

MLS #: A918811A (Active) List Price: \$70,000

10530 E US Hwy 84 (1.44 Acres) Thomasville, GA 31757



Present Use: Timber
 Apx Total Acreage: 1.44
 Price/Acre:
 Terrain: Gentle Sloping, Level

Lot #:
 Main Area: Thomas County
 Subdivision: No Recorded Subdivision
 County: Thomas
 Zoning: AG

WARNING: Does not apply.

Lot Dimensions:

Deed Book/Page: Plat Book/Page: HOA: No Assoc Fee: Assoc Fee Pd:

City Taxes: County Taxes: Tax Year:

Improvements: Other-See Remarks

Allotments:

Character: Wooded, Other-See Remarks

Road Access: Paved, Public Utilities:

Frontage: Road

Directions: Hwy 19 Thomasville to East on Hwy 84 Property (1/- Miles) Property on Right (SouthSide) of Hwy 84 . Just past Memorial Gardens Cemetary

Public Remarks: Great site for a business that needs convenient location, visibility, and space, re zoning may be required.1.44 Surveyed acres of mostly high ground and good soils(Faceville Loamy Sand) with 430' of Hwy Frontage, 294' Depth, and 437' across the back.. Excellent Visibility. Good Traffic Counts. Property is currently zoned AG. Check Thomas County Permitted use table for what is allowed with AG Zoning. It might surprise you. (Residential, Kennel, Forestry Services, Ag Services, Child/Adult Care, Religious, etc. Old service pole is on property. (Was told there is a a septic and well that was used years ago...verify, not confirmed) This is an excellent property to rezone for commercial use or limited commercial use for someone who needs a shop or working area near town. Any re-zoning would likely need support of Memorial Gardens Cemetery Owners. Property is wooded and buffered from road for Privacy or could be cleared for improved visibility and space requirement. Similar Ag Zoned property up the road was rezoned for commercial use a few years back for a Dollar General. City Water available on Inman Lane. Check with City for letter of availability. Property located near median crossovers.

REALTOR Remarks: The proximity to town and the size of the lot really make this a good site for a business. If needed for commercial use....make the offer subject to rezoning.

Owner's Name:

Owner's Phone: Owner's Business Phone: Owner's Email Address:

Owner's Address: Owner's City: Owner's State: Owner's Zip:

Sign On Property: Yes To Show: Call Listing Office

Terms Financing: Cash, Refinance

Closing Information: Possession At Closing

CoopFlat\$: 0 CoopComm: 4 DualRate: Var Rate:

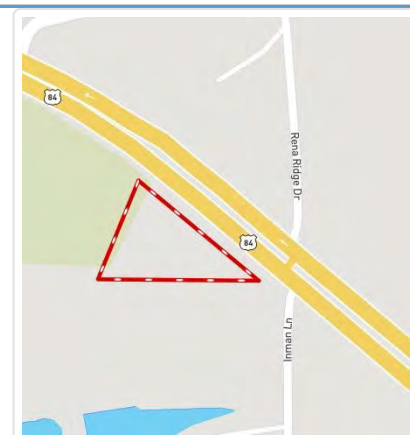
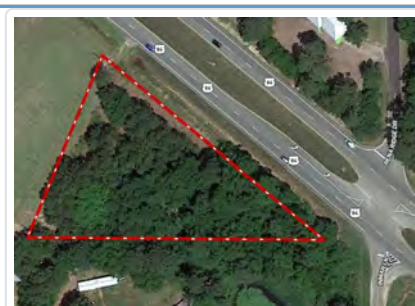
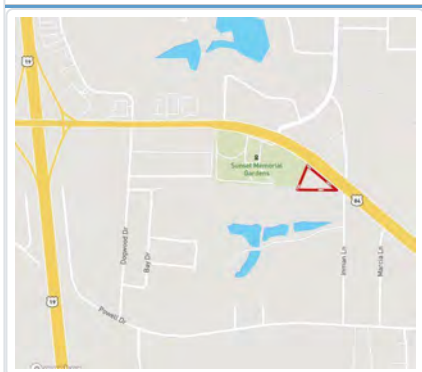
Occupied: No Agent Owned: No

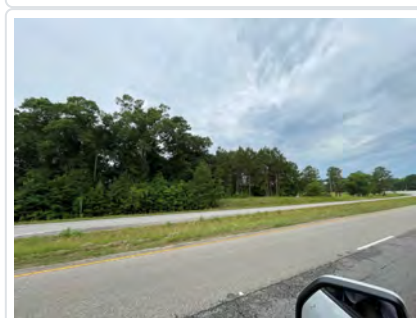
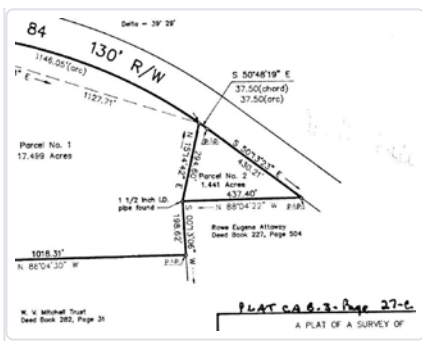
Display on Internet: Yes Display Address: Yes Allow AVM: No Allow Comments: No

CntctDate:

Marketing Date: 5/27/2022 Original List Price: \$70,000 Days on Market: 303

Contingent Expiration Date:





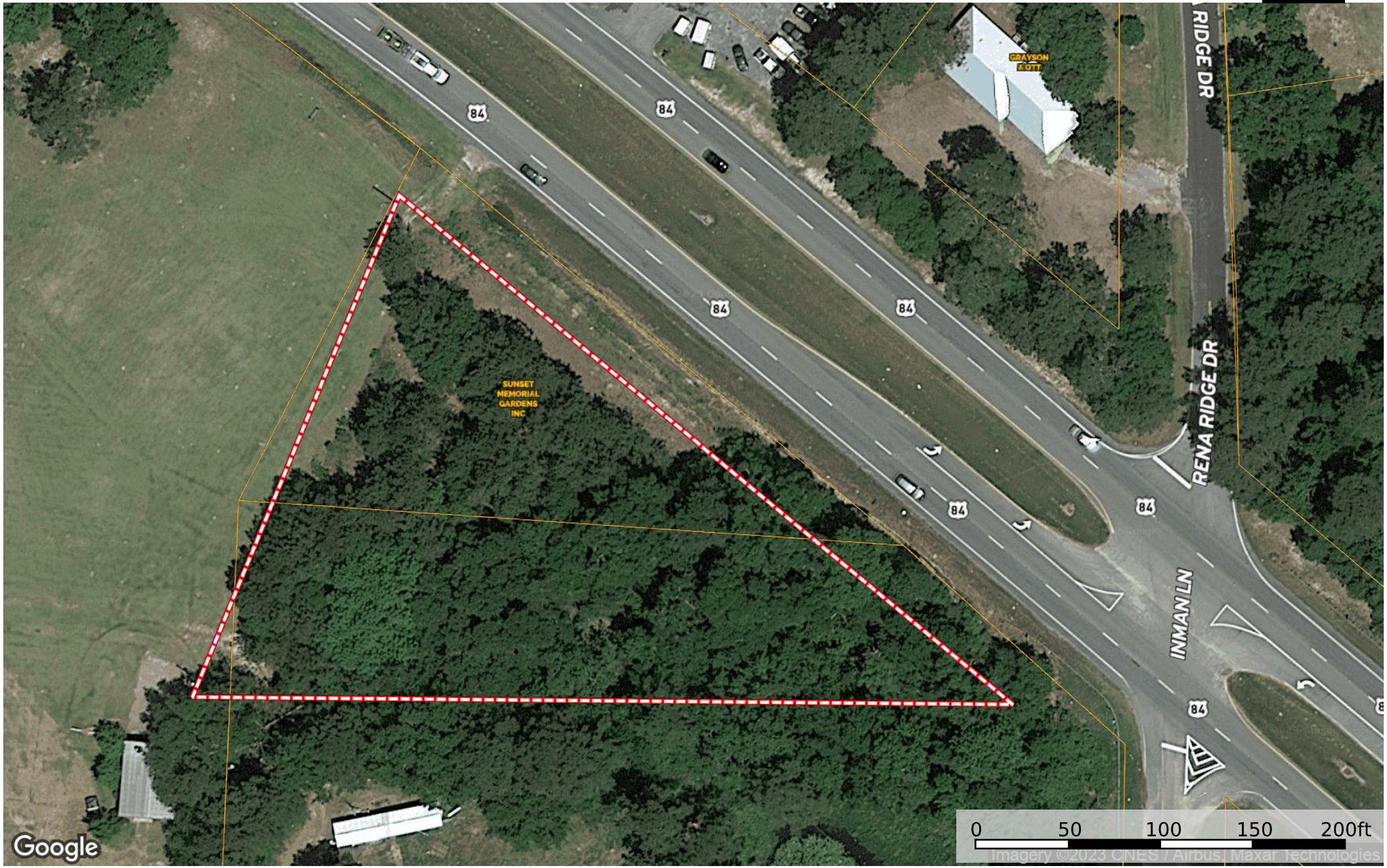
Listing Office: Crocker Realty (#:7)
 Main: (229) 228-0552
 Fax: (229) 226-6532

Listing Agent: Daniel Crocker (#:2)
 Contact #: (229) 403-6297
 Agent Email: landcrocdan@gmail.com

Information Herein Deemed Reliable but Not Guaranteed

Hwy 84 1.44 Acres Sunset Mem

Thomas County, Georgia, 1.44 AC +/-



Boundary