



45,000 VPD

23,000 VPD



RETAIL PAD FOR SALE

Fronting Clark Ave.

214 ADELYN RD. ALBANY, GA 31705

Frank 'Bo' Bird IV, SIOR
229.561.0195
fbird@birdcommercial.com

218 W Jackson St • Thomasville, GA 31792 • 229.561.0195 • birdcommercial.com



Table of Contents

Land For Sale
214 Adelyn Rd | Albany, GA 31705

Confidentiality & Disclaimer

All materials and information received or derived from Bird Commercial Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Bird Commercial Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Bird Commercial Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Bird Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Bird Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Bird Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

Table of Contents

PROPERTY SUMMARY	3
PHOTOS	4
ADDITIONAL PHOTOS	5
PROPERTY BOUNDARY	6
AERIAL MAP	7
ADVISOR BIO	8

Frank 'Bo' Bird IV, SIOR

229.561.0195

fbird@birdcommercial.com

218 W Jackson St • Thomasville, GA 31792 • 229.561.0195 • birdcommercial.com



Property Summary

Land For Sale
214 Adelyn Rd | Albany, GA 31705



Property Description

This 1.5 +/- acre retail pad site is located at the intersection of 2 major arteries that run through Southwest Georgia. The site has recently been cleared and is surrounded by new developments to the South, West, and North. An irreplaceable location with 4 points of access on the 23,000 VPD Clark Ave. and 45k VPD on the US 19 Liberty Expressway. Major Industrial employers within 0.25 miles of the site include Proctor and Gamble and Miller Coors Brewery to name a few.

Offering Summary

Sale Price:	\$385,000
Lot Size:	1.5 Acres

Frank 'Bo' Bird IV, SIOR

229.561.0195

fbird@birdcommercial.com

218 W Jackson St • Thomasville, GA 31792 • 229.561.0195 • birdcommercial.com



Photos

Land For Sale
214 Adelyn Rd | Albany, GA 31705



Frank 'Bo' Bird IV, SIOR
229.561.0195
fbird@birdcommercial.com

218 W Jackson St • Thomasville, GA 31792 • 229.561.0195 • birdcommercial.com



Additional Photos

Land For Sale
214 Adelyn Rd | Albany, GA 31705



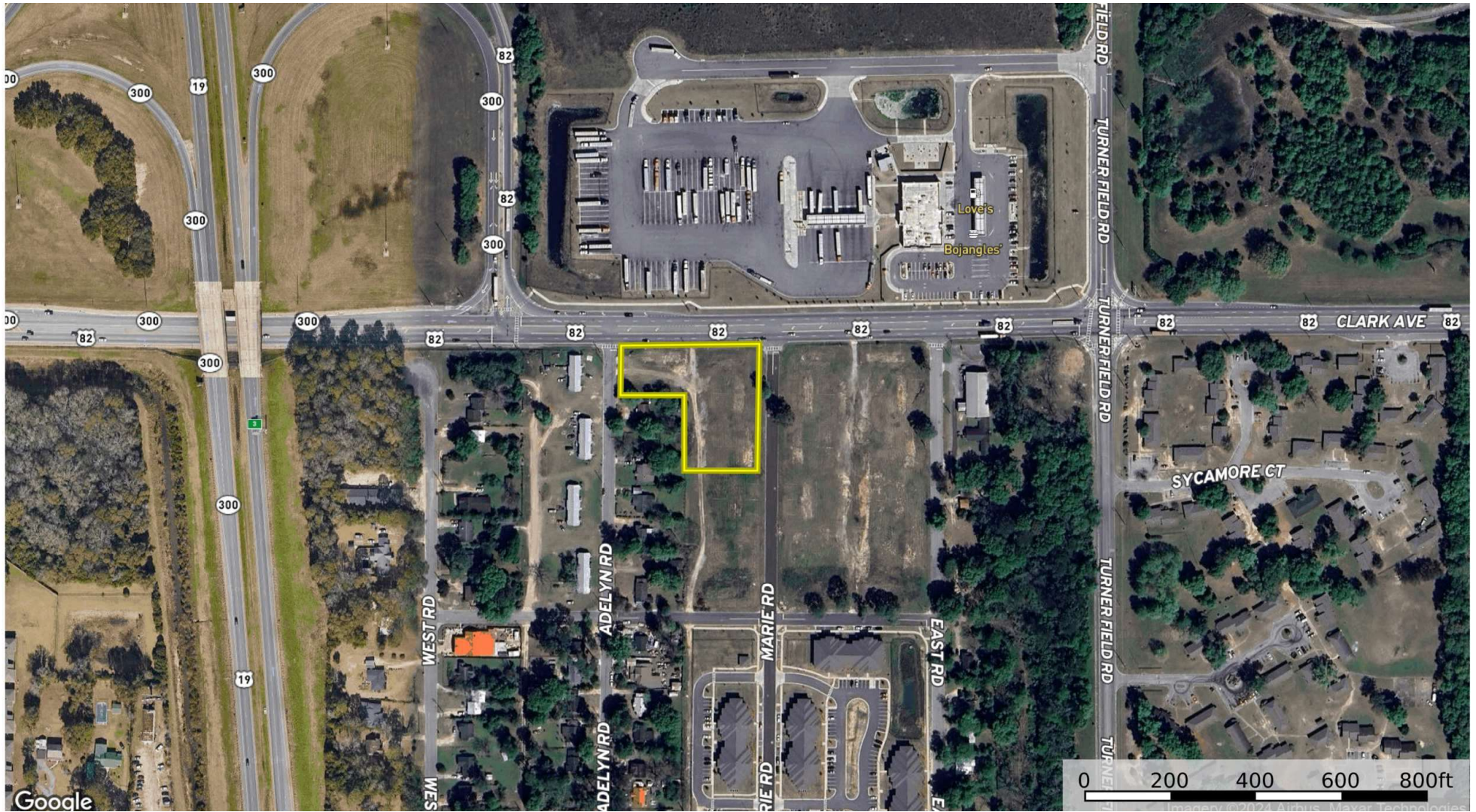
Frank 'Bo' Bird IV, SIOR
229.561.0195
fbird@birdcommercial.com

218 W Jackson St • Thomasville, GA 31792 • 229.561.0195 • birdcommercial.com



Property Boundary

Land For Sale
214 Adelyn Rd | Albany, GA 31705



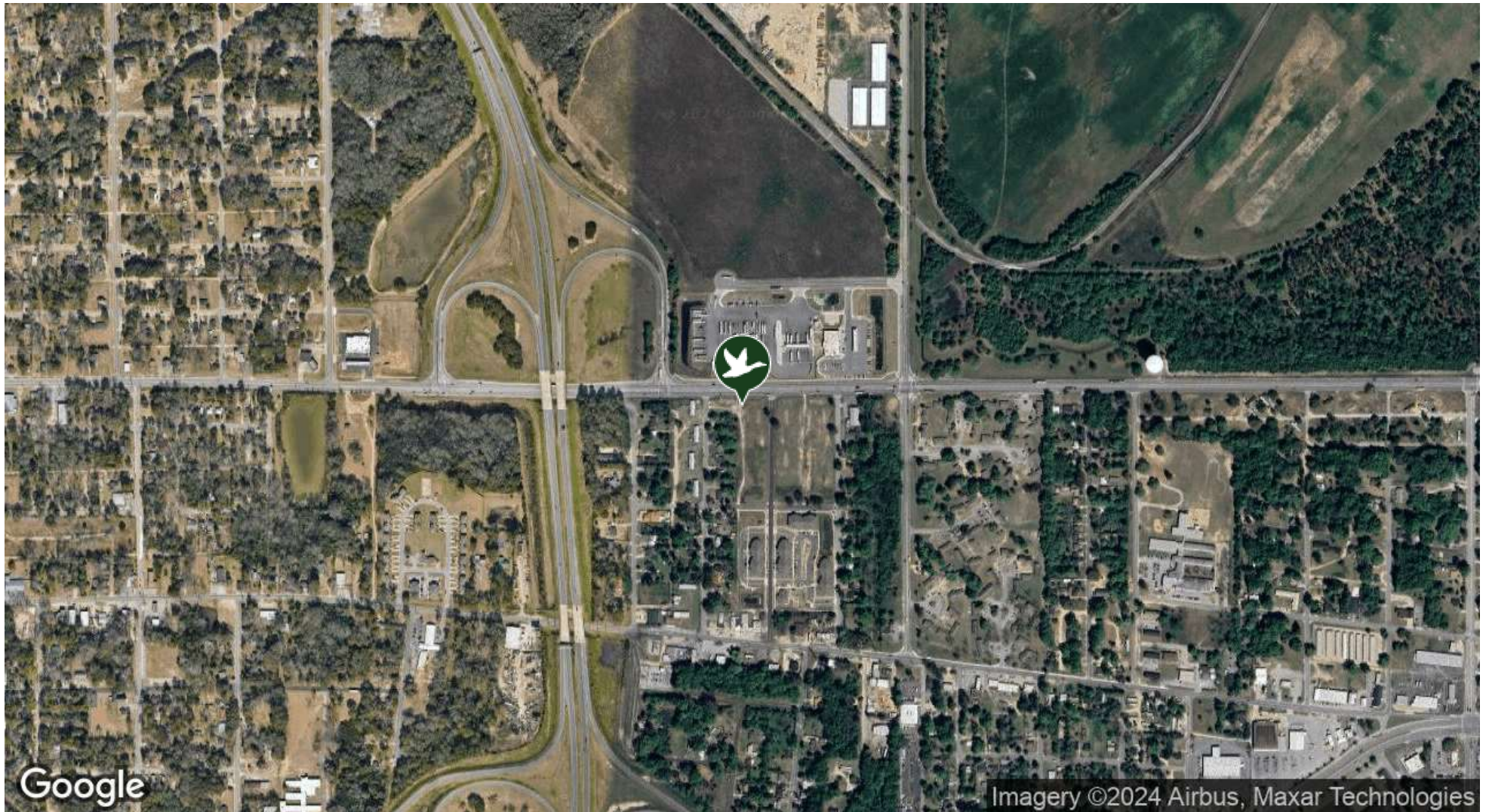
Frank 'Bo' Bird IV, SIOR
229.561.0195
fbird@birdcommercial.com

218 W Jackson St • Thomasville, GA 31792 • 229.561.0195 • birdcommercial.com



Aerial Map

Land For Sale
214 Adelyn Rd | Albany, GA 31705



Frank 'Bo' Bird IV, SIOR
229.561.0195
fbird@birdcommercial.com

218 W Jackson St • Thomasville, GA 31792 • 229.561.0195 • birdcommercial.com





Frank 'Bo' Bird IV, SIOR

fbird@birdcommercial.com

Direct: 229.561.0195

Professional Background

Bo Bird, SIOR, serves as founder and Principal Broker for Bird Commercial Real Estate, a specialized brokerage firm based in South Georgia. Bo's journey began with a Bachelor of Business Administration from the University of Mississippi and immediately pursued a commercial real estate brokerage career afterward. Bo quickly turned his focus to industrial assets and has had immense success facilitating transactions for private owners and large publicly traded corporations.

Bo is distinguished by the Industrial Specialist Designation from the Society of Industrial and Office Realtors (SIOR), which requires extensive education, high levels of production, and years of successful experience paired with unquestionable ethics. As the sole SIOR designee in the South Georgia market, Bo exemplifies a steadfast commitment to excellence and expertise, consistently delivering significant value creation for his clients.

Memberships

Society of Industrial and Office Realtors - Industrial Specialist

GA Broker License - 391091

Bird Commercial Real Estate
218 W Jackson St
Thomasville, GA 31792
229.561.0195

Frank 'Bo' Bird IV, SIOR

229.561.0195

fbird@birdcommercial.com

218 W Jackson St • Thomasville, GA 31792 • 229.561.0195 • birdcommercial.com

