

LAND FOR SALE



TREY DESANTIS

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## EXECUTIVE SUMMARY US HWY 319 THOMASVILLE, GA 31757



OFFERING SUMMARY	
Sale Price:	\$525,000
Lot Size:	1.23 Acres
APN:	045 137
Zoning:	Commercial

#### **PROPERTY OVERVIEW**

1.23 (+/-) acres for sale fronting US HWY 319 in Thomasville, GA. This busy retail corridor is home to many national brands including Walmart, Dollar General, Walgreens, McDonald's, Taco Bell and more.

Property sits adjacent to Murphy Oil, First Commerce Credit Union, and 17.7 acres of commercially zoned land, which is also for sale by TLG Real Estate Services, PLLC. In addition, Walmart sits directly across the street.

### **PROPERTY HIGHLIGHTS**

- Commercial zoned parcel with city utilities available to the site
- Access off HWY 319

### **<u>Click Here for Thomas County Zoning</u>**

**Codes** 

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### **RETAILER MAP US 319 LARGE US HWY 319** THOMASVILLE, GA 31757



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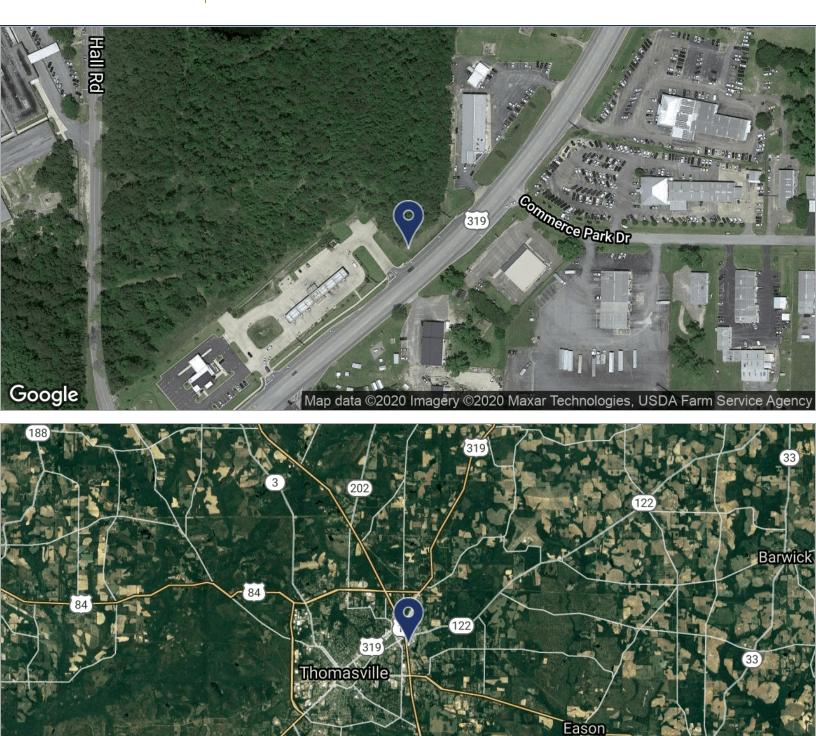
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# LOCATION MAPS US HWY 319 THOMASVILLE, GA 31757



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Boston-



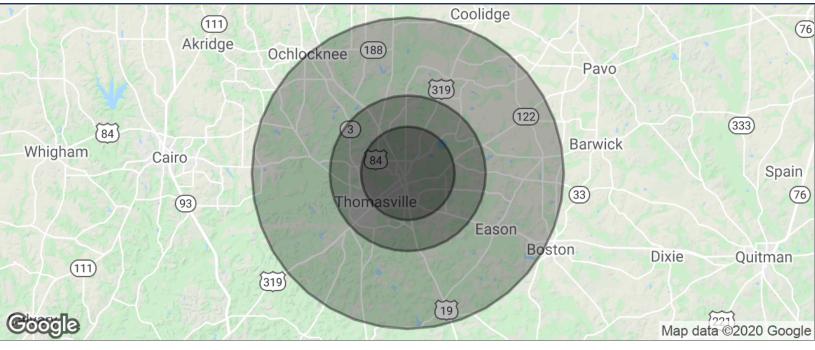
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### **DEMOGRAPHICS MAP US HWY 319** THOMASVILLE, GA 31757



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	11,089	20,158	37,043
MEDIAN AGE	38.6	39.0	38.7
MEDIAN AGE (MALE)	35.3	37.3	37.5
MEDIAN AGE (FEMALE)	40.8	40.7	39.9
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,661	8,405	14,757
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$54,348	\$54,955	\$54,542
AVERAGE HOUSE VALUE	\$182,084	\$196,281	\$194,378

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