

Multiple Lots For Sale
South Mock Road
Albany, GA 31705



Summary

Area Info

Topo Map

Aerial

Site Map



CONTACT

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PROPERTY INFORMATION

PROPERTY

Property Address: South Mock Road
Albany, GA 31705

County: Dougherty

Topography: Level & Lightly Wooded

Frontage: **Lot 2:** 278± ft
Lot 3: 291± ft
Lot 4: 191± ft
Lot 6: 340± ft

Taxes: **Lot 2:** \$1,392.96 (Est. 2023)
Lot 3: \$1,349.30 (Est. 2023)
Lot 4: \$909.03 (Est. 2023)
Lot 6: \$4,027.07 (Est. 2023)

Zoning: **Lot 2:** C-7
Lot 3: C-7
Lot 4: C-7
Lot 6: M-1

SITE

<u>Lot #</u>	<u>Site Size</u>	<u>Parcel ID</u>	<u>Sales Price</u>
Lot 2	3.97 Acres	000RR/00011/08B	\$99,000.00
Lot 3	3.83 Acres	000RR/00011/08C	\$69,000.00
Lot 4	2.53 Acres	000RR/00011/08D	\$59,000.00
Lot 6	27.45 Acres	000RR/0011/08A	\$249,000.00

Demographics 2023	3 Miles	5 Miles	10 Miles
Population	21,561	40,873	102,732
Avg HH Income	\$41,834	\$51,262	\$76,247
Median Age	32.0	35.6	37.2

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This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

PROPERTY INFORMATION

LOCATION

Lots are located just north of the railroad tracks and US Marine Corps Logistics Base. Conveniently situated, this location offers quick access to both Highway 82 and Highway 19. Within the area you'll find prominent neighbors such as Super Wal-Mart, Walgreens, Roses, USPS, Mock Road Mini Storage, and a variety of restaurants and other retail options.



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NOTES

Lots are located within the [Albany/Dougherty Military Tax Credit Zone](#), making it well-suited for diverse uses such as an industrial park, storage facility, warehousing, workshops, solar installations, cell phone towers, and more. Take advantage of flexible owner financing options requiring as little as a 15% down payment. Notably, Lot 6 comes with the added benefit of railroad access. Broker is protected at 5%.

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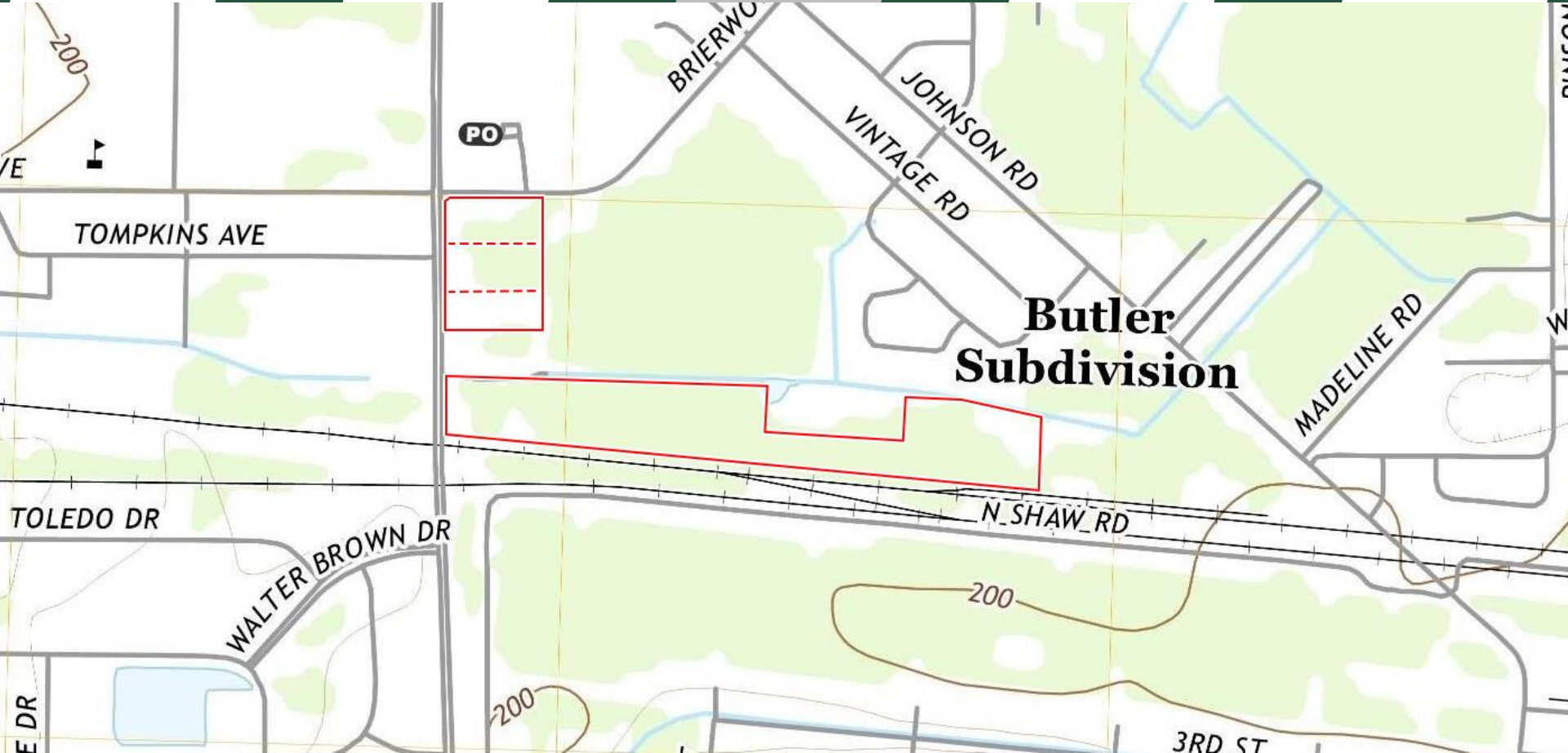
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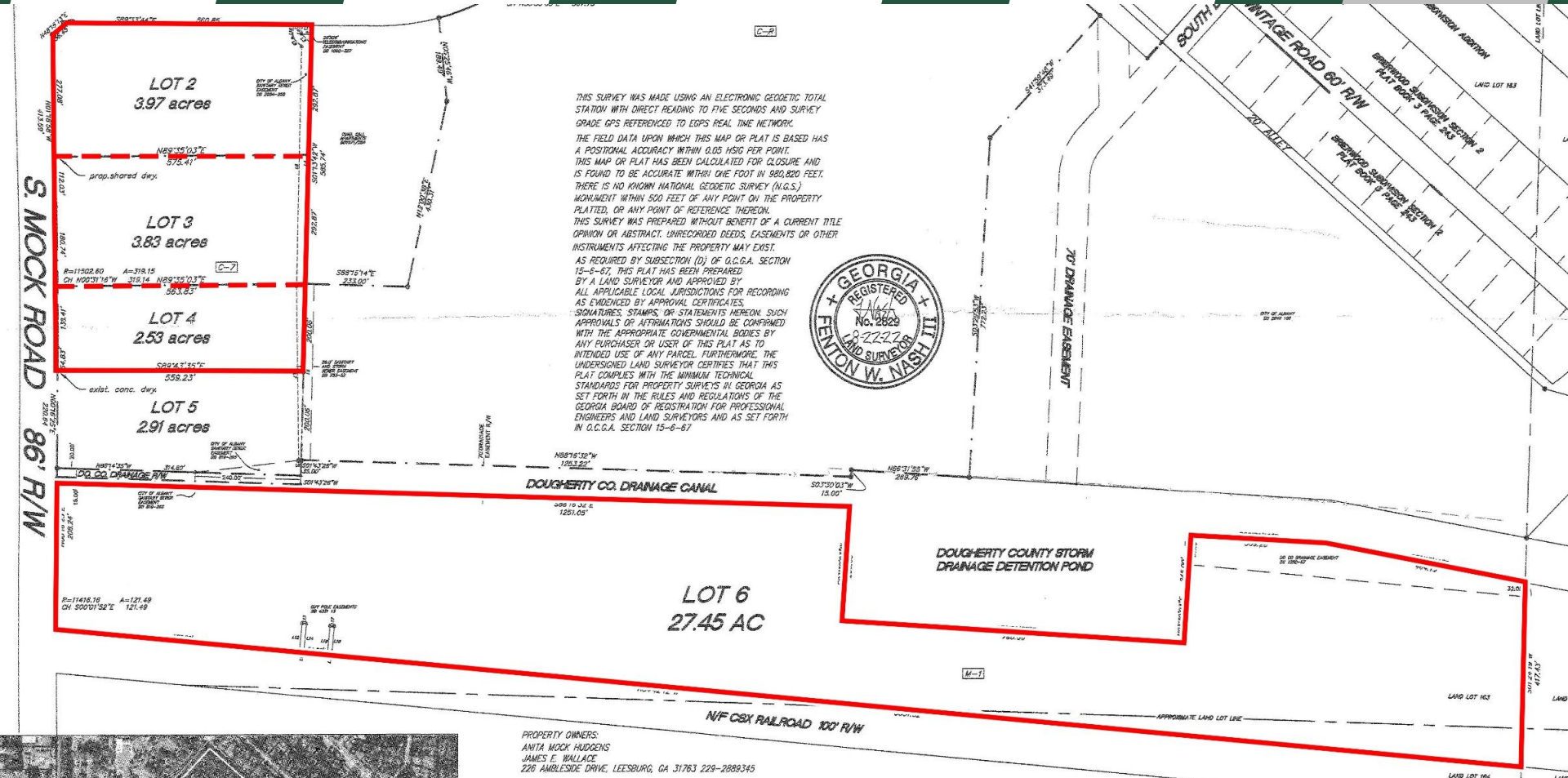
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