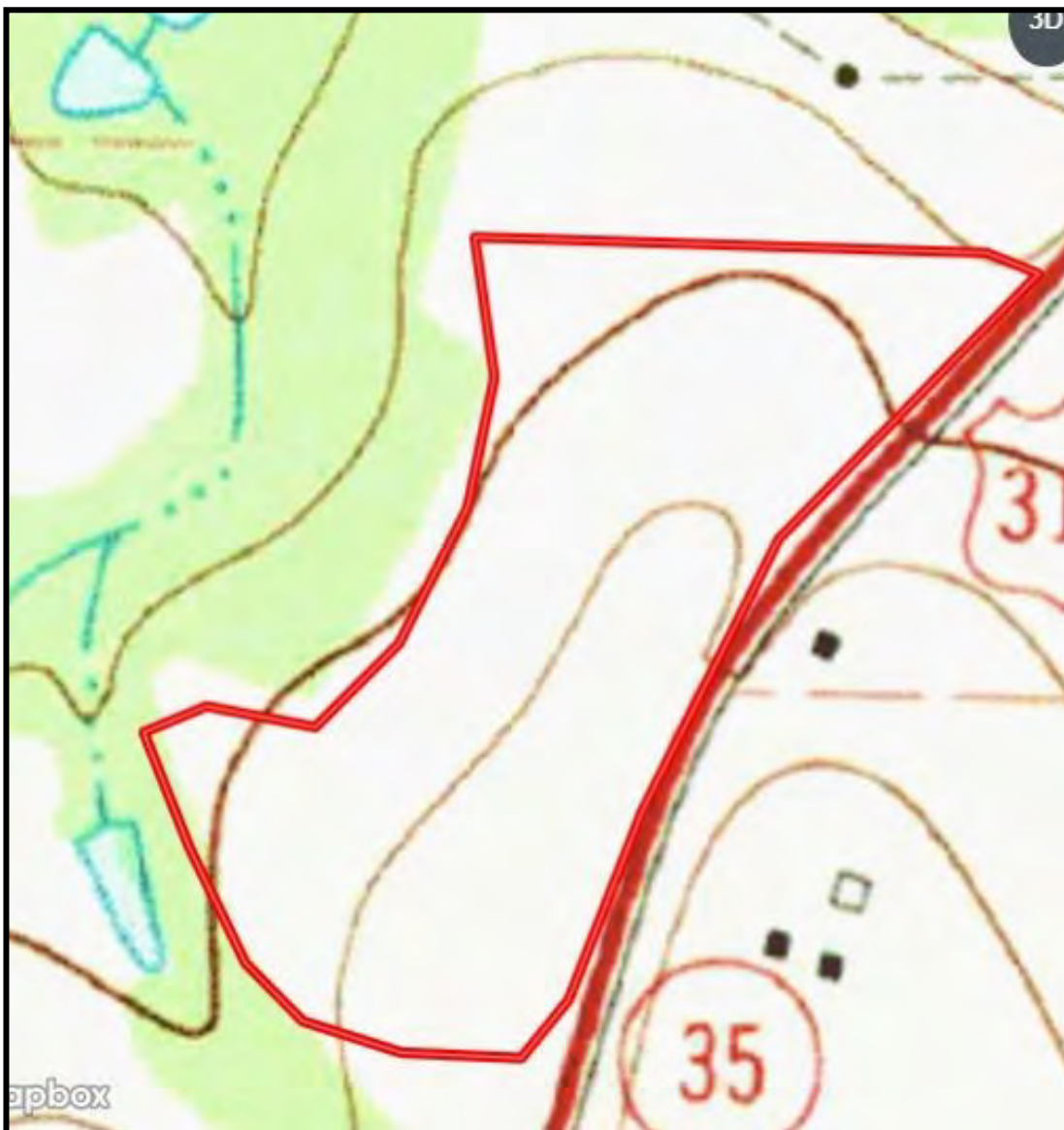
**18+/- Acres, Hwy 319 N./ By-Pass
Thomasville/Thomas County, GA
Zoned Commercial General
Traffic Light Intersection
Good Visibility./ High Traffic Counts
Offered at \$1,900,000.00**

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1207 E. Jackson St.,
Thomasville, GA 31792



All Property Line Drawings are Approximate and taken from County Tax Assessor Website.

Topo Map



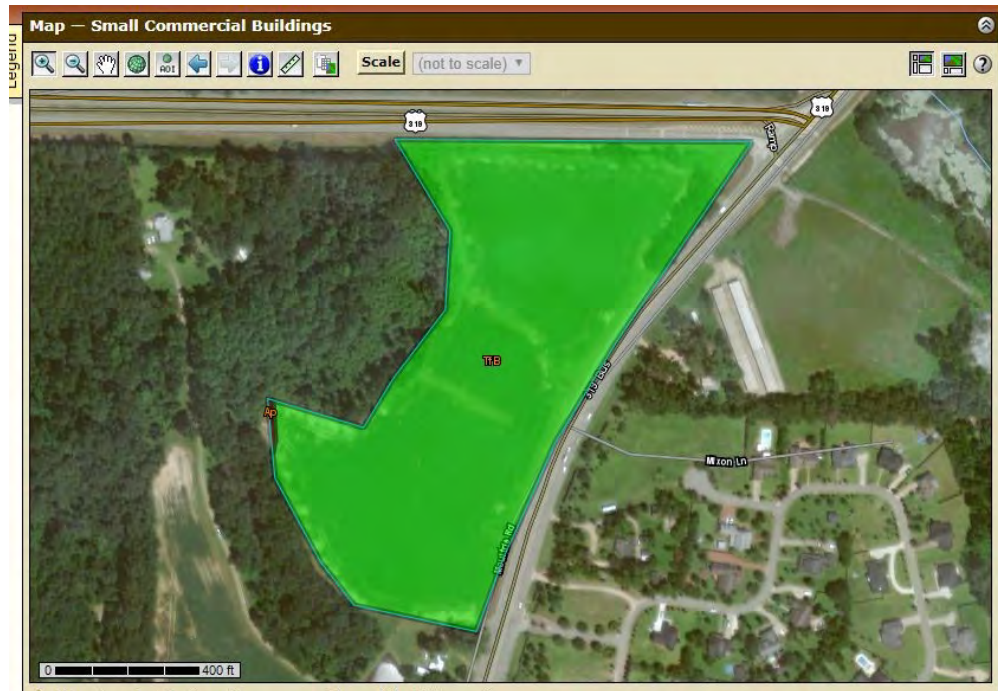
Flat site with very little elevation change....good soils. Property currently used for farming.

Aerial Map


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Soil Map



Tables - Small Commercial Buildings - Summary By Map Unit						
Summary by Map Unit - Brooks and Thomas Counties, Georgia (GA612)						
Summary by Map Unit - Brooks and Thomas Counties, Georgia (GA612)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
Ap	Alapaha loamy sand, 0 to 2 percent slopes, occasionally flooded	Very limited	Alapaha (80%)	Flooding (1.00) Depth to saturated zone (1.00)	0.0	0.2%
			Pelham (4%)	Flooding (1.00) Depth to saturated zone (1.00)		
			Rains (3%)	Ponding (1.00) Depth to saturated zone (1.00)		
TfB	Tifton loamy sand, 2 to 5 percent slopes	Not limited	Tifton (85%)		19.5	99.8%
Totals for Area of Interest					19.5	100.0%

**GREEN INDICATES YOUR BEST SOIL
RED INDICATES YOUR WETTER SOILS**

Details



MLS #: E913493A (Active) List Price: \$1,900,000 (30 Hits)
0000 US Hwy 319 / By-Pass (18+/- Acres) Thomasville, GA 31757

Listing Tools	Request Showing	Edit Listing	Reset Hit Count
	Present Use: Undeveloped, Vacant	Lot #:	
	Apx Total Acreage: 18	Main Area: Thomas County	
	Price/Acre:	Subdivision: No Recorded	
	Terrain: Gentle, Level	Subdivision	
		County: Thomas	
		Zoning:	

WARNING: Does not apply.

Lot Dimensions:				
Deed Book/Page:	Plat Book/Page:	HOA: No	Assoc Fee:	Assoc Fee Pd:
City Taxes: 0.00		County Taxes: 0.00		Tax Year:
Improvements: Cleared				
Allotments:				
Character: Crop Land				
Road Access: Paved	Utilities: Water Available, Sewer Available, Other			
Frontage: Road				
Directions: Corner of Hwy 319 North and By-Pass (Just north of Stones) at the Next Red Light.				
Public Remarks: 18 Acres of Commercial General Zoned property. Located at "T" intersection traffic light, the largest concentrations of vacant commercially zoned property nearest Walmart with City Water and Sewer Available (Check with city for Capacity and Letter of Availability) Excellent Tifton Soil. No Wasted Land. Excellent Visibility with 800'+/- of Frontage on the By-Pass and 1400'+/- of frontage on Hwy 319. Additional Land Available. Utilities on property side of Road. Project would need a lift station. Check with City Engineering Property in the County. Last Traffic Light Headed North out of Town. Less than a mile from Thomasville/Thomas County's highest traffic count area at the intersection of 19 and Hwy 319 (44300+/- Combined). Current nearest AADT/GDOT counts near property are 4490 and 9290. Property currently used for Agriculture. Year to year lease. Property in Cultivation helps with site prep for new project.				
REALTOR Remarks:				
Office Notes:				
Owner's Name:				
Owner's Phone:				
Owner's Business Phone:				
Owner's Email Address:				
Owner's Address:				
Owner's City:				
Owner's State:				
Owner's Zip:				

Drone Pics

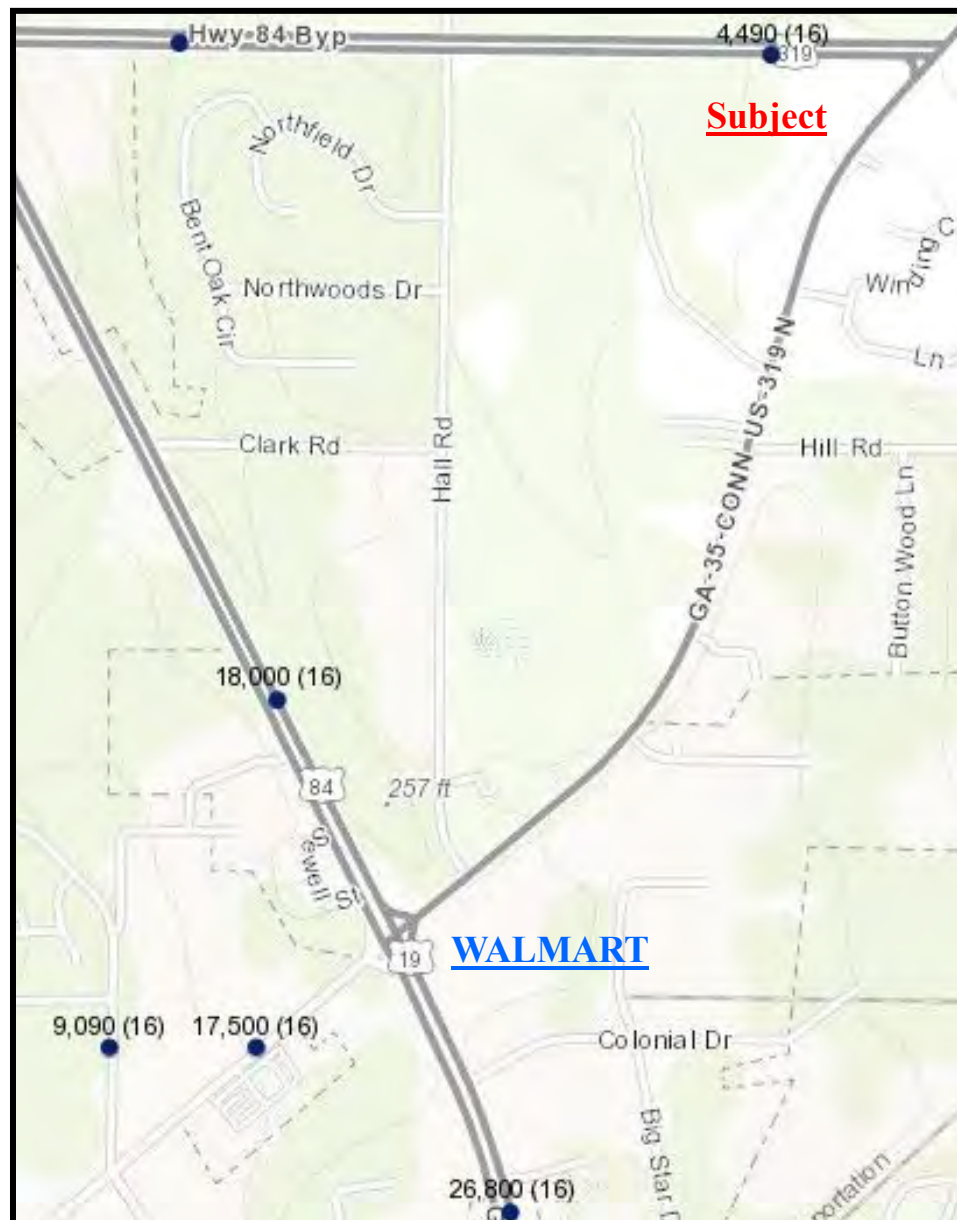

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Photo Above is Facing North
Photo Below is Facing South



Traffic Counts



Traffic Counts



County Zoning Map

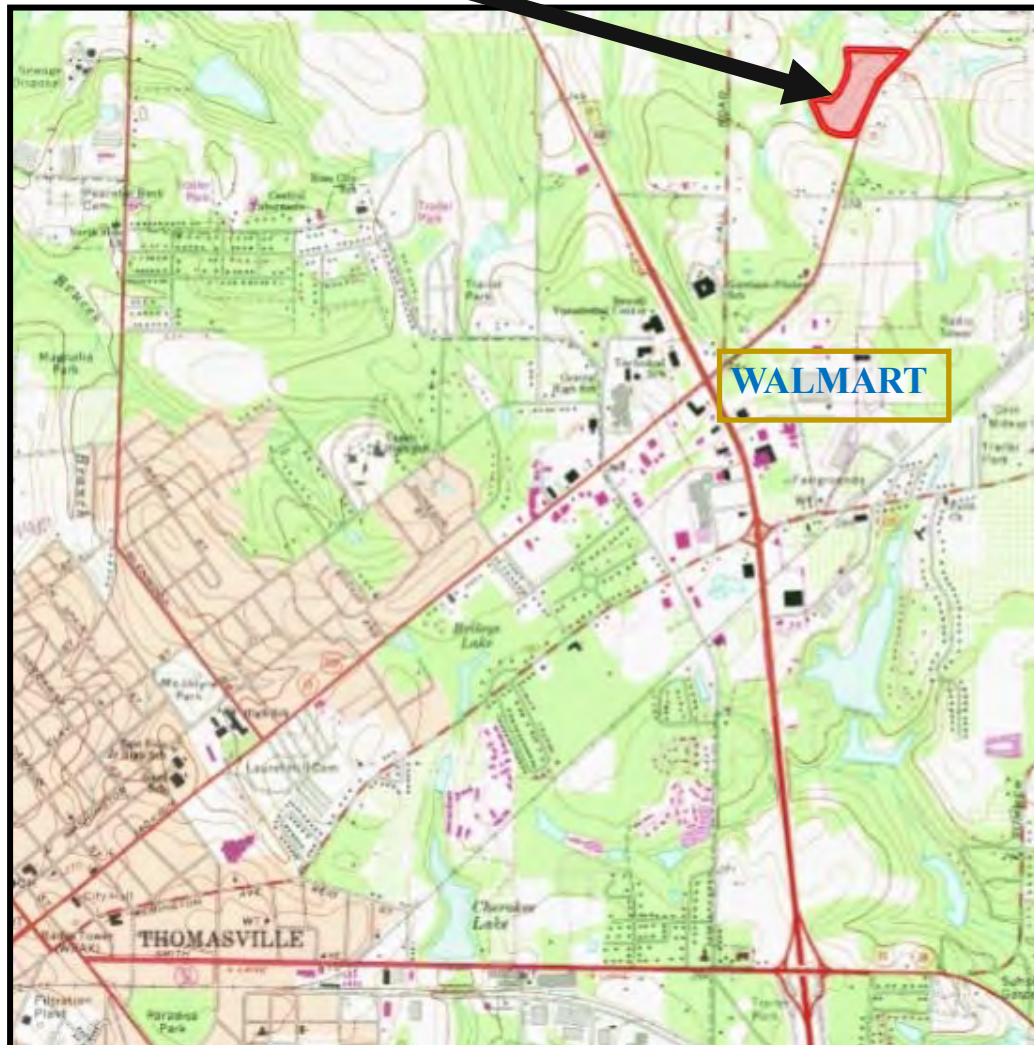


Largest Vacant Acreage at 18+/- Acres Zoned Commercial General Nearest Walmart. City Services of Utilities. Check with City for Letter of Availability.

Locator Map


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SUBJECT



1.5+/- Miles North of Walmart