

FOR SALE

LAND

— THE —
PRATHER
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U.S. HIGHWAY 78 AT I-20 INTERCHANGE

1962 Washington Road, Thomson, GA 30824

BOBBY BAGWELL

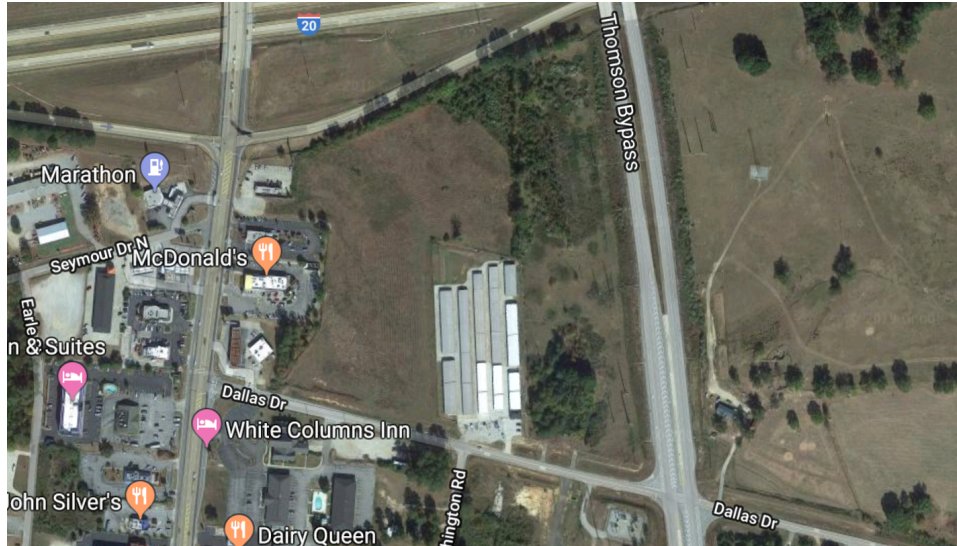
706.616.6256
bbagwell@prathercompany.com

THE PRATHER COMPANY

4002 Enterprise Court, Martinez, GA 30907
706.407.4648 | prathercompany.com

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OFFERING SUMMARY

Sale Price:	\$1,135,000
Lot Size:	11.9 Acres
Price / Acre:	\$112,185
Zoning:	T1
Market:	Thomson

PROPERTY OVERVIEW

11.9 Acres of Vacant Land Located At Thomson I-20 Exit. I-20 Frontage/880 Ft Dallas Drive Frontage 560 Ft Prime Location In Growing Thomson Market. Direct Access To Washington Road And Dallas Drive. All Utilities Available. Owner Will Subdivide. Daily Traffic Count 46,000 + 9.9 Acre Tract Listed at \$750,000. 2 Acre Tract Listed at \$385,000.

Columbia County Has Recently Announced the Construction of a 2.8 Million SF Amazon Fulfillment Center at the White Oak Development Park, which is 11 miles from the Thomson I-20 Exit. Amazon's arrival will create approximately 800 new jobs in the market.

PROPERTY HIGHLIGHTS

- I-20 Frontage
- 11 Miles from Recently Announced 2.8 Million SF Amazon Fulfillment Center
- Excellent Hotel Site

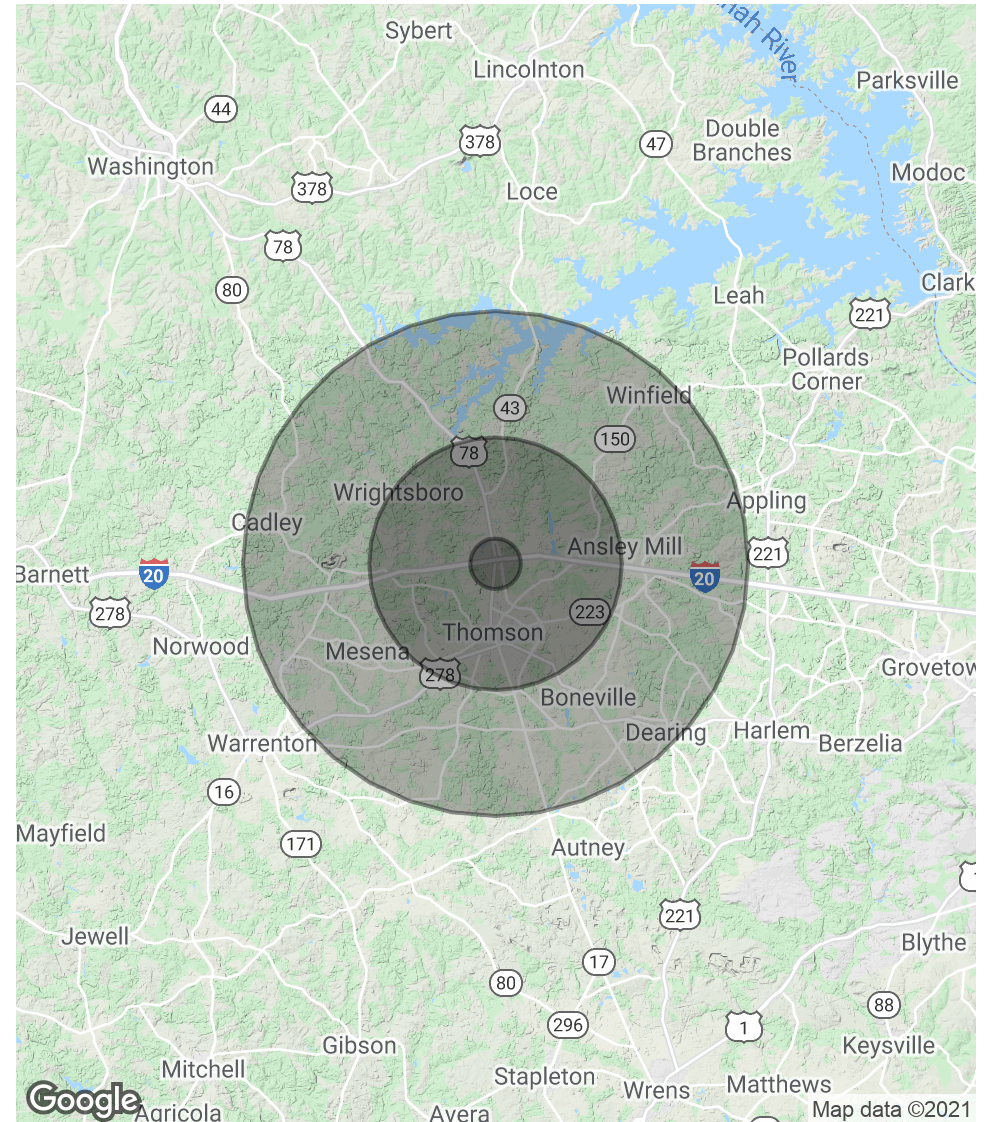
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	891	10,759	26,202
Average age	38.3	36.1	36.2
Average age (Male)	38.5	34.4	34.6
Average age (Female)	38.2	38.8	38.5

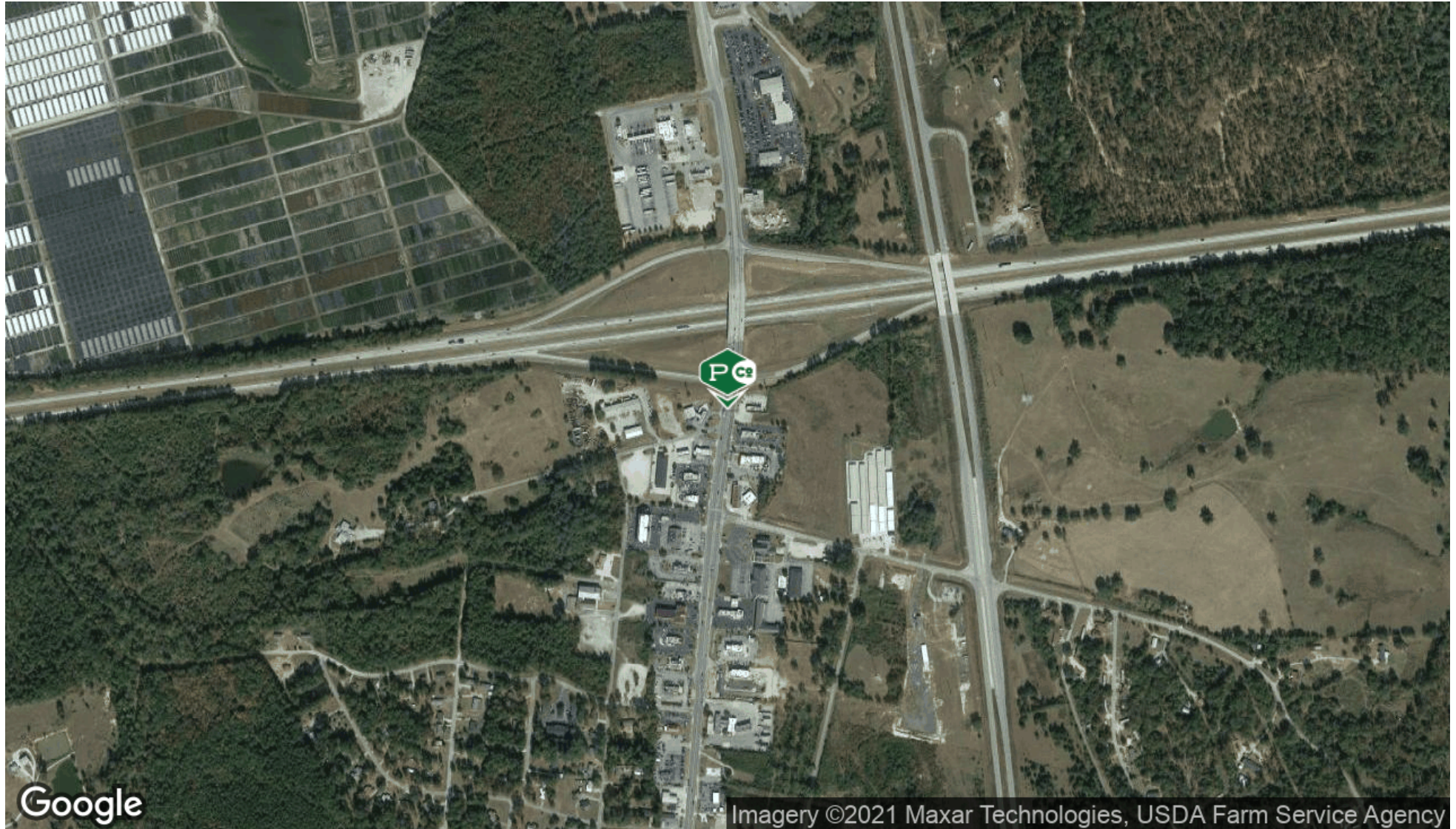
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	343	4,095	9,878
# of persons per HH	2.6	2.6	2.7
Average HH income	\$38,127	\$41,843	\$46,359
Average house value	\$128,080	\$127,545	\$147,025

* Demographic data derived from 2010 US Census



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LOCATION INFORMATION

Building Name	U.S. Highway 78 at I-20 Interchange
Street Address	1962 Washington Road
City, State, Zip	Thomson, GA 30824
County	McDuffie
Market	Thomson
Cross-Streets	Washington Road and Dallas Drive

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail-Pad

BUILDING INFORMATION

Free Standing	No
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PARKING & TRANSPORTATION

UTILITIES & AMENITIES



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