



TREY DESANTIS

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TLG

EXECUTIVE SUMMARY DEVELOPMENT OPPORTUNITY 126 HILL ROAD & BUTTONWOOD LANE, THOMASVILLE, GA 31757



OFFERING SUMMARY

Sale Price:	\$797,420.00
Lot Size:	12.268 +/- Acres
APN:	045 105 & 045 106
Zoning:	R3-Residential & AG-Agriculture

PROPERTY OVERVIEW

Two lots for sale with frontage on Buttonwood Lane and Hill Road, just off of HWY 319 North. Property has driveway access to both Buttonwood Ln. and Hill Rd. Land is best suited for commercial, industrial or multi-family development.

Property is less than a mile to one of Thomasville's major retail corridors and includes Walmart, Walgreens, Subway, McDonalds, Chick-Fil-A, Waffle House, Quality Inn & Suites, Hampton Inn, Chevrolet/GMC, and many more national and local retailers.

3520 Thomasville Road, Suite 200, Tallahassee, FL 32309

LOCATION OVERVIEW

Located just off of HWY 319 N in Thomas County, GA.

Click Here for Zoning Information

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RETAILER MAP DEVELOPMENT OPPORTUNITY 126 HILL ROAD & BUTTONWOOD LANE, THOMASVILLE, GA 31757



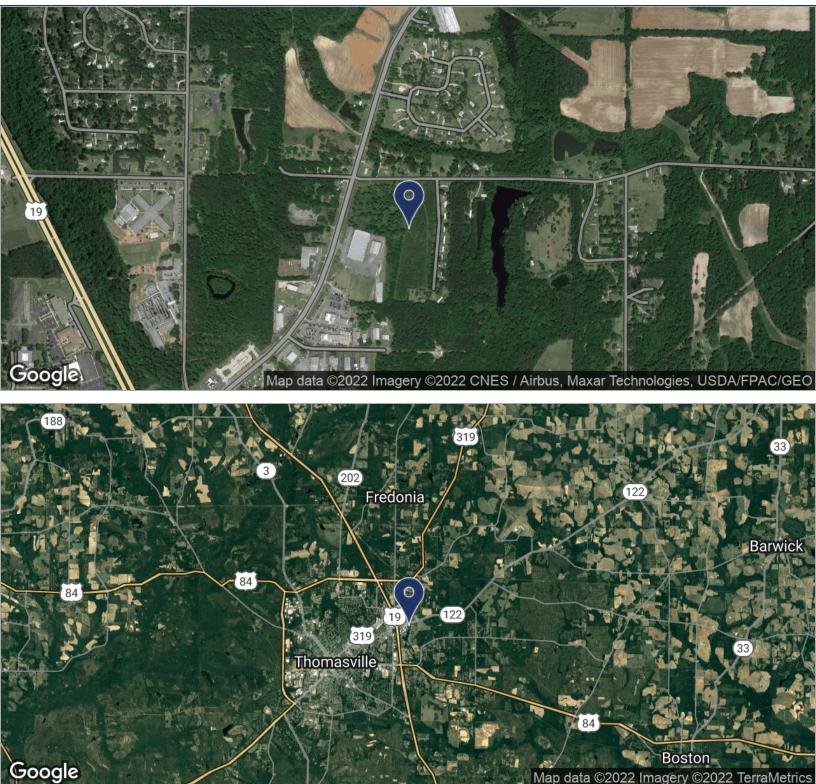
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LOCATION MAPS **DEVELOPMENT OPPORTUNITY** 126 HILL ROAD & BUTTONWOOD LANE, THOMASVILLE, GA 31757



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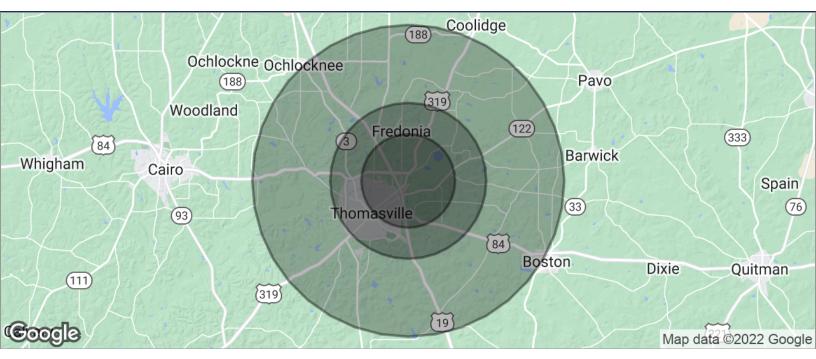
TLG REAL ESTATE SERVICES 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309 REALTON

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DEMOGRAPHICS MAP DEVELOPMENT OPPORTUNITY 126 HILL ROAD & BUTTONWOOD LANE, THOMASVILLE, GA 31757



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	12,833	26,611	37,092
MEDIAN AGE	41.6	38.4	39.9
MEDIAN AGE (MALE)	36.8	34.4	36.5
MEDIAN AGE (FEMALE)	46.1	40.7	41.8
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	6,424	12,582	17,193
# OF PERSONS PER HH	2.0	2.1	2.2
AVERAGE HH INCOME	\$54,019	\$53,914	\$57,556
AVERAGE HOUSE VALUE	\$143,032	\$140,776	\$148,866

* Demographic data derived from 2020 ACS - US Census

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