PROPERTY INFORMATION PACKAGE

Bashi Road/HWY 43 Commercial Building | 0.42± Acres | Thomasville

IMPORTANT LISTING LINKS

Property Presentation (Gamma): _____

Team HaleSmith / RE/MAX Outdoor Group: _____

LandID Map: https://id.land/maps/73191f430a78a17c2c21f61d6597948a/share

Google Maps (Entrance): https://maps.app.goo.gl/kJgdFerz8VYdUGNi7

Property Data Package (Dropbox):
https://www.dropbox.com/scl/fo/bscepqatved7ali8si71w/AGr3qPYbsF3_4AW56EGpNu4?rlkey=8qfvvus3g6aggfkzbkj32k6eg&st=maw9axwj&dl=0

1. PROPERTY INFORMATION

State: Alabama
County: Clarke
City/Town/Municipality: Thomasville
Latitude/Longitude: 31.930071297466004, -87.73951291535224
TRS (Township, Range, Section): Township 11 North, Range 3 East, Section 14
Address: 33621 HWY 43, THOMASVILLE, AL, 36784
Acreage: 0.42± acres
Price: $325,000
Parcel ID: 10-06-14-1-002-005.030
Owner: Alabama One Credit Union

2. PROPERTY SUMMARY

Property Type: Commercial building
Road Frontage: Paved Bashi Road
Access: Bashi Road just off U.S. Highway 43
Potential Uses: Office space, professional services, or other commercial uses, subject to applicable zoning and approvals
Location: Busy commercial area of Thomasville near the Highway 43 corridor

The property includes an approximately 5,000-square-foot building with multiple enclosed interior rooms and an approximately 8,000-square-foot concrete parking area in front. The existing layout offers flexibility for a variety of business needs, with space for private offices, meeting rooms, work areas, or other uses tailored to the buyer.

3. MAPS & NAVIGATION

LandID Map: https://id.land/maps/73191f430a78a17c2c21f61d6597948a/share

Google Maps (Entrance): https://maps.app.goo.gl/kJgdFerz8VYdUGNi7

Driving Directions: From U.S. Highway 43 in Thomasville, turn onto Bashi Road and property is immediately on your right.

4. SURVEY & LEGAL

Survey Available: N/A

Legal Description — as shown in the signed listing agreement:

BEG 860'(S) E & 905'(S) S OF NW COR OF NE1/4 S14; NW'LY 185' TO E'LY R/W BASHI RD.; SE'LY 192.1' ALG SAID R/W; E'LY 14.3'; SE'LY 21.17'; NE'LY 51.5'; N'LY 132' TO P.O.B. S14 T11N R3E

5. FULL PROPERTY DATA PACKAGE

Dropbox Link (Maps & Data):
https://www.dropbox.com/scl/fo/bscepqatved7ali8si71w/AGr3qPYbsF3_4AW56EGpNu4?rlkey=8qfvvus3g6aggfkzbkj32k6eg&st=maw9axwj&dl=0

Included Documents:

- Aerial image
- Contour map
- Soils map

6. UTILITIES

Power, water, and public sewer are already available and in place.

7. ZONING & LAND USE

Municipality: Thomasville
Current Zoning Classification: Commercial
Deed Protections / Restrictions: N/A
Potential Uses: Office, professional services, or other commercial uses, subject to applicable zoning and approvals
Additional Uses / Building Requirements: Proposed uses, occupancy requirements, signage, parking requirements, and renovation approvals should be confirmed with the appropriate local authorities.

8. PROPERTY FEATURES

Lot Size: 0.42± acres
Building Area: Approximately 5,000 square feet
Interior Layout: Multiple enclosed rooms with doors, providing flexibility for private offices, meeting rooms, and separate work areas
Parking Area: Approximately 8,000 square feet of concrete parking in front of the building
Location: Bashi Road just off Highway 43 in a busy area of Thomasville
Topography: Flat

9. IMPROVEMENTS

- Approximately 5,000-square-foot commercial building
- Multiple enclosed interior rooms
- Approximately 8,000-square-foot concrete parking area in front of the building

Year Built: 1999
Roof Type: Meta
HVAC Details: N/A
Restrooms: Multiple

10. COVENANTS

Known Covenants / Deed Restrictions: N/A

11. VIEWING INSTRUCTIONS

Appointment Required: Contact Team HaleSmith to arrange a viewing.
Building / Entrance Access: Open

12. FINANCIAL INFORMATION

Listing Price: $325,000
Price Per Building Square Foot: Approximately $65, based on the reported 5,000-square-foot building
Current Lease / Occupancy Status: Vacant

13. CLOSING & PURCHASE DETAILS

Contract: Standard RE/MAX Outdoor Group Land Purchase Agreement

Earnest Money: Typically 1%–2% of purchase price

Seller Pays:

- Brokerage commission
- Deed preparation
- Closing fees (shared)

Buyer Pays:

- Title insurance
- Closing fees (shared)
- Lender costs

14. FINANCING OPTIONS

Lender: Alabama ONE Credit Union — Linden Branch
Phone: (334) 295-5000
Website: www.alabamaone.org
Address: 116 East Coats Avenue, Linden, AL 36748.

Alabama ONE Credit Union owns the property. Buyers interested in financing are encouraged to contact its Linden branch to discuss available options.

Lender: First US Bank — Thomasville
Phone: (334) 636-5429
Website: www.fusb.com
Address: 33445 Highway 43 North, Thomasville, AL 36784.

Buyers may use a lender of their choice. Financing availability and terms are subject to lender approval, property eligibility, and the buyer's intended use.

15. NEXT STEPS

- Review the property presentation and maps.
- Review available property documents and due diligence materials.
- Schedule a viewing of the building and parking area.
- Confirm building measurements, condition, utilities, zoning, and suitability for the intended use.
- Contact Team HaleSmith with questions or to submit an offer.

16. CONTACT INFORMATION

Team: Team HaleSmith
Brokerage: RE/MAX Outdoor Group
Listing Agent: Payne Smith
Phone: (334) 454-4571
Email: teamhalesmith@gmail.com
Website: https://remaxoutdoorgroup.com

PROPERTY DESCRIPTION

Bashi Road/HWY 43 Commercial Building | 0.42± Acres | Thomasville

Located on Bashi Road just off Highway 43, this commercial property offers approximately 5,000 square feet of building space on 0.42± acres in a busy area of Thomasville.

The building features multiple enclosed rooms, offering flexibility for private offices, meeting spaces, separate work areas, or other business needs. An approximately 8,000-square-foot concrete parking area in front provides convenient parking for customers, employees, and visitors.

With its accessible location near the Highway 43 commercial corridor, this property offers an opportunity for a business owner or investor seeking an established building to adapt to their needs. The interior layout and available parking lend themselves to a variety of potential commercial uses, subject to applicable zoning and approvals.

Offered at $325,000.

LOCATION & ACCESS

The property is located on Bashi Road just off U.S. Highway 43 in Thomasville, Clarke County, Alabama. The location provides convenient access to surrounding businesses and the Highway 43 commercial corridor.

DISCLAIMER

Information is believed reliable but is not guaranteed. Acreage, building square footage, parking-area measurements, boundaries, and other property details are approximate and should be independently verified. Maps are for reference and are not surveys. Buyers should verify the legal description, access, easements, restrictions, zoning, utilities, building condition, and suitability for their intended use. Potential uses described are subject to applicable requirements and approvals. Included fixtures, equipment, and other personal property, if any, will be established in the executed purchase agreement.