

**Sale Name:** 12 +/- Acres on US Hwy 319 N - Margaret Ragin Estate

**LOT 1 - Tract 1 - 3.49+/- Acres**



## Description

### Tract 1: 3.49+/- Acres

**Property Address:** US Hwy 319 N and Dillon Road, Thomasville, Georgia

**Auction Date:** Tuesday, June 25, 2024 at 2:00 pm

**Property Inspection:** Drive by at Any Time

**County:** Thomas

**Assessor's Parcel Numbers:** Thomas County 045 153

### Important Selling Features:

- Highly Visible Development Tract
- Currently Zoned CG and R3
- Average Daily Traffic Count – 10,233
- Over 1000' Frontage on US Hwy 319 N
- Nearly 1000' Frontage on Dillon Road
- Offered in Multiple Parcels and as a Whole

**Detailed Property Description:** Discover an exceptional opportunity with this highly visible development tract, strategically located near the intersection of the US Hwy 84

/ Thomasville Bypass and it's intersection with US Hwy 319 N. Zoned CG and R3, this versatile property with its frontage on US Hwy 319 N and Dillon Road is perfect for a convenience store/travel center or other commercial/residential ventures. With an impressive average daily traffic count of 10,233, the location guarantees high visibility and accessibility. Thomasville is an amazing town poised for growth in this direction, making this property an ideal investment. Available in multiple parcels or as a whole, this is a prime real estate opportunity you won't want to miss!

**Property Taxes:** Thomas County Tax Parcel - \$737.45

**GPS Coordinates:** 30°52'34.35"N 83°56'6.77"W

**Google Map Link:** <https://maps.app.goo.gl/A4K9KbThUezwXdUv7>

**Driving Directions:** From the intersection of US Hwy 19 N and US Hwy 319 N travel 1.4 miles to the property on the right. ***"Watch for Auction Signs!"***

**For More Information Contact:**

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**Quantity:** 1



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