

Commercial/Residential Mixed Use Property FOR SALE

412 South Mock Road
Albany, GA 31705



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



**Brokers
protected
at 6%**

**SUBJECT
PROPERTY**

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 412 South Mock Road
Albany, GA 31705

County: Dougherty

Topography: Level & Lightly Wooded

Frontage: 191'±

Taxes: \$914.08 (2024 Est.)

REDUCED: \$27,000.00
~~SALE PRICE: \$59,000.00~~

SITE

Site Size: 2.53 Acres

Parcel ID: 000RR/00011/08D

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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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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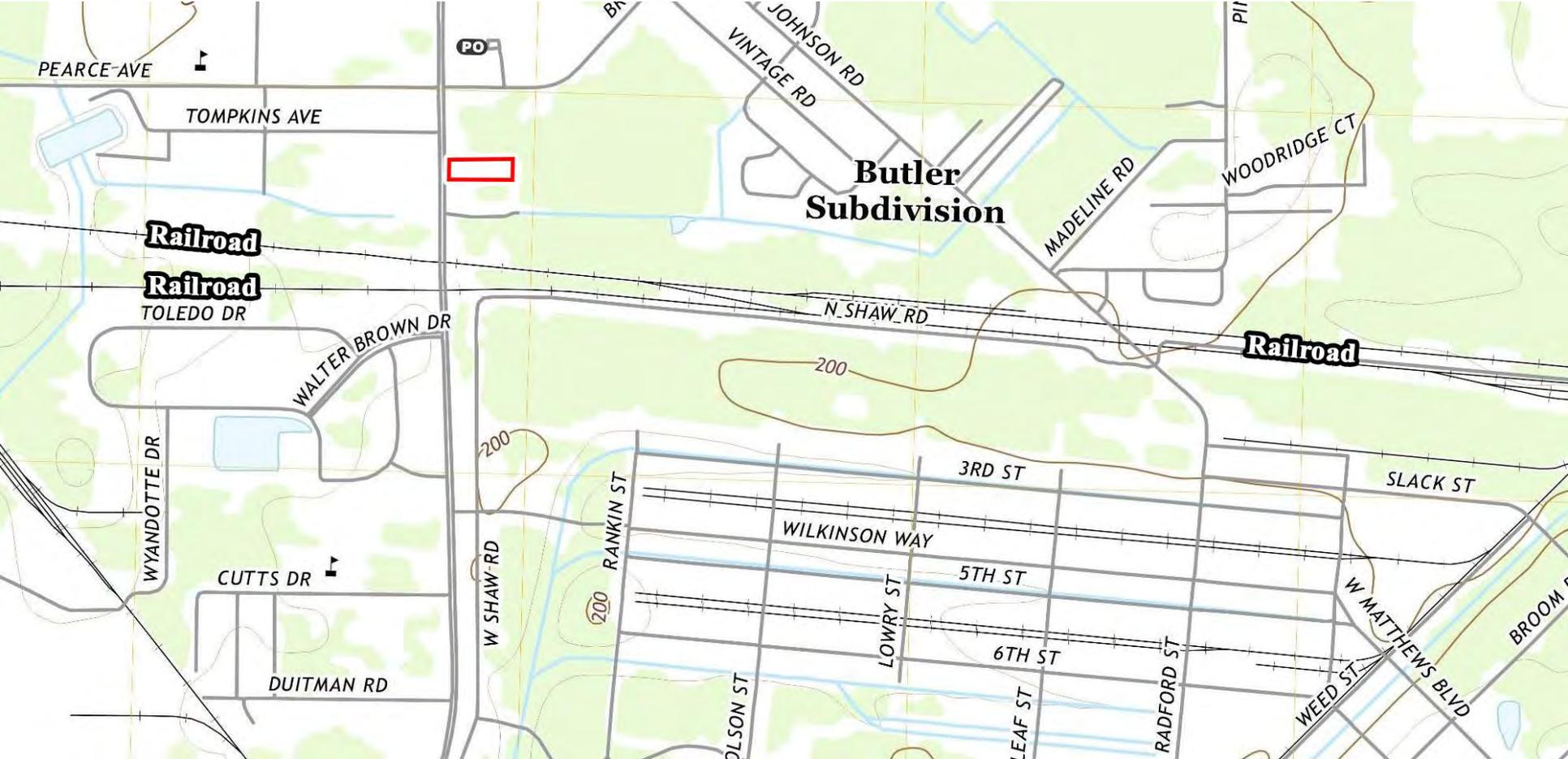
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- TACO BELL
- Roses
- Exxon
- CITI TRENDS
- Waffle House
- McDonald's
- Burger King
- O'Reilly

Dougherty County Middle School

Dougherty County High School

Regency Club Apartments

Tzadik at South Mock Apartments
Mock Road Mini Storage

- EconoLodge
- Captain D's
- DQ
- Kentucky Fried Chicken
- SYNOVUS
- DOLLAR GENERAL

Brierwood Pointe Apartments

SUBJECT PROPERTY

Georgia Pacific-Albany Lumber

Marine Corps Logistics Base Fire Station

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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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