



## EXECUTIVE SUMMARY

## DEVELOPMENT OPPORTUNITY

126 HILL ROAD &amp; BUTTONWOOD LANE, THOMASVILLE, GA 31757



## OFFERING SUMMARY

**Sale Price:** \$797,420.00

**Lot Size:** 12.268 +/- Acres

**APN:** 045 105 & 045 106

**Zoning:** R3-Residential & AG-Agriculture

## PROPERTY OVERVIEW

Two lots for sale with frontage on Buttonwood Lane and Hill Road, just off of HWY 319 North. Property has driveway access to both Buttonwood Ln. and Hill Rd. Land is best suited for commercial, industrial or multi-family development.

Property is less than a mile to one of Thomasville's major retail corridors and includes Walmart, Walgreens, Subway, McDonalds, Chick-Fil-A, Waffle House, Quality Inn & Suites, Hampton Inn, Chevrolet/GMC, and many more national and local retailers.

## LOCATION OVERVIEW

Located just off of HWY 319 N in Thomas County, GA.

[Click Here for Zoning Information](#)

**Trey DeSantis**  
850.766.6868  
trey@tlgproperty.com

**TLG REAL ESTATE SERVICES**  
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
850.385.6363





RETAILER MAP

# DEVELOPMENT OPPORTUNITY

126 HILL ROAD & BUTTONWOOD LANE, THOMASVILLE, GA 31757



Trey DeSantis  
 850.766.6868  
 trey@tlgproperty.com

TLG REAL ESTATE SERVICES  
 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
 850.385.6363

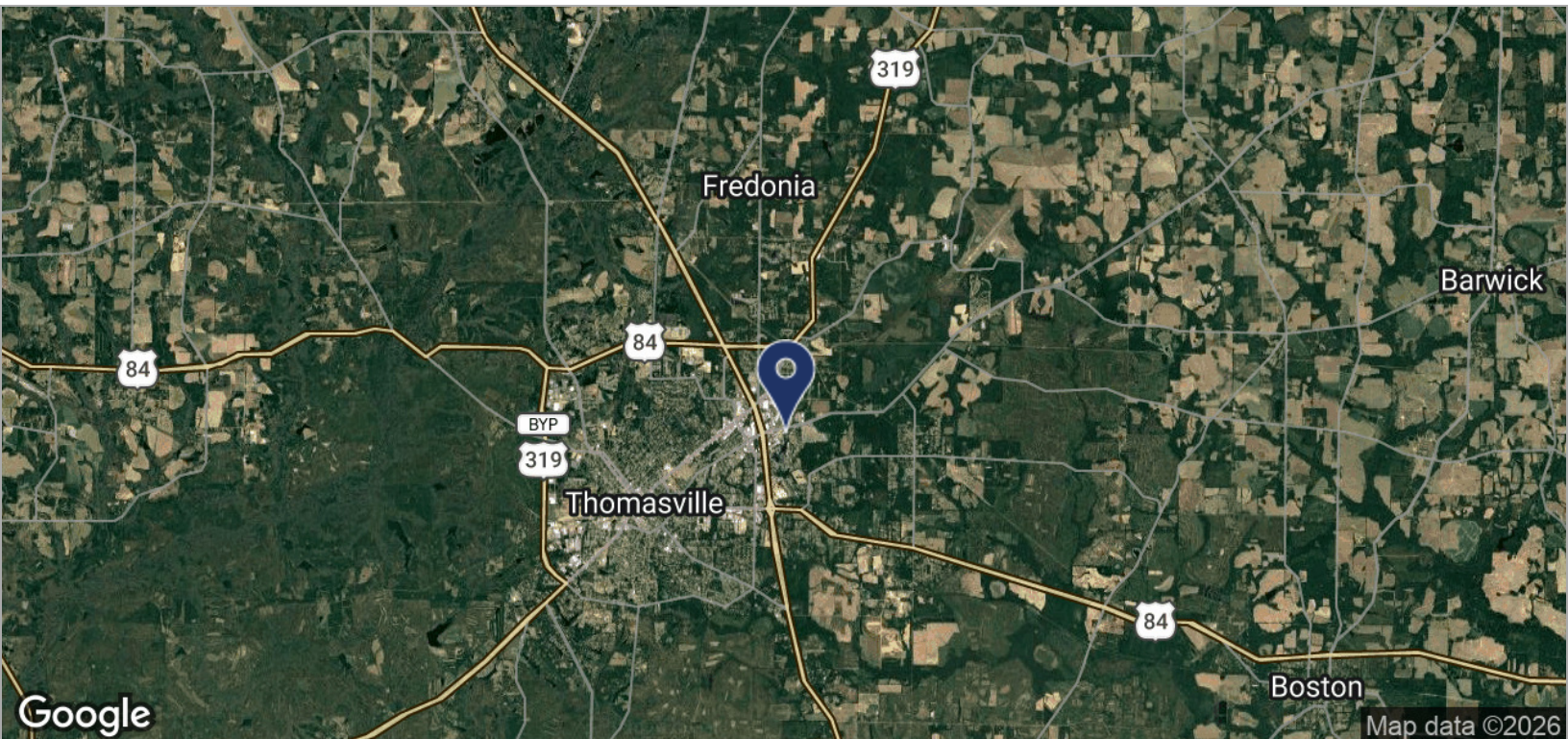
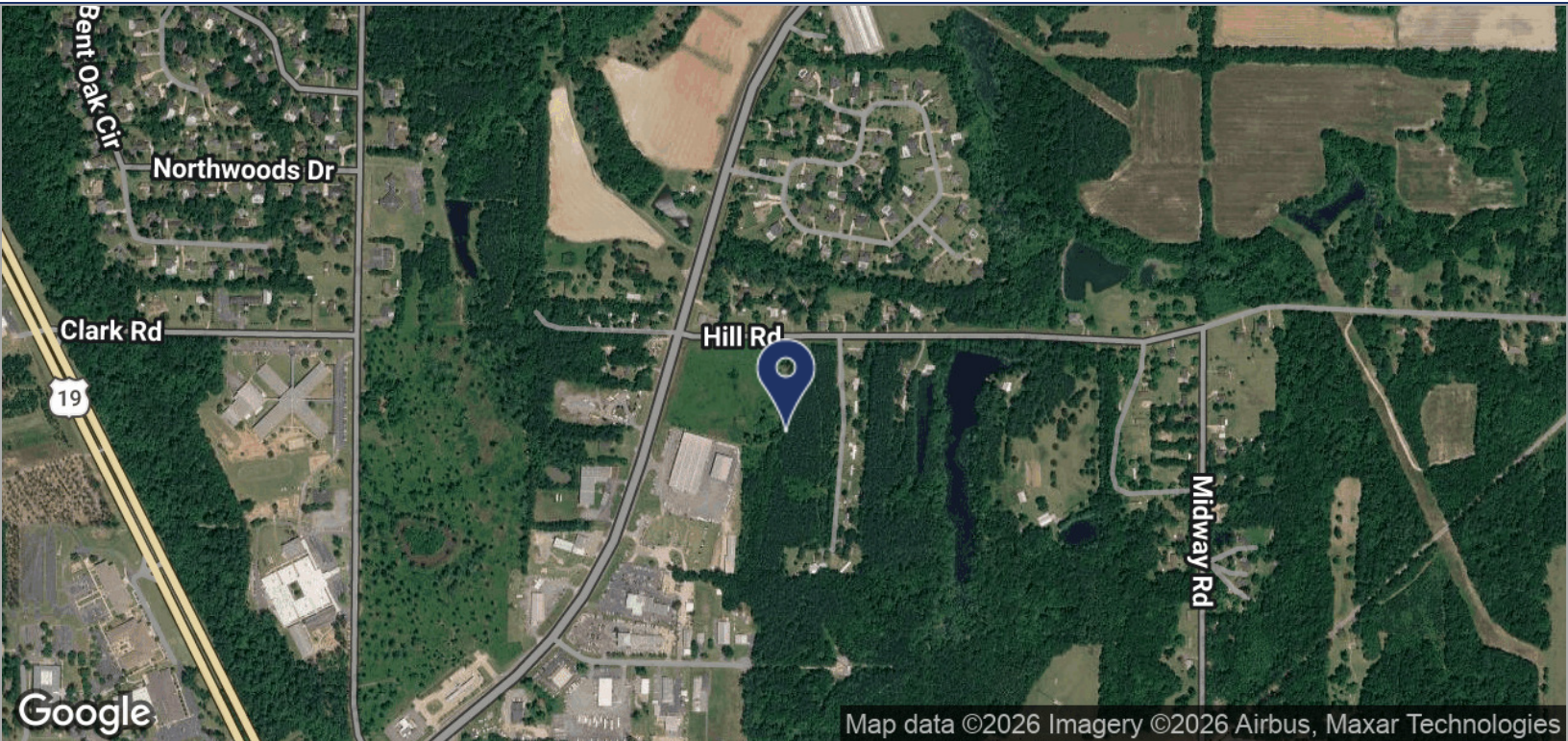




LOCATION MAPS

# DEVELOPMENT OPPORTUNITY

126 HILL ROAD & BUTTONWOOD LANE, THOMASVILLE, GA 31757



Trey DeSantis  
850.766.6868  
trey@tlgproperty.com

**TLG REAL ESTATE SERVICES**  
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
850.385.6363

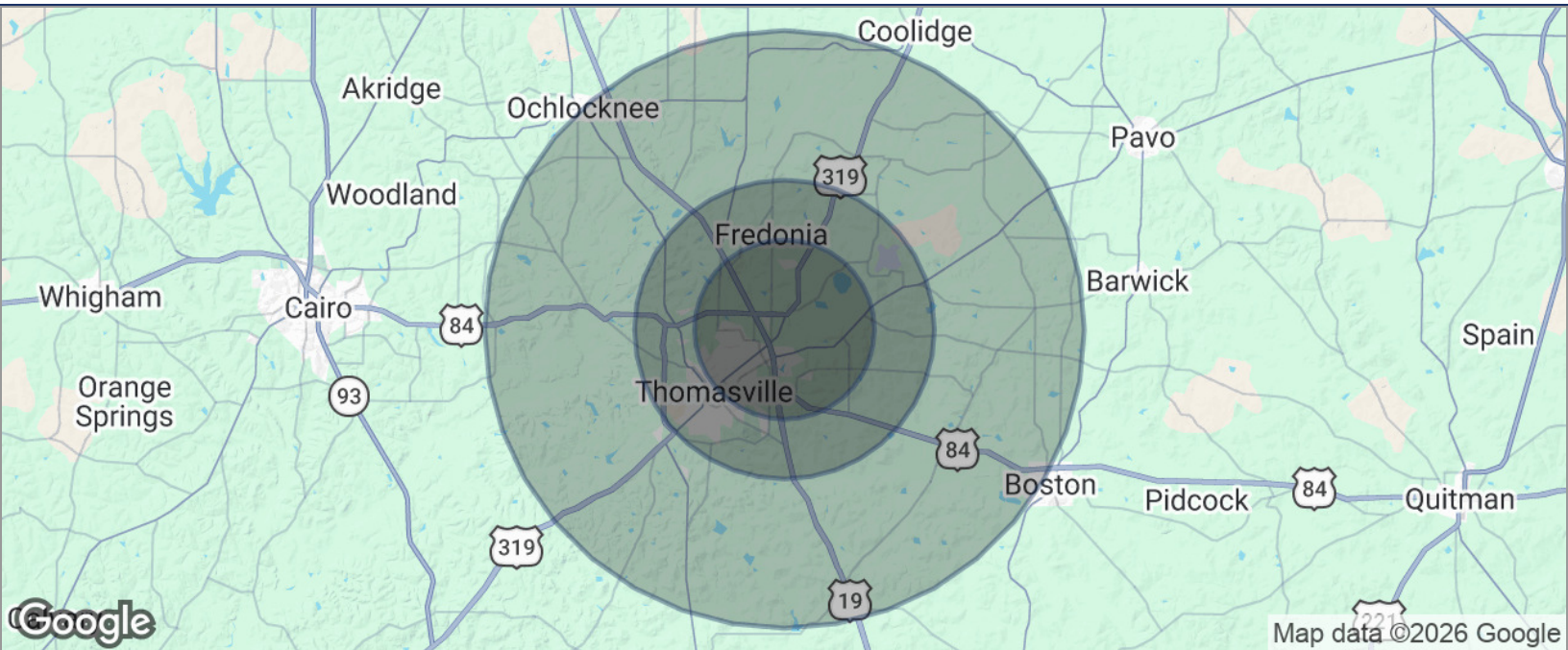




DEMOGRAPHICS MAP

# DEVELOPMENT OPPORTUNITY

126 HILL ROAD &amp; BUTTONWOOD LANE, THOMASVILLE, GA 31757



## POPULATION

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	12,833	26,611	37,092
MEDIAN AGE	41.6	38.4	39.9
MEDIAN AGE (MALE)	36.8	34.4	36.5
MEDIAN AGE (FEMALE)	46.1	40.7	41.8

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	6,424	12,582	17,193
# OF PERSONS PER HH	2.0	2.1	2.2
AVERAGE HH INCOME	\$54,019	\$53,914	\$57,556
AVERAGE HOUSE VALUE	\$143,032	\$140,776	\$148,866

\* Demographic data derived from 2020 ACS - US Census

**Trey DeSantis**  
850.766.6868  
trey@tlgproperty.com

**TLG REAL ESTATE SERVICES**  
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
850.385.6363

