

# Industrial Property FOR SALE

## 450 South Mock Road

### Albany, GA 31705



**FICKLING**  
**& COMPANY**

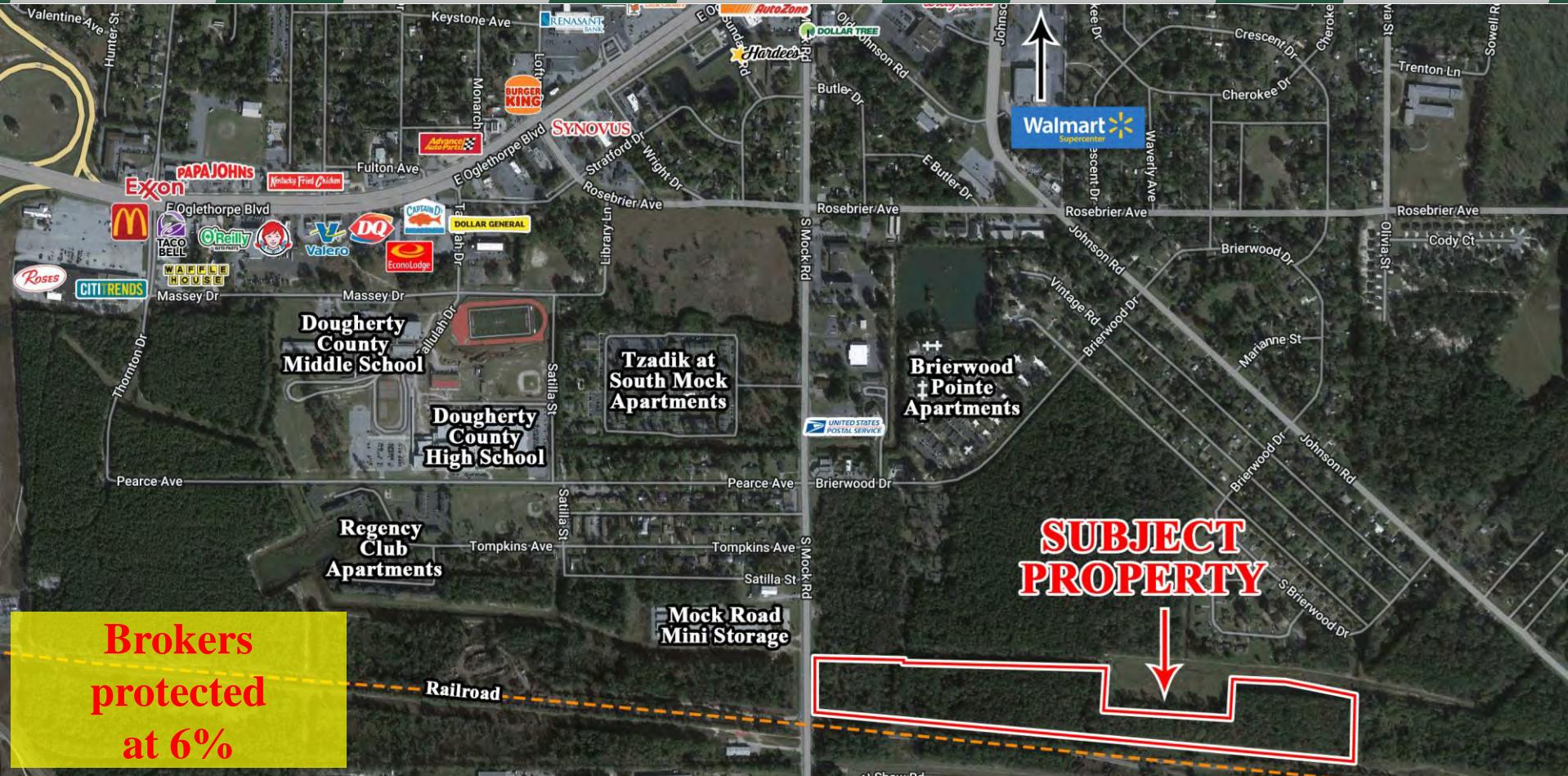
Summary

Area Info

Topo Map

Aerial

Site Map



#### CONTACT

**Lan Heath**

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**Joseph Bowen**

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577 Mulberry St, Suite 1100  
Macon, GA 31201  
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## PROPERTY INFORMATION

### BUILDING

<b>Property Address:</b>	450 South Mock Road Albany, GA 31705
<b>County:</b>	Dougherty
<b>Topography:</b>	Level & Lightly Wooded
<b>Frontage:</b>	340'±
<b>Taxes:</b>	\$4,049.46 (2024 Est.)

**REDUCED: \$167,000.00**  
**~~SALE PRICE: \$249,000.00~~**

### SITE

<b>Site Size:</b>	27.45 Acres
<b>Parcel ID:</b>	000RR/0011/08A
<b>Zoning:</b>	M-1

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

Lot is located just north of the railroad tracks and US Marine Corps Logistics Base. Conveniently situated, this location offers quick access to both Highway 82 and Highway 19. Within the area you'll find prominent neighbors such as Super Wal-Mart, 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. Lot is zoned M-1 Light Industrial for a wide variety of uses, making it well-suited for diverse uses such as an industrial park, storage facility, warehousing, workshops, cell phone towers, and more. Notably, this lot comes with the added benefit of railroad access. Broker is protected at 6%.

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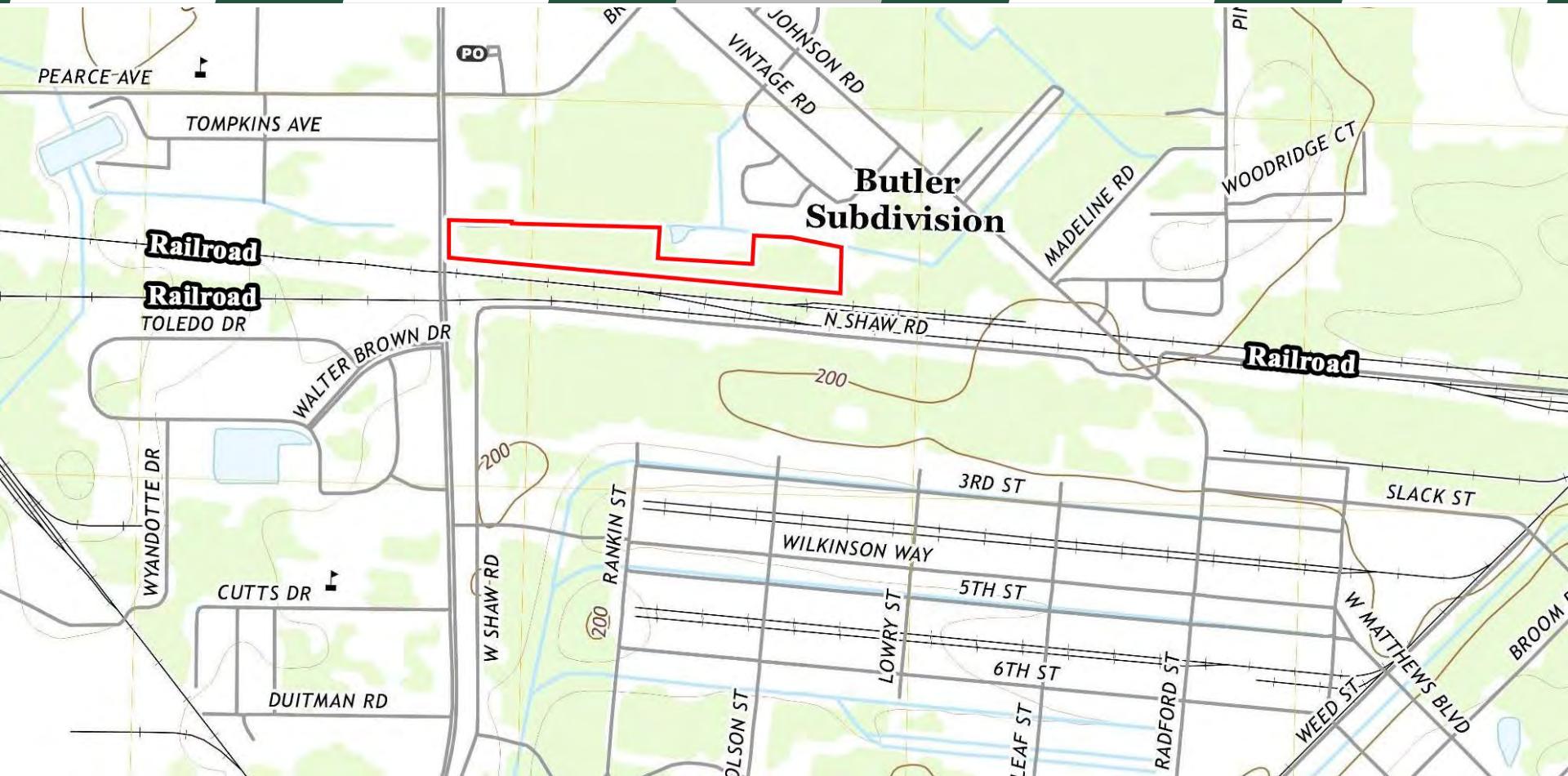
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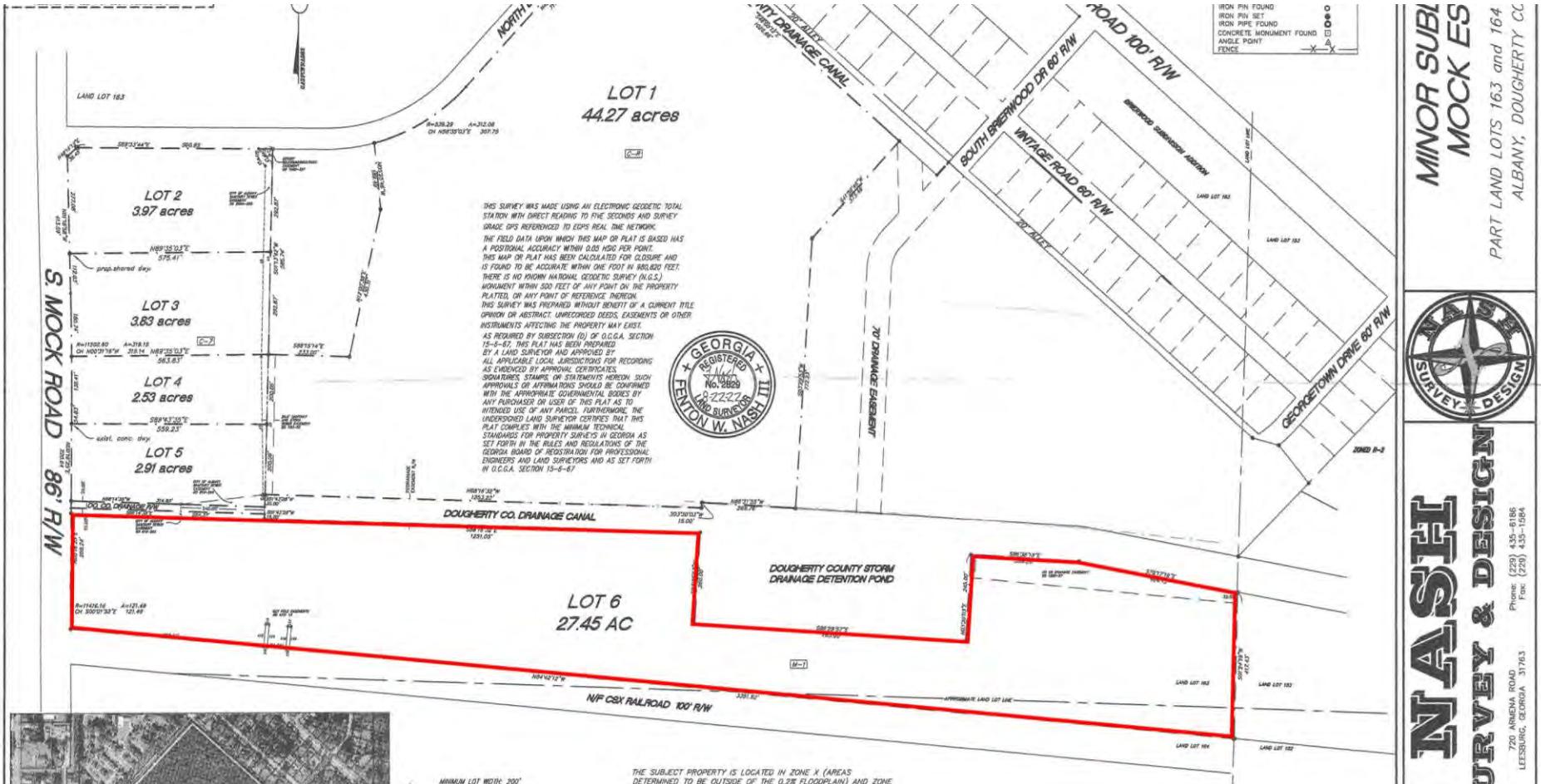
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