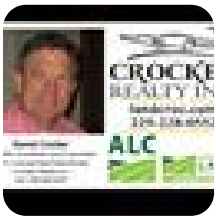


175 Big Star Dr
Thomasville, GA 31757



Daniel Crocker

GA/FL Licensed Real Estate Broker, ALC, MPA | GRI, ALC

Georgia Real Estate License #164943

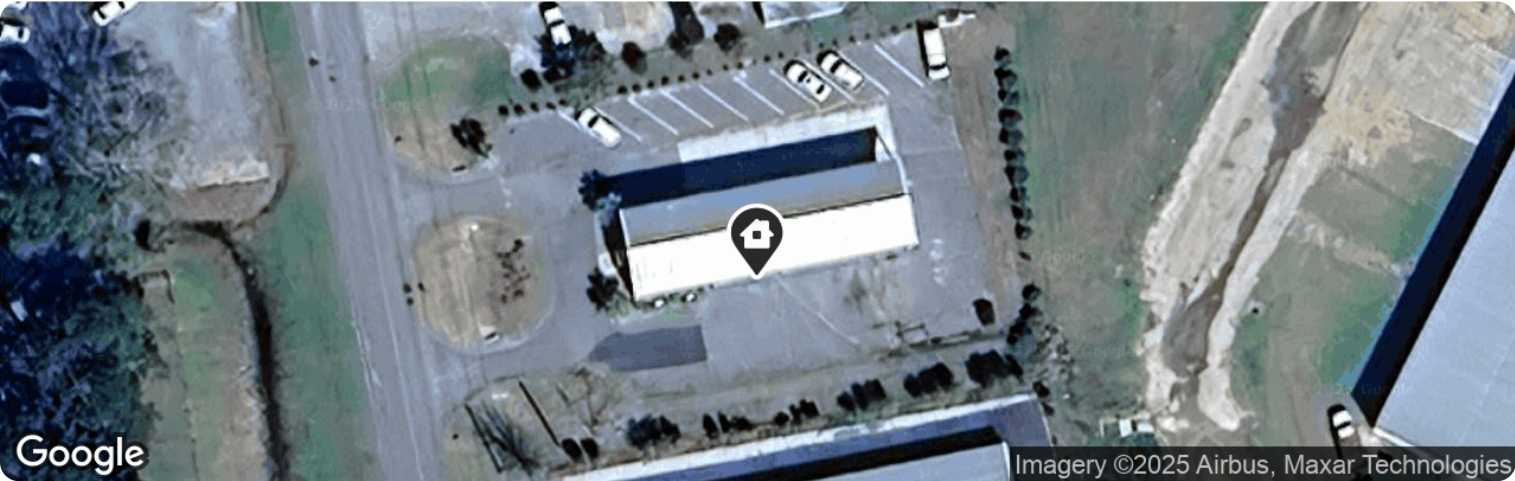
☎ Work (229) 228-0552 | ☎ Mobile (229) 403-6297

📅 (229) 226-6532

✉ landcrocdan@gmail.com

🌐 www.landcroc.com





NEW Active / For Sale • New, Active: 7/24/2025

List Price

\$389,000

Active Date 7/24/2025 Listing ID 925791

Closed Price

\$37,500

Closed Date 3/1/2019

Price Per Sq Ft

\$128



Commercial

Type



M

Zoning



3,030

Sq Ft

CLAYBEAU LLC

Building Name

Basic Facts

Type

Commercial

Subtype

Miscellaneous

Days in RPR

7

Year Built

2019

Price by SqFt

\$128 per sq ft

Zoning

M

Land Use

Commercial (General)

General Use

Car Wash

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Property Information

Description

Multi-purpose building in excellent shape with high ceiling and many potential uses. Previously used as a car wash. Private Office, Waiting Area, and Sales Counter. Mini Split Air Conditioners. Extra Storage on top of the office area. Excellent parking. Drive-through building. Wash Out Bay. Property could be modified to be an enclosed structure for warehousing or for some other types of manufacturing uses. Check out City of Thomasville Permitted Use Table and look at all the uses allowed under M zoning. This is an attractive building. Security System and Video equipment included in the sale. Convenient and accessible location. Three Open Bay Areas(24' x 30', 25' x 30', 22' x 30' (+/-) 15' Clearance coming in... additional space underneath. 10 parking Spaces. Wrap-around drive. City Taxes to be determined. Office heat and cooled sq ft is approximate.

Investment Details

TermsCash/Refinance,Conventional

Property Features

LISTING			
Style	One Story, Other - See Remarks	Construction Features	Steel Frame
Roof Features	Metal	Road	City/County Roads, Paved Road
Parking	Paved	Lot Size Dimensions	120' x 200' x 131' x 191'
Cooling	Central Heat/Air, Other - See Remarks	Utilities	Sewer Conn., Water
Bathrooms	1	Building Sqft	3,030 sq ft
PUBLIC			
Topography	Level grade	Lot Size Sqft	25,700 sq ft
Lot Size Frontage Ft.	120	Lot Size Depth Ft.	196
Lot Size Acres	0.59 acres	Building Sqft	3,030 sq ft
Neighborhood Code	10100	Water	Municipal
Sewer	Municipal	Asphalt Paving	000012611

Location Details

Directions to Property	From intersection of Hwy 19 and Pavo Rd (Chic-Fil-A). Head East on Hwy 122 and Big Star Drive will be 1/4 mile down on your left by the water tower...Property will be down Big Star on your Right...or Google.	Zoning	Manufacturing
Location Features	Immediately Available, Other - See Remarks	Flood Zone	X (unshaded)

Legal Description

Parcel Number	045ETH 010 E 01	Tax ID	23106
County	Thomas County	Zoning	M
Census Tract	132759605.022022	Carrier Route	R010
Abbreviated Description	LANDLOT:101 DIST:13 175 BIG STAR DR / .59 AC # 5	FIPS Parcel Number	13275045ETH 010 E 01
Building Name	CLAYBEAU LLC	General Use	Car Wash
Property Use	Car wash	Overall Use	RETAIL
Current Use	Sale		

Owner Facts

Owner Name (Public)	CLAYBEAU LLC	Owner Name (Listing)	CLAYBEAU LLC
Time Owned	5-10 Yrs	Mailing Address	175 Big Star Dr Thomasville GA 31757-7708
Vesting	Company/Corporation	Number of Tenants	1

Financial Details

Adjusted Prop. Value	\$222,594	New Applicant Underwriting Score	2
Default History	NO DEFAULTS IN AVAILABLE RECORDS	Property Use Reliability Score	2
Financial Risk Score	144	Property Use Risk Score	C

Financial Details

Special Risk NO SPECIAL RISK FEATURES
Characteristics

Listing History

Current Records

Change Date	Description	Price	Change %
7/28/2025	New Listing	\$389,000	

Public Record History

Deed

Contract Date	3/1/2019	12/15/2010	9/7/2010	2/15/2008
Recording Date	3/1/2019	12/16/2010	9/17/2010	2/15/2008
Document Type	Warranty Deed	Deed	Foreclosure	Deed
Sale Price	\$37,500	\$23,100	–	\$228,000
Buyer ID	Limited Liability Company	Company or Corporation	Company or Corporation	Company or Corporation
Price Code Description	Full amount stated on Document	From recorded Affidavit of Value or Verified.	Transfer Tax on document indicated as EXEMPT.	Full amount stated on Document.
Seller Name	BENTON & SONS LLC	SYNOVUS BANK	EDWARD REID LLC, SYNOVUS BANK	SUMMER GLEN LLC
Seller ID	Limited Liability Company	Company or Corporation	Company or Corporation	Company or Corporation
Buyer Mailing Address	13154 US HIGHWAY 84 E, THOMASVILLE, GA 31757	1657 RODDENBERRY RD, THOMASVILLE, GA 31792	PO BOX 710, THOMASVILLE, GA 31799	PO BOX 24, THOMASVILLE, GA 31799
Document #	2019-000321	136-2010-001845	136-2010-001387	2008-000290
Recorder's Book #	2205	1673	1658	1472
Recorder's Page #	155	365	178	176
Total Transfer Tax	–	\$23	–	–

Public Record History

Mortgage

Contract Date	3/1/2019	5/15/2018
Recording Date	3/7/2019	5/23/2018
Loan Type	Conventional	Conventional
Borrower Name	CLAYBEAU LLC	BENTON
Borrower ID	Limited Liability Company	Company or Corporation
Borrower 2 ID	Individual(s)	–
Loan Amount	\$31,875	\$22,061
Due Date	1/1/2019	6/1/2019
Lender Name	THOMASVILLE NATIONAL BANK	THOMASVILLE NATIONAL BANK
Borrower Mailing Address	175 BIG STAR DR, THOMASVILLE, GA 31757	Address not available
Document #	001196	002910
Book Number	0000002205	2155
Page Number	0000000158	8
Record Type Code	S	S
Record Type	S	S
Loan Term Year	–	01
Lender Type	–	Bank

Tax

Assessment Year	2024	2023	2022	2021	2020
Assessed Value - Land	\$15,420	\$15,420	\$15,420	\$15,420	\$15,420
Assessed Value - Improvements	\$73,618	\$62,358	\$56,725	\$55,473	\$54,729
Total Assessed Value	\$89,038	\$77,778	\$72,145	\$70,893	\$70,149
Assessor Market Value Year	2024	2023	2022	2021	2020
Assessor Market Value - Land	\$38,550	\$38,550	\$38,550	\$38,550	\$38,550

Public Record History

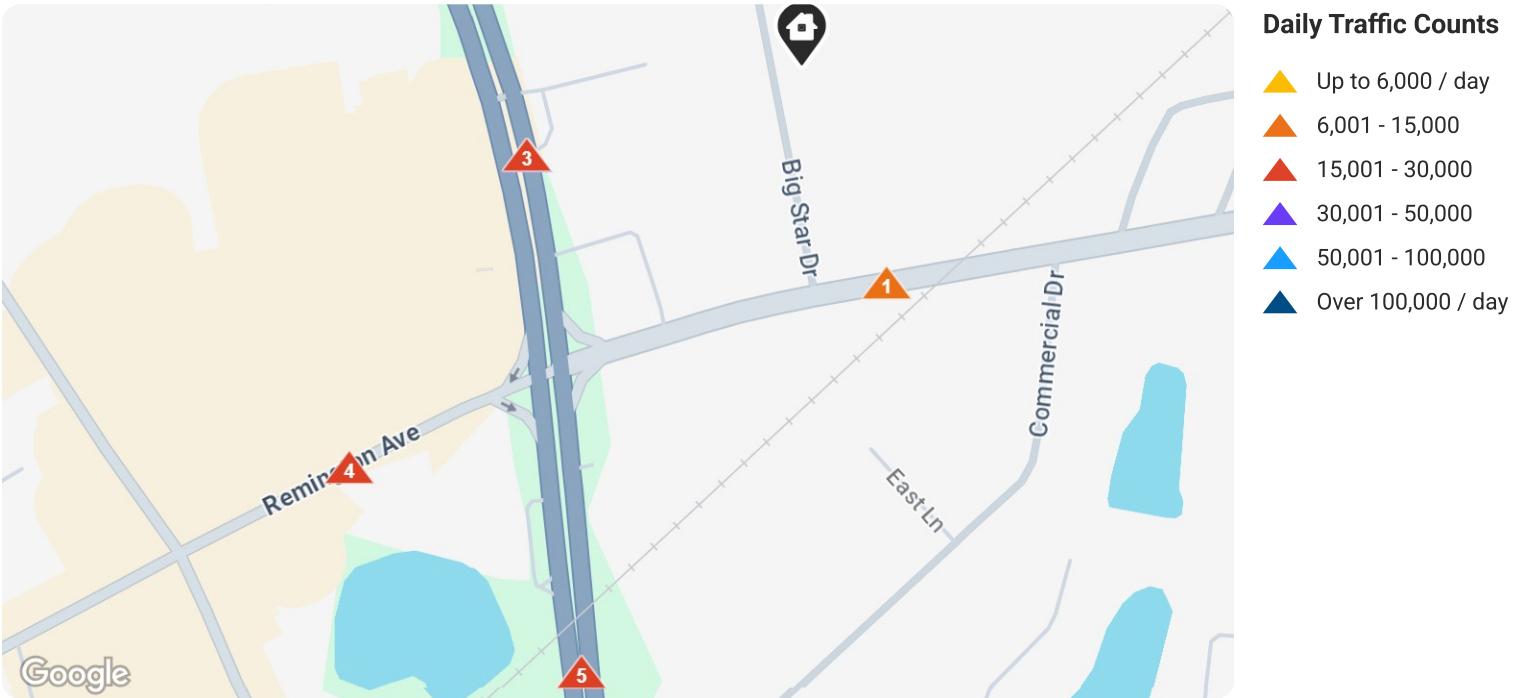
Tax

Assessment Year	2024	2023	2022	2021	2020
Assessor Market Value - Improvements	\$184,044	\$155,896	\$141,812	\$138,683	\$136,823
Total Assessor Market Value	\$222,594	\$194,446	\$180,362	\$177,233	\$175,373
Tax Rate Code Area	1	1	1	1	1
Total Tax Amount	\$2,146	\$1,924	\$2,041	\$2,006	\$2,051
Tax Account ID	23106	23106	23106	23106	23106

Listing Details

Listing ID	925791	Listing Source	Thomasville Area Board of REALTORS® MLS
Showing Instructions	Call Listing Office	Possession	Possession at Closing
Legal	LANDLOT:101 DIST:13 175 BIG STAR DR / .59 AC # 5		

Traffic Counts



Traffic Counts within 1 mile by Proximity

1

9,149

Pavo Road

2024 Est. daily traffic counts

Cross: Hwy 122

Cross Dir: W

Distance: 0.01 miles

Historical counts

Year	▲ Count	Type
2022	▲ 8,230	AADT
2019	▲ 10,100	AADT
2018	▲ 10,200	AADT
2005	▲ 9,750	AADT

2

30,709

2024 Est. daily traffic counts

Cross: –

Cross Dir: –

Distance: –

Historical counts

Year	▲ Count	Type
2022	▲ 30,300	AADT
2019	▲ 30,900	AADT

3

27,356

US Hwy 19

2024 Est. daily traffic counts

Cross: Pavo Rd

Cross Dir: S

Distance: 0.14 miles

Historical counts

Year	▲ Count	Type
2018	▲ 27,200	AADT

4

16,673

Remington Avenue

2024 Est. daily traffic counts

Cross: Hwy 122

Cross Dir: E

Distance: 0.36 miles

Historical counts

Year	▲ Count	Type
2022	▲ 16,800	AADT
2019	▲ 15,000	AADT
2018	▲ 17,500	AADT
2005	▲ 18,300	AADT

5

20,296

Thomasville Byp

2024 Est. daily traffic counts

Cross: Hwy 19 S

Cross Dir: N

Distance: 0.04 miles

Historical counts

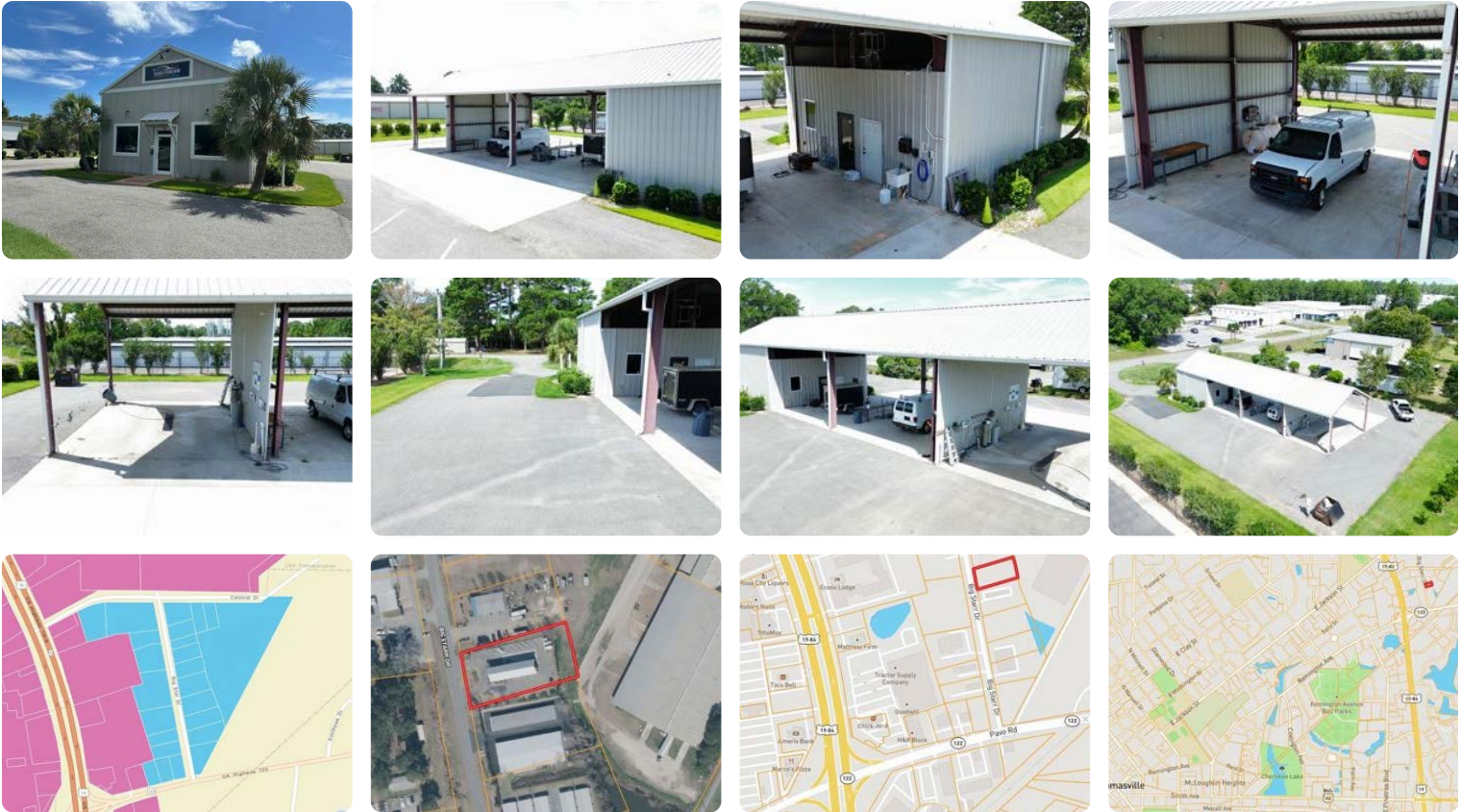
Year	▲ Count	Type
2005	▲ 19,930	AADT

AADT - Annual Average Daily Traffic ADT - Average Daily Traffic AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

Photos

Listing Photos



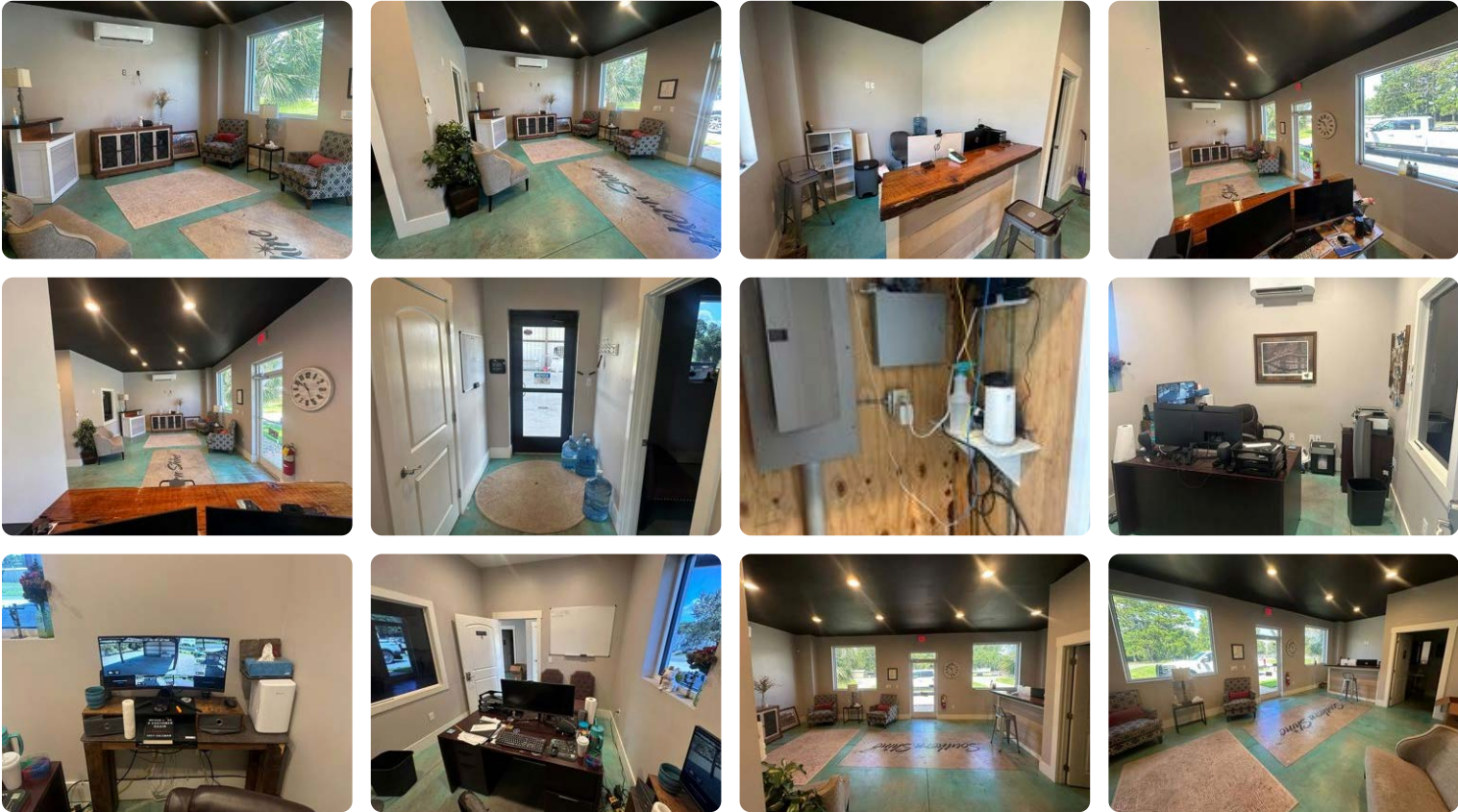
Photos

Listing Photos



Photos

Listing Photos



Historical Photos



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