

**56.75 ACRES FOR SALE**  
**U.S. HWY 19 NORTH & U.S. HWY 84 BYPASS**  
THOMASVILLE, GA, 31792



CONTACT BROKER FOR PRICING

Miller Chandler, CCIM  
mchandler@lee-associates.com  
D 615.473.2452

Meagan Glazier  
mglazier@lee-associates.com  
D 615.866.4770

**GA Broker of Record:**  
Patty Burns, CCIM, ALC  
478.746.9421

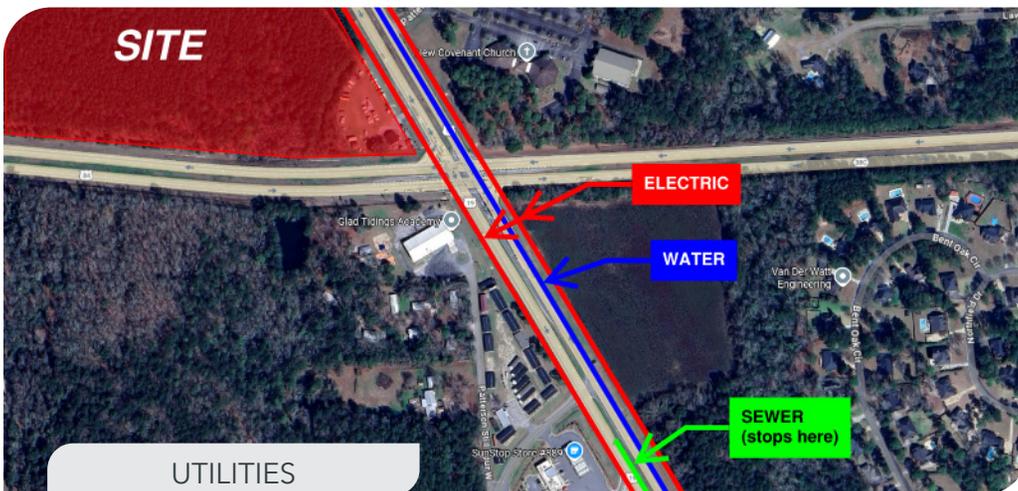
Fickling & Company  
577 Mulberry Street  
Macon, GA 31202

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# 56.75 ACRES FOR SALE

## U.S. HWY 19 NORTH & U.S. HWY 84 BYPASS

THOMASVILLE, GA, 31792



### HIGHLIGHTS

- 56.75 Acres of land
- Located at the cross section of U.S. Highway 19 and U.S. Highway 84 Bypass
- Currently zoned AG
- Future-use recommendation in Thomas County Comp Plan: Highway Commercial District
- Highway Commercial District includes the following:
  - » Agri Business
  - » Retail commercial
  - » Wholesale commercial
  - » Small medical
  - » Small office professional
  - » Day care centers
  - » Churches
  - » Public buildings and commercial planned unit development with mixed use zoning of appropriate businesses

Miller Chandler, CCIM  
mchandler@lee-associates.com  
D 615.473.2452

Meagan Glazier  
mglazier@lee-associates.com  
D 615.866.4770

**GA Broker of Record:**  
Patty Burns, CCIM, ALC  
478.746.9421

Fickling & Company  
577 Mulberry Street  
Macon, GA 31202

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# 56.75 ACRES FOR SALE

## U.S. HWY 19 NORTH & U.S. HWY 84 BYPASS

THOMASVILLE, GA, 31792

### THOMASVILLE, GA

Known as the "City of Roses," Thomasville, Georgia blends Southern charm with modern vitality, making it an attractive destination for both businesses and residents. Its historic downtown is filled with beautifully preserved architecture, thriving local shops, and award-winning restaurants, creating a vibrant atmosphere that draws visitors year-round. With strong community pride, a growing regional economy, and a reputation as a cultural hub in Southwest Georgia, Thomasville offers the perfect balance of small-town appeal and big-city opportunity—an ideal setting for investment and long-term growth.



Miller Chandler, CCIM  
mchandler@lee-associates.com  
D 615.473.2452

Meagan Glazier  
mglazier@lee-associates.com  
D 615.866.4770

**GA Broker of Record:**  
Patty Burns, CCIM, ALC  
478.746.9421

Fickling & Company  
577 Mulberry Street  
Macon, GA 31202

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**56.75 ACRES FOR SALE**  
**U.S. HWY 19 NORTH & U.S. HWY 84 BYPASS**  
 THOMASVILLE, GA, 31792

**FREQUENTLY  
 FEATURED**

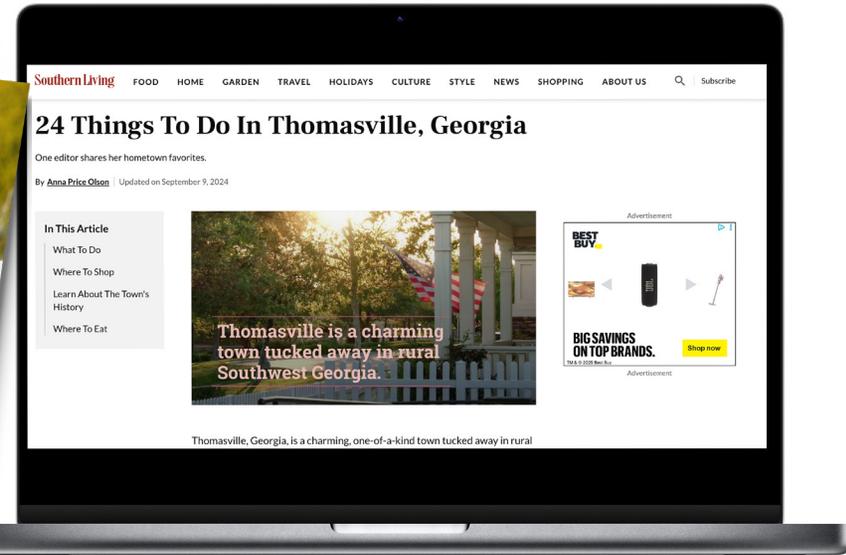


**Garden & Gun**  
**"This is Quail Country"**  
 March/April 2008

"You may find plenty of quail hunting operations scattered across Alabama, South Carolina, Mississippi, Tennessee, and elsewhere, but you will not find the number of properties and the quality of habitat that exist in Thomasville and the surrounding North Florida-Georgia plantation belt. Thanks to the highest concentration of well-maintained bird hunting plantations in the South outside of Texas, Thomasville has been able to preserve traditional bird hunting in unrivaled scale and quality."

Miller Chandler, CCIM  
 mchandler@lee-associates.com  
 D 615.473.2452

Meagan Glazier  
 mglazier@lee-associates.com  
 D 615.866.4770



**Southern Living**  
**"24 Things To Do In Thomasville, Georgia"**  
 Updated September 9, 2024

"Thomasville, Georgia, is a charming, one-of-a-kind town tucked away in rural Southwest Georgia, about an hour's drive from Albany to the north and Valdosta to the east. Technically, it has just over 18,000 full-time residents, but that number grows—especially on Saturdays—with visitors stopping in for treasured time away from the city. In the fall, you can spot bobwhite quail on land outside town, or watch the Florida State Seminoles football team play in Tallahassee, Florida, just 35 miles to the south."

**GA Broker of Record:**  
 Patty Burns, CCIM, ALC  
 478.746.9421

Fickling & Company  
 577 Mulberry Street  
 Macon, GA 31202

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**56.75 ACRES FOR SALE**  
**U.S. HWY 19 NORTH & U.S. HWY 84 BYPASS**  
 THOMASVILLE, GA, 31792



**RETAIL NODES**



Subject Property

- |                                                                                                                                                                                                                             |                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Aldi</li> <li>McDonalds</li> <li>Subway</li> <li>Honda</li> <li>Nissan</li> <li>Burger King</li> <li>Dollar General</li> <li>Ford</li> <li>Wendy's</li> </ul>                        | <ul style="list-style-type: none"> <li>Walmart</li> <li>UPS</li> <li>Chick-fil-a</li> <li>Waffle House</li> <li>Belk</li> <li>Ace Hardware</li> <li>Tractor Supply</li> <li>Taco Bell</li> <li>Smoothie King</li> </ul> |
| <ul style="list-style-type: none"> <li>Circle K</li> <li>Ollie's</li> <li>Dunkin</li> <li>Chicken Salad Chick</li> <li>Hardees</li> <li>Ellianos</li> <li>Planet Fitness</li> <li>Sonny's BBQ</li> <li>Pizza Hut</li> </ul> | <ul style="list-style-type: none"> <li>Lowe's</li> <li>Jimmy Johns</li> <li>Publix</li> <li>Starbucks</li> <li>Zaxbys</li> <li>Whataburger</li> <li>KFC</li> <li>Verizon</li> <li>Longhorn Steakhouse</li> </ul>        |

Miller Chandler, CCIM  
 mchandler@lee-associates.com  
 D 615.473.2452

Meagan Glazier  
 mglazier@lee-associates.com  
 D 615.866.4770

**GA Broker of Record:**  
 Patty Burns, CCIM, ALC  
 478.746.9421

Fickling & Company  
 577 Mulberry Street  
 Macon, GA 31202

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# 56.75 ACRES FOR SALE

## U.S. HWY 19 NORTH & U.S. HWY 84 BYPASS

THOMASVILLE, GA, 31792

### RETAIL VIABILITY

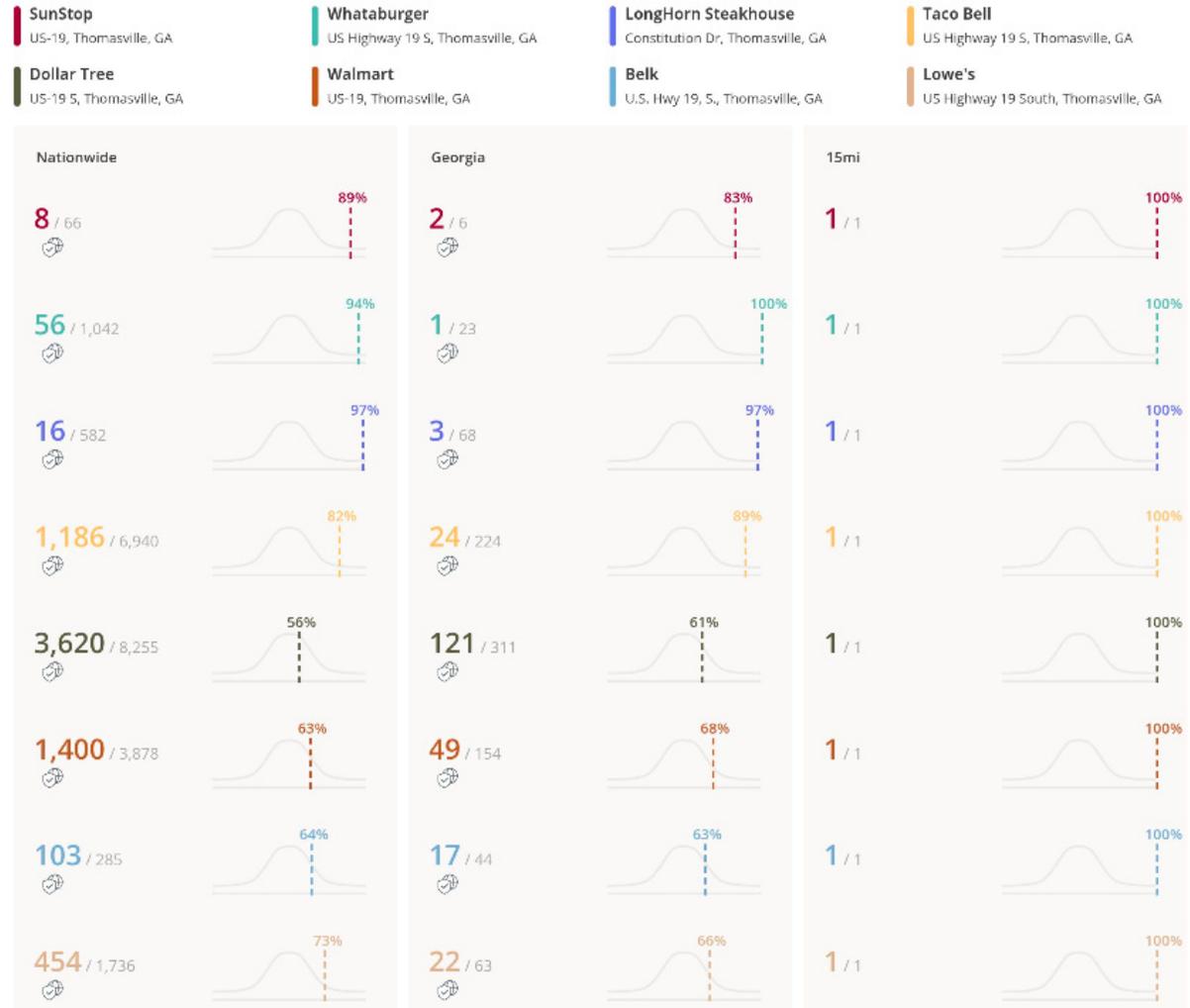
#### Demographics

Drive Times:	5 MIN	10 MIN	15 MIN
Population	<b>5,112</b>	<b>23,138</b>	<b>38,638</b>
Median Household Income	<b>\$60,879</b>	<b>\$58,510</b>	<b>\$64,139</b>
Median Home Value	<b>\$231,217</b>	<b>\$241,629</b>	<b>\$258,355</b>

Demographics data provided by Esri



### Placer.ai Site Rankings for Area Properties



Miller Chandler, CCIM  
mchandler@lee-associates.com  
D 615.473.2452

Meagan Glazier  
mglazier@lee-associates.com  
D 615.866.4770

**GA Broker of Record:**  
Patty Burns, CCIM, ALC  
478.746.9421

Fickling & Company  
577 Mulberry Street  
Macon, GA 31202

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.