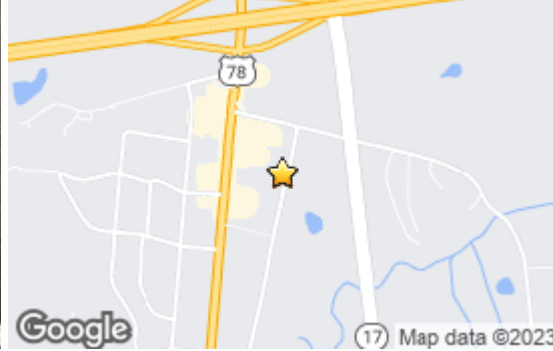


Land MLS# UL513620A
 0000 OLD WASHINGTON ROAD Road
 Thomson, GA 30824
 County: McDuffie
 MLS Area Major/Quadrant: McDuffie (2MD)

Lot Size Acres: 9.98	Parcel Number: 0040C001	\$1,996,000
Lot Size Dimensions: 350 x 1373	Zoning: residential	Active



Property Sub Type: Unimproved Land
House On Property Y/N: No
Subdivision Name: None-2mc
Frontage Length: 1,373

Public Remarks: Excellent property for commercial use. Currently zoned residential, but commercial uses are all around. Property backs up to Starbucks, ChicFila, Bojangles, Circle K, future new Dairy Queen, future new car wash. Utilities are around edges of property, sewer is one parcel adjacent. Seller will sell all 9.98 acres or subdivide as buyer requests. Level ground and well drained for development. Contact Brink Bradshaw Broker brink@realtybradshaw.com
Directions: Begin at I-20 and Highway 78 intersection Thomson, GA, exit 172. Travel south one block to Dallas Drive. Turn left onto Dallas Drive, travel one block east to Old Washington Road. Turn south onto Old Washington Road. Property is on right after one block. 1,375 LF frontage.

General Property Information	Features	Miscellaneous
Association Y/N: No Association Mandatory: No Community Features: See Remarks List Price/Acres: \$200,000 Elementary School: Thomson Middle School: Thomson High School: THOMSON	Fencing: Chain Link; Partial Lot Features: Level; See Remarks Other Structures: None Pool Private Y/N: No	Other Equipment: None Current Use: Development Land; See Remarks Possible Use: Commercial; Hotel/Motel; Investment; Professional Service Wooded Area: 50 Will Divide Y/N: Yes Road Surface Type: Paved Road Responsibility: County Sewer: Other Utilities: Electricity Available; Natural Gas Available; Phone Available; Sewer Not Available; Utility Easement; Water Available; See Remarks Water Source: Public
Listing Information	Contract Information	
Original List Price: 1,996,000 List Price: 1,996,000 List Price/Acres: 200,000 Listing Terms: Cash Special Listing Conditions: Not Applicable	Seller Financing Y/N: No	

Listing courtesy of:



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