



EXECUTIVE SUMMARY

6 PARCELS FOR SALE

US HIGHWAY 19 & 84, THOMASVILLE, GA 31792



OFFERING SUMMARY

Lot 09-C:	1.015 acres for \$575,000
Lot 11-C:	1.220 acres for \$595,000
Lot 12-C:	1.391 acres for \$235,000 SOLD
Lot 13-C:	2.325 acres for \$295,000 SOLD
Lot 14-C:	1.695 acres for \$355,000 SOLD
Lot 15-C:	2.101 acres for \$375,000 SOLD
Lot 16-C2:	1.49 acres for \$595,000
Lot 16-C3:	1.38 acres for \$575,000
Lot 16-C4:	1.07 acres for \$495,000
Lot 16-C5:	1.435 acres for \$495,000
Lot 16-CZ:	6.24 acres for \$575,000 SOLD

LOT DETAILS

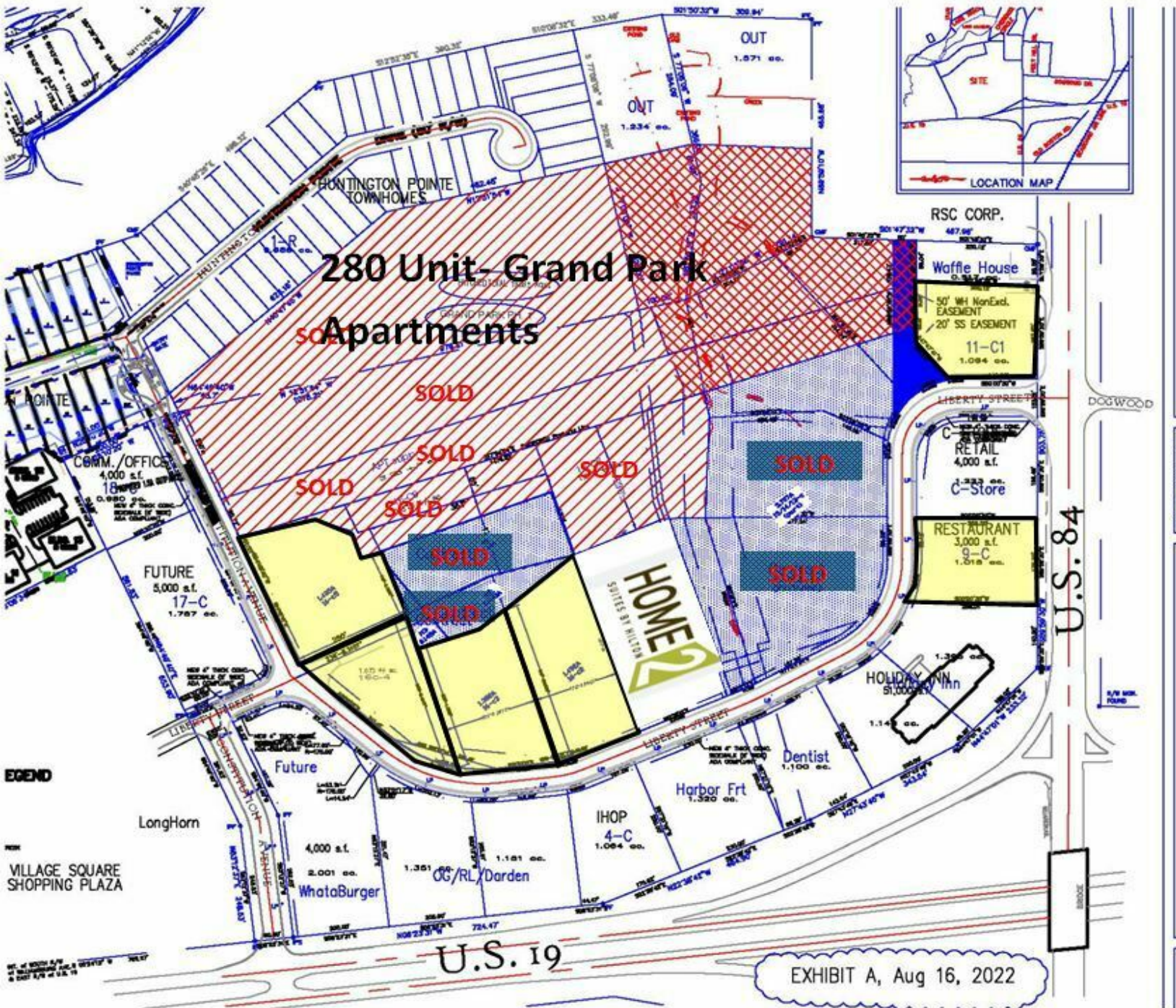
Located at the intersection of US 19 & 84, these parcels are situated in Thomasville's main retail corridor and serve a five-county trade area and over 150,000+ people. Grand Park, a new 280 unit luxury apartment complex, and Hilton Home2 Suites are both under construction and will be completed in mid-2023. Contact the listing agent if a larger parcel is needed. Build to suit opportunities will be considered.

PROPERTY OVERVIEW

Located at the intersection of US 19 and US 84 in East Thomasville, GA.



AVAILABLE PARCELS: 11-C1, 9-C, 16-C2, C3, C4 & C5
6 PARCELS FOR SALE
 US HIGHWAY 19 & 84, THOMASVILLE, GA 31792



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.



RETAILER MAP

6 PARCELS FOR SALE

US HIGHWAY 19 & 84, THOMASVILLE, GA 31792



Trey DeSantis
 850.766.6868
 trey@tlgproperty.com

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

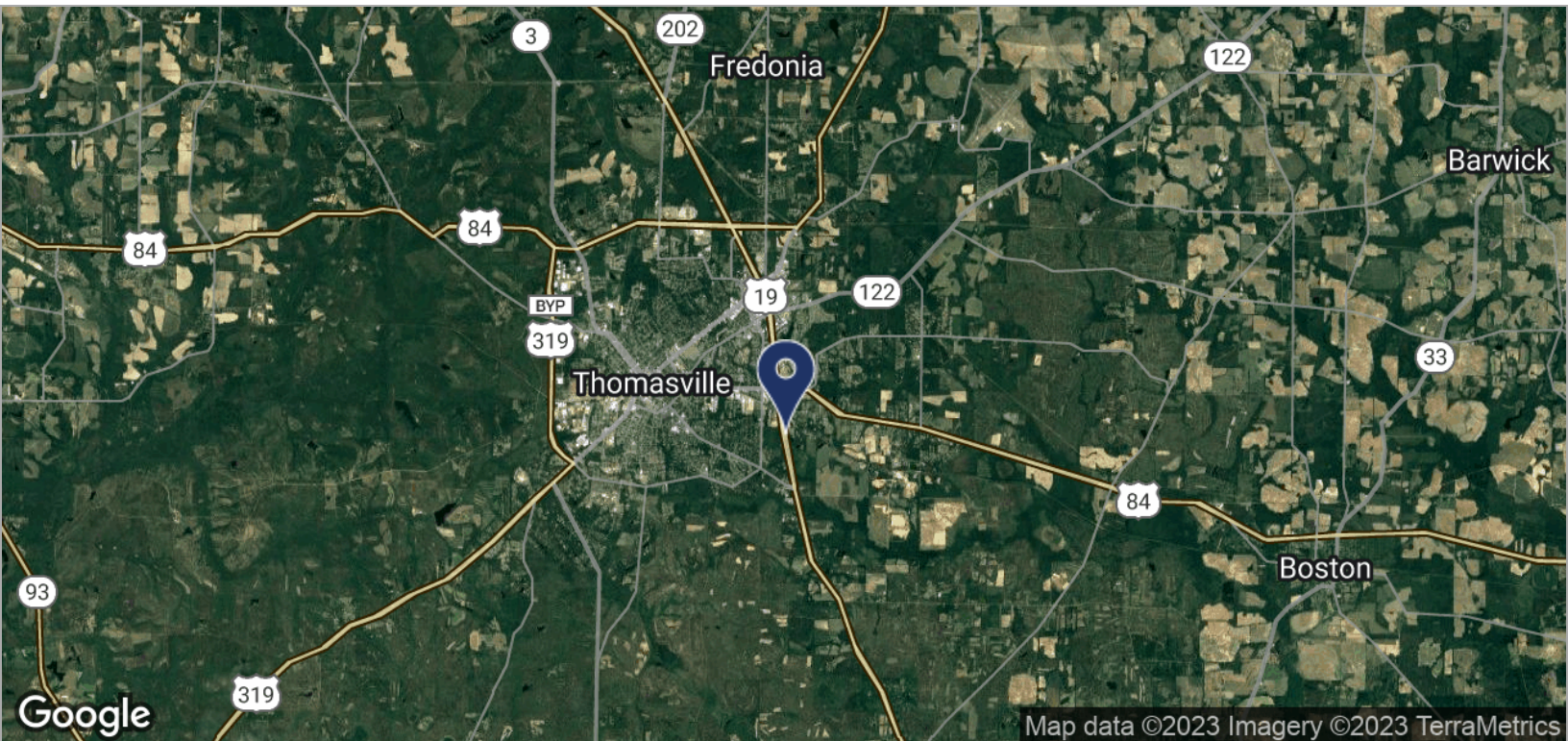




LOCATION MAPS

6 PARCELS FOR SALE

US HIGHWAY 19 & 84, THOMASVILLE, GA 31792



Trey DeSantis
850.766.6868
trey@tlgproperty.com

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

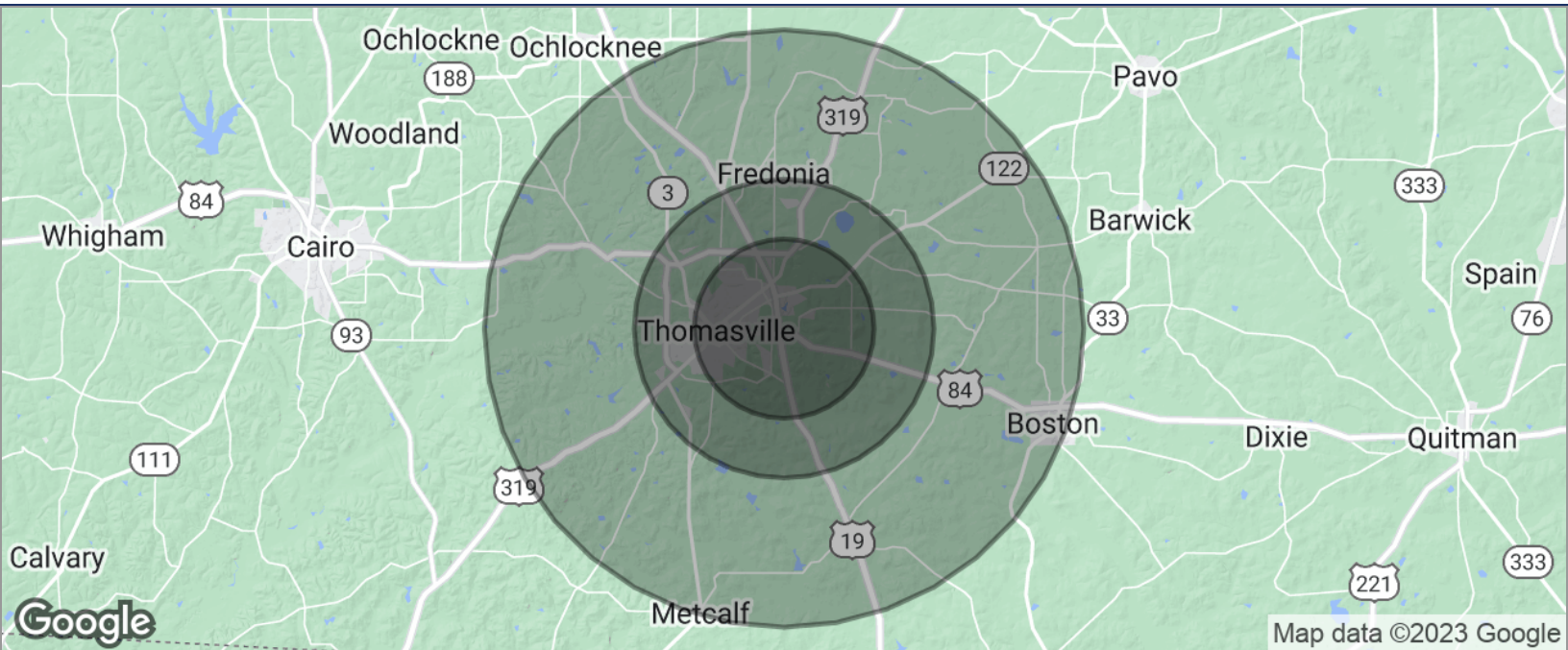




DEMOGRAPHICS MAP

6 PARCELS FOR SALE

US HIGHWAY 19 & 84, THOMASVILLE, GA 31792



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	16,641	25,610	36,083
MEDIAN AGE	39.5	38.8	40.0
MEDIAN AGE (MALE)	36.9	34.8	36.5
MEDIAN AGE (FEMALE)	42.9	41.0	41.8
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	8,039	12,215	16,705
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$54,552	\$54,757	\$58,343
AVERAGE HOUSE VALUE	\$155,012	\$143,413	\$150,819

* 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

