

Industrial Property FOR SALE

450 South Mock Road
Albany, GA 31705



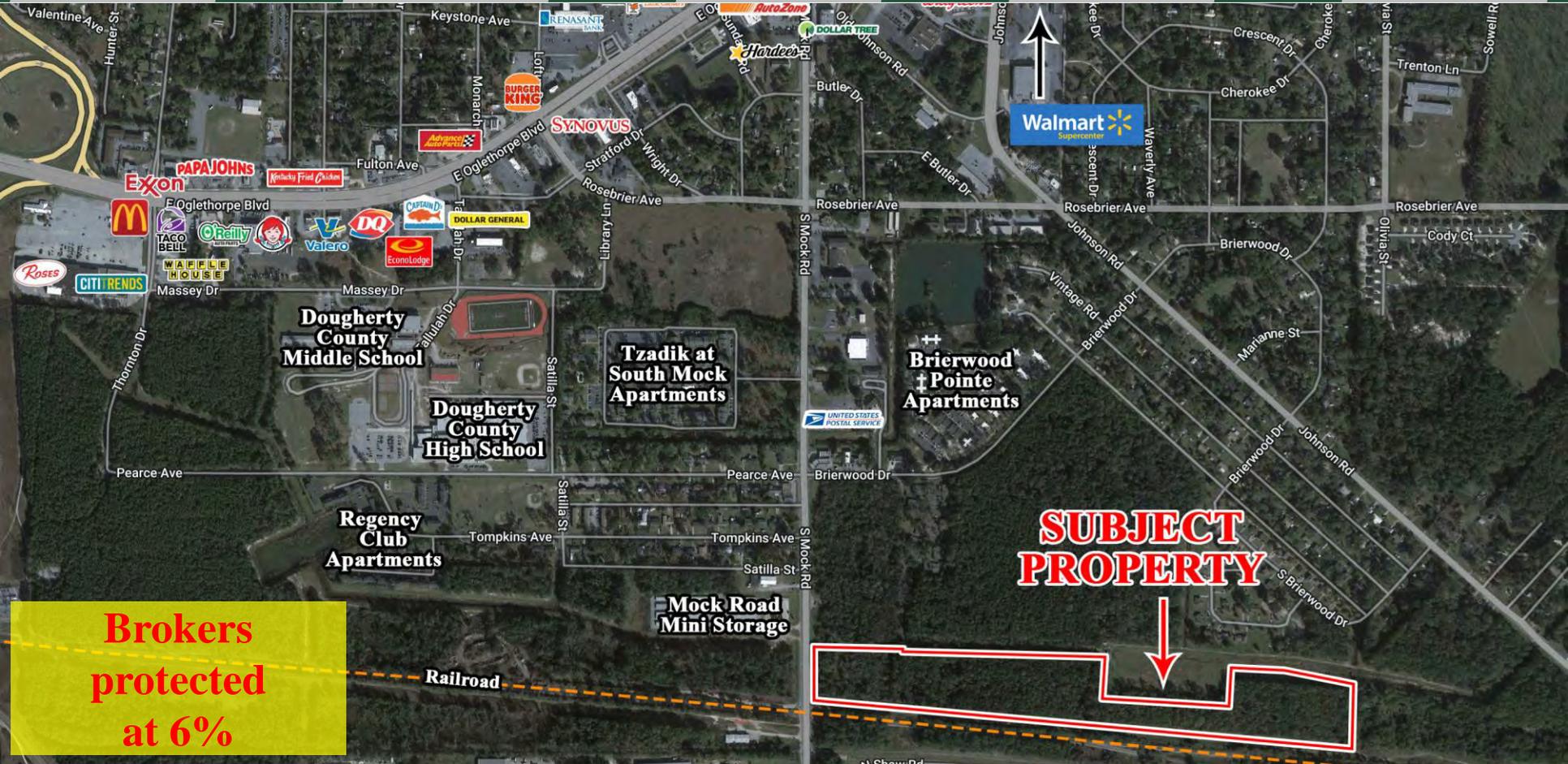
Summary

Area Info

Topo Map

Aerial

Site Map



**Brokers
protected
at 6%**

CONTACT

Lan Heath
478-746-9421 Office
478-731-5899 Cell
lheath@fickling.com

Joseph Bowen
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PROPERTY INFORMATION

BUILDING

Property Address: 450 South Mock Road
Albany, GA 31705

County: Dougherty

Topography: Level & Lightly Wooded

Frontage: 340'±

Taxes: \$4,049.46 (2024 Est.)

REDUCED: \$117,000.00
~~SALE PRICE: \$249,000.00~~

SITE

Site Size: 27.45 Acres

Parcel ID: 000RR/0011/08A

Zoning: M-1

Demographics 2025	3 Mile	5 Miles	10 Miles
Population	17,936	38,727	100,506
Avg HH Income	\$45,058	\$51,313	\$73,132
Median Age	32.8	34.5	36.7

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PROPERTY INFORMATION

LOCATION

Lot is 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.



NOTES

PRICED WELL BELOW TAX ASSESSED VALUE FOR IMMEDIATE SALE. Lot is zoned M-1 Light Industrial for a wide variety of uses, making it well-suited for diverse uses such as an industrial park, storage facility, warehousing, workshops, cell phone towers, and more. Notably, this lot comes with the added benefit of railroad access. Broker is protected at 6%.

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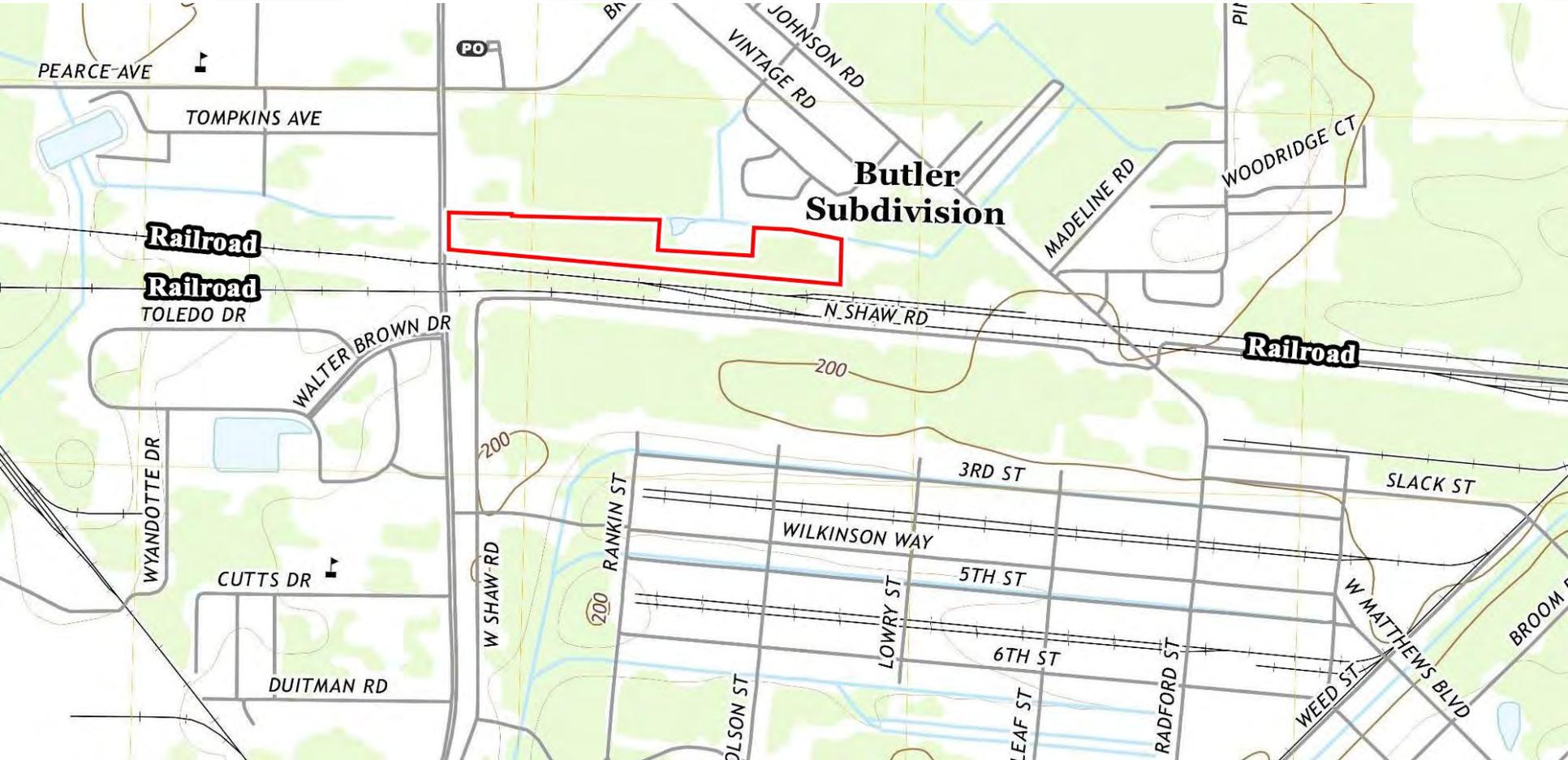
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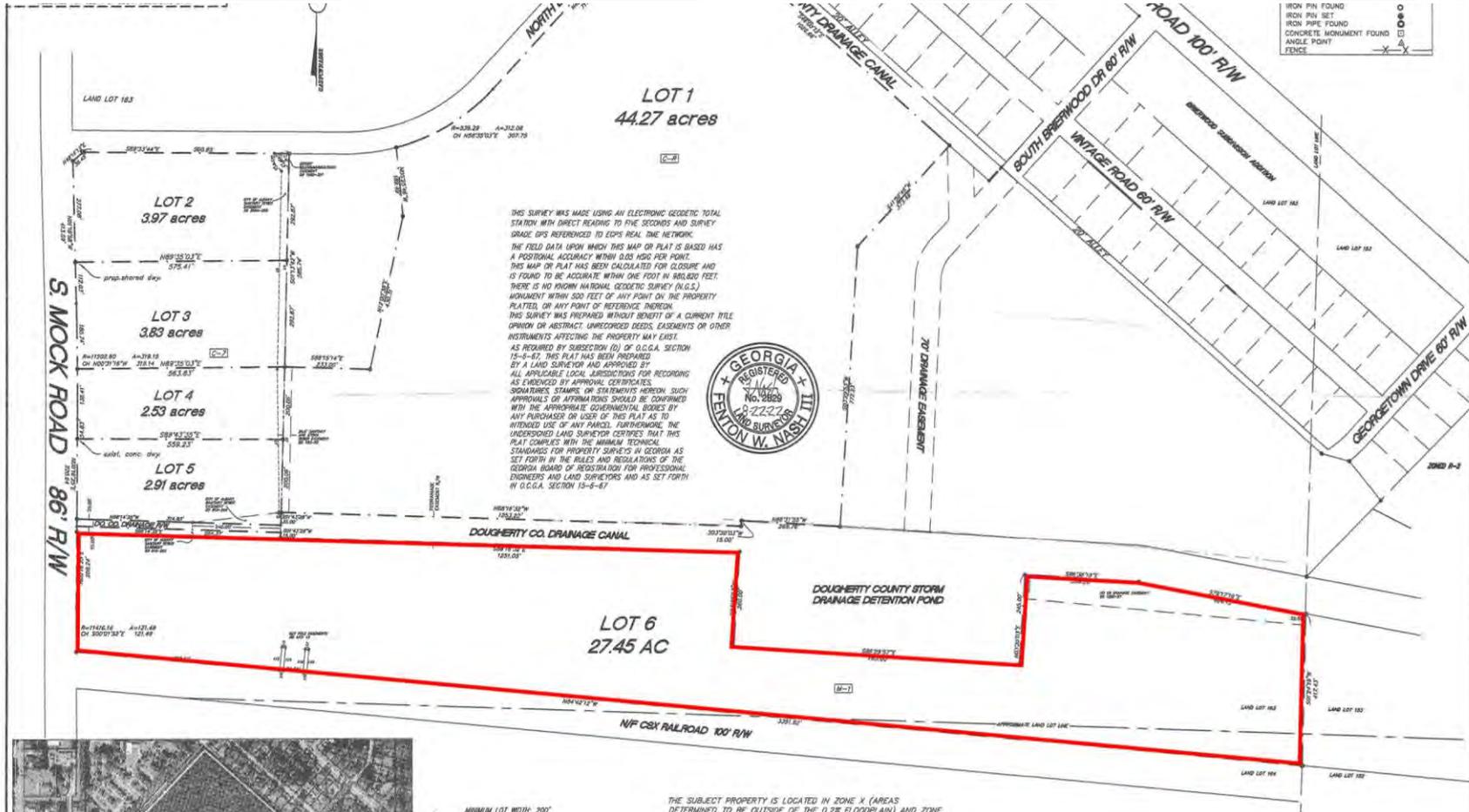
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**MINOR SUBDIVISION
MOCK ESTATES**

**PART LAND LOTS 163 and 164
ALBANY, DOUGHERTY CO**

NASH SURVEY & DESIGN

720 ARKEMA ROAD
LEESBURG, GEORGIA 31743

Phone: (229) 435-6186
Fax: (229) 435-1084

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