

Commercial/Residential Mixed Use Property FOR SALE

412 South Mock Road
Albany, GA 31705



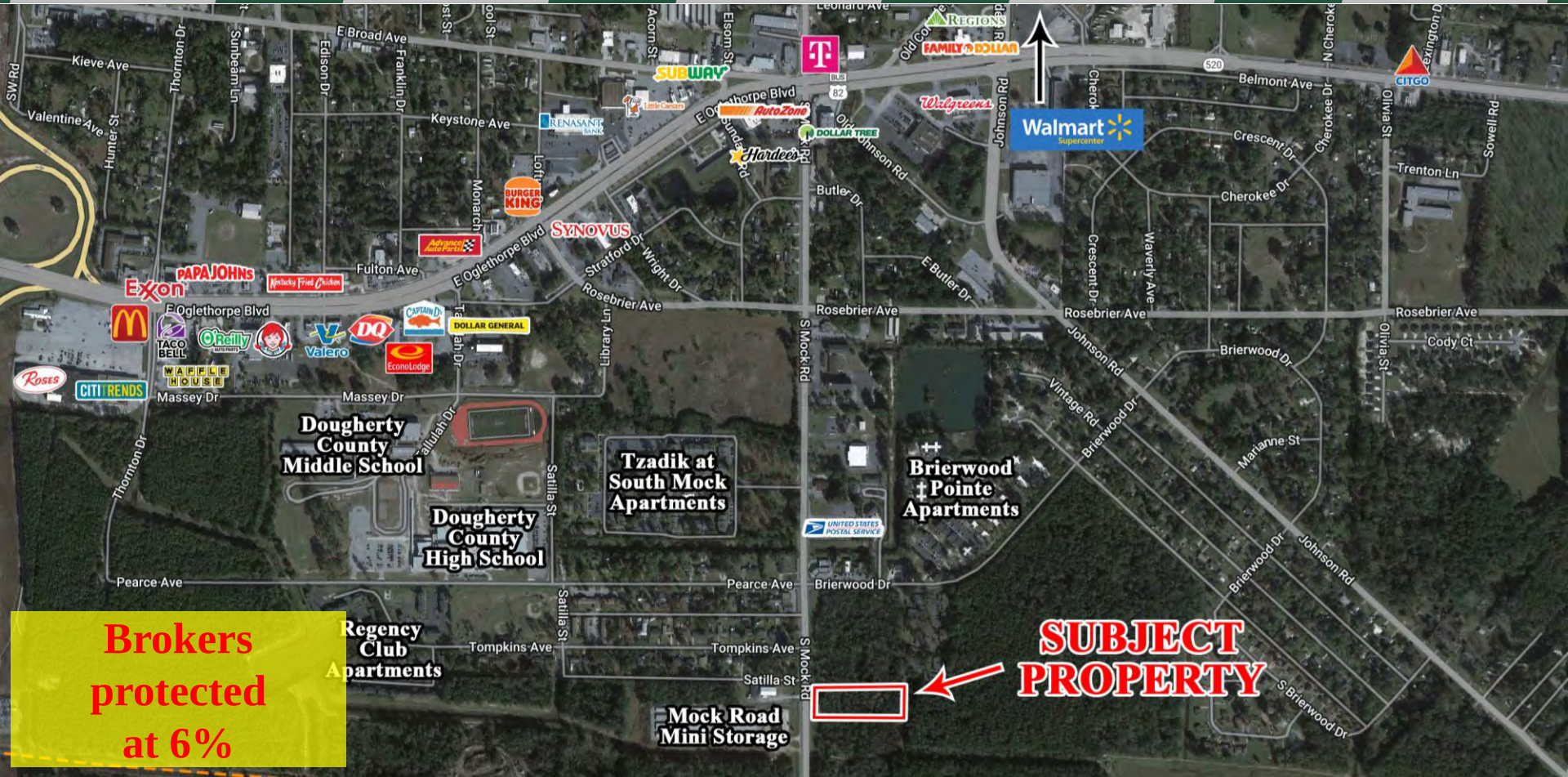
Summary

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.)

SALE PRICE: \$37,000.00

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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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

High-visibility commercial development site fronting South Mock Road, just south of the signalized South Mock Road & Briarwood Drive intersection - in Albany's **Walmart-anchored South Mock retail corridor**. Zoned **C-7** for flexible commercial or residential mixed use (retail, office, medical, multifamily and more). **One of only two remaining lots** from the original South Mock offering - the adjoining tracts have been sold or placed under contract. Broker protected at 6%.

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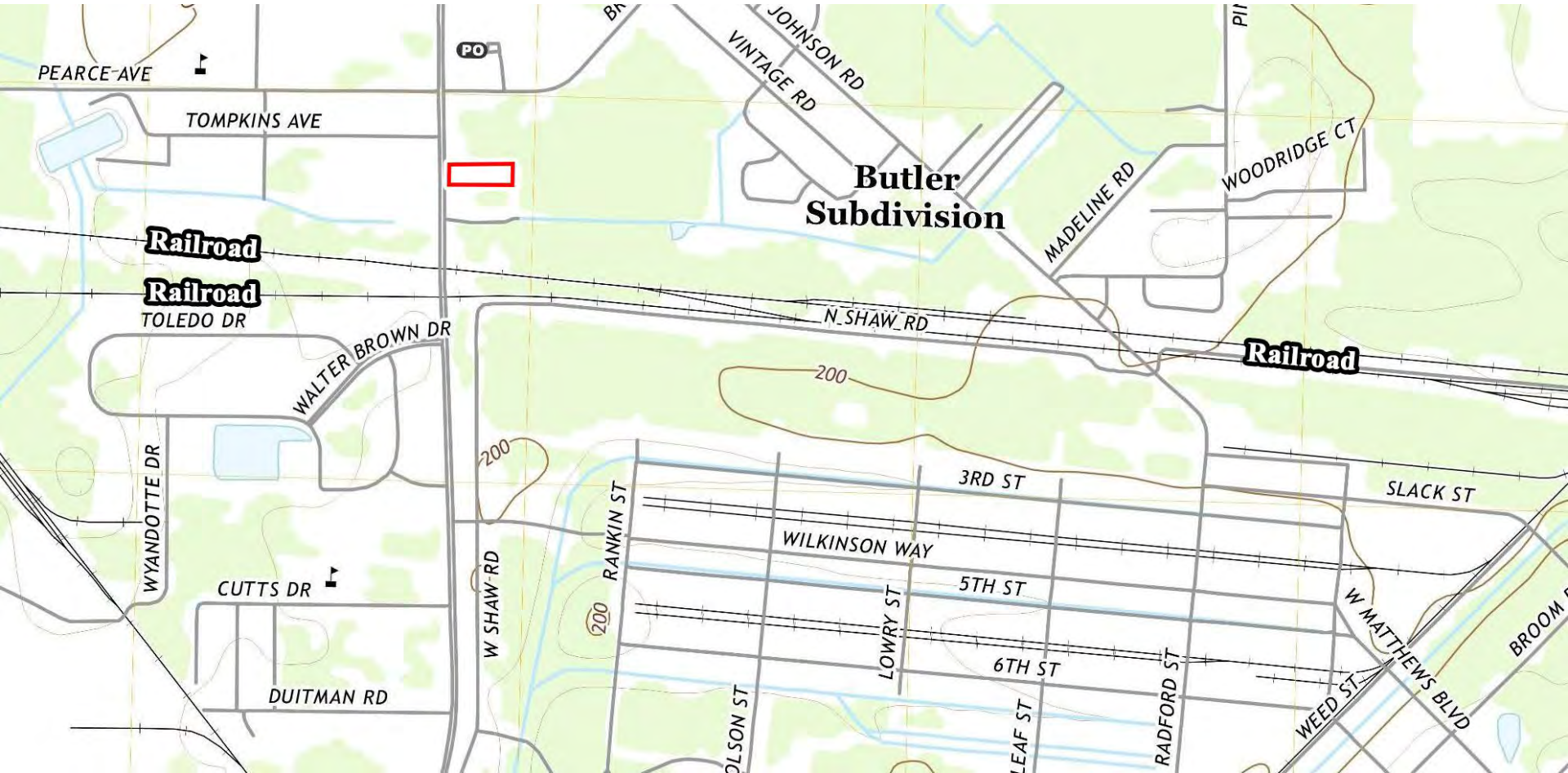
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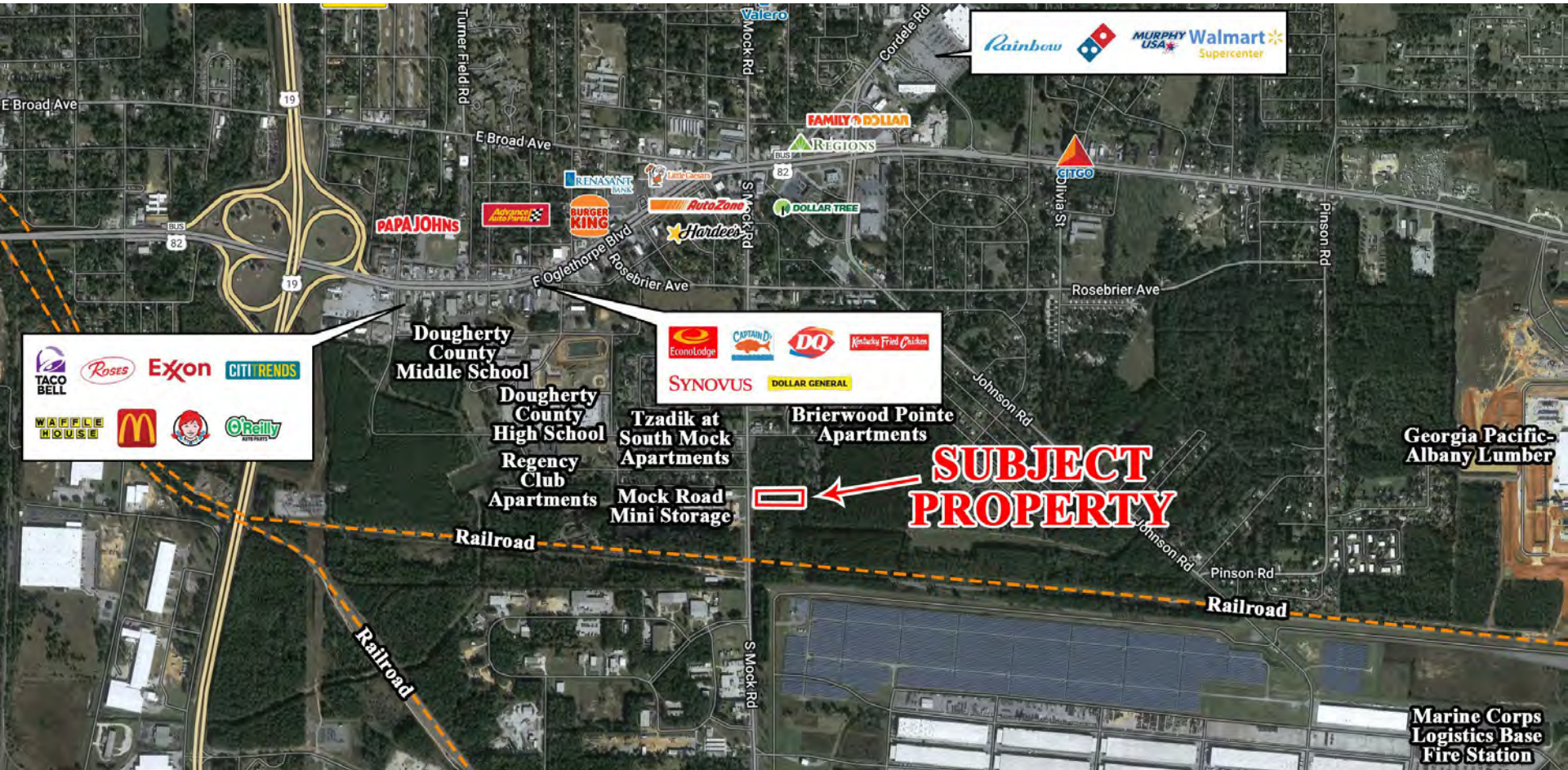
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