

COMMERCIAL DEVELOPMENT LAND FOR SALE

412 South Mock Road
Albany, GA 31705



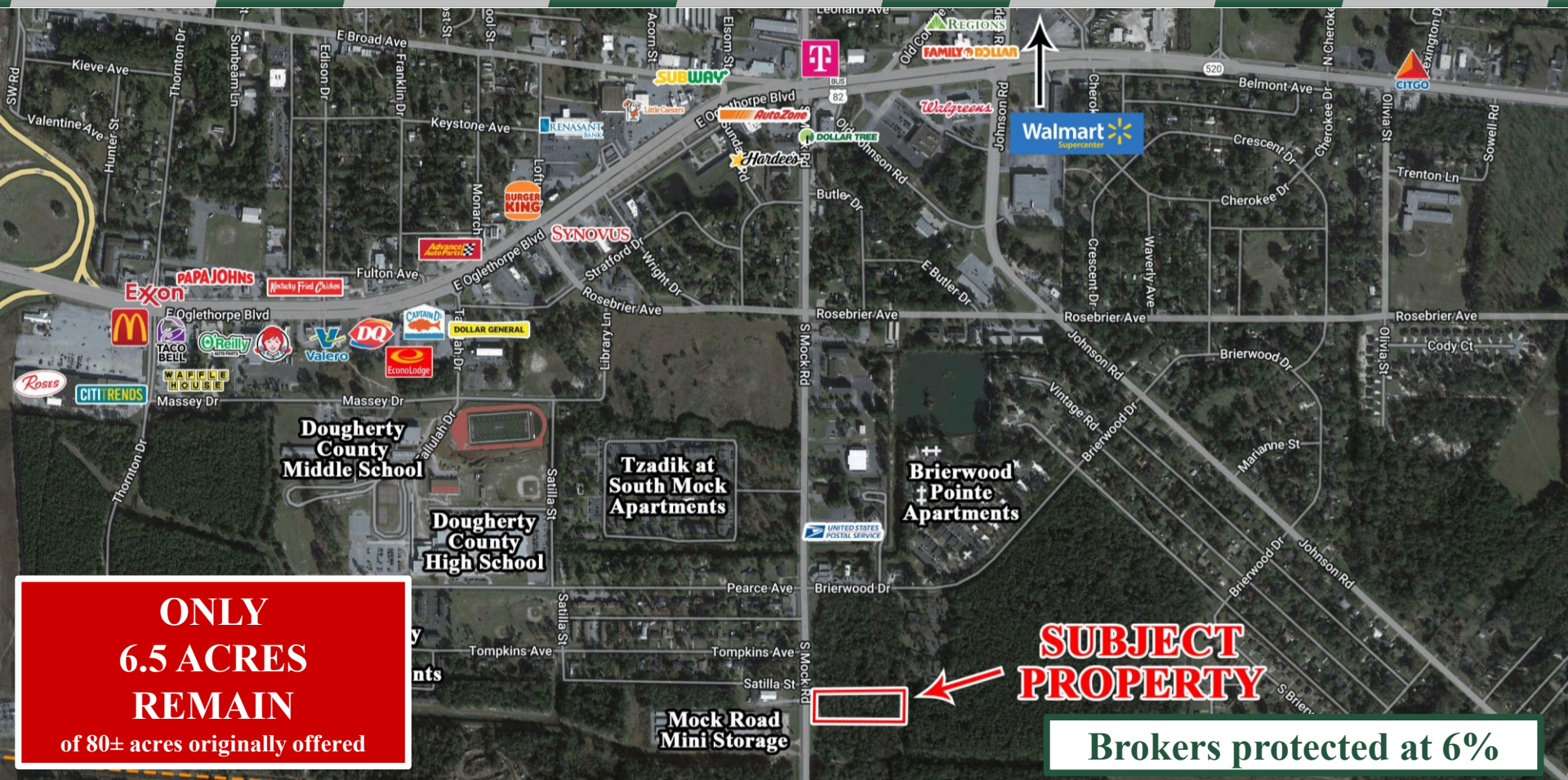
Summary

Area Info

Topo Map

Aerial

Site Map



CONTACT

Lan Heath
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478-731-5899 Cell
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Joseph Bowen
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478-538-6026 Cell
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577 Mulberry St, Suite 1100
Macon, GA 31201
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PROPERTY INFORMATION

BUILDING

Property Address:

412 South Mock Road

Albany, GA 31705

County:

Dougherty

Topography:

Level & Lightly Wooded

Frontage:

191'±

Utilities:

Available to site – buyer to verify

Taxes:

\$979.11 (2025 Est.)

SALE PRICE: \$37,000.00

\$14,625/Acre | \$0.34/SF | Broker protected at 6%

ONLY 6.5 ACRES REMAIN

of 80± acres originally offered

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Under \$15,000 Per Acre

SITE

Site Size:

2.53 Acres

Parcel ID:

000RR/00011/08D

Zoning:

C-7

(Commercial/Residential Mixed Use)

Traffic Count:

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

Just off the southeast corner of the signalized intersection of South Mock Road and Briarwood Drive. Conveniently situated, this location offers quick access to both Highway 82 and Highway 19. Within the area you'll 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

\$37,000 FOR ±2.53 ACRES — ABOUT \$14,600 AN ACRE — AND ONLY 6.5 ACRES REMAIN. Of the 80± acres originally offered on South Mock Road across six lots, only 6.5 acres in two tracts are still available. This is one of them.

High-visibility site fronting South Mock Road with **±191' of frontage**, just south of the signalized South Mock Road & Briarwood Drive intersection, in Albany's **Walmart-anchored South Mock retail corridor**. Zoned **C-7** for flexible commercial or residential mixed use — retail, office, medical, restaurant, storage, multifamily, townhome and build-to-rent.

Frontage is the constrained asset on this corridor. Broker protected at 6%.



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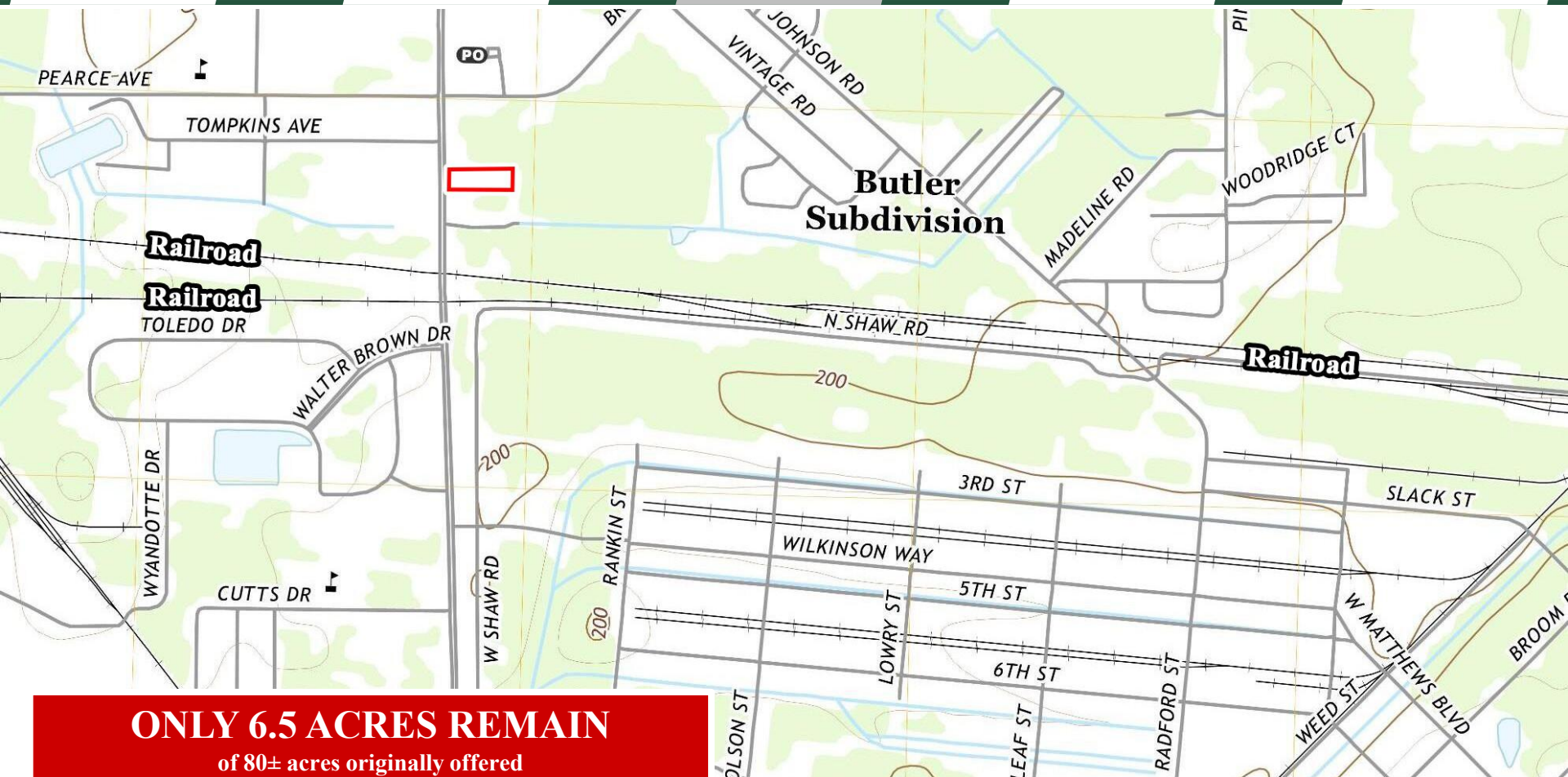
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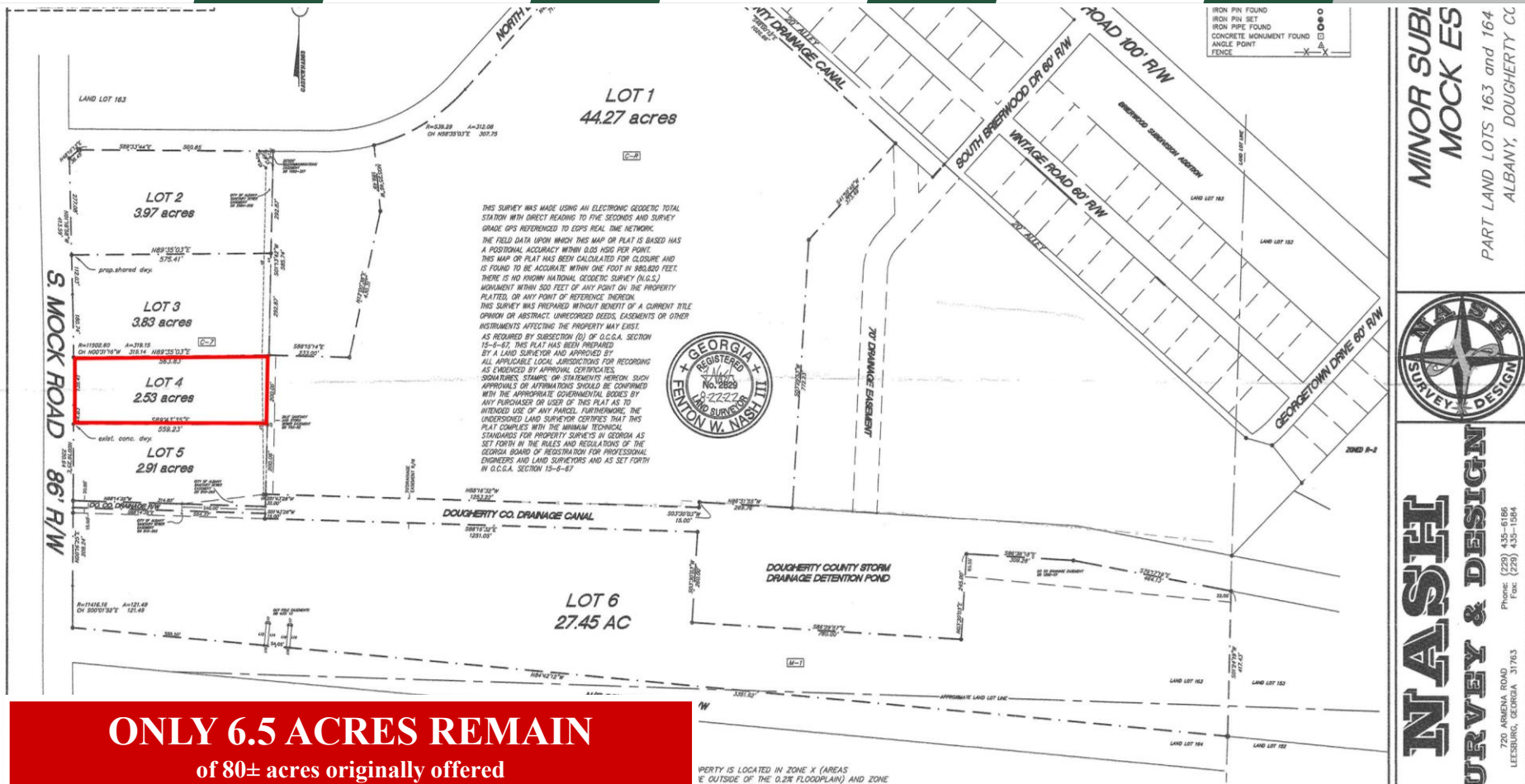
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