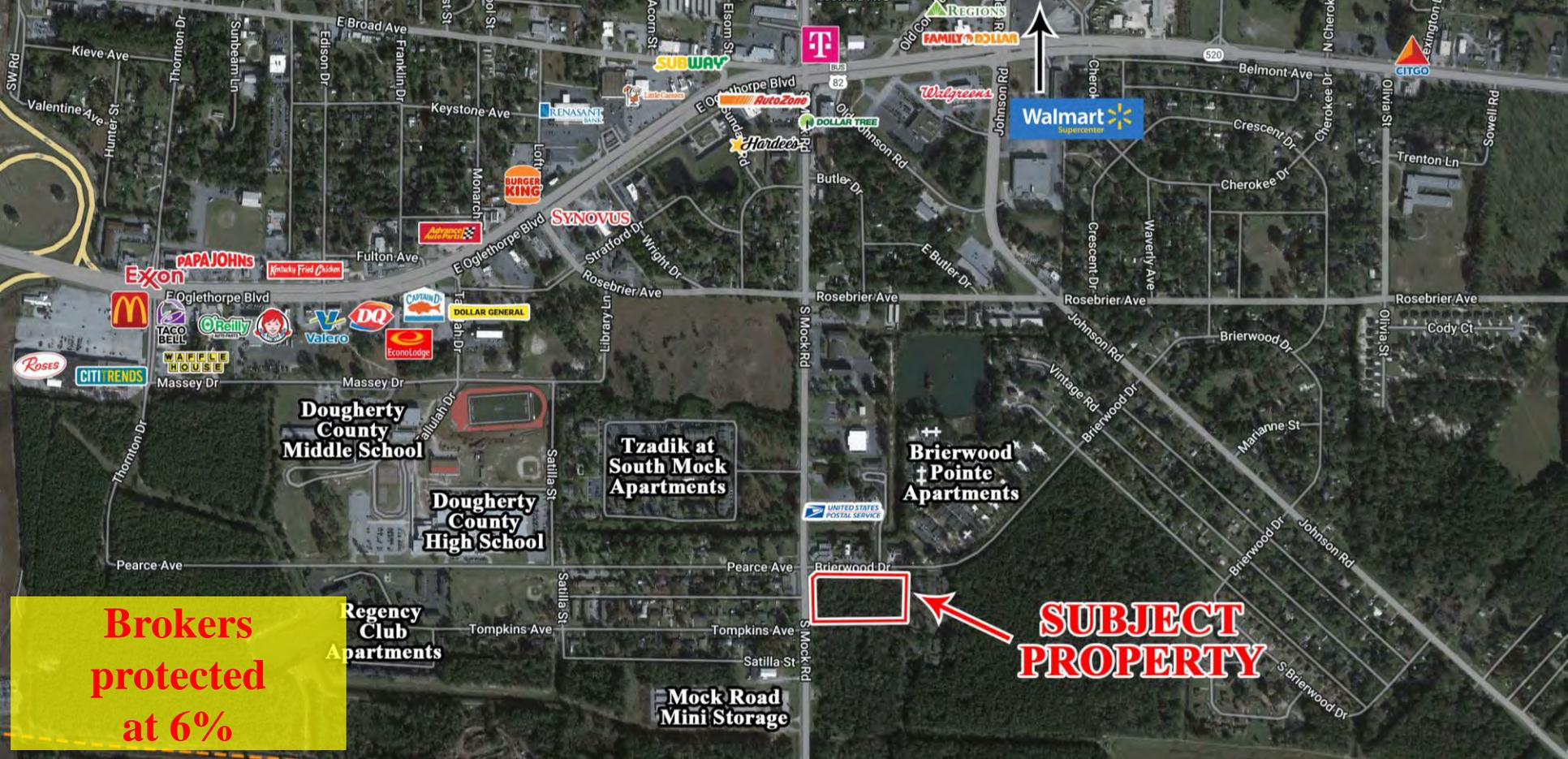


# Commercial/Residential Mixed Use Property FOR SALE

404 South Mock Road  
Albany, GA 31705



- Summary
- Area Info
- Topo Map
- Aerial
- Site Map



**Brokers  
protected  
at 6%**

**SUBJECT  
PROPERTY**

### CONTACT

**Lan Heath**  
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**Joseph Bowen**  
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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 404 South Mock Road  
Albany, GA 31705

**County:** Dougherty

**Topography:** Level & Lightly Wooded

**Frontage:** 278'±

**Taxes:** \$1,400.71 (2024 Est.)

**REDUCED: \$47,000.00**  
**~~SALE PRICE: \$99,000.00~~**

### SITE

**Site Size:** 3.97 Acres

**Parcel ID:** 000RR/00011/08B

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

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

At 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.



### NOTES

PRICED WELL BELOW TAX ASSESSED VALUE FOR IMMEDIATE SALE. This prime lot is located directly at the hard corner/signalized intersection of South Mock Road and Briarwood Drive, with outstanding visibility and access. Zoned C-7 for flexible commercial/ residential mixed use. Parcel may be purchased with one or both lots adjoining on South Mock Road, offering the opportunity for long highway frontage and over 10 acres of development land. Broker is protected at 6%.

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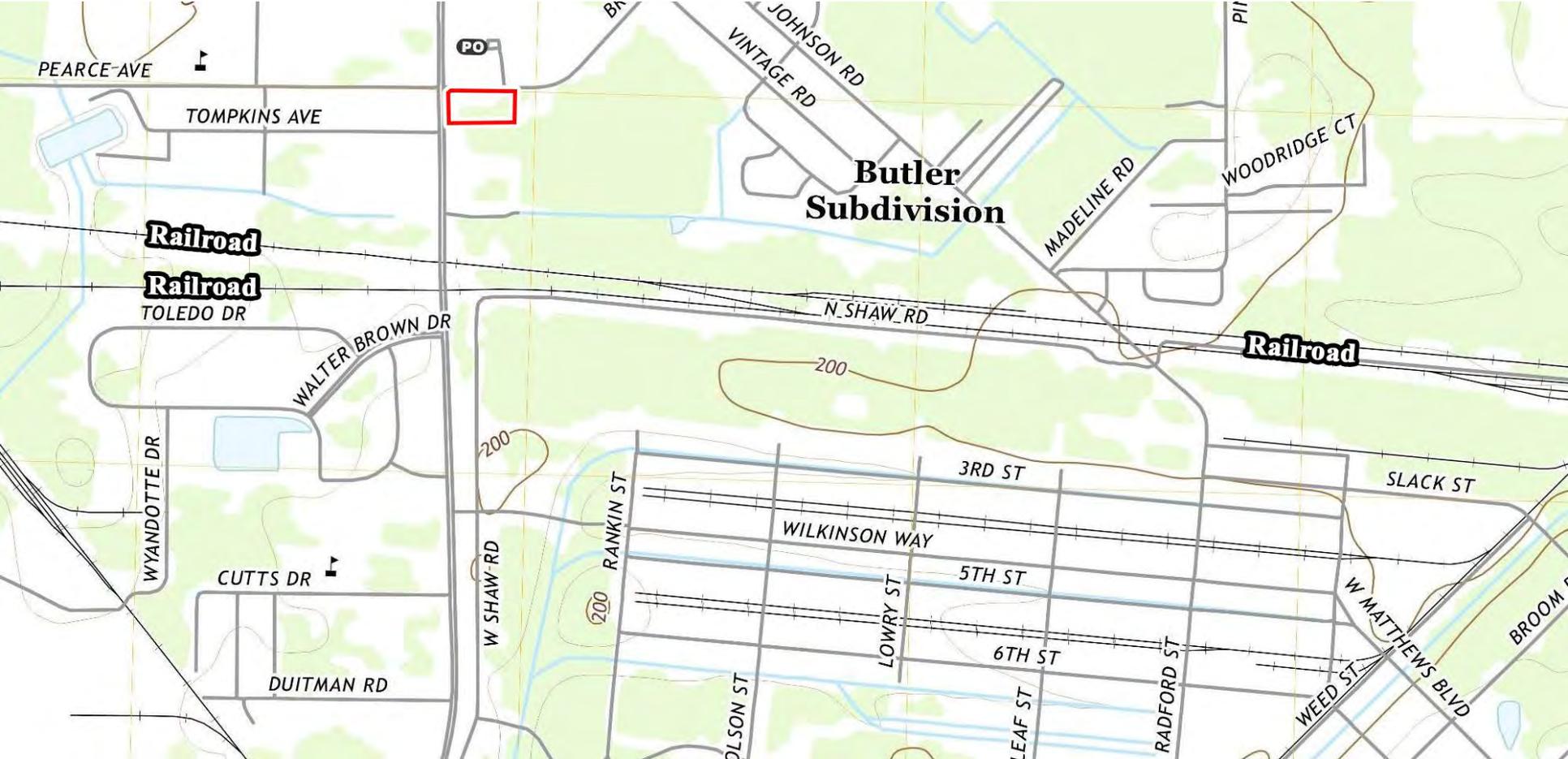
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MINOR SUBDIVISION  
MOCK ESTATES

PART LAND LOTS 163 and 164  
ALBANY, DOUGHERTY CO.

**NASH SURVEY & DESIGN**

720 ANKENA ROAD  
LEESBURG, GEORGIA 31743  
Phone: (229) 435-6186  
Fax: (229) 435-1084

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