

Commercial/Residential Mixed Use Property FOR SALE

408 South Mock Road

Albany, GA 31705



Summary

Area Info

Topo Map

Aerial

Site Map



CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address:	408 South Mock Road Albany, GA 31705
County:	Dougherty
Topography:	Level & Lightly Wooded
Frontage:	291'±
Taxes:	\$1,356.81 (2024 Est.)

REDUCED: \$27,000.00
~~SALE PRICE: \$69,000.00~~

SITE

Site Size:	3.83 Acres
Parcel ID:	000RR/00011/08C
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

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.



NOTES

PRICED WELL BELOW TAX ASSESSED VALUE FOR IMMEDIATE SALE. This lot is located directly on South Mock Road, just south of the hard corner/signalized intersection of South Mock Road and Briarwood Drive. 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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& COMPANY

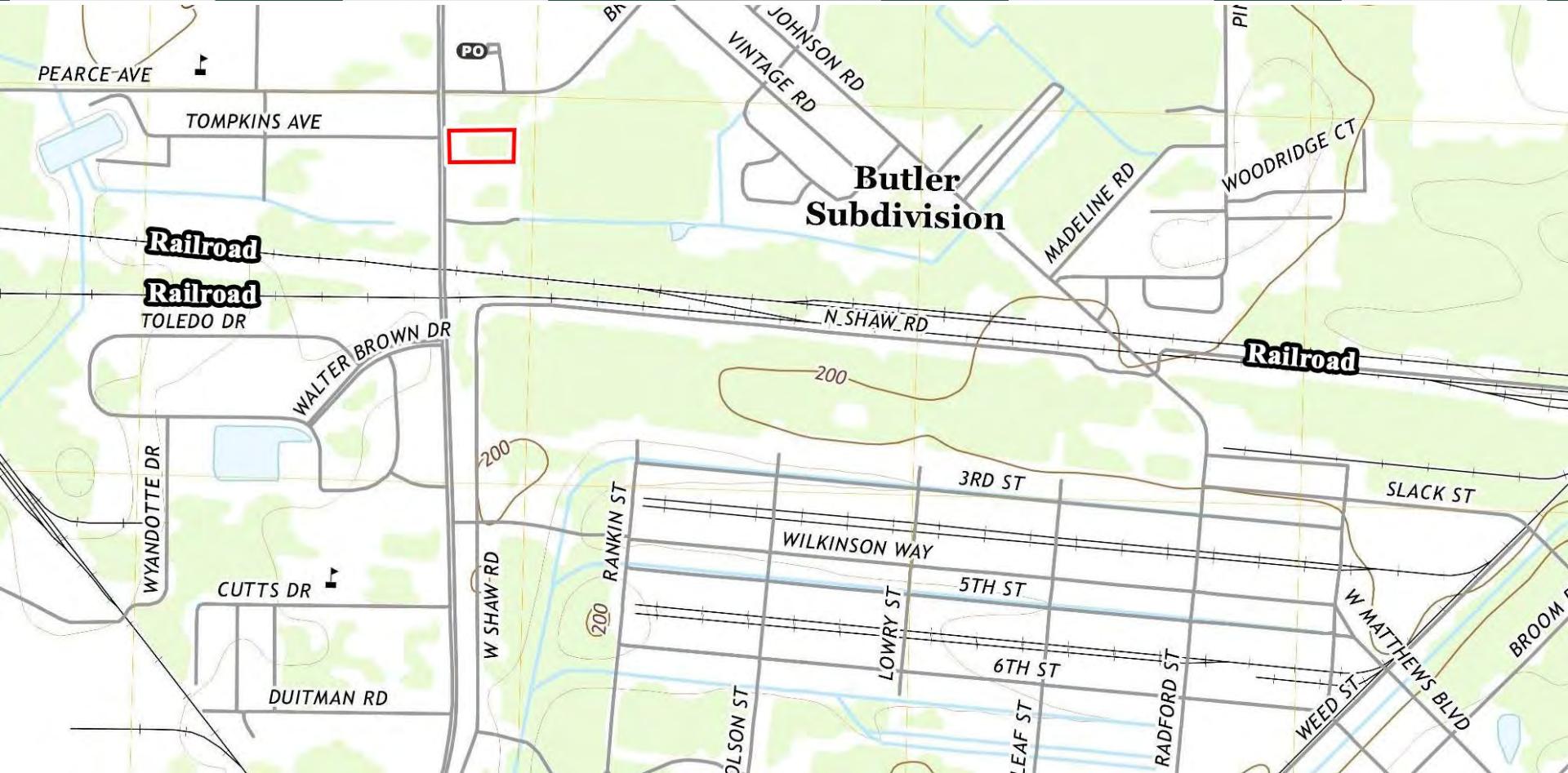
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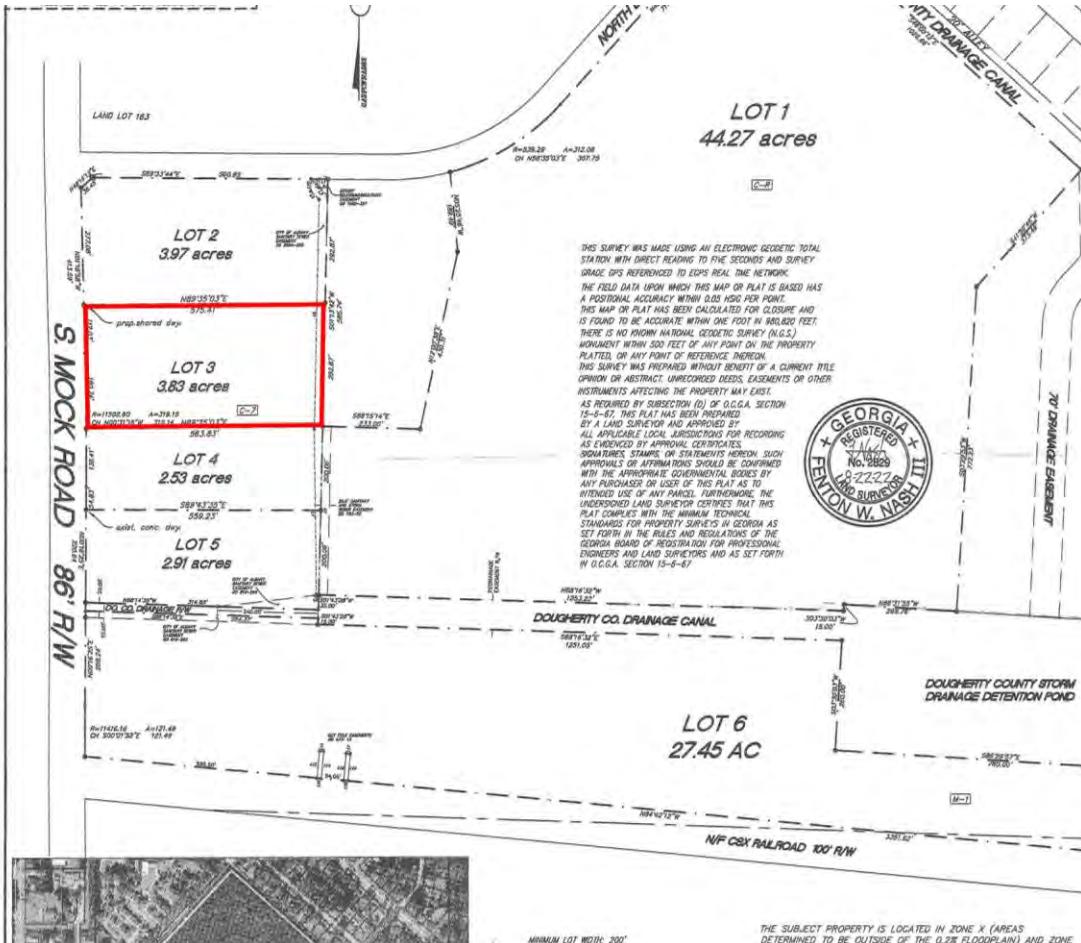
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NASH SURVEY & DESIGN

**MINOR SUBI
MOCK ES**

DART 1 AND DOTS 162 and 164

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

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720 ARMENIA ROAD
FEEBURG, GEORGIA 31763

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