



Property Information Packet

5.5 Acres Cross Dock Terminal
1250 Sunset Drive
Thomasville, GA
31 Bays, 9,500 Sq. Ft., Fenced.
\$1.2 Million / Possible Lease

Daniel E. Crocker
Member Thomasville Area Board REALTORS
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www.landcroc.com
CROCKER REALTY, INC
1207 E. Jackson St.,
Thomasville, GA 31792



All Property Line Drawings are Approximate and taken from County Tax Assessor Website.

Topo Map


CROCKER
REALTY INC.
landcroc.com
229-228-0552

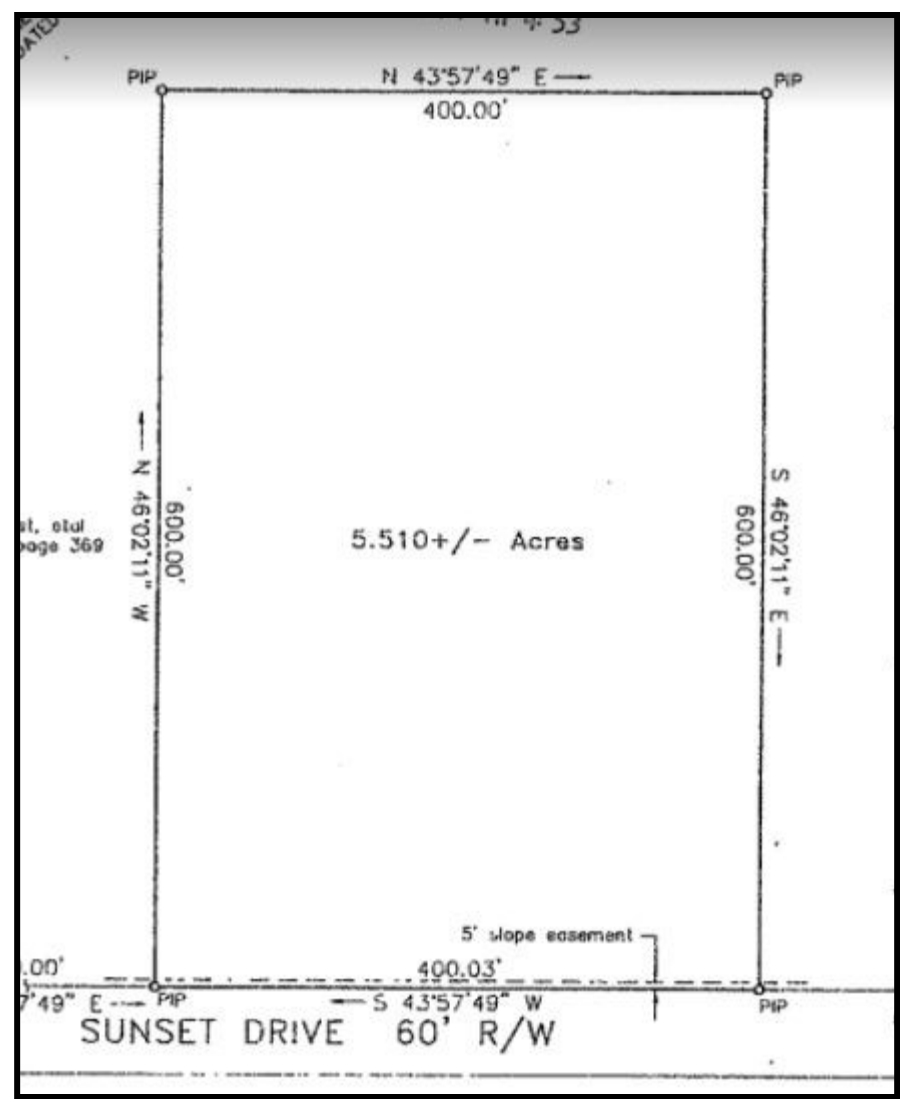


Aerial Map


CROCKER
REALTY INC.
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229-228-0552



Survey

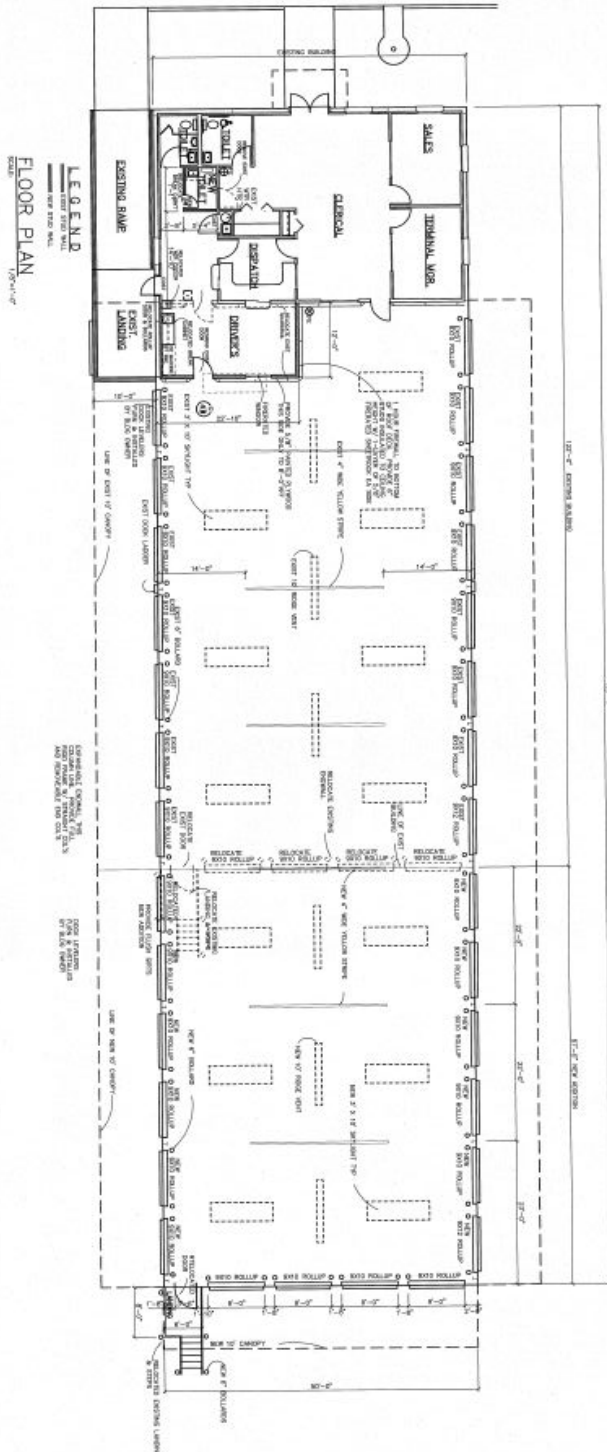


MLS Information



Listing Tools Request Showing Edit Listing Reset Hit Count				
	Current Business Type: Warehouse, Other Design: One Story Apx SqFt: 9,500 Apx Heated/CooledSqFt: 0 Apx Under Roof SqFt: 0 # Units: # Floors: Private Bathrooms: Public Bathrooms: 3 Apx Year Built: 2000		Unit #: Main Area: Thomasville County: Thomas Zoning: M Handicap Accessible: Yes Parking: Paved	
	Lot Dimensions: 400 x 600 Deed Book/Page: Incorporated Area: Yes City Taxes: 0.00 Improvement Value:		Apx Total Acreage: 5 Plat Book/Page: Use Conforms to Zoning: Yes County Taxes: 2988.80 Land Value:	
	Utilities: Sewer Connected, Water Connected Mechanical Features: Other-See Remarks Electricity: 220 Volts Site:		# Lots: 0 Frontage: 400 Industrial Park: Insurance: \$0.00 Yearly Assoc Fee: 0 Total Assessment: 994809	
	Office SqFt: 1,500 Interior Features: Breakroom, Handicap Facilities, Office Space, Public Restrooms, Roll Up Door, Security System, Warehouse		Warehouse SqFt: 8,000 Storage SqFt: 0 Apx Showroom SqFt: 0 Ceiling Height: 16	
	Exterior Finish: Concrete, Steel Frame General Features: Immediately Available, Industrial Area, Other-See Remarks Flooring: Concrete, Terrazzo Roof: Metal		Exterior Features: Water/Irrigation System, Other Access: By-Pass, Loading Dock, US Highway, Other-See Remarks Sale Includes: Land & Building Condition: Good	
	Directions: Sunset Drive Off By-ByPass to the West or off Industrial Blvd by way of West Jackson Street			
	Public Remarks: Looking for a site for RV/Boat/Equipment Storage or Truck Terminal? This property could be it! Good looking, functional Cross Dock Terminal / Hub, 31 Docks. Office area around 1,000 sq ft with Dispatch, Sales Manager, Facility Manager Offices. Wired Maintenance Garage and Wired, Secured to Ground, Storage Drop-Offs. 5 Acres completely fenced and paved. Employee Parking 22+/- Spaces including Handicap. Convenient to By-Pass and US Hwy 319. 16' Walls ...Ceiling Higher. Portable Docking Ramp. Property in Good Shape. Perimeter Security Fenced with Excellent lighting. Good Area. Area and Location would work well for Multi-Transitional Use. CHA Per Tax Records. Property has been vacant for a while. Consider cost to reproduce all that is on this 5.5 acres.			
REALTOR Remarks: You really need to check out how this property could be used for storage. RV/Boat/Equipment. The site is paved, lighted, and fenced. Consider multiple tenants.				
Office Notes:				
Owner's Name: Owner's Phone: Owner's Address:		Owner's Business Phone: Owner's City: Owner's State: Owner's Zip:		
Current Mortgage: Balance:		Initial Rate: Bank: Loan Number:		
Sign On Property: Yes Terms Financing: Cash/Refinance Closing Information: Possession at Closing		2nd Mortgage: To Show: Call Listing Office, Gated, Key In Office Listing Terms:		
Occupied:		Agent Owned: No		
Display on Internet: Yes List Dt: 3/5/2026 Marketing Date: 3/10/2026 Contingent Expiration Date:		Display Address: Yes Expr Dt: 3/6/2027 Original List Price: \$1,200,000		
GREC Firm #: H-907		GREC Agent #: 164943		
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				

Building Plans

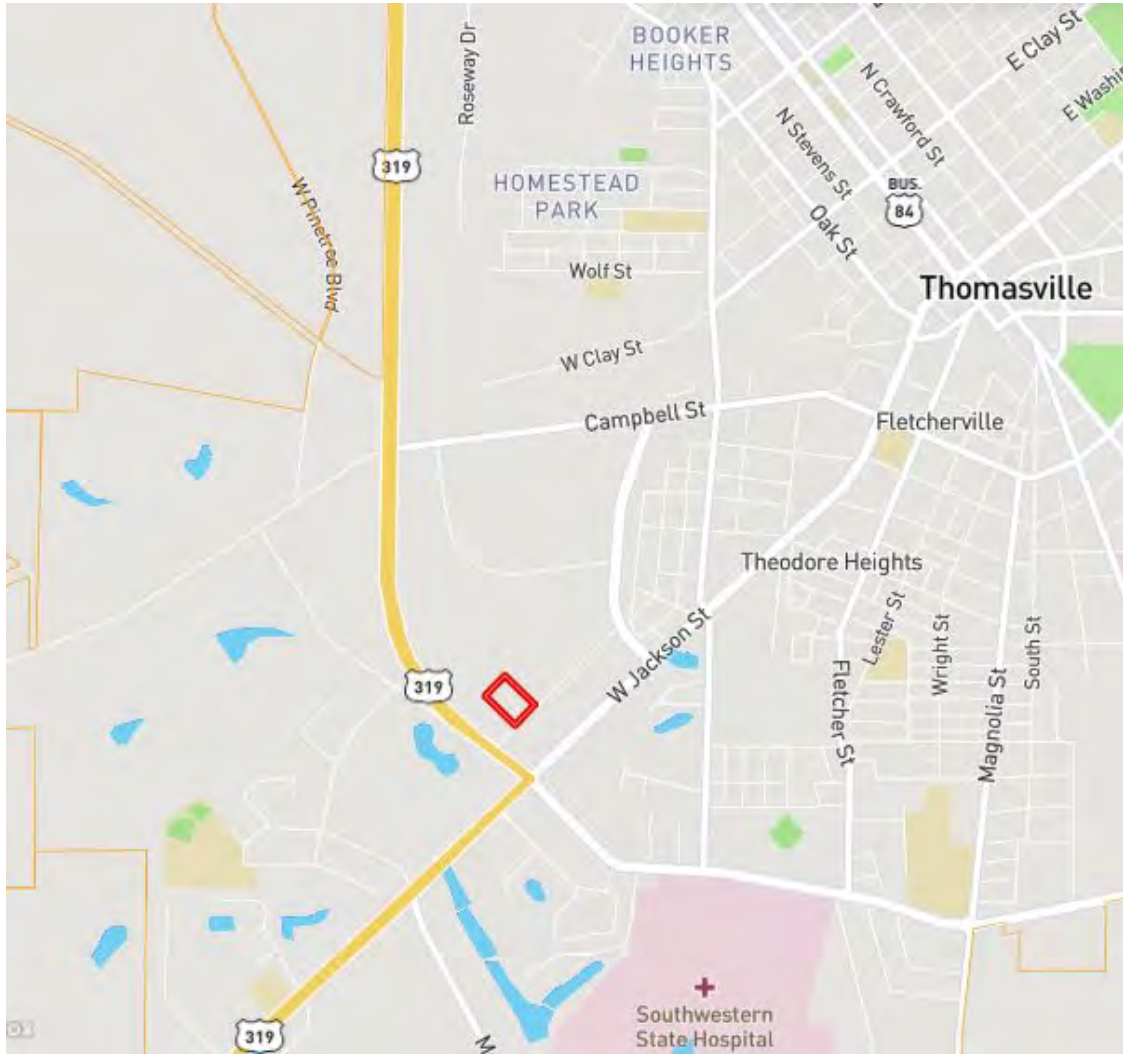


Flown Photos


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229-228-0552



Locator Map



1250 Sunset Dr
Thomasville, GA 31792



Daniel Crocker

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

Georgia Real Estate License #164943

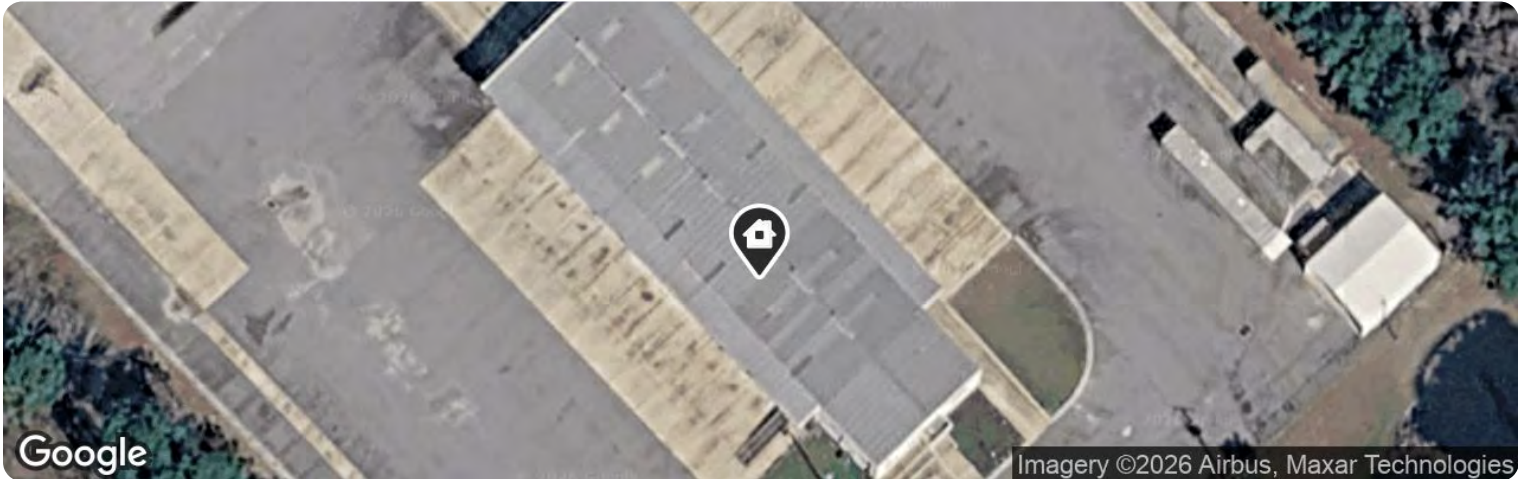
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NEW Active / For Sale • New, Active: 3/5/2026

List Price
\$1,200,000
 Active Date 3/5/2026 Listing ID 928575

Price Per Sq Ft
\$126

 **Commercial**
 Type

 **M**
 Zoning

 **9,500**
 Sq Ft

Basic Facts

Type Commercial	Price by SqFt \$126 per sq ft
Subtype Miscellaneous	Zoning M
Days in RPR 27	Land Use Commercial (General)
Year Built 2000	General Use Commercial (General)

Property Information

Description

Looking for a site for RV/Boat/Equipment Storage or Truck Terminal? This property could be it! Good looking, functional Cross Dock Terminal / Hub. 31 Docks. Office area around 1,000 sq ft with Dispatch, Sales Manager, Facility Manager Offices. Wired Maintenance Garage and Wired, Secured to Ground, Storage Drop-Offs. 5 Acres completely fenced and paved. Employee Parking 22+/- Spaces including Handicap. Convenient to By-Pass and US Hwy 319. 16' Walls ...Ceiling Higher. Portable Docking Ramp. Property in Good Shape. Perimeter Security Fenced with Excellent lighting. Good Area. Area and Location would work well for Multi-Transitional Use. CHA Per Tax Records. Property has been vacant for a while. Consider cost to reproduce all that is on this 5.5 acres.

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an



Investment Details

Terms Cash/Refinance

Property Features

LISTING

Style	One Story	Construction Features	Concrete, Steel Frame
Roof Features	Metal	General	Water/Irrigation System
Road	Pass-Through, Loading Dock(S), Us Highway, Other - See Remarks	Parking	Paved
Lot Size Dimensions	400 x 600	Ceiling Height	16
Cooling	Other - See Remarks	Utilities	Sewer Conn., Water
Bathrooms	3	Building Sqft	9,500 sq ft

PUBLIC

Construction Features	Steel	Utility Bldg.	000000096
Amenities 1	Overhead Door	Foundation Features	Concrete
Topography	Level grade	Lot Size Sqft	240,016 sq ft
Lot Size Acres	5.51 acres	Building Sqft	9,500 sq ft
Neighborhood Code	10052	Water	Municipal
Sewer	Municipal	Interior Walls	Gypsum Board/Drywall/Sheetrock/Wallboard
Floor Cover	Concrete	Canopy/Awning	920, 66, 420, 670, 1200
Chain Link Fence	000008520	Asphalt Paving	000024098, 000115665
Concrete Paving	000011624		

Location Details

Directions to Property	Sunset Drive Off By-ByPass to the West or off Industrial Blvd by way of West Jackson Street	Zoning	M
Location Features	Immediately Available, Industrial Area, Other - See Remarks	Flood Zone	X (unshaded)

Legal Description

Parcel Number	056 TH 022 J	Tax ID	20971
County	Thomas County	Zoning	M
Census Tract	132759608.002017	Carrier Route	C003
Abbreviated Description	LANDLOT:6 DIST:13 5.51 AC/ 1250 SUNSET DR	FIPS Parcel Number	13275056 TH 022 J
General Use	Commercial (General)	Overall Use	GENERAL COMMERCIAL
Current Use	Sale		

Owner Facts

Owner Name (Public)	WATWOOD INVESTMENTS LLC	Owner Name (Listing)	WATWOOD INVESTMENTS LLC
Time Owned	20+ Yrs	Mailing Address	Po Box 8007 Dothan AL 36304-0007
Vesting	Company/Corporation		


Financial Details

Adjusted Prop. Value	\$994,809	Est. Prop Change Current Owner	53%
Default History	NO DEFAULTS IN AVAILABLE RECORDS	Financial Risk Score	66
Property Use Risk Score	C	Local Area Credit Risk Score	D
Special Risk Characteristics	OWNER HAS HAD PROPERTY OVER 10 YRS - LOWER RISK		



Listing History

Current Records

Change Date	Description	Price	Change %
3/10/2026	New Listing	\$1,200,000	

Public Record History

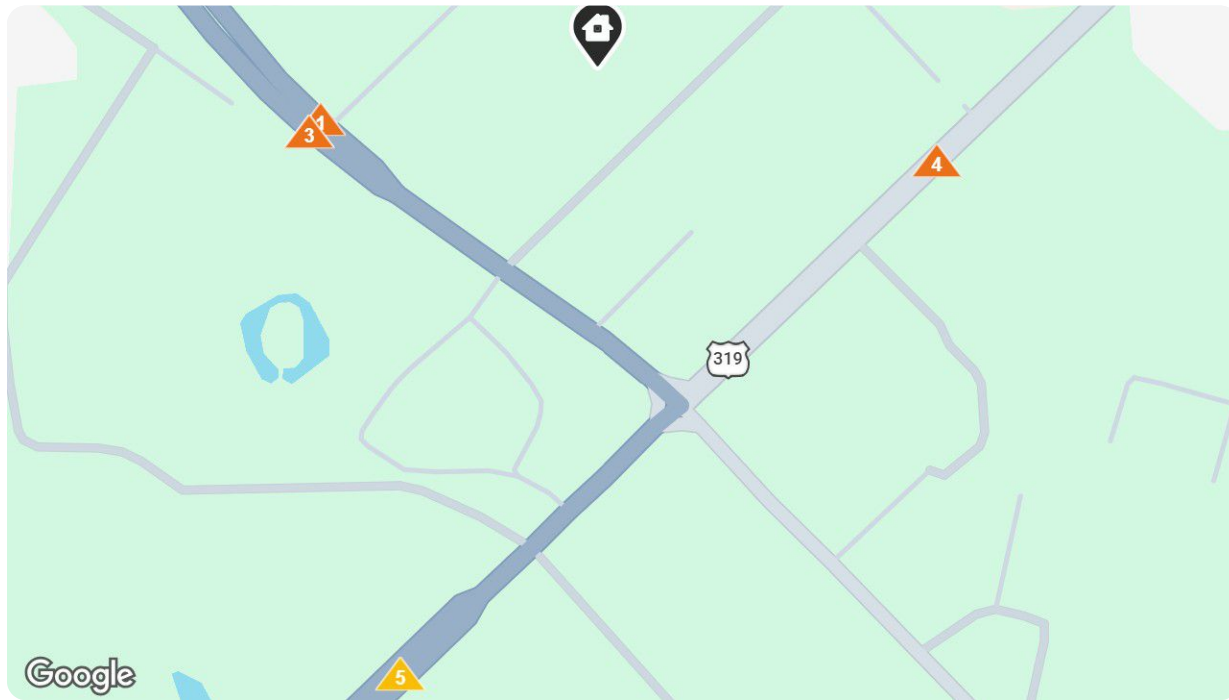
Tax

Assessment Year	2025	2024	2023	2022	2021
Assessed Value - Land	\$55,100	\$55,100	\$55,100	\$44,080	\$44,080
Assessed Value - Improvements	\$342,824	\$337,994	\$291,958	\$264,056	\$259,516
Total Assessed Value	\$397,924	\$393,094	\$347,058	\$308,136	\$303,596
Assessor Market Value Year	2025	2024	2023	2022	2021
Assessor Market Value - Land	\$137,750	\$137,750	\$137,750	\$110,200	\$110,200
Assessor Market Value - Improvements	\$857,059	\$844,984	\$729,896	\$660,141	\$648,789
Total Assessor Market Value	\$994,809	\$982,734	\$867,646	\$770,341	\$758,989
Tax Rate Code Area	1	1	1	1	1
Total Tax Amount	\$9,520	\$9,474	\$8,586	\$8,718	\$3,128
Tax Account ID	20971	20971	20971	20971	20971

Listing Details

Listing ID	928575	Listing Source	Thomasville Area Board of REALTORS® MLS
Showing Instructions	Call Listing Office,Gated,Key In Office	Possession	Possession at Closing
Legal	LANDLOT:6 DIST:13 5.51 AC/ 1250 SUNSET DR		

Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts within 1 mile by Proximity

▲ **6,594**

West Thomasville Bypass

2025 Est. daily traffic counts

Cross: -
Cross Dir: -
Distance: -

Historical counts

Year	▲	Count	Type
2023	▲	6,560	AADT

▲ **6,957**

West Thomasville Bypass

2025 Est. daily traffic counts

Cross: Sunset Dr
Cross Dir: SE
Distance: 0.14 miles

Historical counts

Year	▲	Count	Type
2019	▲	6,850	AADT

▲ **6,957**

West Thomasville Bypass

2025 Est. daily traffic counts

Cross: Sunset Dr
Cross Dir: SE
Distance: 0.14 miles

Historical counts

Year	▲	Count	Type
2022	▲	6,000	AADT
2018	▲	5,890	AADT

▲ **10,701**

West Jackson Street

2025 Est. daily traffic counts

Cross: Hwy 319
Cross Dir: SW
Distance: 0.2 miles

Historical counts

Year	▲	Count	Type
2023	▲	9,970	AADT
2022	▲	11,100	AADT
2019	▲	11,400	AADT
2018	▲	10,300	AADT

▲ **5,825**

US Hwy 319

2025 Est. daily traffic counts

Cross: Acacia Blvd
Cross Dir: NE
Distance: 0.1 miles

Historical counts

Year	▲	Count	Type
2005	▲	5,720	AADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

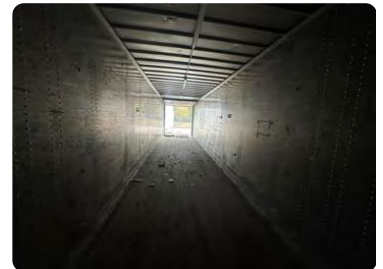
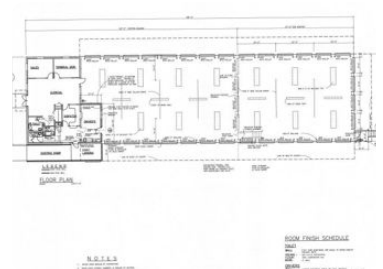
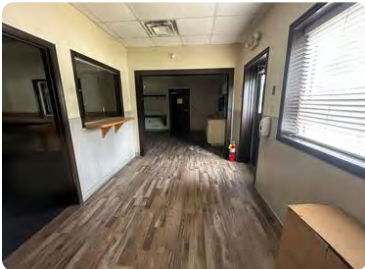
AWDT - Average Weekly Daily Traffic

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



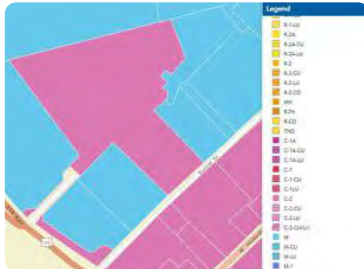
Photos

Listing Photos



Photos

Listing Photos



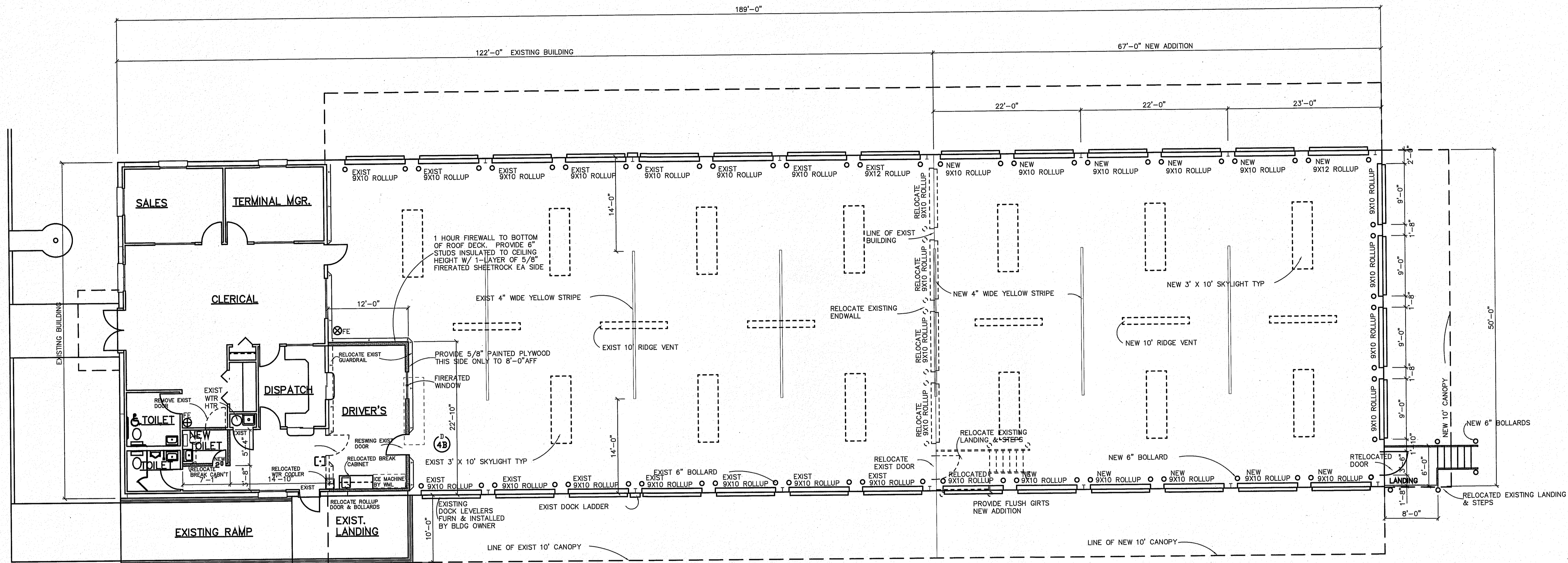
About RPR

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- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

Learn More

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>





LEGEND
 --- EXIST STUD WALL
 = NEW STUD WALL

FLOOR PLAN
 SCALE: 1/8"=1'-0"

NOTES

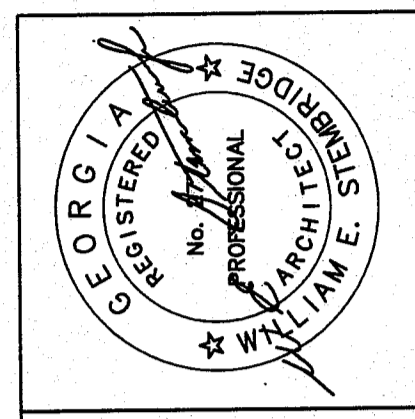
- OFFICE DOOR SIGNAGE BY CONTRACTOR
- TRUCK DOCK LETTERS, NUMBERS, & SIGNAGE BY WATKINS
- DOCK LIGHTS FURN BY WML, INSTALLED BY CONTRACTOR
- PROVIDE 3 1/2" BATT EXTERIOR WALL INSULATION, 9" BATT INSULATION ABOVE ACCOUSTICAL CEILING, & 3" VINYL FACED METAL BUILDING INSULATION ENTIRE BUILDING ROOF & WALLS
- ALL ROLLUP DOORS FURN & INSTALLED BY CONTRACTOR
- TOILET SIGNS FURN & INSTALLED BY CONTRACTOR

EXPANDABLE ENDWALL THIS COLUMN LINE. PROVIDE FULL RIGID FRAME W/ STRAIGHT COL'S AND REMOVEABLE END COL'S
 DOCK LEVELERS FURN & INSTALLED BY BLDG OWNER

ROOM FINISH SCHEDULE

TOILET	
WALL:	F.R.P. OVER SHEETROCK, FRP EQUAL TO CRANE KEMLITE COLONIAL WHITE
CEILING:	2X2 LAY-IN ACCOUSTICAL
FLOOR:	VINYL COMPOSITION TILE
BASE:	4" VINYL
DRIVERS	
WALL:	PAINTED SHEETROCK ABOVE 48" F.R.P. WAINSCOT FRP EQUAL TO MARLITE SILICA SERIES PLANL C823-ESI QUARTZITE
CEILING:	2X2 LAY-IN ACCOUSTICAL
FLOOR:	VINYL COMPOSITION TILE
BASE:	4" VINYL

REVISIONS



WILLIAM E. STEMBRIDGE
ARCHITECT
 7235 RIDGETOP COURT
 CUMMING, GEORGIA 30041
 PHONE: (770) 805-8801 FAX: (770) 202-8541

ADDITIONS & ALTERATIONS TO
WATKINS MOTOR LINES, INC.
 THOMASVILLE, GEORGIA

BUILDING OWNER:
WATWOOD INVESTMENTS, LLC.
 PO BOX 1207
 DOTYMAN, ALABAMA 36902
 PHONE: 334-794-8722
 FAX: 334-712-4641

DWN/CKD
 JWP/WES
 DATE: 12-19-05
 JOB: WTKNSTVILLEADD

SHEET
A2
 OF 5 SHEETS