

# JACKSON SQUARE

Shopping Center and Mini-Storage

1102 East Jackson Steet, Thomasville GA 31792

Offered at \$1.9 Million

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11—15 Storefronts \* 110 Mini –Self Storage Units \* 72 Parking Spaces \* Commercial Zoning \* Surveyed  
2.13 Acres \* 18,860 of Commercial/Retail/Office Space \* 15,400 AADT Traffic Count \* Center Turn Lane  
223' Road Frontage \* Fenced/Gated Mini-Storage \* Family Built/Owned/Managed \* Income Stream  
Depreciation \* Investment \* City Sewer and Water \* Between Hwy 19 and Downtown Thomasville

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Daniel E Crocker, ALC, MPAGA/FL

Licensed Real Estate Broker

M: (229) 403-6297

O: (229) 228-0552

EMAIL: landcrocdan@gmail.com





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**6 Buildings**

**110 Units**

**Constructed 1991 Per Tax Records**



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# JACKSON SQUARE THOMASVILLE, GA 31792

## STOREFRONT BUILDINGS

#	Name	Monthly Rent	Sq. Ft.	Notes:
1	Faymous Bait	\$ 800.00	1000	
2	Rose City Laundry	\$ 1,000.00	?	
3	Office	\$ 700.00	800	
4	DUI	\$ 700.00	800	
5	Lockstivity	\$ 750.00	800	
6	NY Alteration	\$ 700.00	800	
7	Smoke City	\$ 700.00	800	
8	LC Company (Bar)	\$ 1,500.00	1800	2 Units
			1800	
9	Bill's Jewelers	\$ 1,500.00		3 Units
10	ProTax	\$ 600.00	600	
11	OMG Seafood	\$ 1,500.00	1200	2 Units
		\$ 10,450.00		

### DISCLOSURES:

1. Water Supply Line being addressed/re-routed
2. Minor repairs needed own various storage units
3. Bill's Jeweler's owns their HVAC units
4. Tenants are responsible for repairs on inside of building (ac, water heater, plumbing, etc.
5. Bill's Jewelers, NY Alterations, and Sports Bar own their signage

**Sellers occupy Office and own/run the Coin Operated Laundry Business**

**Perspective Buyers should VERIFY ALL numbers during the Due Diligence Period**

# JACKSON SQUARE THOMASVILLE, GA 31792

## STORAGE UNITS

Unit Size	Current Prices	Possible Price
5 x 10	\$ 23.00	\$ 55.00
6 x 10	\$ 28.00	\$ 60.00
8 x 10	\$ 33.00	\$ 75.00
10 x 15	\$ 38.00	\$ 80.00
10 x 16	\$ 40.00	\$ 85.00
10 x 18	\$ 43.00	\$ 90.00
10 x 20	\$ 48.00	\$ 115.00

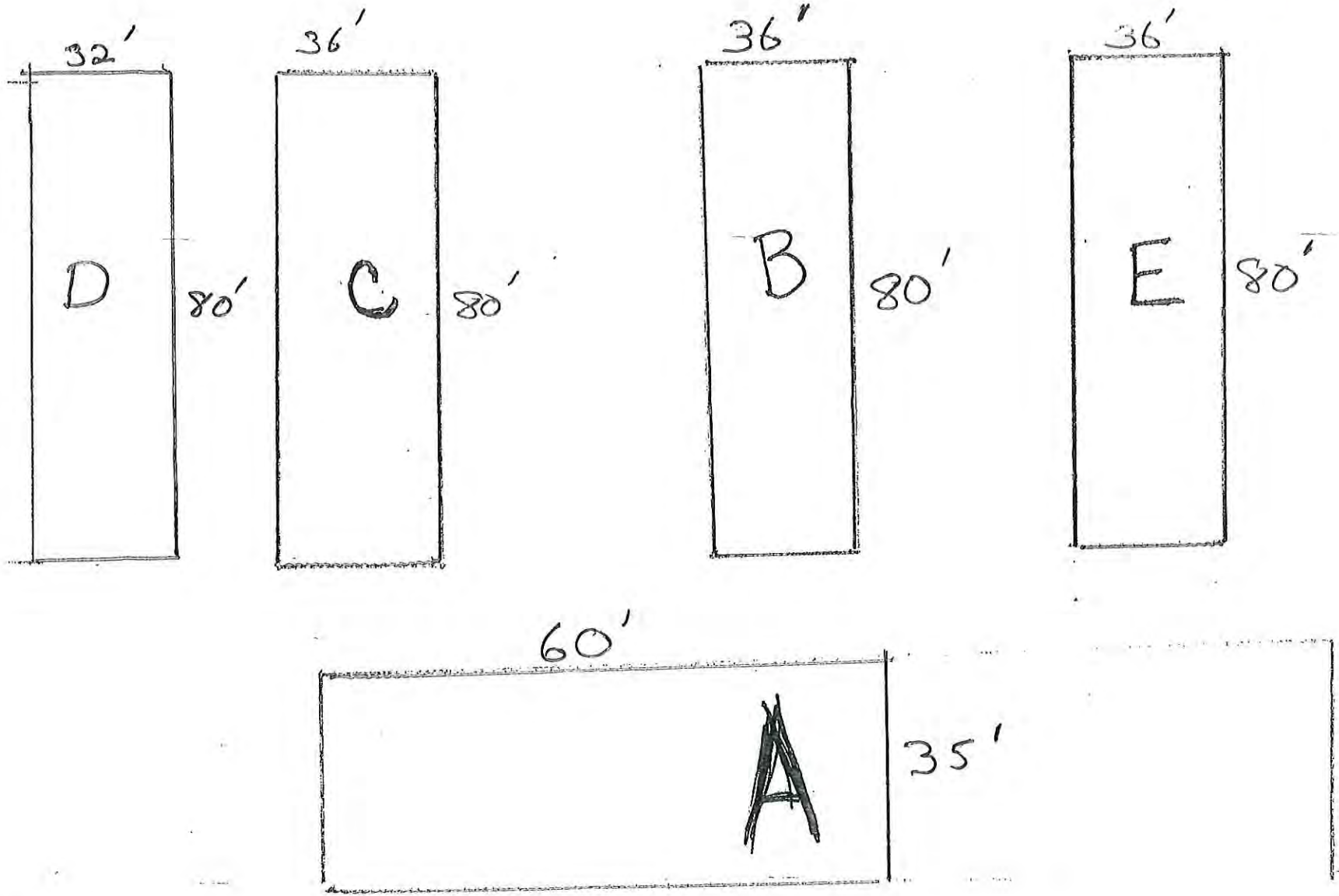
# Units	Unit Size	Possible Monthly Income if ALL Units are Rented at New Prices	<b>Current Self-Storage monthly income is \$2113.00</b>
14	5 x 10	\$ 770.00	
24	6 x 10	\$ 1,440.00	
8	8 x 10	\$ 600.00	
4	10 x 15	\$ 320.00	
18	10 x 16	\$ 1,530.00	
34	10 x 18	\$ 3,060.00	
8	10 x 20	\$ 920.00	
<b>110</b>		<b>\$ 8,640.00</b>	

## EXPENSES

TAXES	2022	\$ 10,508.19	Annual
INSURANCE		\$ 6,500.00	Annual
UTILITIES:		\$ 1,200.00	Monthly
Trash Pickup			
Security Lights			
Storage Electric			
Water/Sewer			
OFFICE		\$ 400.00	Monthly
Electric			
Internet			
Phone			

**Perspective Buyers should VERIFY ALL numbers during the Due Diligence Period**

\*Not to Scale



Unit Location and Dimensions with Suggested Rental Rates.



\* Not to Scale

A

60'

35'

55	A16 SxID	A-15 10x15	A-15 10x15	A-15 10x15	A-15 10x15	A16 SxID	55
55	A17 SxID	80 <sup>00</sup>	80 <sup>00</sup>	80 <sup>00</sup>	80 <sup>00</sup>	A10 SxID	55
55	A18 SxID					A9 SxID	55
55	A19 SxID	A-1 10x20	A-2 10x20	A-3 10x20	A-4 10x20	A8 SxID	55
55	A20 SxID					A7 SxID	55
55	A21 SxID					A6 SxID	55
55	A22 SxID	100	100	100	100	A5 SxID	55





\* Not to Scale

C

80'

36'

C8 10x18 90°	C7 10x18 90°	C6 10x18 90°	C5 10x18 90°	C4 10x18 90°	C3 10x18 90°	C2 10x18 90°	C1 10x18 90°
C9 10x18 90°	C10 10x18 90°	C11 10x18 90°	C12 10x18 90°	C13 10x18 90°	C14 10x18 90°	C15 10x18 90°	C16 10x18 90°

\* Not to Scale

D

80'

32'

8' x 10' 65'	D1 10 x 16	D19 10 x 16	D18 10 x 16	D17 10 x 16	D16 10 x 16	D15 10 x 16	D14 10 x 16
8' x 10' 65'	D2 10 x 16	85 <sup>00</sup>	85 <sup>00</sup>	85 <sup>00</sup>	85 <sup>00</sup>	85 <sup>00</sup>	D13 10 x 16
8' x 10' 65'	D3 10 x 16	D5 10 x 16	D6 10 x 16	D7 10 x 16	D8 10 x 16	D9 10 x 16	D12 10 x 16
8' x 10' 65'	D4 10 x 16	85 <sup>00</sup>	85 <sup>00</sup>	85 <sup>00</sup>	85 <sup>00</sup>	85 <sup>00</sup>	D11 10 x 16

65'  
8' x 10'

65'  
8' x 10'

65'  
8' x 10'

65'  
8' x 10'





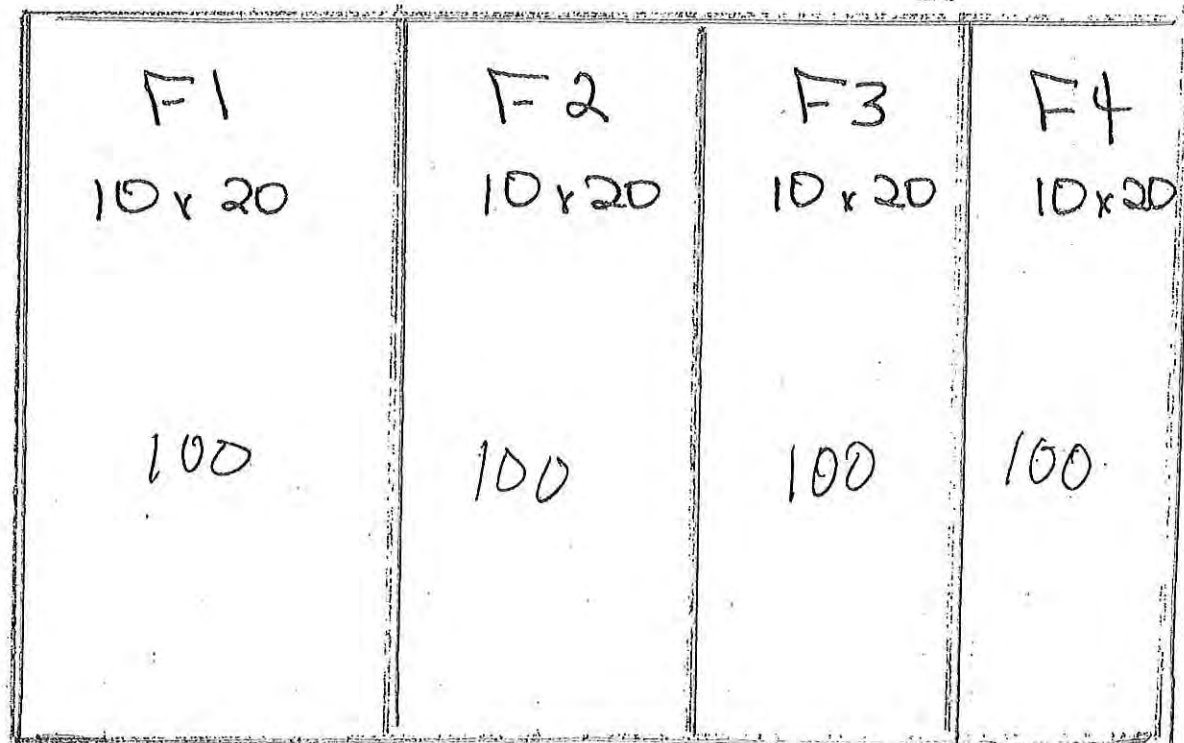
\* not to scale

F

F

40'

20



100



Exhibit "A<sub>1</sub>"

DOC# 000941  
FILED IN OFFICE  
2/14/2022 04:03 PM  
BK:2459 PG:408-413  
RANDA D. WHARTON  
CLERK OF SUPERIOR  
COURT  
THOMAS COUNTY



After recording, return to:  
Silvis, Ambrose, Lindquist & Coch, P.C.  
P. O. Box 1557  
Thomasville, GA 31799-1557

REAL ESTATE TRANSFER  
TAX PAID: \$0.00  
PT-61 136-2022-000277

**CO-EXECUTORS' AND CO-TRUSTEES' DEED OF ASSENT**

STATE OF GEORGIA  
COUNTY OF THOMAS

THIS INDENTURE, made the 11<sup>th</sup> day of February, in the year of our Lord Two Thousand Twenty-Two (2022) between **DANNY D. RIGGS and KATHY RIGGS STEPHENS, AS CO-EXECUTORS OF THE ESTATE OF J.C. RIGGS, THOMAS COUNTY PROBATE NO. 16146 and AS CO-TRUSTEES OF THE J.C. RIGGS TESTAMENTARY TRUSTS CREATED UNDER THE LAST WILL AND TESTAMENT OF J.C. RIGGS**, as party or parties of the first part, hereinafter called Grantors, and **JACKSON SQUARE SHOPPING CENTER, LLC**, as party or parties of the second part, hereinafter called Grantee.

(The words "Grantor" and "Grantee" shall include their respective heirs, successors and assigns where the context requires or permits, and shall include the singular and plural, and the masculine, feminine, and neuter, as the context requires.)

**WITNESSETH THAT:**

WHEREAS, J.C. Riggs died testate on January 23, 1994, and his Last Will and Testament dated the 16<sup>th</sup> day of October, 1991, was probated as Estate No. 16146 and resulted in the funding of a Marital Trust under Item VI and a Residuary Trust under Item VII, initially for the benefit of his surviving spouse, Joyce W. Riggs, but now for the benefit, by virtue of certain agreements and assignments, of Diane B. Riggs, surviving spouse of James Douglas Riggs (25%), and Deborah Riggs Monk (25%), and Danny D. Riggs (25%), and Kathy Riggs Stephens (25%); and

WHEREAS, Danny D. Riggs and Kathy Riggs Stephens are the duly appointed Co-Executors of the Estate and the duly appointed Co-Trustees of its Testamentary Trusts; and

WHEREAS, the J.C. Riggs family entered into a J.C. Riggs Family Binding Non-Judicial Settlement Apportionment Agreement for Winding Up Estate and Trust ("Apportionment

Agreement”) dated the 11<sup>th</sup> day of February, 2022, authorizing and directing the transfer of certain real property to the Grantee, Jackson Square Shopping Center, LLC, of which Danny D. Riggs, Diane B. Riggs, Kathy Riggs Stephens, and Deborah Riggs Monk, are members; and

WHEREAS, J.C. Riggs received title to all those tracts or parcels of land described in a Warranty Deed and a Quitclaim Deed from Mitchell Sampson to J.C. Riggs dated 6/13/84 recorded in Deed Book 178, Pages 749-750, of the Deed Records of Thomas County, Georgia, currently having a street address of 1102 E. Jackson Street, Thomasville, Georgia 31792, and comprising what is currently known as the Jackson Square Shopping Center; and

WHEREAS, the Co-Executors and Co-Trustees have found and determined it is not necessary to administer the property herein described for the benefit of the Estate of J.C. Riggs and, having been directed pursuant to that certain J.C. Riggs Family Binding Non-Judicial Settlement Apportionment Agreement for Winding Up Estate and Trust, hereby assent to and convey the subject property as more fully specified below; and

WHEREAS, Danny D. Riggs and Kathy Riggs Stephens, have been named as Co-Executors of the Will of J.C. Riggs dated 10/16/91 admitted to record by Order dated 2/8/1994 by certain SUCCESSOR LETTERS TESTAMENTARY dated October 20, 2021, by the Honorable Vickie B. Burnette, Judge of the Probate Court of Thomas County, Georgia; and

WHEREAS, Section 7.05 of said Will entitled Apportionment of Trust, provided that “after the death of the survivor of my wife and myself, my Trustees shall distribute all property remaining in this Trust per stirpes to my children” but the children and family members who are heirs have, by that certain Apportionment Agreement referenced above, provided for the distribution to be in accordance with the terms of this Deed.

NOW, THEREFORE, the undersigned, **DANNY D. RIGGS** and **KATHY RIGGS STEPHENS**, as Co-Executors and Co-Trustees of the Estate under the Last Will and Testament of J.C. Riggs, as Grantors, for the purposes of assenting to the devise of the below described property as contained in the Last Will and Testament of J.C. Riggs, Deceased, and as more fully directed under the Apportionment Agreement, have granted, bargained, aliened, conveyed and confirmed, and by these presents do grant, bargain, alien, convey and confirm unto the said Grantee, Jackson Square Shopping Center, LLC, a Georgia limited liability company, all the following described property, to wit:

**All that tract or parcel of land situate, lying and being in the City of Thomasville, Thomas County, Georgia, and being more particularly identified as Tract Number 2 of that Plat prepared for J.C. Riggs by Leroy Ouzts, Ga. Reg. Land Surveyor No. 1654, dated April 3, 1984, a copy of said plat of survey being of record in Plat Book 3, Page 769 of the Deed Records of the Clerk of the Superior Court of Thomas County, Georgia, and being**

# Exhibit "A<sub>3</sub>"

BK=2459 PG=410

more particularly described per Plat attached as Exhibit A as follows:

**COMMENCE** at the property line formed by the intersection of the southeast margin of Jackson Street with the northeast margin of Orchard Lane and from said point run thence north 51 degrees 50 minutes east 109.7 feet to a point; run thence South 34 degrees 48 minutes East 131.85 feet to a point; thence South 32 degrees 52 minutes East 85.21 feet to a point; thence North 57 degrees 43 minutes East 145.31 feet to the Point of Beginning; continue thence North 57 degrees 43 minutes East 403.11 feet to a point; thence South 32 degrees 17 minutes East 99.46 feet to a point; thence South 57 degrees 43 minutes West 268.2 feet to a point; thence North 26 degrees 21 minutes West 100 feet to the Point of Beginning.

The foregoing is intended to be all that property described in that Warranty Deed dated 6/13/1984 from Mitchell Sampson to J.C. Riggs recorded in Deed Book 178, Page 749, Thomas County, Georgia.

Also, conveyed hereby is all of that additional property described in that certain Quitclaim Deed dated 6/13/1984 from Mitchell Sampson to J.C. Riggs recorded in Deed Book 178, Page 750, Thomas County, Georgia, for the purpose to convey all of the Grantors rights in that certain unopened proposed street lying adjacent to Tract No. 2 according to the above-referenced Plat of survey. The legal description of that Quitclaim Deed is incorporated herein by reference.

The above properties, now consisting of the Jackson Square Shopping Center, have a street address of 1102 E. Jackson Street, Thomasville, Georgia 31792, and are intended to be all of Tax Parcel No. 011-003002 in the name of J.C. Riggs, according to the tax records of the City of Thomasville and of Thomas County, Georgia, consisting of approximately 2.13 acres, with all the improvements situated thereon, including but not limited to Building No. 1 (Famous Bait & Tackle); Building No. 2 (Rose City Coin Laundry); Building No. 3 (Jackson Square Shopping Center Office); Building No. 4 (Star DUD); Building No. 5 (Hair Salon); Building No. 6 (New York Alterations); Building No. 7 (Smoke City); Building No. 8 (L.C.'s Bar); Buildings 9, 10 and 11 (Bill's Jewelers); Building No. 13 (Pro Tax); Building No. 15 (OMG Seafood); and all six (6) storage building strips A, B, C, D, E, and F, with multiple storage units therein, and any and all other contiguous properties, buildings and improvements owned by J.C. Riggs or his Estate or his Testamentary Trust.

This conveyance was made without the benefit of a title search and is made subject to any applicable, restrictions, easements and encumbrances of record, if any, and is intended to convey, to the Grantee, all of the Jackson Square

Co-Executors' and Co-Trustees' Deed of Assent  
Page 3 of 5



Exhibit "A4"

BK:2459 PG:411

Shopping Center and its assets.

By accepting this conveyance, Jackson Square Shopping Center, LLC agrees to take the foregoing conveyance subject to any applicable restrictions, easements, and encumbrances of record and any unpaid debts, including legal fees, of the J.C. Riggs Estate and Testamentary Trusts.

The purpose of this conveyance is to liquidate the J.C. Riggs Testamentary Trust by distributing the foregoing asset to the Grantee, which is held for the benefit of its residuary beneficiaries.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, their successors and assigns, forever in FEE SIMPLE, in as full and ample a manner as the same was held, possessed and enjoyed or might have been held possessed and enjoyed by the said J.C. Riggs during his lifetime.

IN WITNESS WHEREOF, the Grantors have signed, sealed and delivered this Co-Executors' and Co-Trustees' Deed of Assent the day and year first above written.

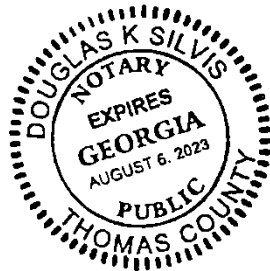
By: Danny D. Riggs (L.S.)  
Danny D. Riggs, Co-Executor and Co-Trustee U/W  
J.C. Riggs, Deceased

Signed, sealed and delivered  
in the presence of us in  
Thomas County,  
State of Georgia:

Shelby H. Sadler  
Unofficial Witness

[Signature]  
Notary Public

My Commission Expires:  
(NOTARY SEAL AFFIXED)



IN WITNESS WHEREOF, the Grantors have signed, sealed and delivered this Co-Executors' and Co-Trustees' Deed of Assent the day and year first above written.

By: Kathy Riggs Stephens (L.S.)  
Kathy Riggs Stephens, Co-Executor and Co-Trustee  
U/W J.C. Riggs, Deceased

Signed, sealed and delivered  
in the presence of us in  
Thomas County,  
State of Georgia:

Shelbi H. Adler  
Unofficial Witness

[Signature]  
Notary Public

My Commission Expires:

(NOTARY SEAL AFFIXED)



# Exhibit "B"

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,500 FEET AND AN ANGLE ERROR OF 1.0 MIN. PER ANGULAR POINT, AND WAS OBTAINED USING THE COMPASS RULE.

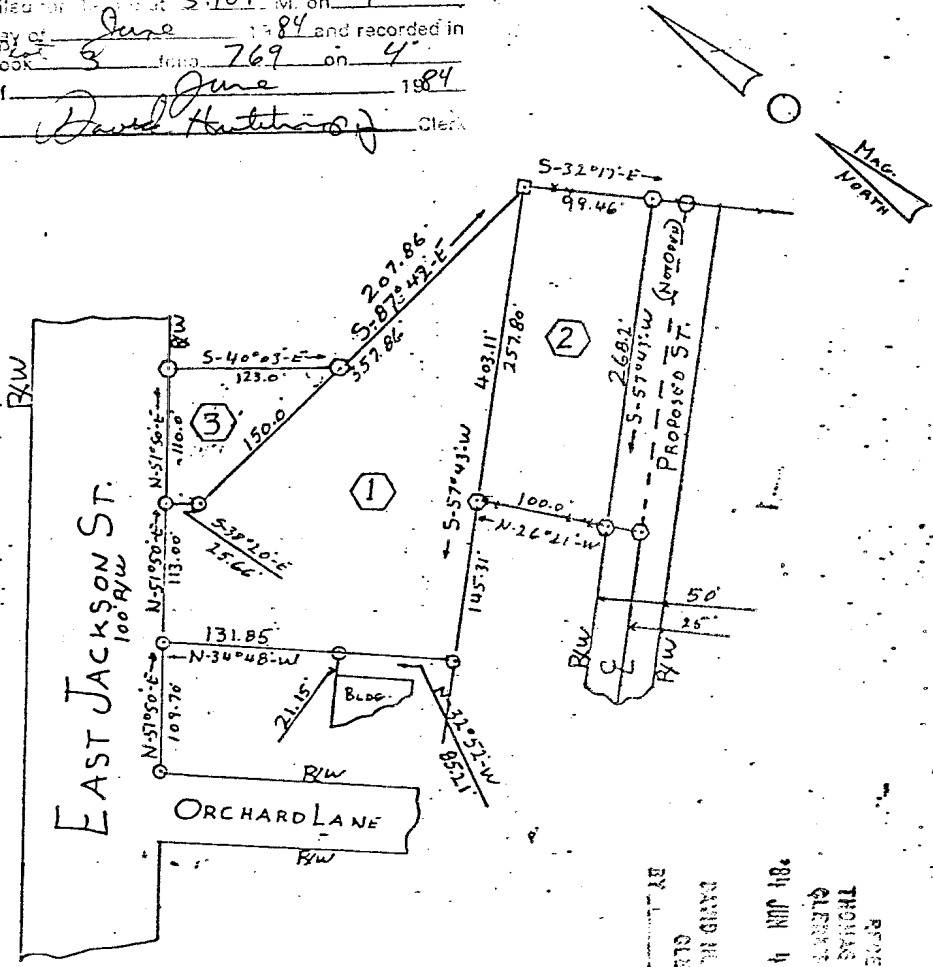
TO MY KNOWLEDGE THIS PROPERTY IS NOT IN A FLOOD ZONE, AND THE COUNTY OR CITY DOES NOT HAVE ANY MAPS WHICH SHOW ANY DIFFERENCE TO MY DRAWING.

- IRON PINS FOUND
- IRON PINS SET
- WOOD FENCE
- NOT TO SCALE
- LOT NO.
- BLOCK NO.

## GEORGIA, THOMAS COUNTY

CLERK'S OFFICE, SUPERIOR COURT

Filed for record at 5:10 P. M. on 4<sup>th</sup> day of June 1984 and recorded in book 3 page 769 on 4<sup>th</sup> day of June 1984  
*David Hartman* Clerk



RECEIVED  
 THOMAS COUNTY  
 CLERK'S OFFICE  
 JUN 4 PM 5 10  
 BY DAVID HARTMAN  
 CLERK

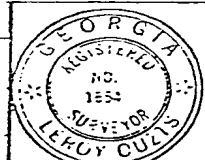
BOOK 3 PAGE 769

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 12,500 FEET.

EQUIPMENT USED:  
 LEUPOLD TRANSIT  
 200' STEEL TAPE

I certify that this plat is correct and was prepared in accordance with the conditions of this contract.

*Leroy Ouzts*  
 Registered Surveyor No. 1654



REV. 4-10-84 L.O.

PLAT OF SURVEY FOR:	
J.C. RIGGS	
THOMASVILLE	
THOMAS CO. GA.	
SCALE: 1" = 100'	DATE: 4-3-1984
LEROY OUZTS <i>Leroy Ouzts</i> GA. REG. LAND SURVEYOR NO. 1654 CAIRO GEORGIA	

Plat BK-3-Page 769