



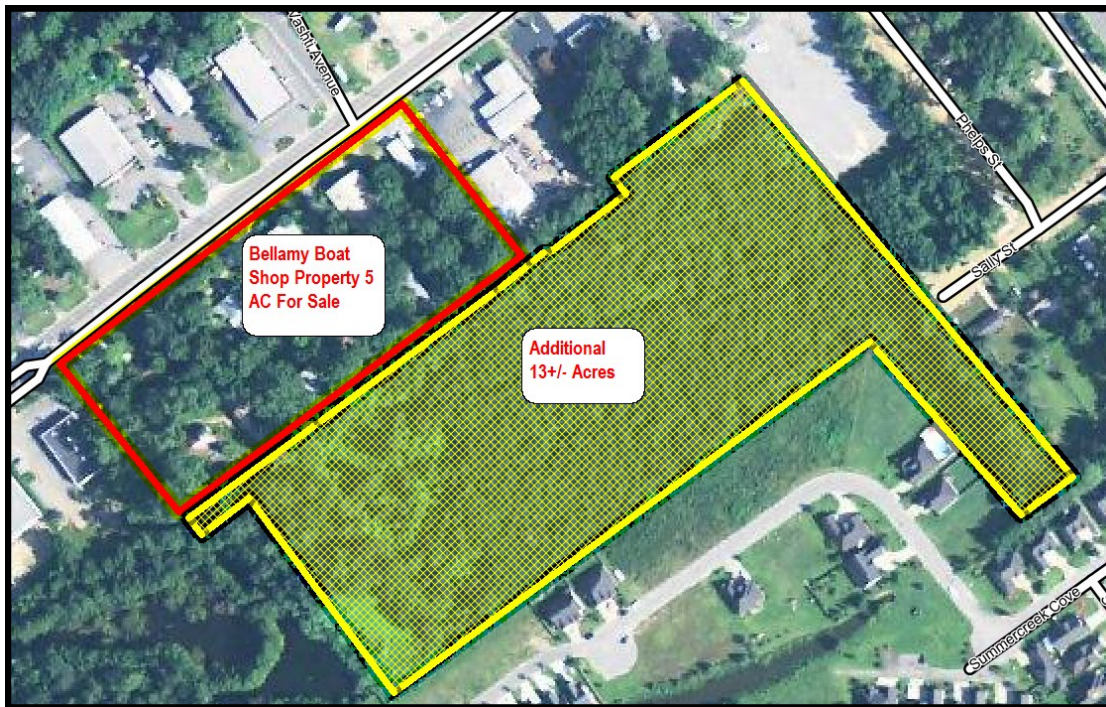
Property Information Packet

**1224 E. Jackson Street, Thomasville ,GA
(8.5 Acres)**

**Bellamy Estate and Boat Shop Property
750'+/- Road Frontage on E. Jackson Street.**

Offered @ \$775,000.00

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

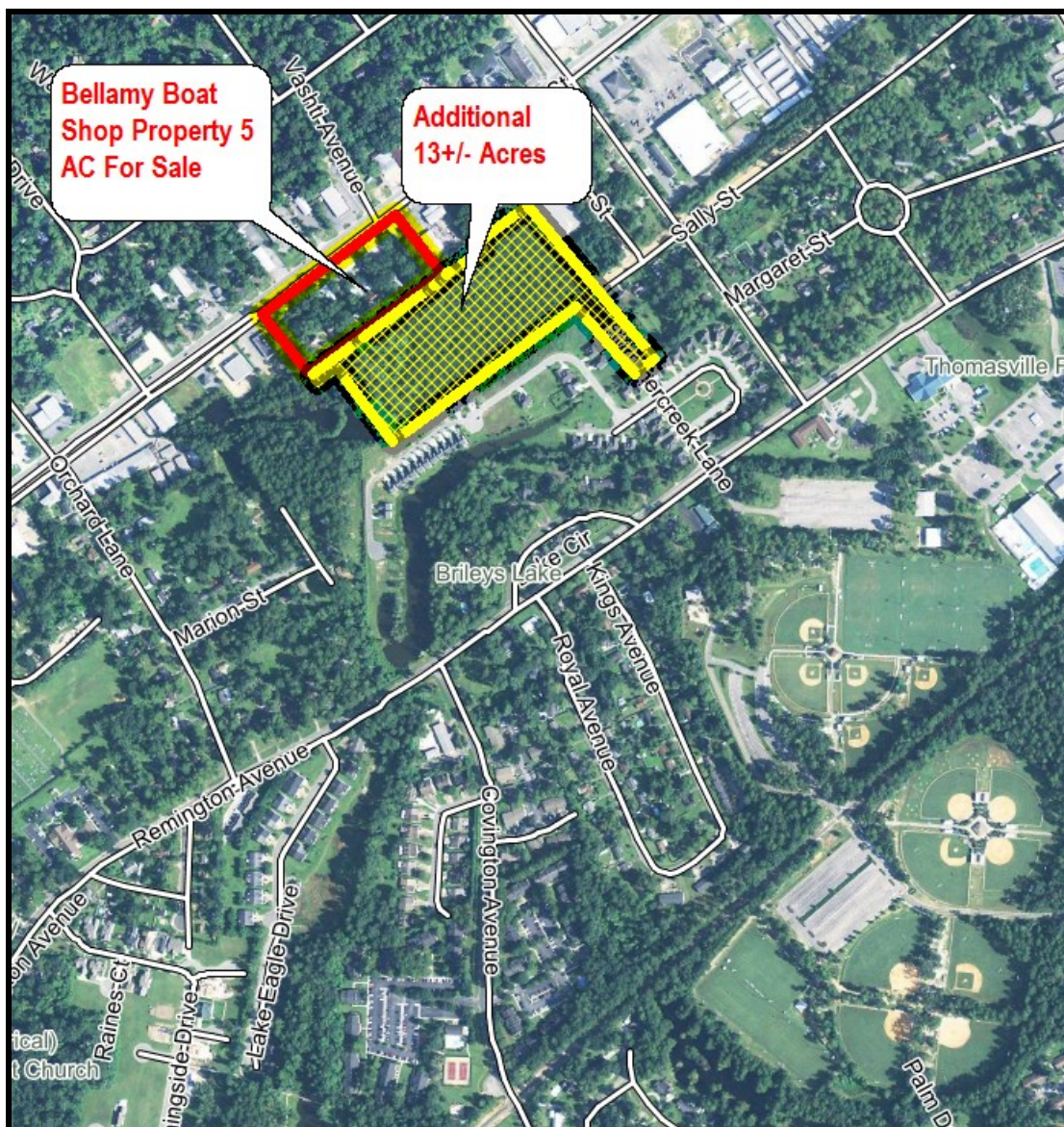


This is the Largest Block of Available Commercial Land Between Hwy 19 and Downtown Thomasville. Endless Possibilities. Multiple Building and Homes. Large Warehouse, Rental Income. Easy to Divide. Additional Land Suitable for Re-Zoning Available. Tremendous Development Tract. (5 AC outlined in Red – 13 AC Additional. Land in Yellow) Seller will retain access to E. Jackson Street ...location to be determined.

2014 GA DOT Annual Average Daily Traffic: 14,800

Multiple Curb Cuts, 4 Travel Lanes with Center Turn Lane
(This Section of US Hwy 319 under City of Thomasville Authority)

Sewer and Water Services Available:
(Contact City for Letter of Availability)



Tax Record Improvement Information

For 1224 & 1300 East Jackson Street

Description	Value	Actual Year Built	Effective Year Built	Square Feet
BOAT DEALERSHIP	\$ 14,604	1944	1975	4,608
Roof Cover	Interior Walls	Floor Construction	Floor Finish	Ceiling Finish
Tar and Gravel	Unfinished	Concrete On Ground	Concrete	No Ceiling

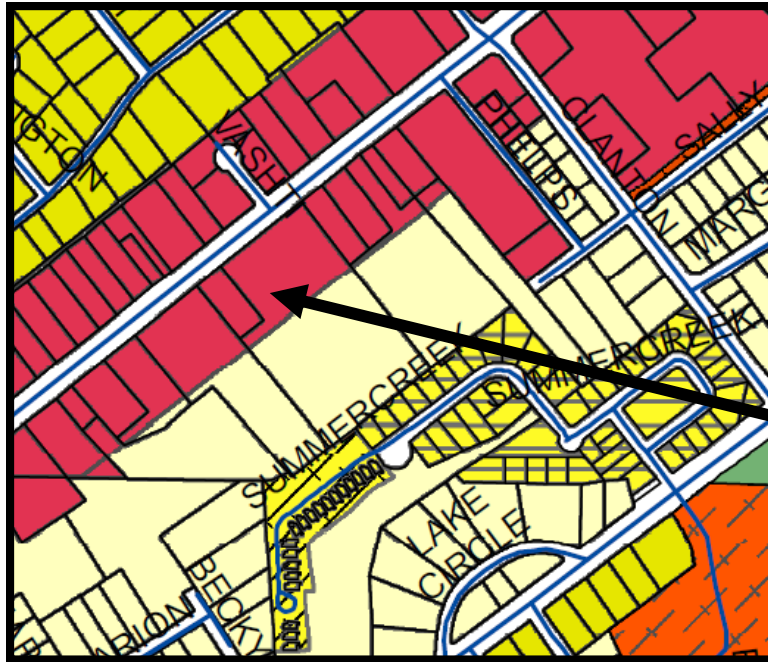
Description	Value	Actual Year Built	Effective Year Built	Square Feet
WAREHOUSE-STORAGE	\$ 22,994	1967	1958	5,760
Roof Cover	Interior Walls	Floor Construction	Floor Finish	Ceiling Finish
Galvanized Metal	Unfinished	Concrete On Ground	Concrete	No Ceiling

Description	Value	Actual Year Built	Effective Year Built	Square Feet
OFFICE BLDG	\$ 28,827	1959	1964	1,540
Roof Cover	Interior Walls	Floor Construction	Floor Finish	Ceiling Finish
Tar and Gravel	Painted Masonry	Concrete On Ground	Concrete	No Ceiling

Description	Value	Actual Year Built	Effective Year Built	Square Feet
BOAT DEALERSHIP	\$ 24,800	1975	1963	5,760
Roof Cover	Interior Walls	Floor Construction	Floor Finish	Ceiling Finish
Galvanized Metal	Sheetrock	Concrete On Ground	Concrete	No Ceiling

This property has multiple Warehouses, Buildings, and Sheds. The property could work parceled out or by possibly acquiring more land for a larger project that might include residential and commercial. Definitely a great deal to think about how current improvements could be used, moved, or salvaged. Currently used as a Boat Shop/Yard, and Commercial Rental. Tax Record Improvement Information if hard to follow on the 1216, 1218, and 1222 E. Jackson Street. 1216 and 1218 E. Jackson consist of two tenant homes that are leased month to month for total rent of \$635.00 (Possible Tear Down) There is an old Seed Cleaning Business that sits on part of the 5 Acres...with some unique buildings and structures that might have some value. 1222 E. Jackson Street is a resident home used by a family member. Solid two story block home. This is certainly a transitional property. Updated survey would be needed. No Environmental Report on Property. Verify Tax Record Information. All property lines on drawings are approximate.

2014 Thomasville Zoning Map



A key theme with the Planning and Zoning Department of the City of Thomasville is connectivity. Consider location of this tract across from Vashti Street and how the additional land connects with Sally. Making this a convenient to the Ball Park Area.

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



96'x60' 5,760 Sq. Ft. Per Tax Records



Commercial Office Building



Boat Shop



Upstairs Boat Shop



Ground Floor Boat Shop





Boat Shop Shed on Concrete Pad



Boat Shop



Residential Block House Next To Boat Shop



Tenant House



Tenant House



Old Seed Cleaning Building



Old Seed Cleaning Building



Storage Building



Locator Map

Less that 1 mile SW from US Hwy 19
Convenient to the YMCA Ball Fields and just a hop and a skip to Downtown Thomasville.
Across Street From Dollar General, Next to Papa Johns.

