

MLS #: E928797A (Active) List Price: \$1,900,000 (13 Hits)**12109 N US Hwy 319 Thomasville, GA 31757**

Present Use: Vacant
Apx Total Acreage: 12.60
Price/Acre:
Terrain: Level

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

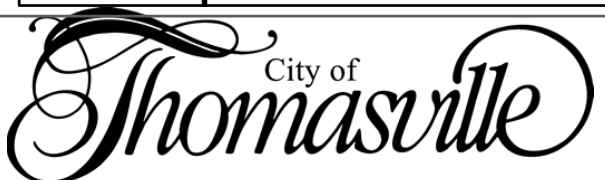
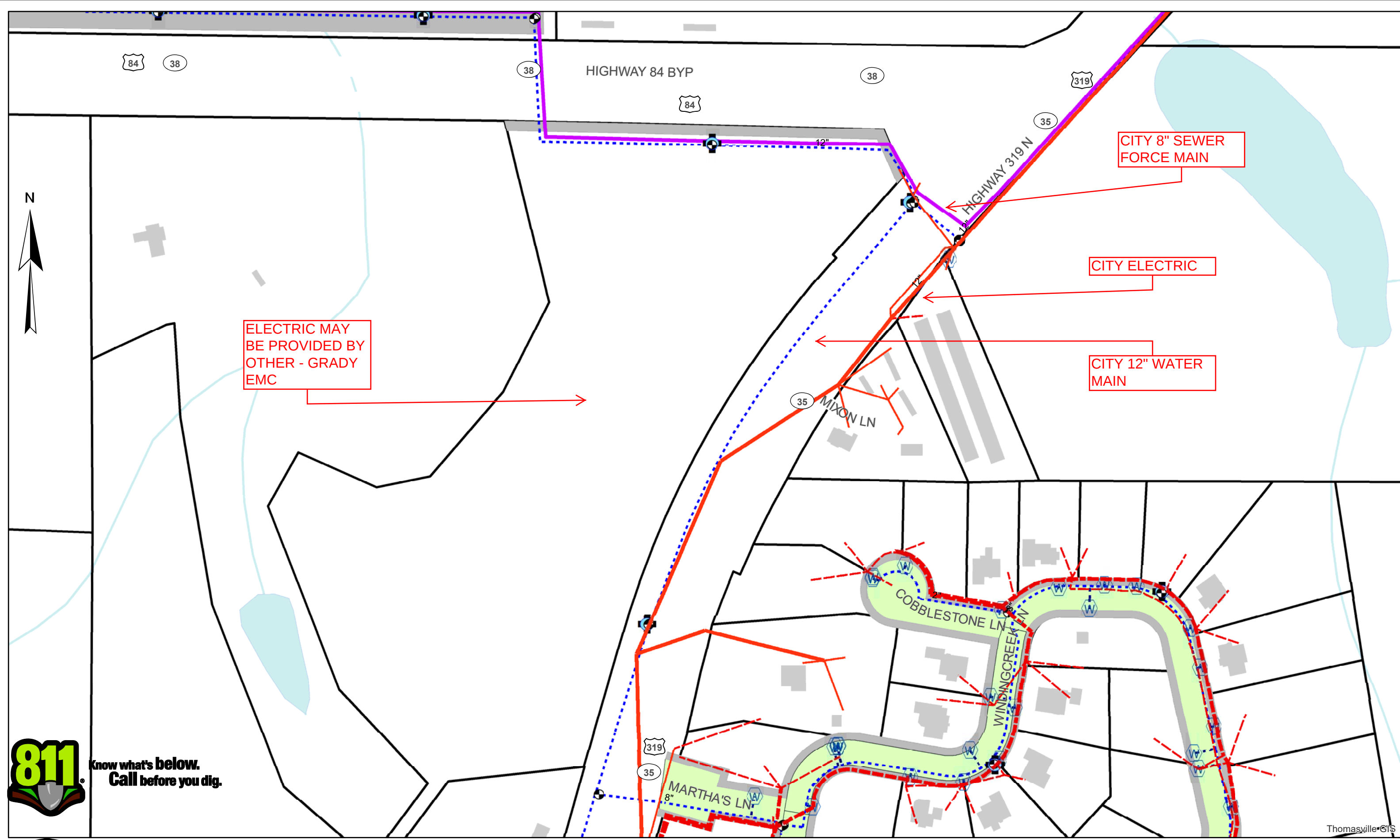
WARNING:**Lot Dimensions:****Deed Book/Page:****Plat Book/Page:****Insurance:** \$0.00**HOA:** No**Assoc Fee:****Assoc Fee Pd:****HOA Initiation Fee:** \$0.00**City Taxes:** 0.00**County Taxes:** 246.23**Tax Year:** 2025**Improvements:****Allotments:****Character:** Other-See Remarks**Road Access:** Paved**Utilities:** Water Available, Sewer Available**Frontage:** Road**Directions:** Hwy 319 N and Corner of Thomasville By-Pass

Public Remarks: 12 Acres Zoned Commercial General (Many Options and Possibilities), Sewer and Water Available. (Contact City for Letter of Availability.) Diveway Access Available on Hwy 319 and the By-Pass(Rights Reserved). Good, level, high ground, cleared(field). Located .5+ miles NE of Walmart. Excellent Traffic and Good Viz. Excellent Soils. CUVA Program. Farm Lease Income, Sign Income. New Survey. Sign and Farm Lease are both year to year. Consider growth path for Thomasville. Hwy 319 North is on that path. Study Thomas County Zoning Map. Great tract to anchor and parcel out.

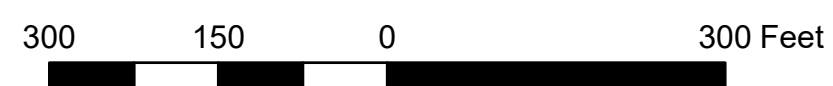
REALTOR Remarks: 12 Acres of Commercial General with City Sewer and Water is a very big deal! Compare with other tracts.

Office Notes:**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**Occupied:** No**Agent Owned:** No**Display on Internet:** Yes**Display Address:** Yes**Allow AVM:** No**Allow Comments:** No**List Dt:** 4/20/2026**Expr Dt:** 4/20/2027**CntctDate:****Marketing Date:** 4/24/2026**Original List Price:** \$1,900,000**Days on Market:** 75**Contingent Expiration Date:****GREC Firm #:** H-907**GREC Agent #:** 164943**Listing Office:** Crocker Realty (#:7)**Listing Agent:** Daniel Crocker (#:2)**Main:** (229) 228-0552**Contact #:** (229) 403-6297**Fax:** (229) 226-6532**Agent Email:** landcrocdan@gmail.com

Information Herein Deemed Reliable but Not Guaranteed



319 and 84 Bypass
Utilities



Thomasville GIS

THOMAS COUNTY
CLERK OF COURT
DAVID HUTCHINGS JR.

2000 SEP 21 AM 11 22

THOMAS COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID 9
DATE 9-21-00
DAVID HUTCHINGS, JR.
CLERK OF SUPERIOR COURT

Filed & Recorded 9-21 2000
David Hutchings, Jr. CSC

**GEORGIA DEPARTMENT OF TRANSPORTATION
QUITCLAIM DEED OF ACCESS RIGHTS**

STATE OF GEORGIA
COUNTY OF FULTON

PROJECT: RS-056 (6), CT 2
THOMAS COUNTY

THIS INDENTURE, made this 18TH day of SEPTEMBER, 2000
between the DEPARTMENT OF TRANSPORTATION, an agency of the State of
Georgia (herein called the "Grantor") and MARTHA V. GILDERSLEEVE (herein
called the "Grantee").

WITNESSETH THAT: the Grantor for and in consideration of the sum of
ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE
CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged,
has bargained, sold, and does by these presents bargain, sell, remise, release, and
forever QuitClaim to Grantee all the rights, title, interests, claim or demand which
Grantor has or may have had in and to those certain Access Rights as described in
Exhibit "A" and shown in red on the attached plats marked Exhibit "B" and "C".

TO HAVE AND TO HOLD the said described premises, together with all and
singular the rights, privileges and appurtenances thereto, or in anywise appertaining,
to the only proper use, benefit and behoof of the Grantee, her heirs and assigns,
forever.

788 163

IN WITNESS WHEREOF, the Grantor, acting by and through the Commissioner of the Department of Transportation, has hereunto caused the hand and seal of the Department of Transportation to be set to these presents the day and year first above written.

RECOMMENDED:

David P. Meskberger
David P. Meskberger
Right of Way Administrator

DEPARTMENT OF TRANSPORTATION
An agency of the State of Georgia

BY: J. Tom Coleman, Jr.
J. Tom Coleman, Jr.
Commissioner

Signed, Sealed and Delivered
this 18th day of September
2000 in the Presence of:

Alan Kendrick
Witness

Julia M. Freeman
Notary Public

Notary Public, Spalding County, Georgia
My Commission Expires 10/2/01

ATTEST: Billy F. Sharp
Billy F. Sharp, Treasurer

(Seal)

788 164

PROJECT: RS-0561 (6) CT 2
COUNTY: Thomas
PARCEL: 13
DATE: 11-12-99 and 3-25-83

All those rights of access located on the southern Right of Way Line of the West Thomasville By-Pass and being in Land Lot 102 of the 13th Land District, 637 Georgia Militia District of Thomas County, Georgia, being more particularly described as follows:

BEGINNING at a point 100.0 feet right of and opposite Station 322+21.8 on the Survey Centerline of the West Thomasville By-Pass, Georgia Highway Project RS-0561 (6) CT 2, Thomas County, Georgia (R/W monument found); running thence in an easterly direction along the southern right of way line on a bearing of S 88°58'03" E for a distance of 200.0 feet to the TRUE POINT OF BEGINNING (ELA); thence continuing along the said right of way line for a distance of 50.0 feet to an ENDING POINT (BLA).

Said access rights conveyed are shown colored red on the attached plats marked Exhibits B and C.

EXHIBIT A

788 165

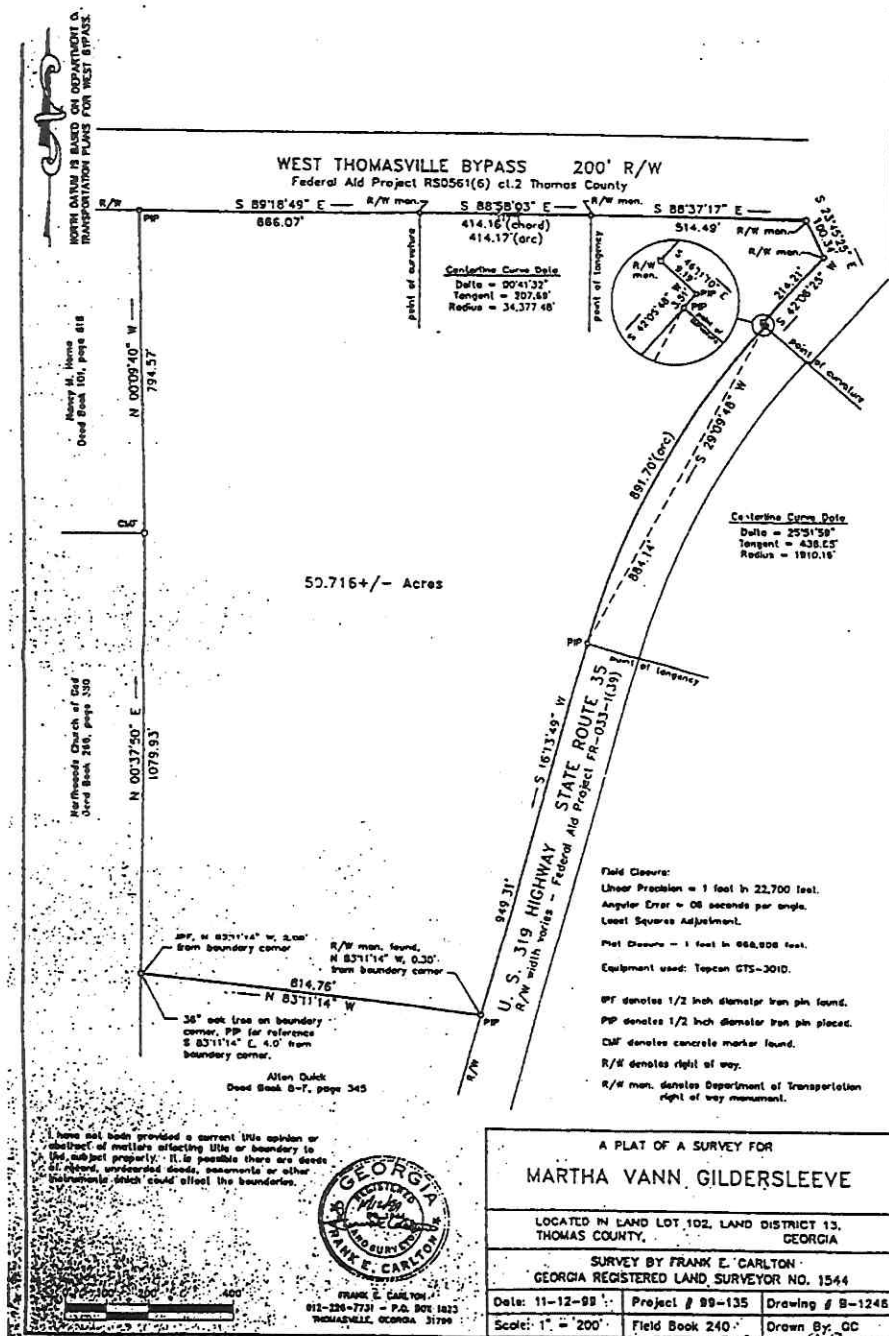
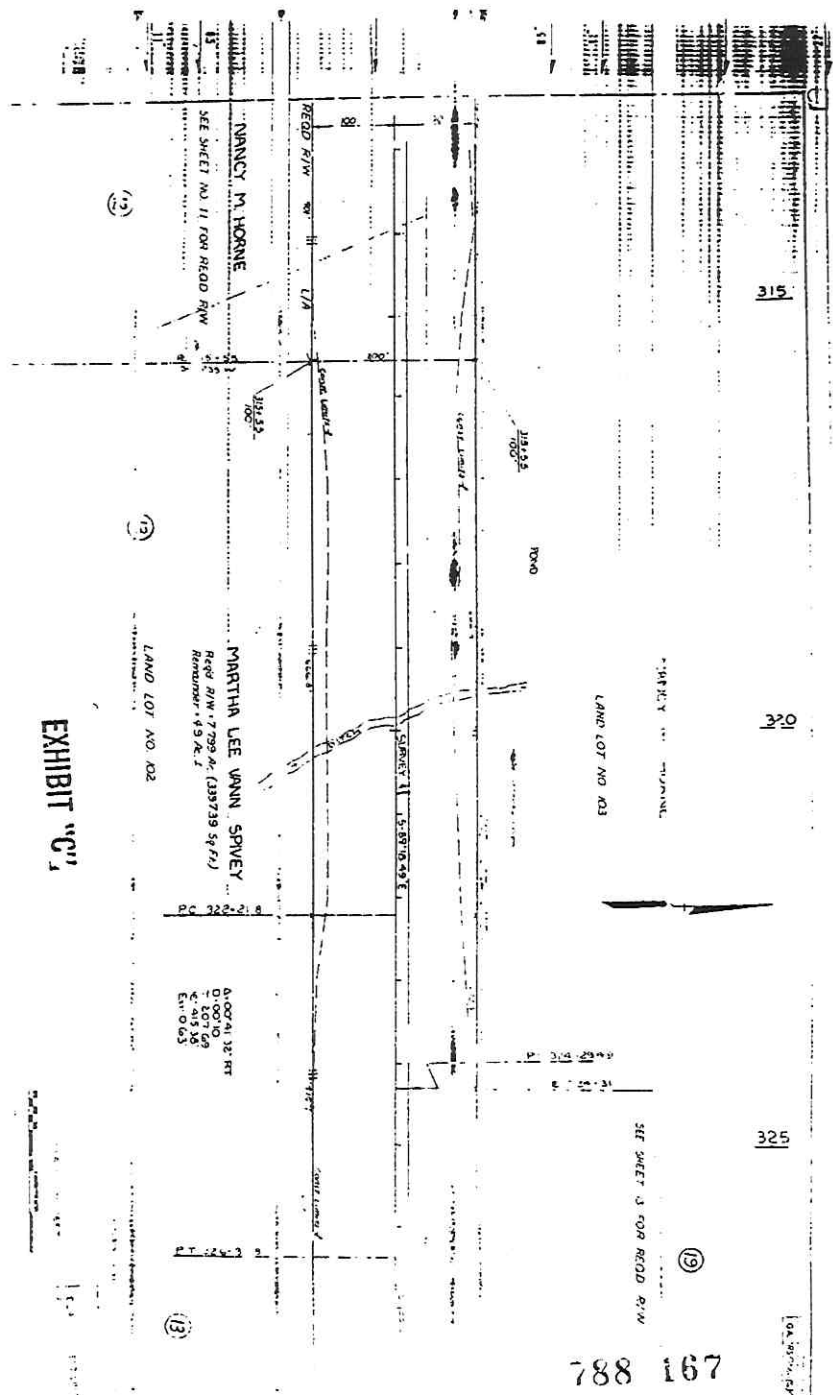


EXHIBIT "B"

788 166



SURVEYOR'S CERTIFICATION

This plat represents the subdivision of a parcel of land identified as Tax Parcel No. 045 119 B, as shown on the Thomas County Tax Assessor's map, being further described as Parcel No. 1 on a plot of survey recorded in Plat Cabinet 4, Folio 91-G, Thomas County records. The title description was obtained from the Office of the Clerk of the Superior Court of Thomas County, Georgia. According to the Thomas County Tax Assessor's Office, the current owner is The Baker Watkins, III Living Trust, as recorded in Deed Book 2314, Page 346, Thomas County records.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67. Authority O.C.G.A. Secs. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

I have not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

Deed references and adjacent owner references were obtained from the Thomas County Tax Assessor's Office.

Reserved for the Clerk of the Superior Court

Frank E. Carlton 4/14/26
 Frank E. Carlton Date
 Georgia Registered Land Surveyor No. 1544

APPROVAL FOR RECORDING

This plat has been approved by the following governmental authority for filing with the Clerk of the Superior Court of Thomas County, Georgia.

Thomas County Planning & Zoning Staff

Donna Holm 4-15-2026
 Thomas County Zoning Administrator Date

EASEMENTS

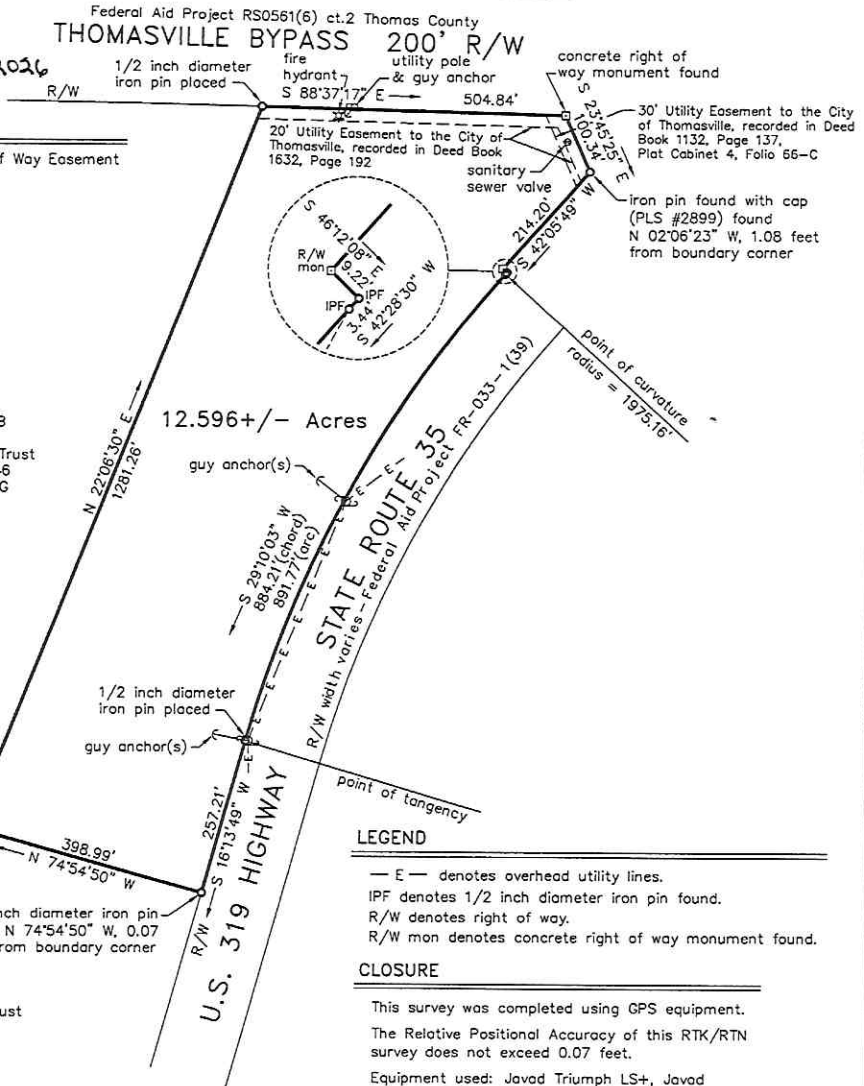
Electric Transmission & Communication Right of Way Easement
 Municipal Electric Authority of Georgia
 Deed Book 269, Page 14

Utility Easement
 City of Thomasville
 Deed Book 1132, Page 137,
 Plat Cabinet 4, Folio 66-C

Utility Easement
 City of Thomasville
 Deed Book 1632, Page 193

Tax Parcel No. 045 119 B
 now or formerly
 The Baker Watkins, III Living Trust
 Deed Book 2314, Page 346
 Plat Cabinet 4, Folio 91-G

Tax Parcel No. 045 119 B
 now or formerly
 The Baker Watkins, III Living Trust
 Deed Book 2314, Page 346
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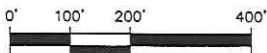


LEGEND

— E — denotes overhead utility lines.
 IPF denotes 1/2 inch diameter iron pin found.
 R/W denotes right of way.
 R/W mon denotes concrete right of way monument found.

CLOSURE

This survey was completed using GPS equipment.
 The Relative Positional Accuracy of this RTK/RTN survey does not exceed 0.07 feet.
 Equipment used: Javad Triumph LS+, Javad Triumph-3 Base & Leica TS-12.
 Fieldwork completed: April 14, 2026.
 Plot Closure = 1 foot in 866,342 feet.



FRANK E. CARLTON
 229-226-7731 - P.O. BOX 1823
 THOMASVILLE, GEORGIA 31799

A PLAT OF A SURVEY FOR THE BAKER WATKINS, III LIVING TRUST

LOCATED IN LAND LOT 102, LAND DISTRICT 13,
 THOMAS COUNTY, GEORGIA

SURVEY BY FRANK E. CARLTON
 GEORGIA REGISTERED LAND SURVEYOR NO. 1544

Date: 4-14-26	Project # 26-12	Drawing # B-2254
Scale: 1" = 200'	Field notes in file	Drawn By: GC