

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



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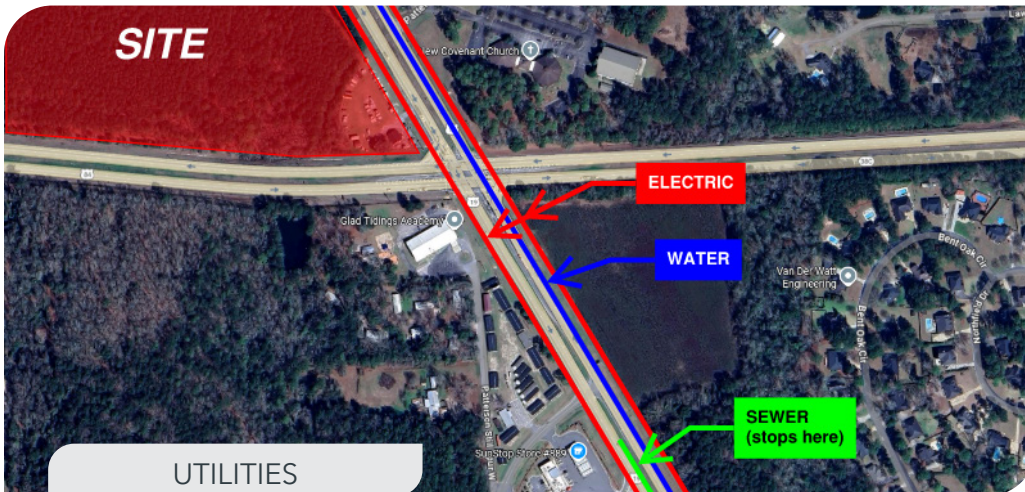
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### HIGHLIGHTS

- 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

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**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.



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### RETAIL NODES



Subject Property

Aldi  
McDonalds  
Subway  
Honda  
Nissan  
Burger King  
Dollar General  
Ford  
Wendy's

Walmart  
UPS  
Chick-fil-a  
Waffle House  
Belk  
Ace Hardware  
Tractor Supply  
Taco Bell  
Smoothie King

Circle K  
Ollie's  
Dunkin  
Chicken Salad Chick  
Hardees  
Ellianos  
Planet Fitness  
Sonny's BBQ  
Pizza Hut

Lowe's  
Jimmy Johns  
Publix  
Starbucks  
Zaxbys  
Whataburger  
KFC  
Verizon  
Longhorn Steakhouse

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### RETAIL VIABILITY

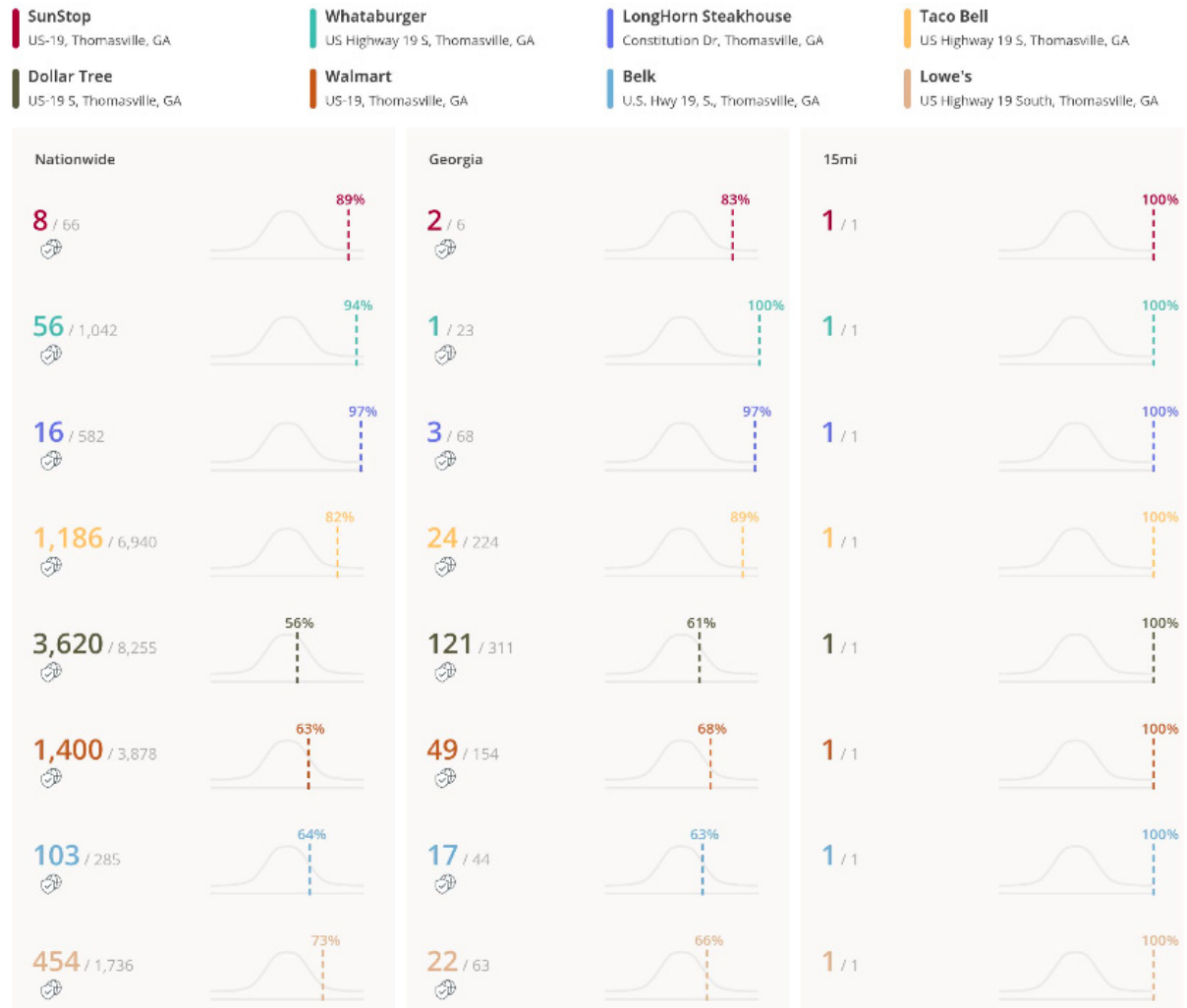
#### Demographics

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

Demographics data provided by Esri



#### Placer.ai Site Rankings for Area Properties



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