

# SALE

## 71± ACRE DEVELOPMENT SITE

US HWY. 19 N & JEFF DAVIS ROAD - THOMASTON, UPSON COUNTY, GA



Property video: <https://vimeo.com/706920448/50677f7cef>

### PROPERTY OVERVIEW

- 71.135 Acre Development Site
  - 18.7± Acres for Commercial Development
- Property has multiple road frontages
- Zoned:
  - C-2, General Commercial, fronting Hwy 19 N
  - R-2, Single-Family Residential, fronting Jeff Davis Road and Roan Road
- Topo is level to gently rolling
- All utility services, police and fire are available to the subject property except for sewer

### LOCATION OVERVIEW

- Located along Highway 19 N at Jeff Davis Road
- 3 miles north of Thomaston Central Business District
- 50 miles west of Macon
- 50 miles east of Columbus
- 9 miles to Upson Lee Elementary, Upson Lee Middle School and Upson Lee High School

**SALES PRICE: \$65,000/ACRE FOR COMMERCIAL (MINIMUM 10 ACRES)  
\$8,000/ACRE FOR RESIDENTIAL**

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COMMERCIAL**

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Revised 5/31/22

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<b>PROPERTY VIDEO:</b>	<a href="https://vimeo.com/706920448/50677f7cef">https://vimeo.com/706920448/50677f7cef</a>
<b>LOCATION:</b>	<ul style="list-style-type: none"><li>• Subject property is located along Highway 19 N at Jeff Davis Road. Subject area is predominately commercial properties.</li><li>• Three miles north of the Central Business District of Thomaston</li></ul>
<b>SITE INFORMATION:</b>	71.135 Acre Development Site <ul style="list-style-type: none"><li>- Multiple road frontages</li><li>- Commercial portion fronts Hwy. 19 N (18.7± Acres)</li><li>- Residential fronts Jeff Davis Road</li></ul>
<b>TOPOGRAPHY:</b>	<ul style="list-style-type: none"><li>• Level to gentle rolling</li><li>• Site is not located within a designated floor plain area</li></ul>
<b>FRONTAGE/DEPTH:</b>	<ul style="list-style-type: none"><li>• 989.43'± Frontage on Hwy. 19N</li><li>• 1,724'± Frontage on Jeff Davis Road</li><li>• 1,280'± Frontage on Roan Road</li><li>• 822.91'± Depth</li></ul>
<b>ZONED:</b>	<ul style="list-style-type: none"><li>• C-2, General Commercial (Fronting US Hwy 19 N)</li><li>• R-2, Single Family Residential (Fronting Jeff Davis Road)</li></ul>
<b>UTILITIES:</b>	All utilities except sewer are available to the site.
<b>NEIGHBORS:</b>	Days Inn, Upson Family Medical Center, McDonald's, Raceway, Dunkin Donuts, Waffle House, Sonic Drive In, United Bank, Circle K, Tractor Supply, LongHorn Steak House, Home Depot, Belk, Kentucky Fried Chicken, Taco Bell, Captain D's, Chick-Fil-A, Napa Auto Parts, Popeye's, Wendy's, O'Reilly Auto Parts, Walmart
<b>SALES PRICE:</b>	<ul style="list-style-type: none"><li>• <b>\$65,000/ACRE (COMMERCIAL ZONED-MINIMUM 10 AC)</b></li><li>• <b>\$ 8,000/ACRE (RESIDENTIAL ZONED)</b></li></ul>



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## AERIAL PARCEL MAP



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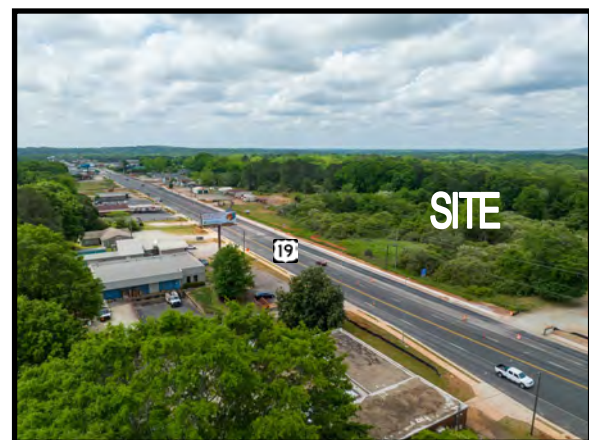
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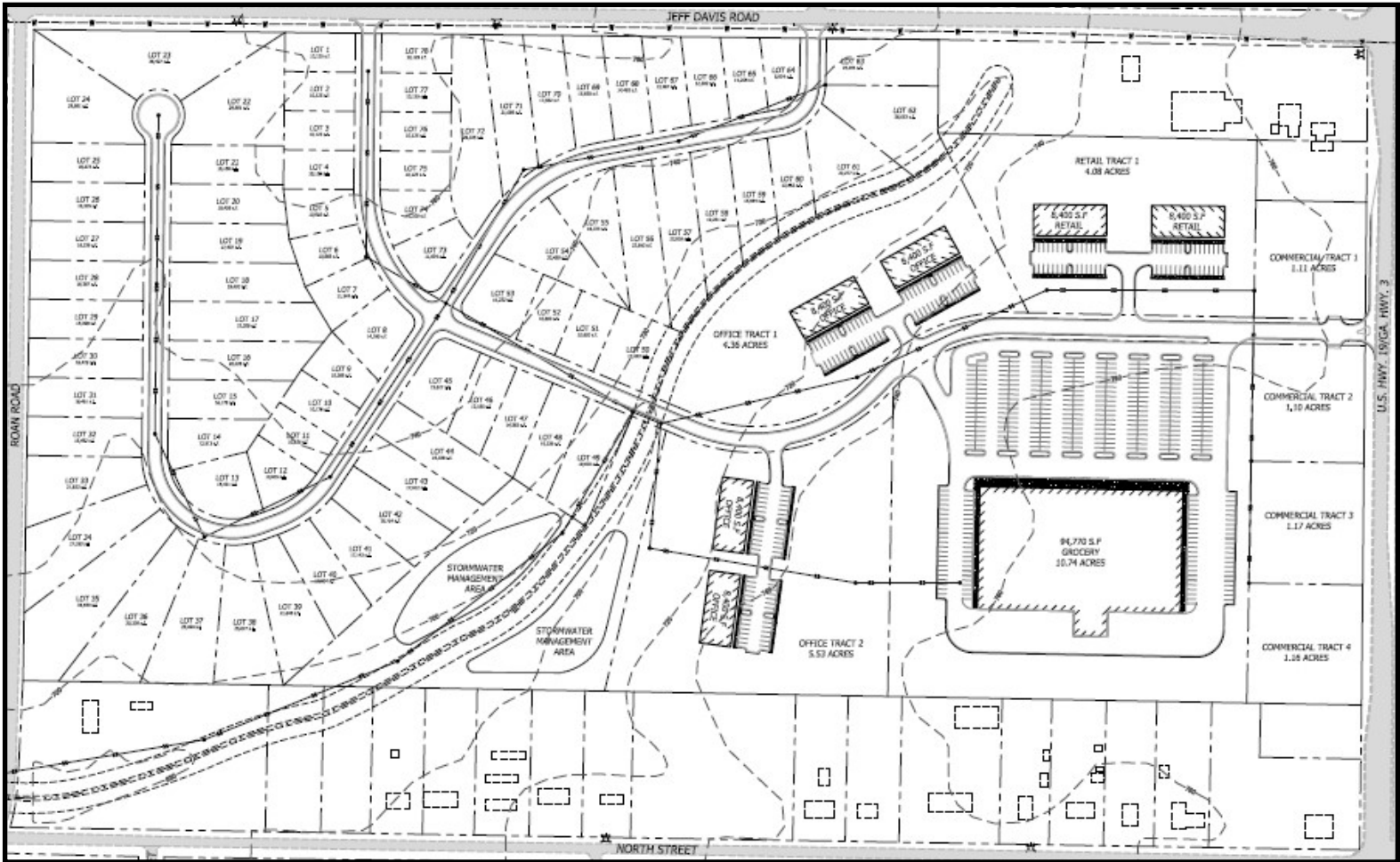
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## CONCEPTUAL SITE PLAN A



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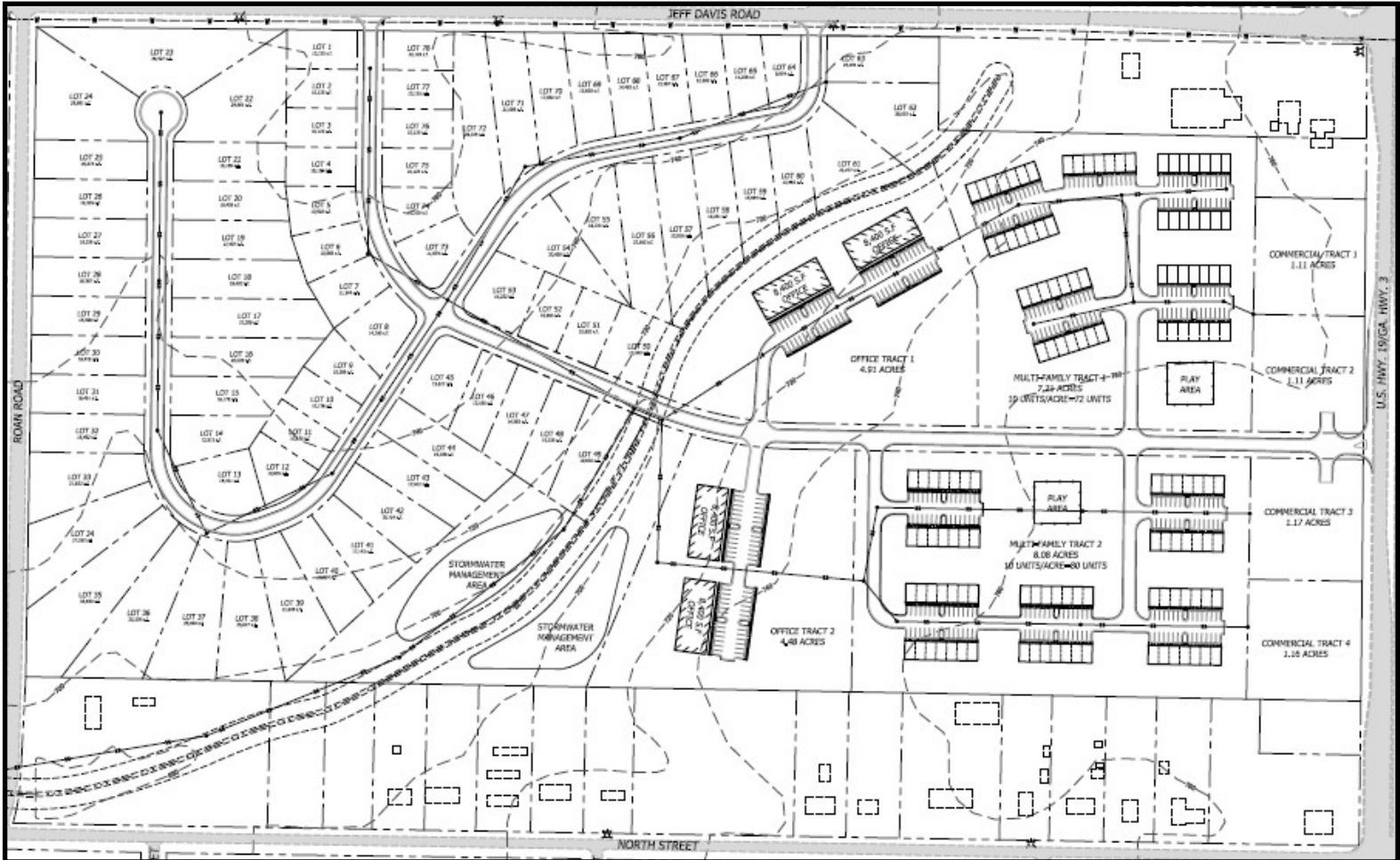


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## CONCEPTUAL SITE PLAN B



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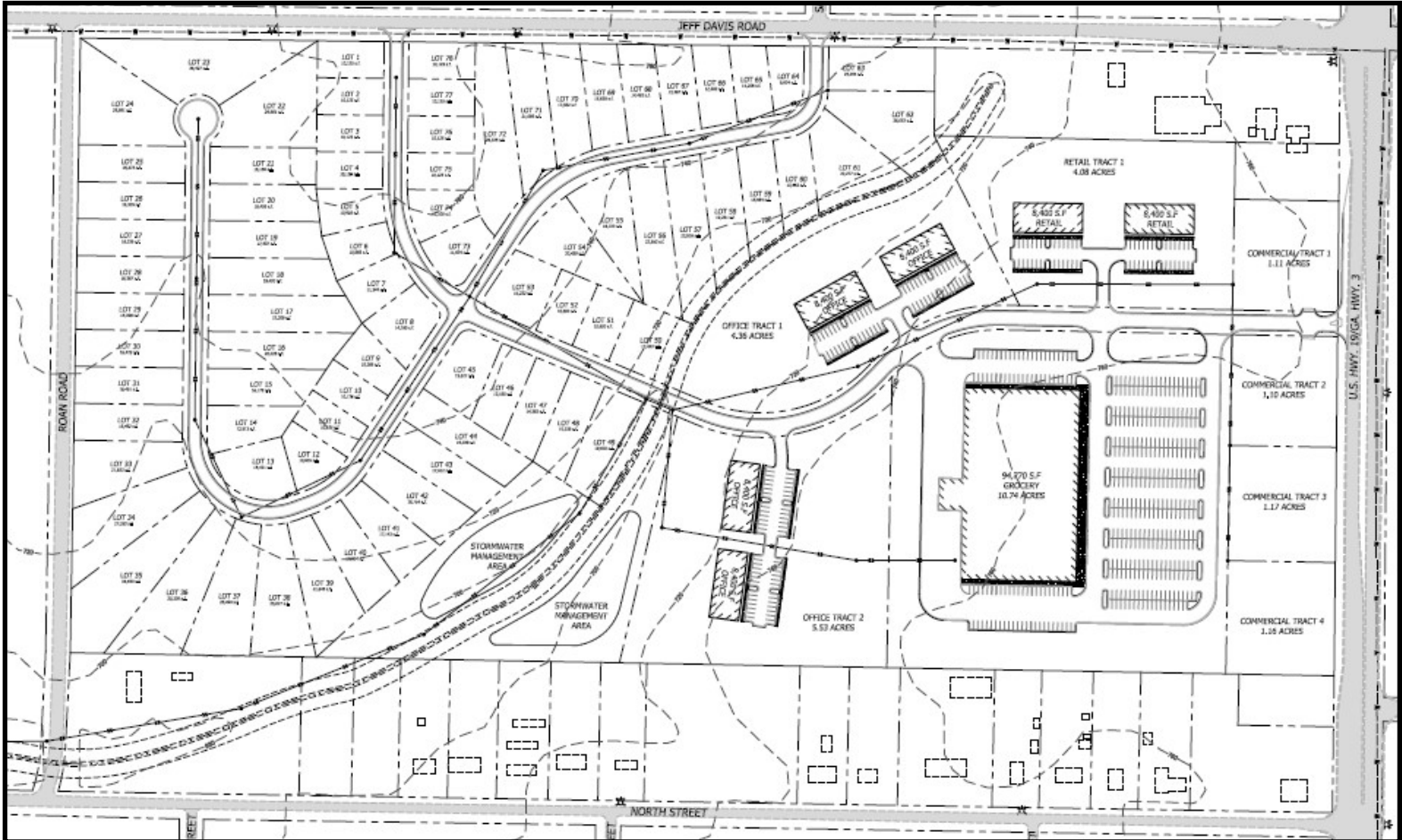
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## CONCEPTUAL SITE PLAN C



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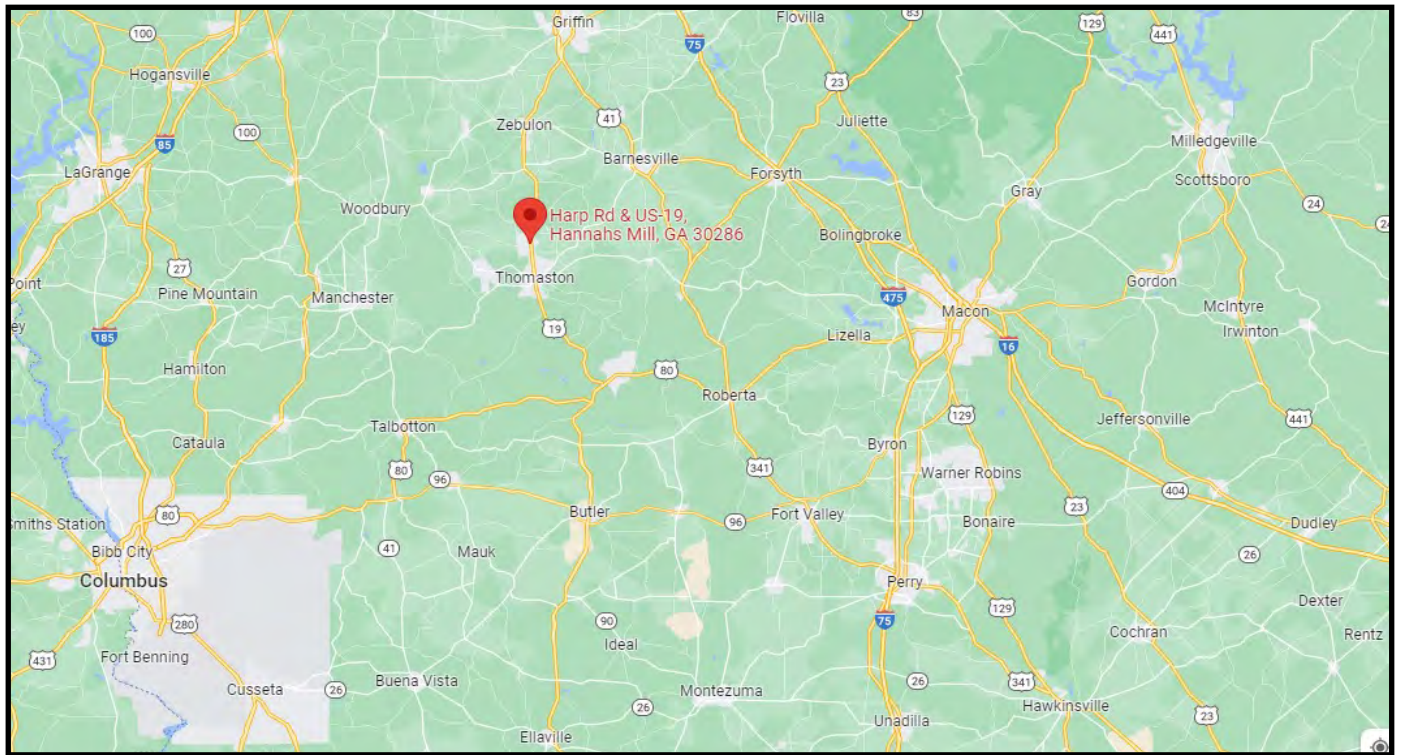
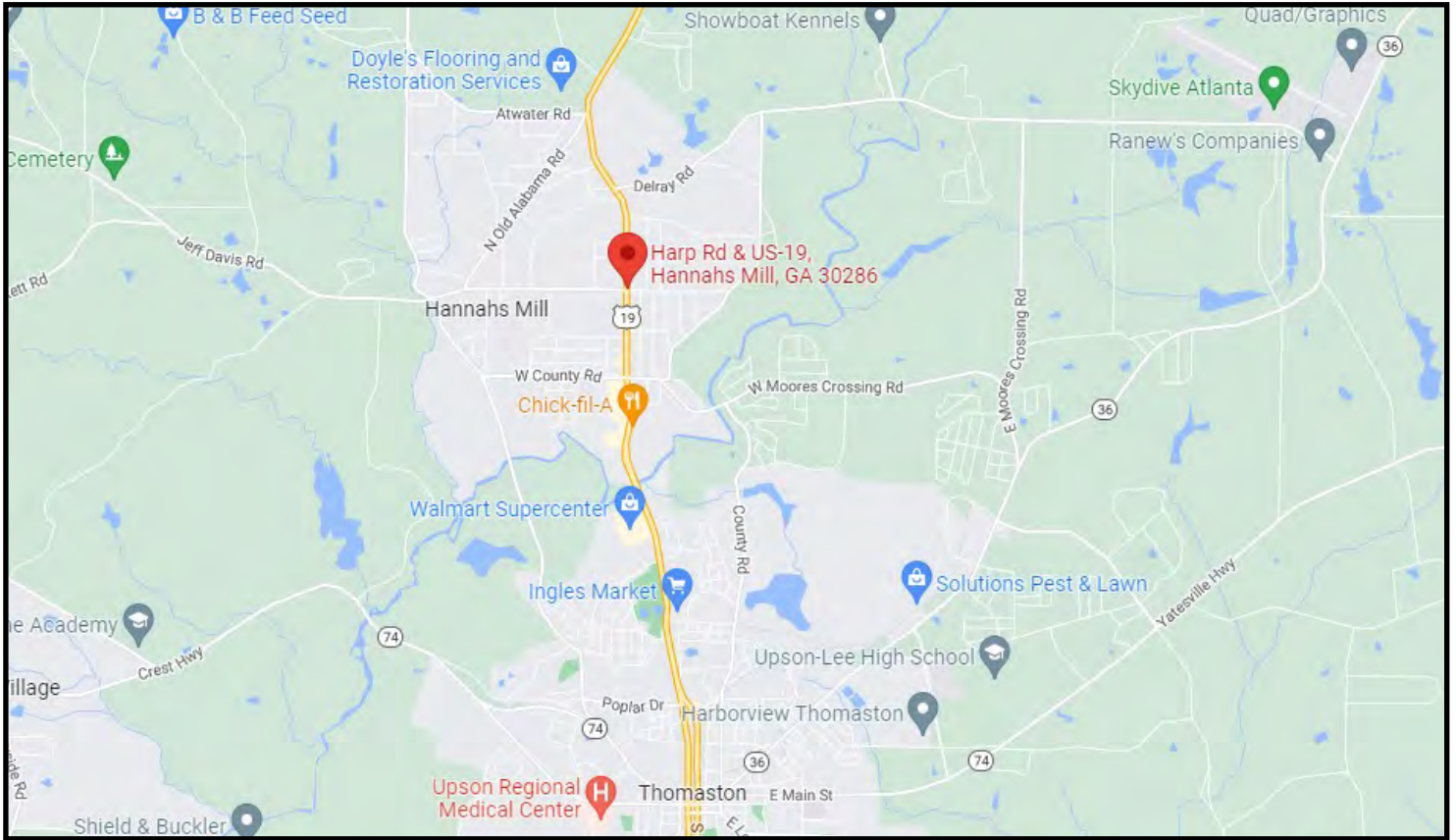


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### DEMOGRAPHICS - UPSON COUNTY

