

COMMERCIAL DEVELOPMENT LAND FOR SALE

404 South Mock Road
Albany, GA 31705



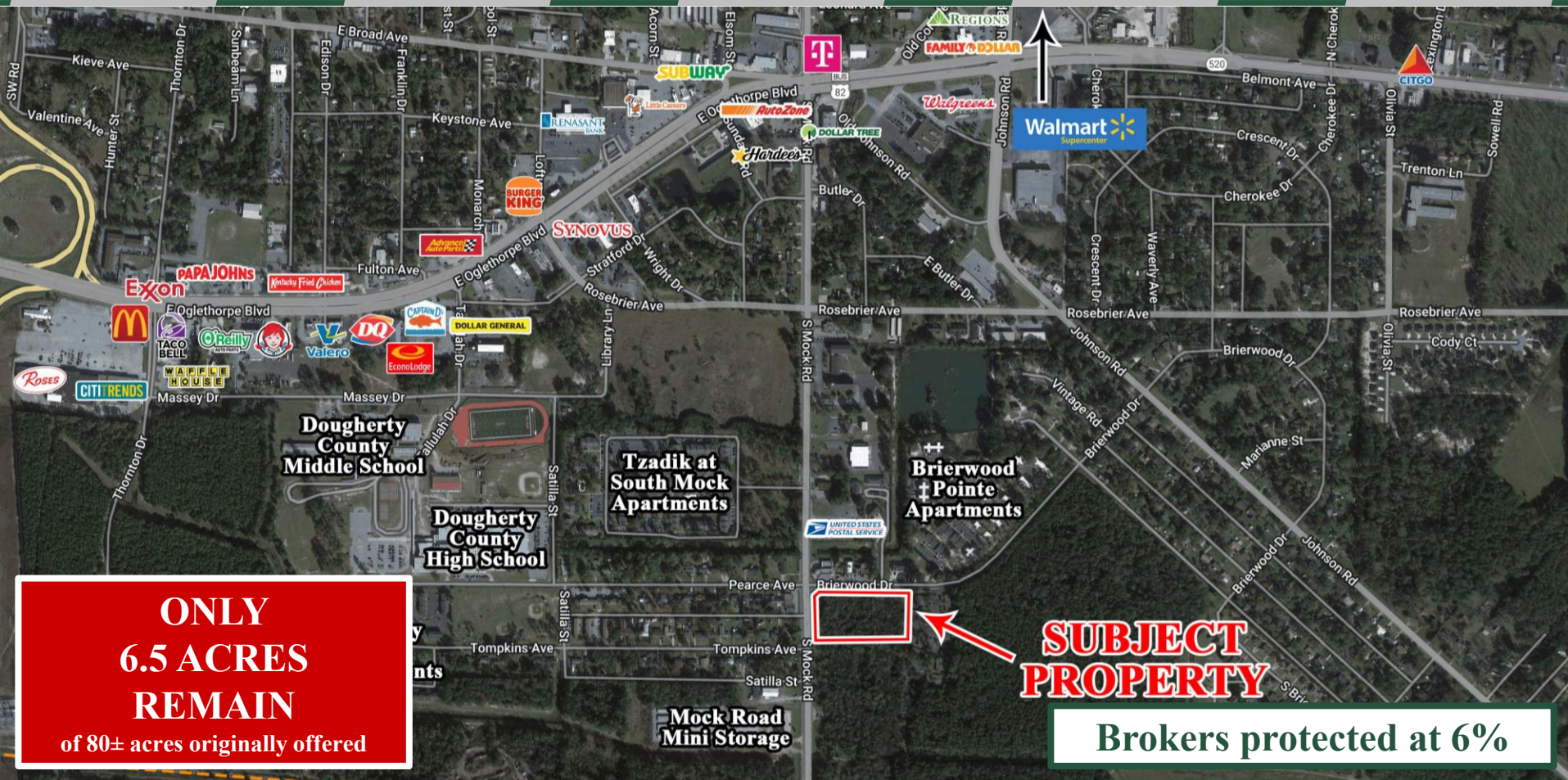
Summary

Area Info

Topo Map

Aerial

Site Map



CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 404 South Mock Road
Albany, GA 31705

County: Dougherty

Topography: Level & Lightly Wooded

Frontage: 278'±

Utilities: Available to site – buyer to verify

Taxes: \$1,499.82 (2025 Est.)

SALE PRICE: \$87,000.00
\$21,914/Acre | \$0.50/SF | Broker protected at 6%

ONLY 6.5 ACRES REMAIN
of 80± acres originally offered

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Site on signalized hard corner

SITE

Site Size: 3.97 Acres

Parcel ID: 000RR/00011/08B

Zoning: C-7
(Commercial/Residential Mixed Use)

Traffic: S Mock Rd – 7,950 VPD

Demographics 2026	3 Mile	5 Miles	10 Miles
Population	19,306	39,312	101,349
Avg HH Income	\$50,249	\$55,789	\$76,176
Median Age	31.0	32.8	36.8



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LOCATION

At the southeast corner of the signalized intersection of South Mock Road and Briarwood Drive. Conveniently situated, this location offers quick access to both US Highway 82 and US Highway 19. Within the area you will find prominent neighbors such as Wal-Mart Supercenter, Walgreens, Roses, USPS, Mock Road Mini Storage, and a variety of restaurants and other retail options.



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NOTES

ONLY 6.5 ACRES REMAIN of the original 80± acre South Mock Road offering — and this is the corner. Six lots were brought to market and only two are still available. What is left is 6.5 acres in two tracts, and 404 South Mock Road is the **signalized hard corner** among them.

Outstanding visibility and access in Albany's **Walmart-anchored South Mock retail corridor.** Zoned **C-7** for flexible commercial or residential mixed use — retail, office, medical, restaurant / QSR pad, C-store, self-storage, multifamily and townhome.

Frontage is the scarce commodity on this corridor. When this corner trades, the intersection is spoken for. Broker protected at 6%.



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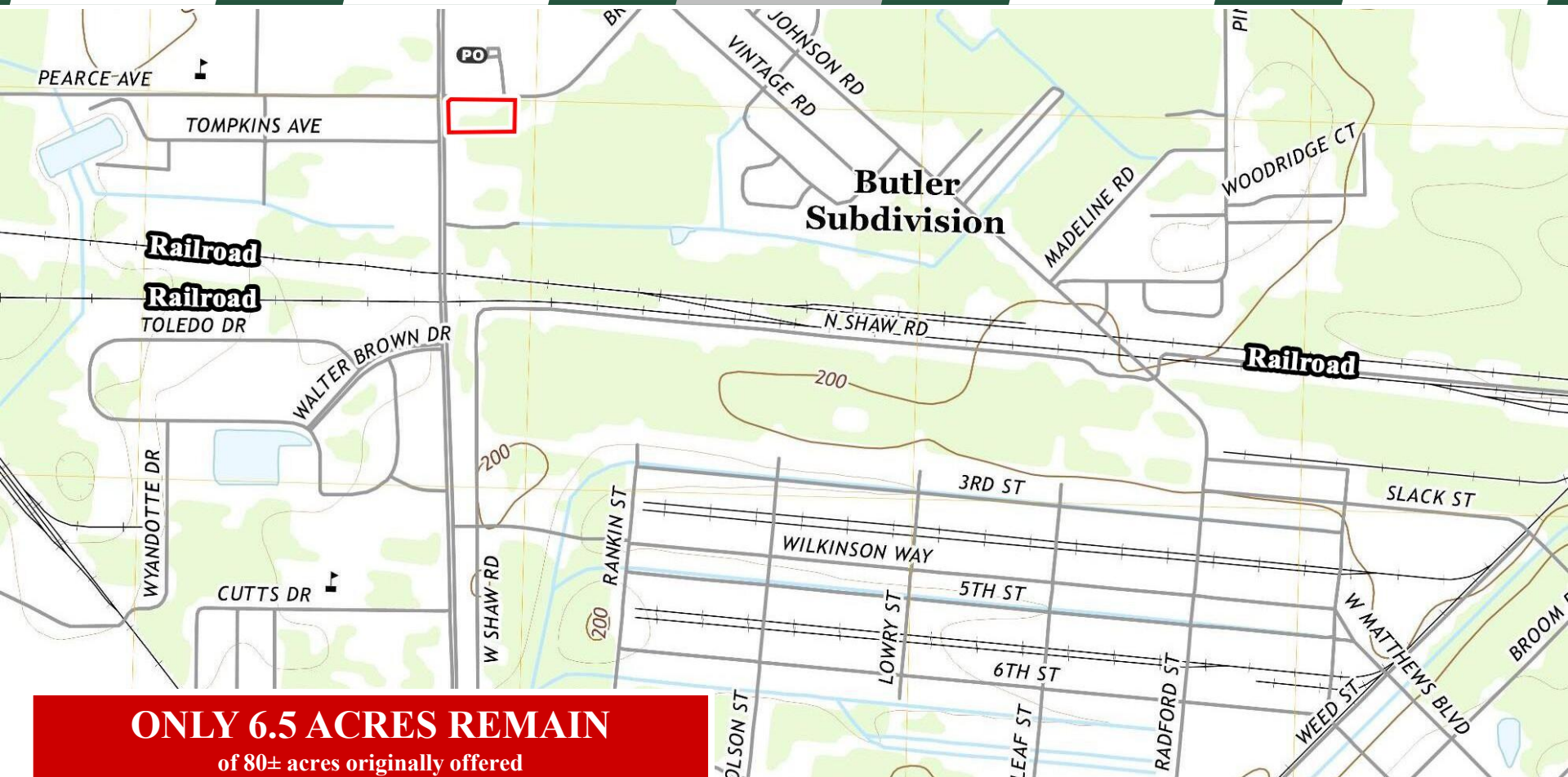
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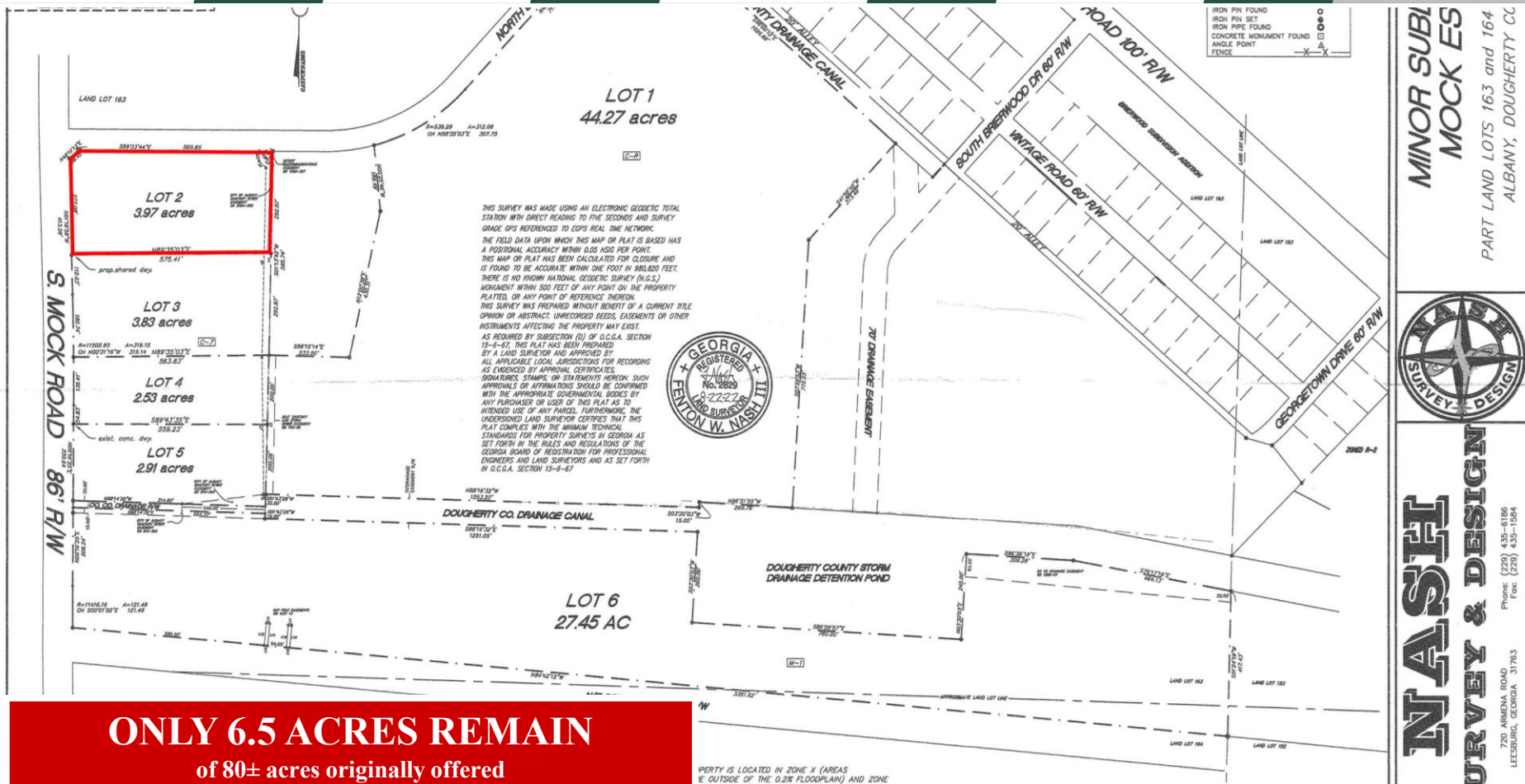
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