



Property Information Packet

**1311 E. Jackson Street
Thomasville, GA
1.53 Acres, C-1 Zoning, Home &
11,683 +/- Sq Ft of Buildings
Offered @ \$399,000.00**

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CROCKER REALTY, INC
1207 E. Jackson St.,
Thomasville, GA 31792




2014 GA DOT Annual Average Daily Traffic Count: 14,800.
High Visibility-Great Location.
Business Not For Sale

MLS DATA

\$399,000.00

MLS #: C913746A (Active) List Price: ~~XXX,XXX~~ (44 Hits) 1311 Jackson Street Thomasville, GA 31792

Listing Tools	Request Showing	Edit Listing	Reset Hit Count
		Current Business Type: Auto Service Design: Apx SqFt: 11000 # Units: 0 # Floors: 0 Private Bathrooms: Public Bathrooms: Apx Year Built: 0 Handicap Accessible: Parking:	Unit #: Main Area: Thomasville County: Zoning: C-1
Lot Dimensions:	Apx Total Acreage: 1.53	Price/Acre: 0	
Deed Book/Page:	Plat Book/Page:	# Lots: 0	Frontage: 100+
Incorporated Area:	Use Conforms to Zoning: Yes		Industrial Park:
City Taxes: 0.00	County Taxes: 0.00		Tax Year: 0
Improvement Value:	Land Value:	Total Assessment:	Yearly Assoc Fee: 0
Utilities: Sewer Connected, Water Connected			
Mechanical Features: Central Heat/Air			
Electricity: 220 Volts		Environmental: None Performed	
Site:			
Office SqFt: 0	Warehouse SqFt: 0	Storage SqFt: 0	Apx Showroom SqFt: 0
Ceiling Height:			
Interior Features:			
Exterior Finish: Frame, Steel Frame		Exterior Features:	
General Features: High Traffic Area, High Visibility		Access: US Highway, Other-See Remarks	
Flooring:		Sale Includes: Land & Building	
Roof: Metal, Shingle		Condition:	
Directions: Next to Farmers and Merchants Bank across street from Maryland's Fried Chicken. No Sign.			
Public Remarks: The Tire Depot has rented this property for the past few years... per the tax records there is over 11000 sq ft of buildings used for the tire depot business...there is an additional 1822 sq ft tenant home on the property that goes with this 1.53 Acres. Strong Next door neighbor with Farmers and Merchants Bank. Month to Month Lease Income of \$1400 per mth. Functional Tract with a lot of land to work with. Priced below Tax Appraisal.... Bring All Offers! Serious traffic patterns with FMB next door and Maryland across the street. 4 lanes of traffic with Center Turn Lane and a 14,800 Traffic County. Good Visibility. Compare with other properties on the market and see how it stacks up with facilities, price, location and acreage.			
REALTOR Remarks:			
Office Notes:			

2019 Drone Photo

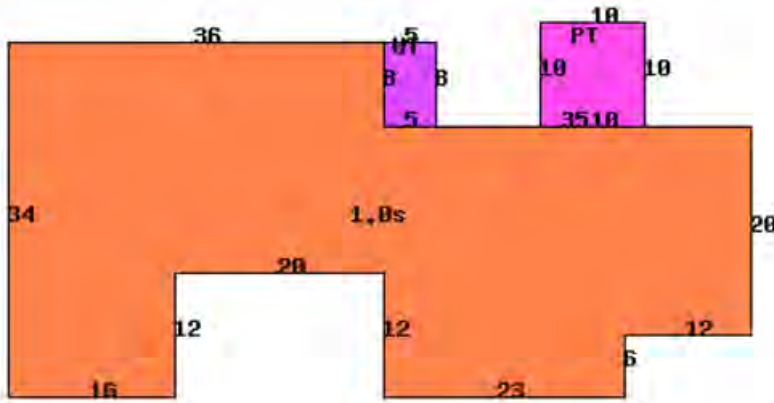


Tax Record Improvement Information

Style	Heated Sq Ft	Interior Walls
One Fam-Rental	1,822	Plaster
Roof Type	Flooring Type	Heating Type
Shingle Asphalt	Carpet/Sheet Vinyl	Space Heater/No AC
Description	Value	Actual Year Built
SERVICE REPAIR GARAGE	\$ 51,657	1952
Roof Cover	Interior Walls	Floor Construction
Galvanized Metal	Unfinished	Concrete On Ground
Description	Value	Actual Year Built
SERVICE REPAIR GARAGE	\$ 25,551	1952
Roof Cover	Interior Walls	Floor Construction
Galvanized Metal	Unfinished	Concrete On Ground
Description	Value	Actual Year Built
SERVICE REPAIR GARAGE	\$ 114,754	1972
Roof Cover	Interior Walls	Floor Construction
Galvanized Metal	Unfinished	Concrete On Ground

Month to Month Lease. Office, Warehouse, Retail/Showroom, Office, Shop. Partial Central Heat and Air. Multiple Bay Areas, Front and Back. Single Family Tenant Home in back of property with separate entrance off of Jackson Street. Rear of property used for Auto Storage. Next door to Farmers and Merchants Bank and across Jackson Street from Maryland Fried Chicken. 1.53 Acres is a lot of land to work with. Tax Value is \$566,339.00 as of 2019.

Tax Record Improvement Sketches

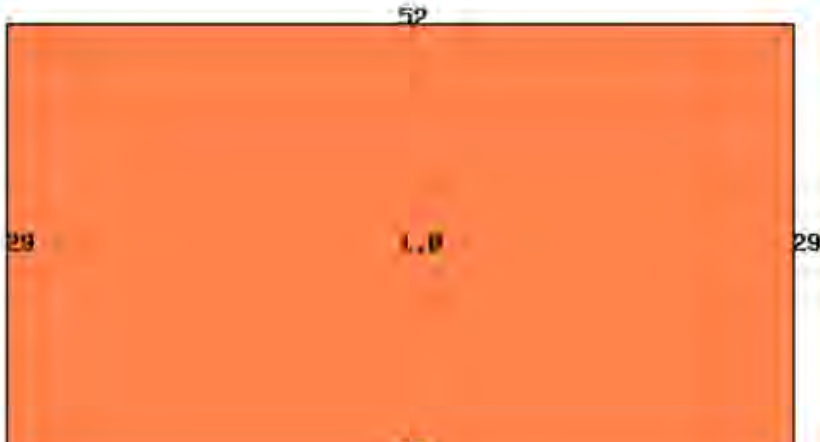


Color	Area Type Description	Square Feet
Orange	1.0 Story Area	1822
Pink	Patio	100
Purple	Utility Room	40

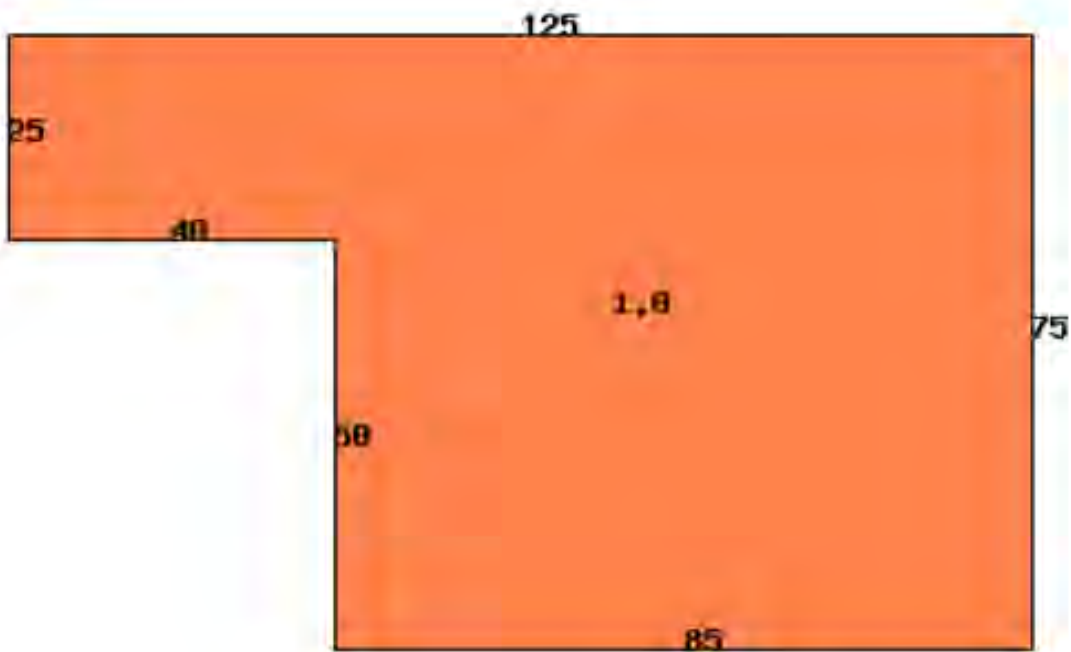


Color	Area Type Description	Square Feet
Orange	1 Story	2960

Tax Record Improvement Sketches

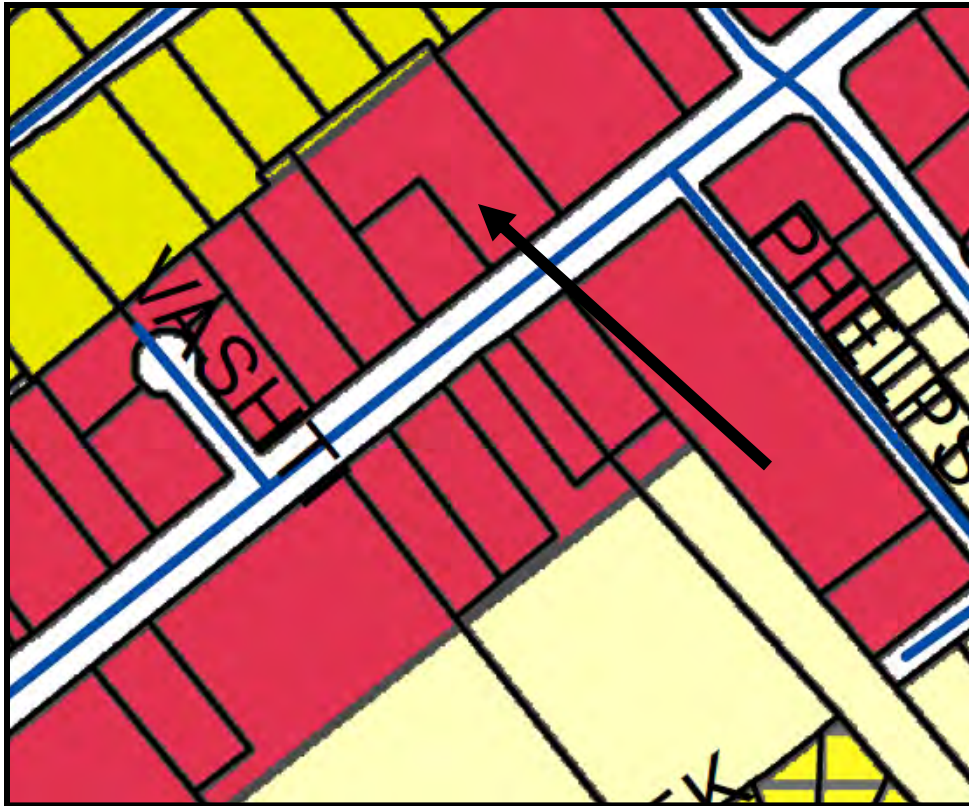


Color	Area Type Description	Square Feet
Orange	1 Story	1508



Color	Area Type Description	Square Feet
Orange	1 Story	7375

2014 city of Thomasville Zoning Map



Zoning CODE					
	A		C-2-CU		R-1A-LU
	A-CU		M		R-2
	A-LU		M-CU		R-2-CD
	C-1		M-LU		R-2-CU
	C-1-LU		MH		R-2-LU
	C-1A		R-1		R-2A
	C-1A-CU		R-1-CU		R-2A-LU
	C-1A-LU		R-1-LU		R-CD
	C-2		R-1A		R-M-H
			R-1A-CD		R-TH
			R-1A-CU		TND



