



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Texaco Truck Stop
2499 US Hwy 319 S
Thomasville, GA 31792

EXCLUSIVELY MARKETED BY:



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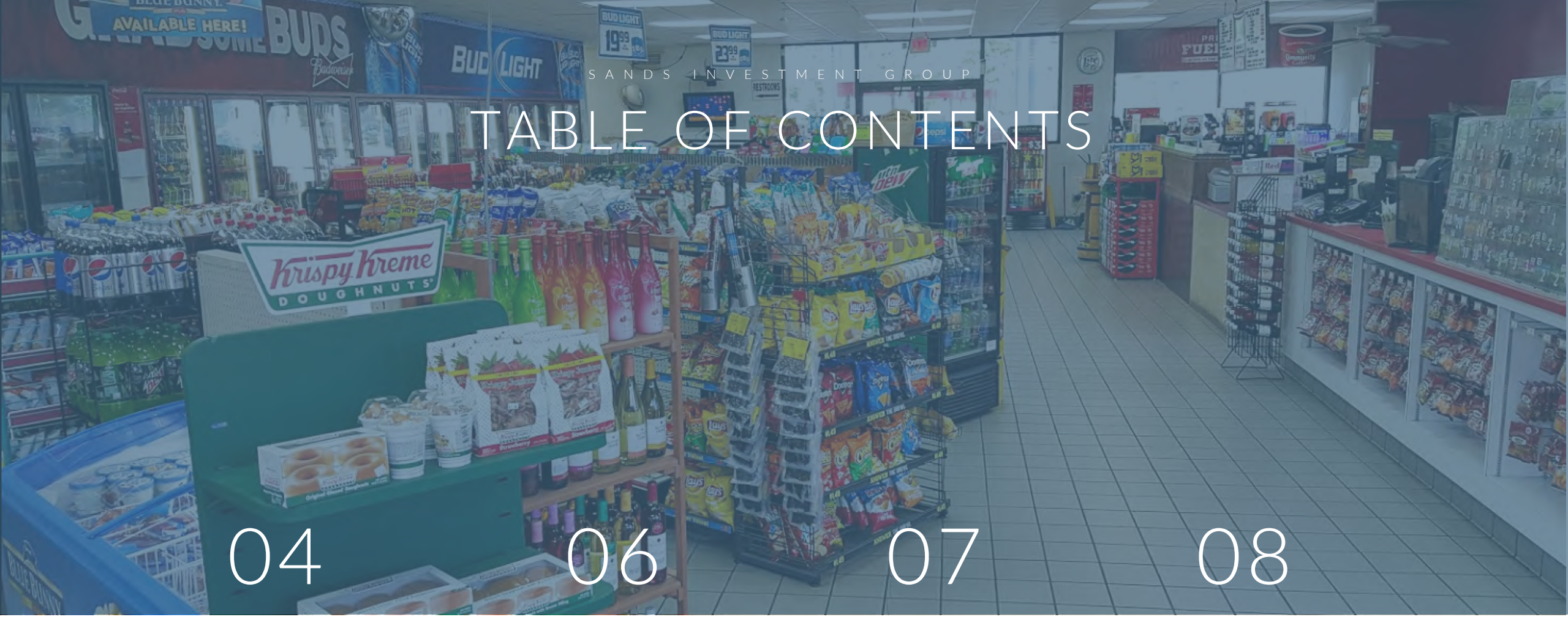
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SANDS INVESTMENT GROUP

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,721 SF Texaco Truck Stop at 2499 US Hwy 319 S in Thomasville, Georgia. This Opportunity Includes a New 15 Year Lease With 2% Annual Increases and 3 x 5 Year Options, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$3,680,981
CAP	8.15%
NOI	\$300,000
PRICE PER SF	\$1,352.80
GUARANTOR	Personal & Corporate

PROPERTY SUMMARY

ADDRESS	2499 US Hwy 319 S Thomasville, GA 31792
COUNTY	Grady County
BUILDING AREA	2,721 SF
LAND AREA	2.71 AC
BUILT	1996



ACTUAL PROPERTY IMAGE

HIGHLIGHTS

- New 15 Year Lease With 2% Annual Increases and 3 x 5 Year Options
- Absolute Net Lease (NNN) - Tenant is Responsible For All Expenses Including Roof, Structure, Taxes, Insurance and Common Area Maintenance
- Located on a Hard Corner With Great Visibility and Access
- Property is Exposed to Heavy Traffic Being Located Right Off Hwy 319
- The Average Household Income is \$70,700 Within a 5-Mile Radius of the Property
- Tenant is a Multi-Store Operator With Over 30 Years of Experience in Operations and Management in the Convenience Store Industry
- In Close Proximity to Lawton Chilies High School, Pebble Hill Plantation, Birdsong Nature Center, Pleasant Hill Church and Crossroads Church
- Nearby Tenants Include: Loanmax Title Loans, Turner's Fine Furniture, Beachton Dental Center and Loblolly Rise Plantation

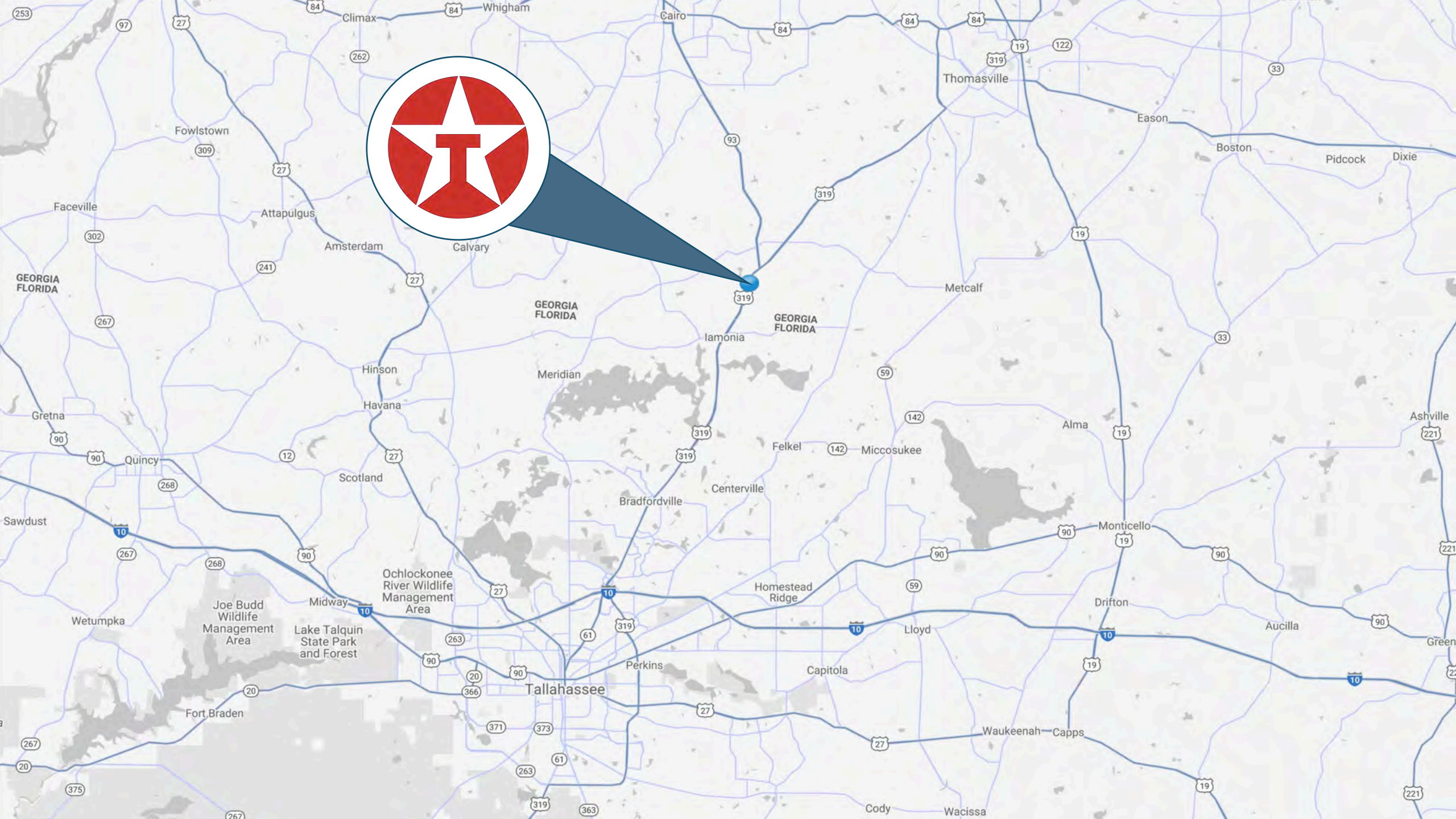


LEASE SUMMARY

TENANT	Texaco Truck Stop
PREMISES	A Building of Approximately 2,721 SF
LEASE COMMENCEMENT	At Close of Escrow (Est 2019)
LEASE EXPIRATION	15 Years From COE (Est 2034)
LEASE TERM	15 Years
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	2% Annually
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Gas Retail
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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2,721 SF	\$300,000	\$110.25
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Thomasville is the county seat of Thomas County in the state of Georgia. The city's 2017 estimate population was 19,340, making it the second largest city in southwest Georgia after Albany. The city deems itself the "City of Roses" and holds an annual Rose Festival. The city features plantations open to the public, a historic downtown, a large farmer's market, and a 337-year-old oak tree at the corner of Monroe and Crawford streets. In 2016, Thomasville was featured as the second-best historic small town in USA Today on one of the paper's 10 Best Lists. The city is located less than an hour away from Valdosta and 62 miles from Albany, GA.

Due to the cities close proximity, Valdosta's economy also affects Thomasville's. Valdosta is located on the southern portion of the state, near the Florida line along the Interstate 75 corridor, and it is a commercial center of South Georgia with numerous manufacturing plants. The surrounding area produces tobacco, naval stores, particularly turpentine, as well as pine lumber, and pulpwood. According to the Georgia Department of Community Affairs, Valdosta is called the "Naval Stores Capital of the World" because it supplies 80% of the world demand for naval stores. Moody Air Force Base is located about 9 miles north of Valdosta, in northern Lowndes County, and helps the area's economy.

As the "City of Roses", Thomasville plants and maintains more than 1,000 roses located throughout the city, as do a number of residents who have their own rose gardens. During the last week of April, rose growers from all over the world display their prize roses for a panel of judges. The Thomasville Rose Garden at Cherokee Lake Park is the largest of 85 rose beds maintained by the city, and is host to the annual rose festival. Thomasville is also home to several historic and cultural organizations, including the Thomas County Historical Society and Museum of History, Thomasville Landmarks, Inc., the Thomasville Center for the Arts, Jack Hadley's Black History Museum, and Pebble Hill Plantation.



THOMAS COUNTY COURTHOUSE



THOMASVILLE ROSE GARDEN

	3 MILES	5 MILES	10 MILES
POPULATION	497	664	16,873
AVERAGE HH INCOME	\$68,228	\$70,700	\$112,579



TURNER'S
BUDGET
FURNITURE

TURNER'S
Fine Furniture

LoanMax
TITLE LOANS

LA Z BOY
Bassett

319

(8,583 VPD)



Beachton
Denture Clinic &
Dental Center



CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

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