



EXECUTIVE SUMMARY

5.99 AC US HWY 319 N

11812 US HIGHWAY 319 N, THOMASVILLE, GA 31757



OFFERING SUMMARY

Sale Price:	\$995,000
Price / Acre:	\$166,110
Lot Size:	5.99 Acres
Zoning:	CG
APN:	045 107

PROPERTY OVERVIEW

This 5.99-acre parcel at the corner of US HWY 19 N and Hill Road is ready for commercial development. Retailers in this corridor include Stone's Home Centers, Walmart, Spence Chevrolet, Murphy Oil, and many others.

LOCATION OVERVIEW

Located on US HWY 19 N, one of Thomasville's main commercial corridors, this property offers great visibility and frontage along a high traffic route connecting Thomasville to Moultrie and Tallahassee and proximity to the Red Hills Business Park is a plus. This parcel is a prime site for commercial or mixed -use development.

[Click Here for Zoning Information](#)

Trey DeSantis
850.766.6868
trey@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





RETAILER MAP

5.99 AC US HWY 319 N

11812 US HIGHWAY 319 N, THOMASVILLE, GA 31757



Trey DeSantis
850.766.6868
trey@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

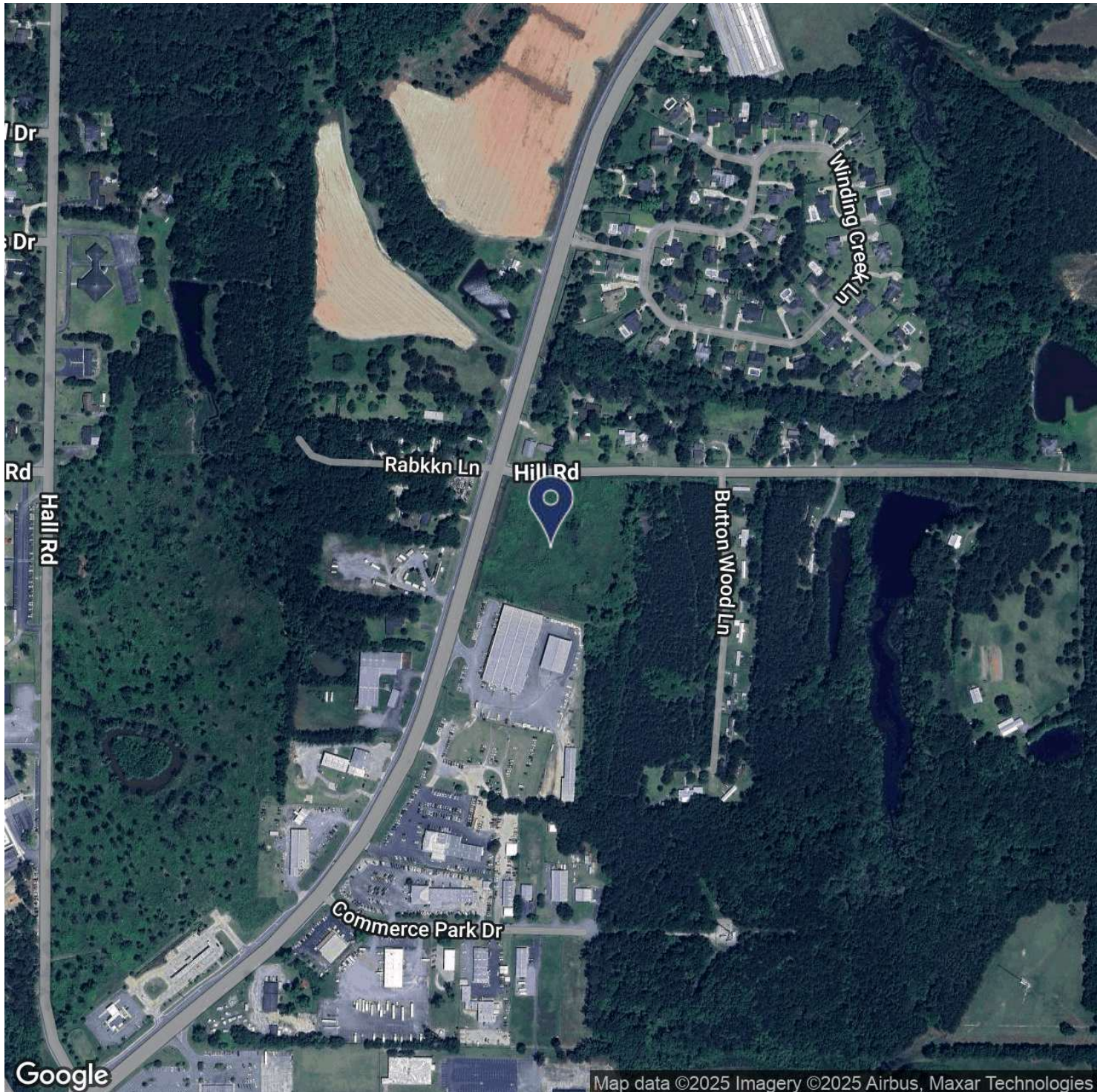




LOCATION MAP

5.99 AC US HWY 319 N

11812 US HIGHWAY 319 N, THOMASVILLE, GA 31757



Trey DeSantis
850.766.6868
trey@tlgproperty.com

TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200, Tallahassee, FL 32309

850.385.6363



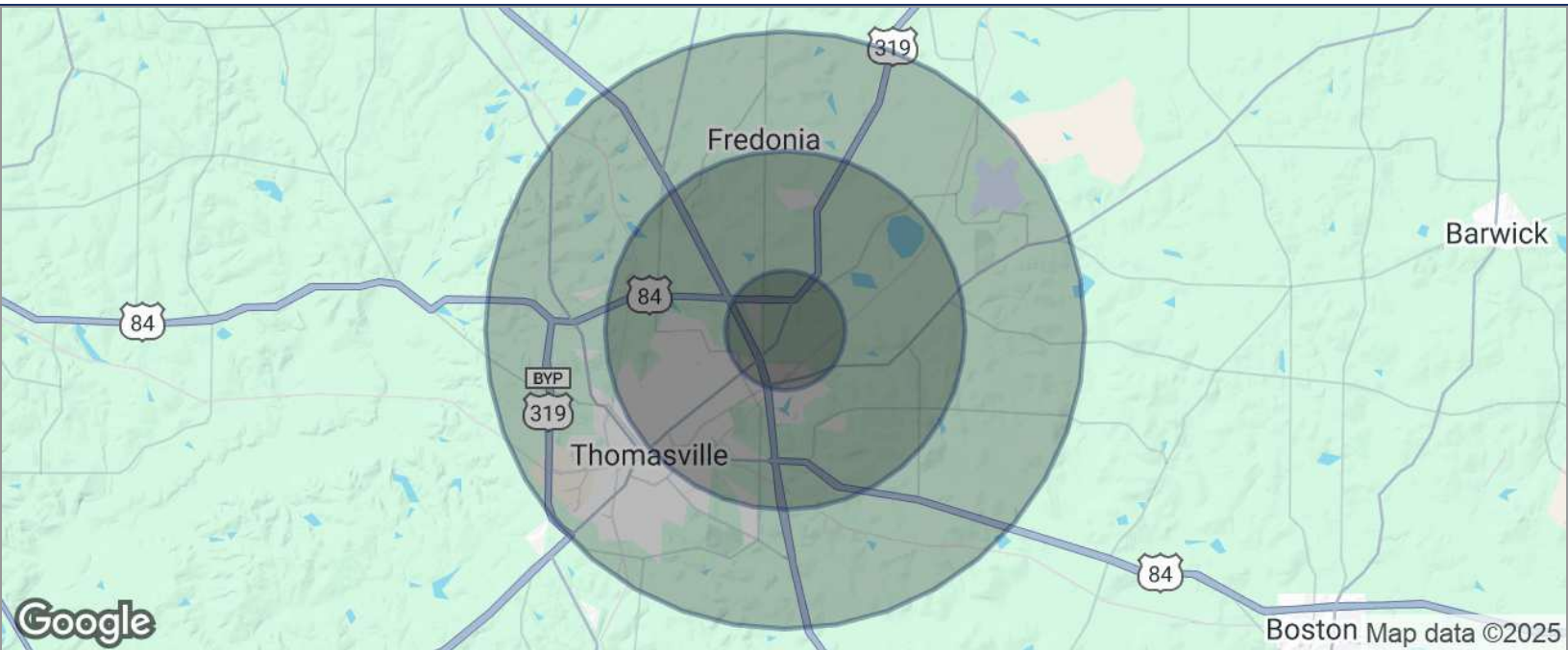
This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.



DEMOGRAPHICS MAP

5.99 AC US HWY 319 N

11812 US HIGHWAY 319 N, THOMASVILLE, GA 31757



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,202	16,299	29,534
MEDIAN AGE	40	41	41
MEDIAN AGE (MALE)	39	39	39
MEDIAN AGE (FEMALE)	41	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	481	6,798	12,063
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$87,476	\$87,411	\$86,158
AVERAGE HOUSE VALUE	\$262,538	\$243,490	\$258,247

* Demographic data derived from 2020 ACS - US Census

Trey DeSantis
850.766.6868
trey@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

