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Property Information Packet

5.5 Acres Longleaf Drive
Davis Tract
Thomasville, GA
Zoned R-1A



All Property Line Drawings are Approximate and taken from County Tax Assessor Website.

Details and Marketing Plan



Given the lack of engineering and due diligence material, I think the best course of action is to stand on the tax value as the list price and promote the possibilities and potential of this tract along with the caveat that property site approval will require a four step approach consisting of: 1. Secure a Professional Engineer, 2. Order a Survey with Elevations, 3. Secure a Clearance Letter from Environmental Protection Division (Agency), 4. Receive Permit from Corp of Engineers. There may be other approvals needed. The city of Thomasville can assist. Having a Professional Engineer on board is a must to facilitate these last three steps.

I pulled the old legal descriptions and survey for the property. There are some all encompassing restrictions on the property that go back to the formation of the Wadewood Subdivision. There was a provision in there that the restrictions would run with the land for a period of 20 years. We just need to be certain from a legal stand point that the property is not bound by these restrictions but that we are only working under the local and federal rules as they may apply to this property.

Based on a recent site visit and identifying the highest ground, (Still in the Flood Zone), the approach I would take is to mark out 3 lot areas. The property is zoned R-1A which allows minimum lot area of 15,000 sq ft. The lot areas I have identified in the packet are .5+/- Acres to 1.5+ acres. If we Keep the 3 proposed lots closer o 15,000 sq. ft. this would be less expensive. The engineering process would include back filling these lots in order to raise a pad above flood elevations. Once again, all of this is dependent on approval and someone along with the Professional Engineer, working through the process.

My job would be to market the idea of having three building lots, educate potential buyers about the process, and try to get a commitment. If we go with the minimum lot area, we are only talking about affecting a little over an acre of land.

I would suggest running the 3 lot idea by a Professional Engineer and get a preliminary assessment. Per Richard Powell, PE letter, the assessment would cost around \$4200.00. I think the assessment would give us needed direction.

I talked with Lisa Bryan about the lot next door on Longleaf Drive that she and P.W. Bryan have been working on. They will likely just put that lot on the market. They are further along in the process. We can piggyback on their efforts which helps us greatly in marketing our property. I could coordinate my efforts with the efforts of their broker.

I do think the 3 proposed lot areas need to be mulched and limbed. Potential buyers need to get a sense that we are committed and serious about getting this property ready to sell. The neighbors will take notice and they may have an interest in preserving the property as it is and buyers looking to build, and developers as well, can both see the possibilities with this property. If we do land work now new growth will be suppressed until Spring.

We can get the marketing coverage. We are premium members on several of the larger land web sites. The property will be placed in the local MLS which is picked up by other websites along with Zillow. I can put together a nice Drone Video of the property. I can do some mail outs as well.

I would suggest getting the preliminary assessment from a Professional Engineer. Jerry Pionessa, PE, is another engineer familiar with this process with strong relationships with the city departments.

Please contact me if you have any question or would like to discuss the property further. (229) 403-6297.

Thanks,
Dan

Aerial Map Proposed Divisions



The three lots outlined in pink make up a little over 2 acres. R-1A zoning allows us to cut the lot size down to 15,000 sq. ft. This would cut the pink shaded area in half. The balance of the area could be green space or common area and included with the property. Maybe the balance of the property not used could mitigate the affected sensitive areas we are impacting. The PE could help with this determination.

Zoning Map

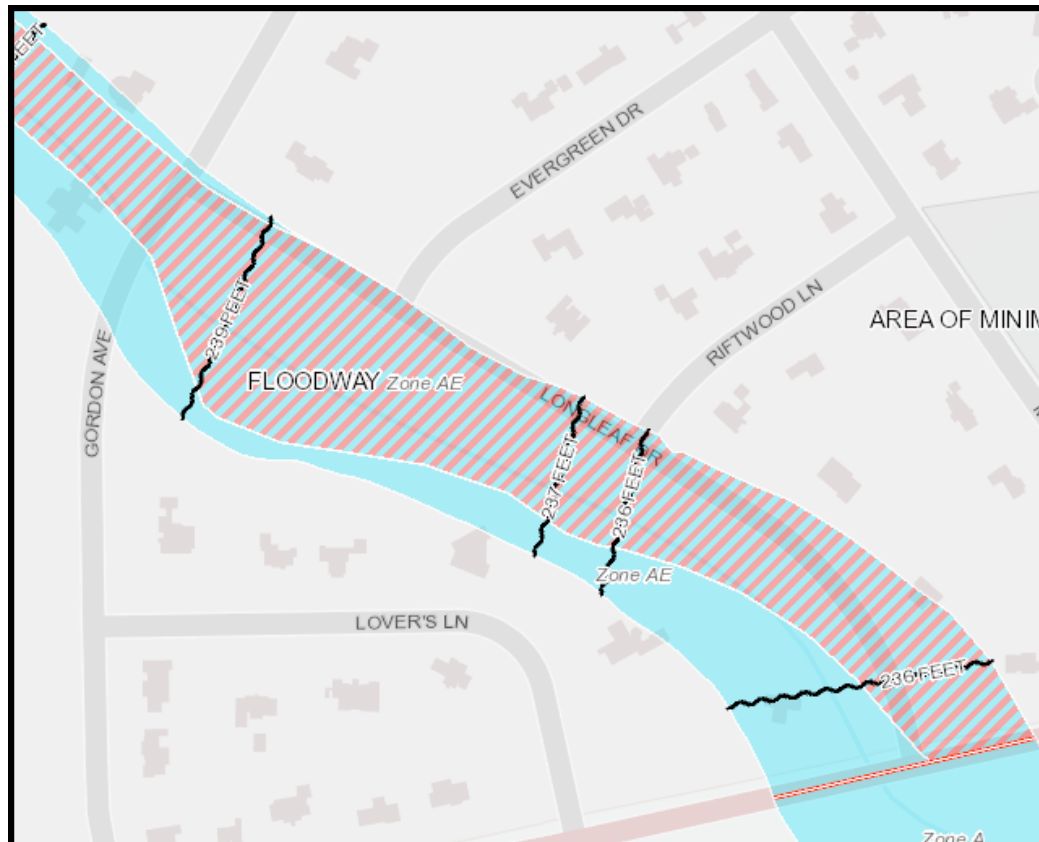


Section 22-181 Specifications.

Within the various zoning districts as indicated on the "Zoning Map of the City of Thomasville, Georgia," no building or structure shall be constructed or erected except as indicated in the following schedule:

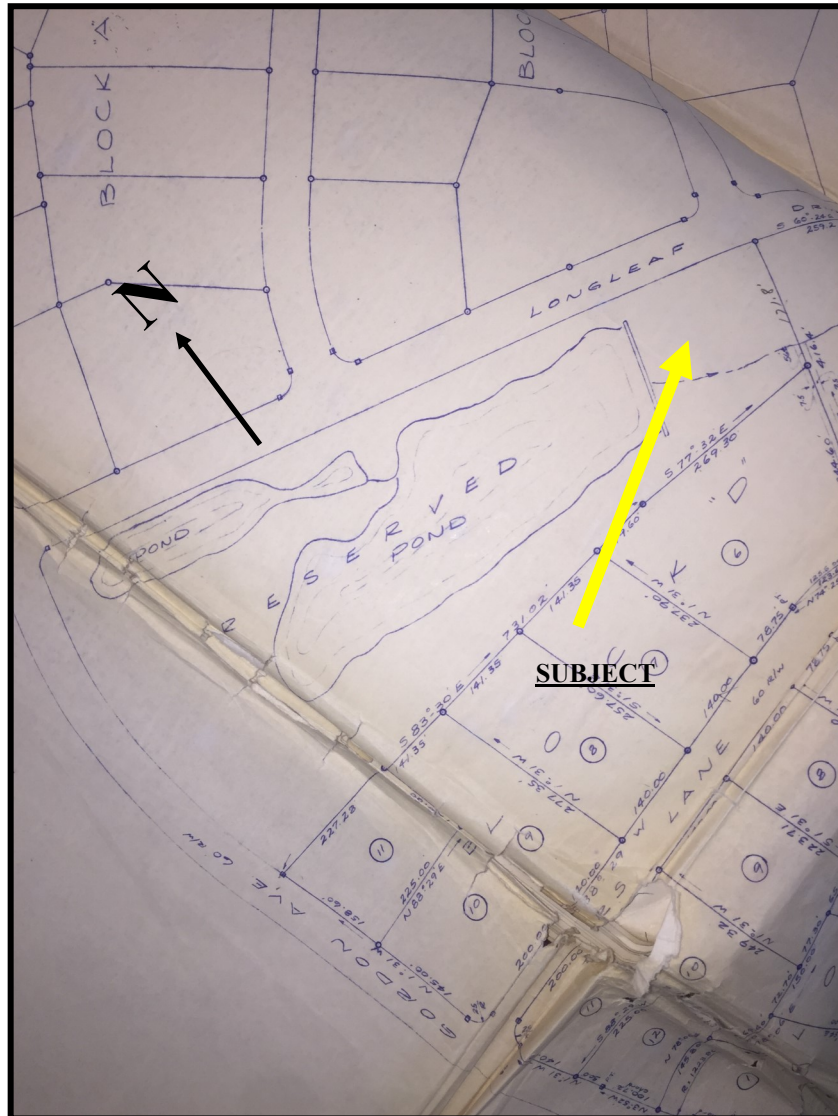
	<i>A</i>	<i>R-1A</i>	<i>R-1B</i>	<i>R-1</i>
Minimum Lot Area for Dwelling Units	15,000 sq. ft.	15,000 sq. ft.	10,000 sq. ft.	7,500 sq. ft.
Minimum Lot Width	100 feet	100 feet	80 feet	60 feet
Minimum Front Yard	40 feet*	40 feet*	30 feet*	30 feet*
Minimum Side Yards	10 feet*	10 feet*	8 feet*	8 feet*
Minimum Rear Yard	40 feet	40 feet	30 feet	30 feet
Maximum Height	35 feet	35 feet	35 feet	35 feet
Maximum Lot Coverage	30 percent	30 percent	30 percent	30 percent

FEMA Flood Data

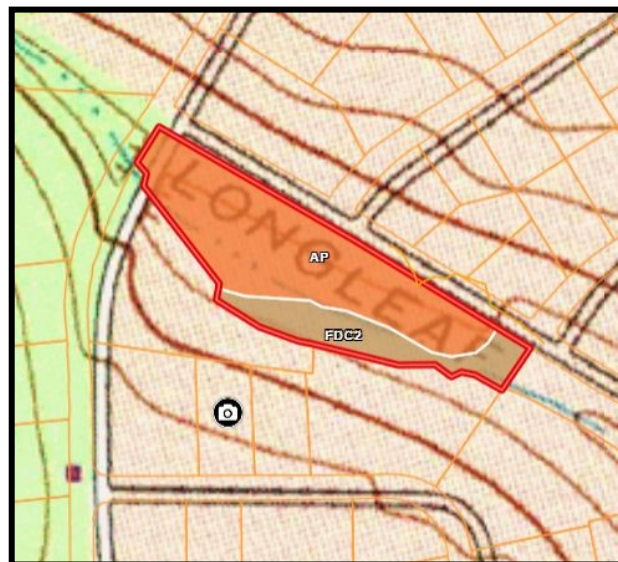
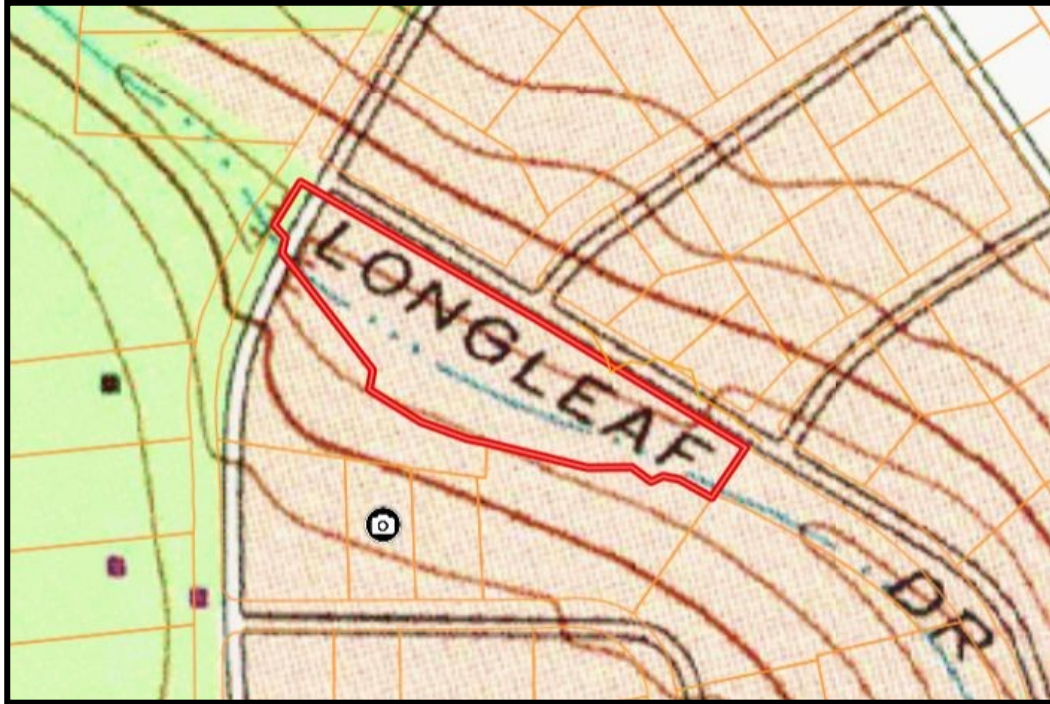


The entire property is shown as being in the flood zone. This map is not exact. Throughout the city other homes have been built in the flood zone. The PE can best determine how to work through this.

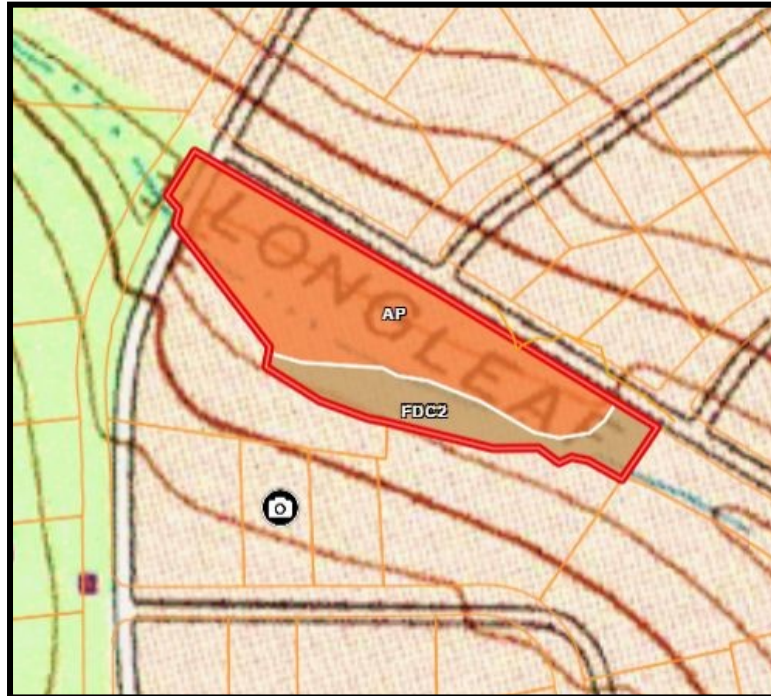
Survey



Topo Map




Soil Map



SOIL REPORT

ACRES CAPABILITIES

Boundary  5.3 ac

CODE	DESCRIPTION	ACRES	%	CAP
FdC2	Faceville sandy loam, 5 to 8 percent slopes, moderately eroded	1.3	25.2%	3e
Ap	Alapaha loamy sand, 0 to 2 percent slopes, occasionally flooded	4	74.8%	5w
Totals		5.3 Ac		4.5 Cap. Average

Google Street Views


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