

Commercial/Residential Mixed Use Property FOR SALE

412 South Mock Road
Albany, GA 31705



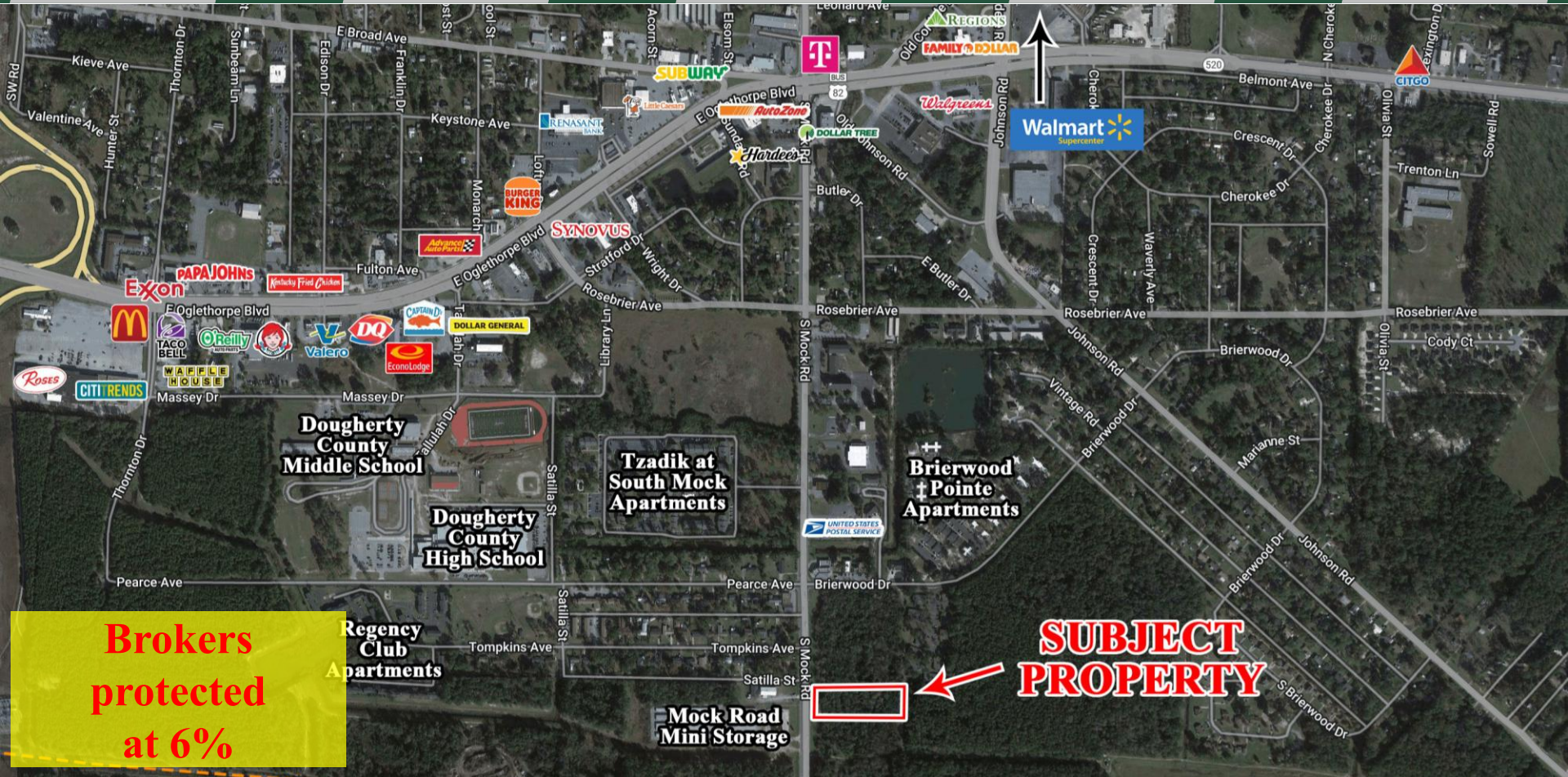
Summary

Area Info

Topo Map

Aerial

Site Map



**Brokers
protected
at 6%**

**SUBJECT
PROPERTY**

CONTACT

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

Joseph Bowen
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577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
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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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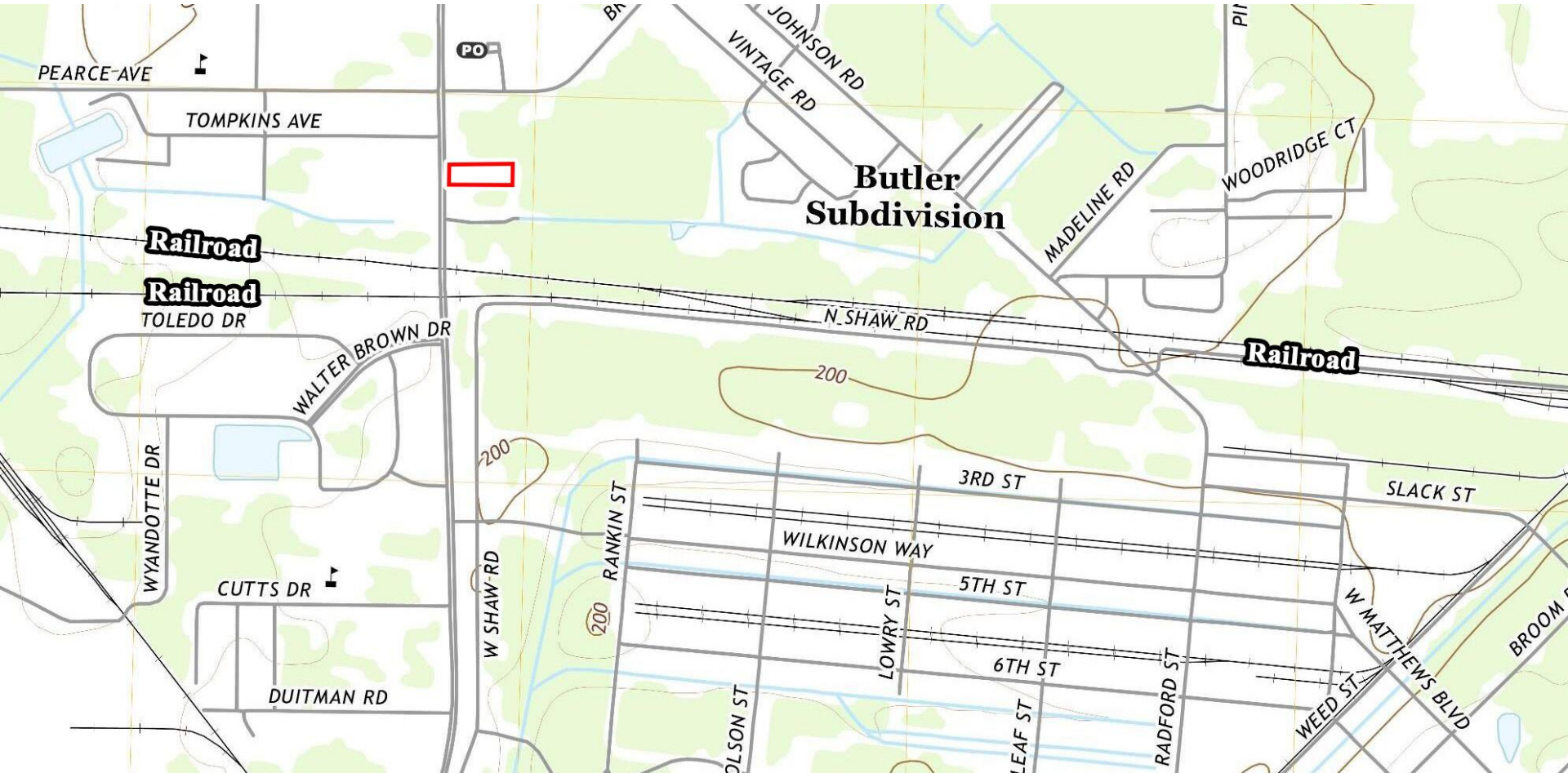
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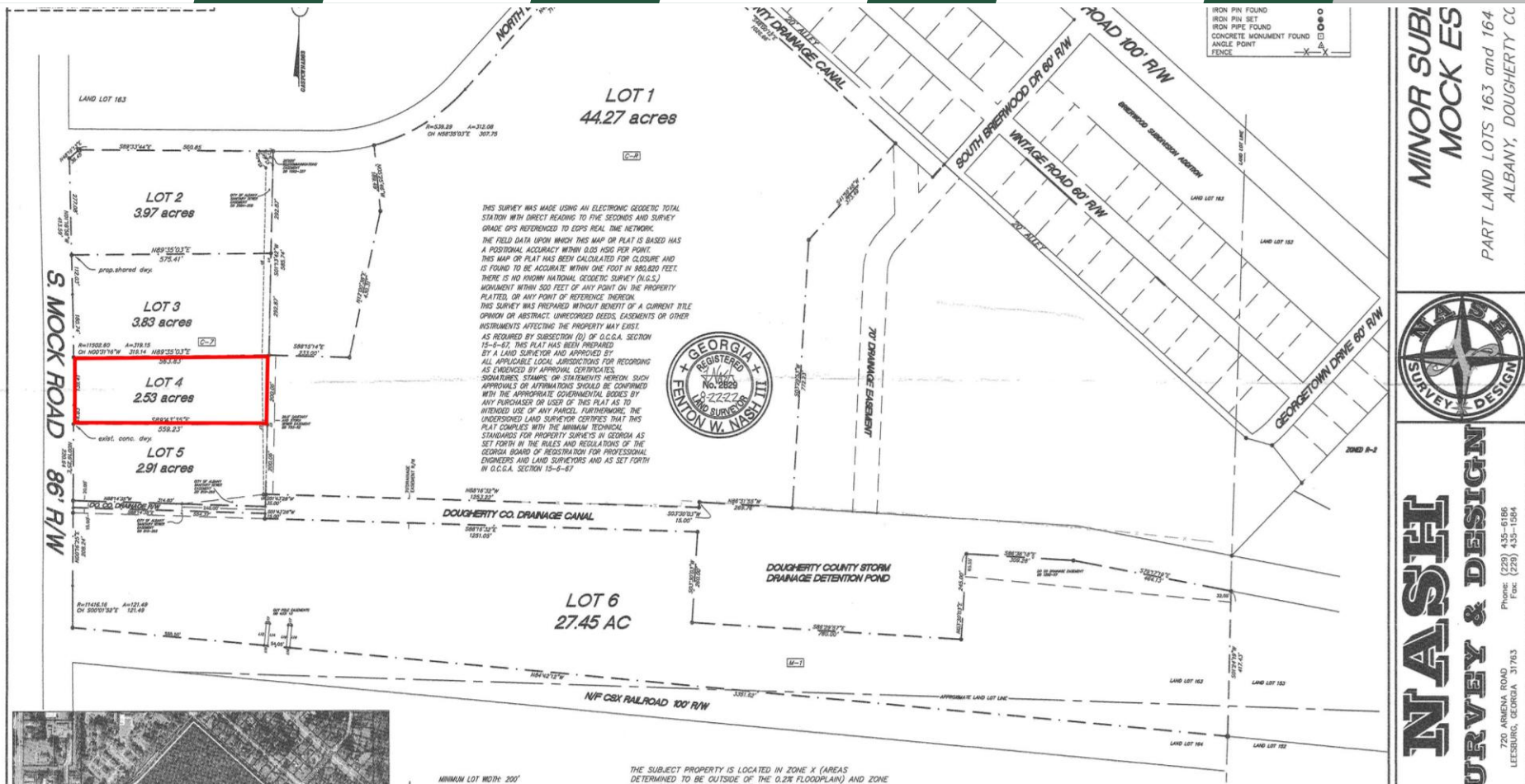
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