

ALBANY GEORGIA RESIDENTIAL DEVELOPMENT

1731 BEATTIE RD
ALBANY, GA 31721

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Property Overview



Sale Price

\$275,000

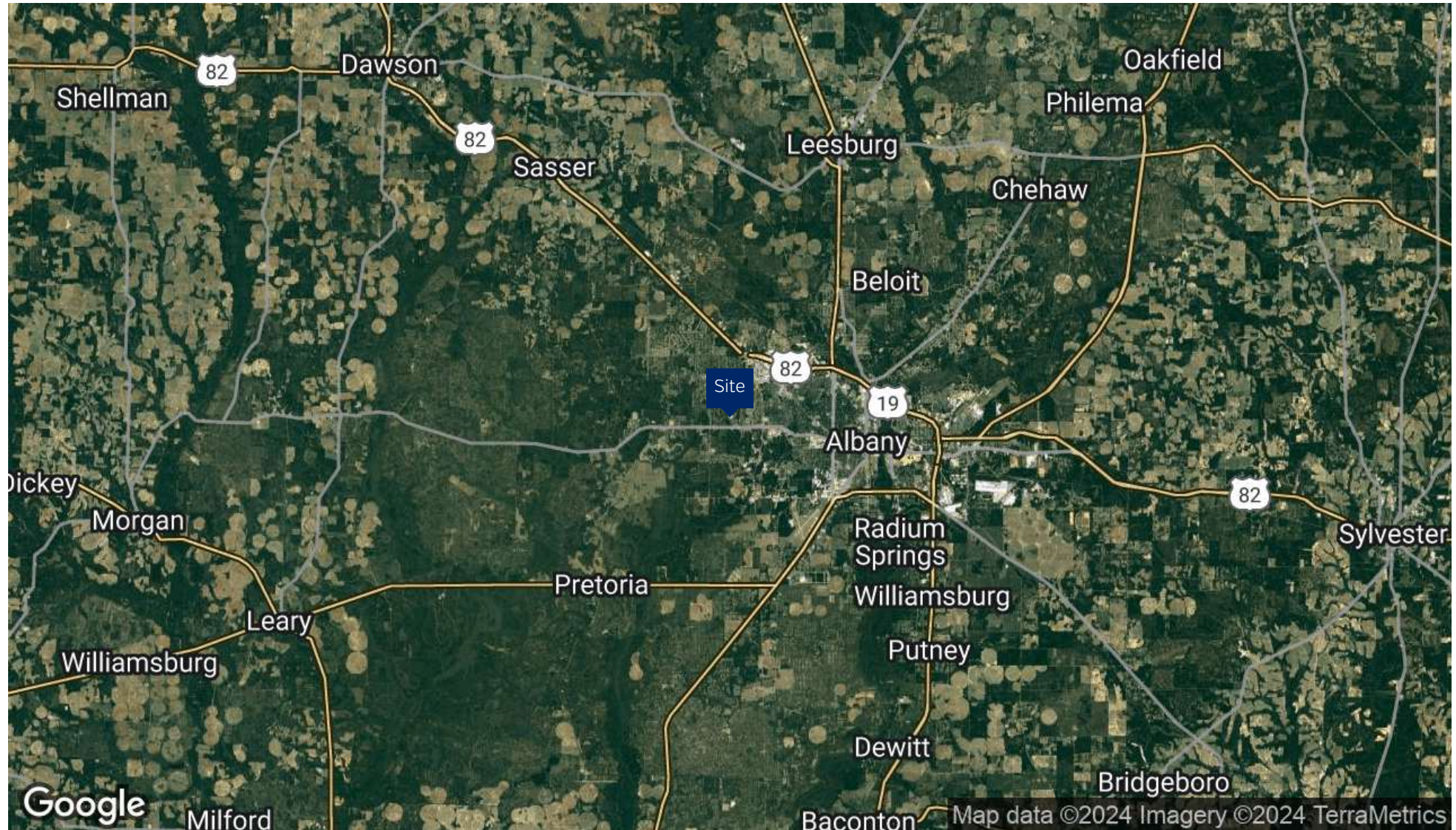
OFFERING SUMMARY

Acreage:	17± Acres
Price / Acre:	\$16,167
Parcel #:	00302/00001/03B, 00302/00001/03D
Taxes:	\$3,008.00
County:	Dougherty
Property Type:	Land: Land Investment, Residential Development

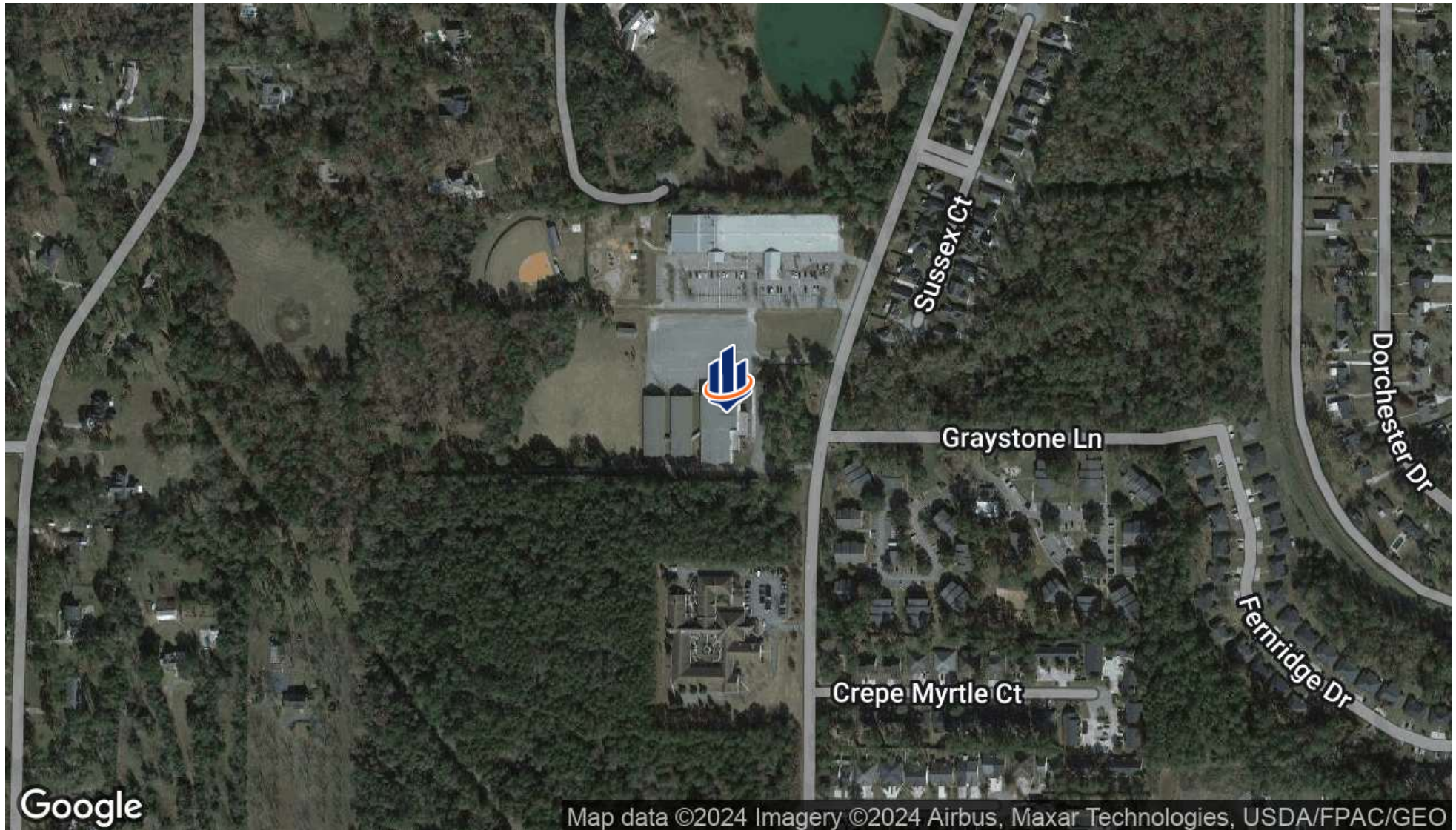
PROPERTY OVERVIEW

Located in Albany GA, this property is zoned R-1 [1 acre] and CR [16.06 acres] which allows for single-family residency, duplexes, apartments, townhomes, and Personal Care Homes. The property has 250 frontage feet on Beattie Rd and is 100% Uplands. The site features proximity to retailers, dining, schools, and entertainment. Level Topography.

Regional Map



Location Map



Demographics Map & Report

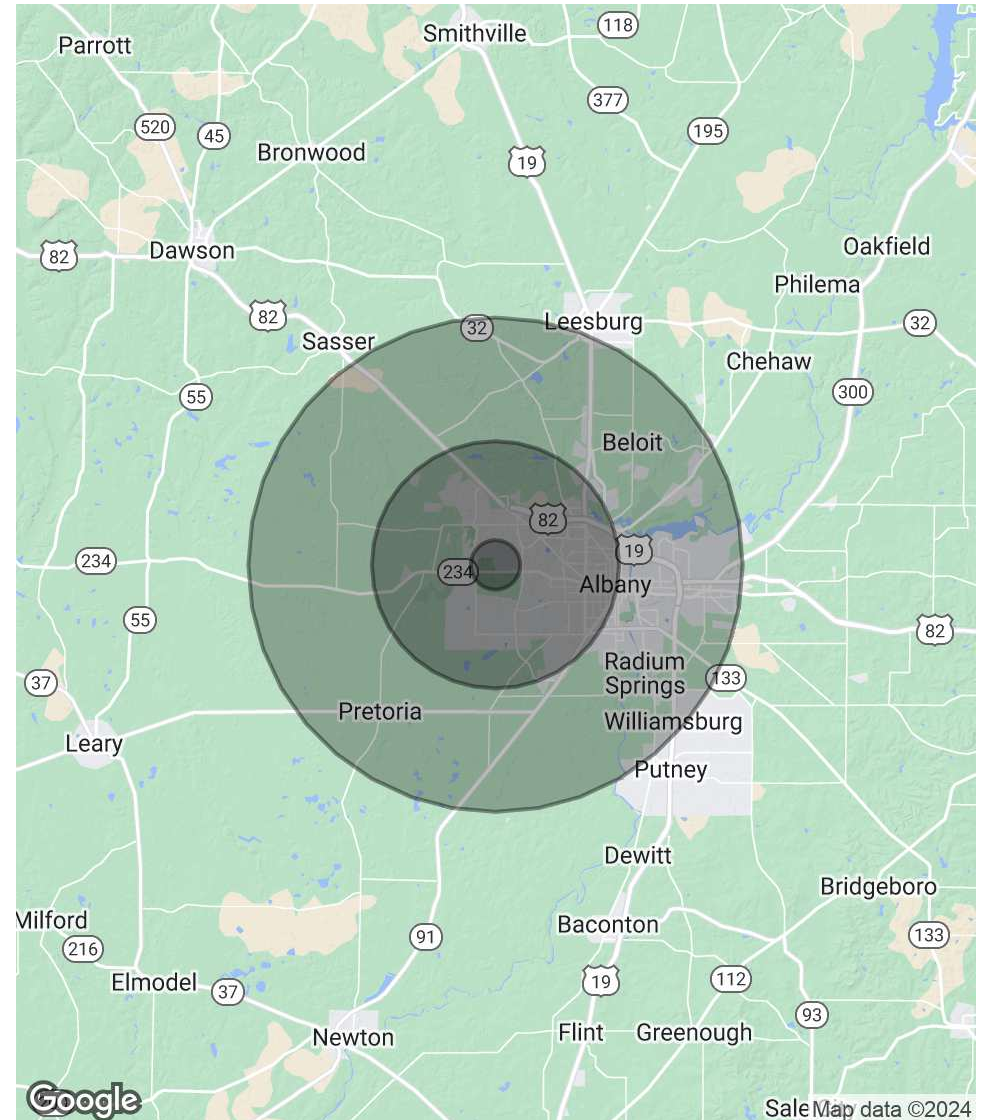
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,678	57,252	101,669
Average Age	36.1	37.5	36.8
Average Age (Male)	37.4	34.8	34.0
Average Age (Female)	36.7	39.8	38.5

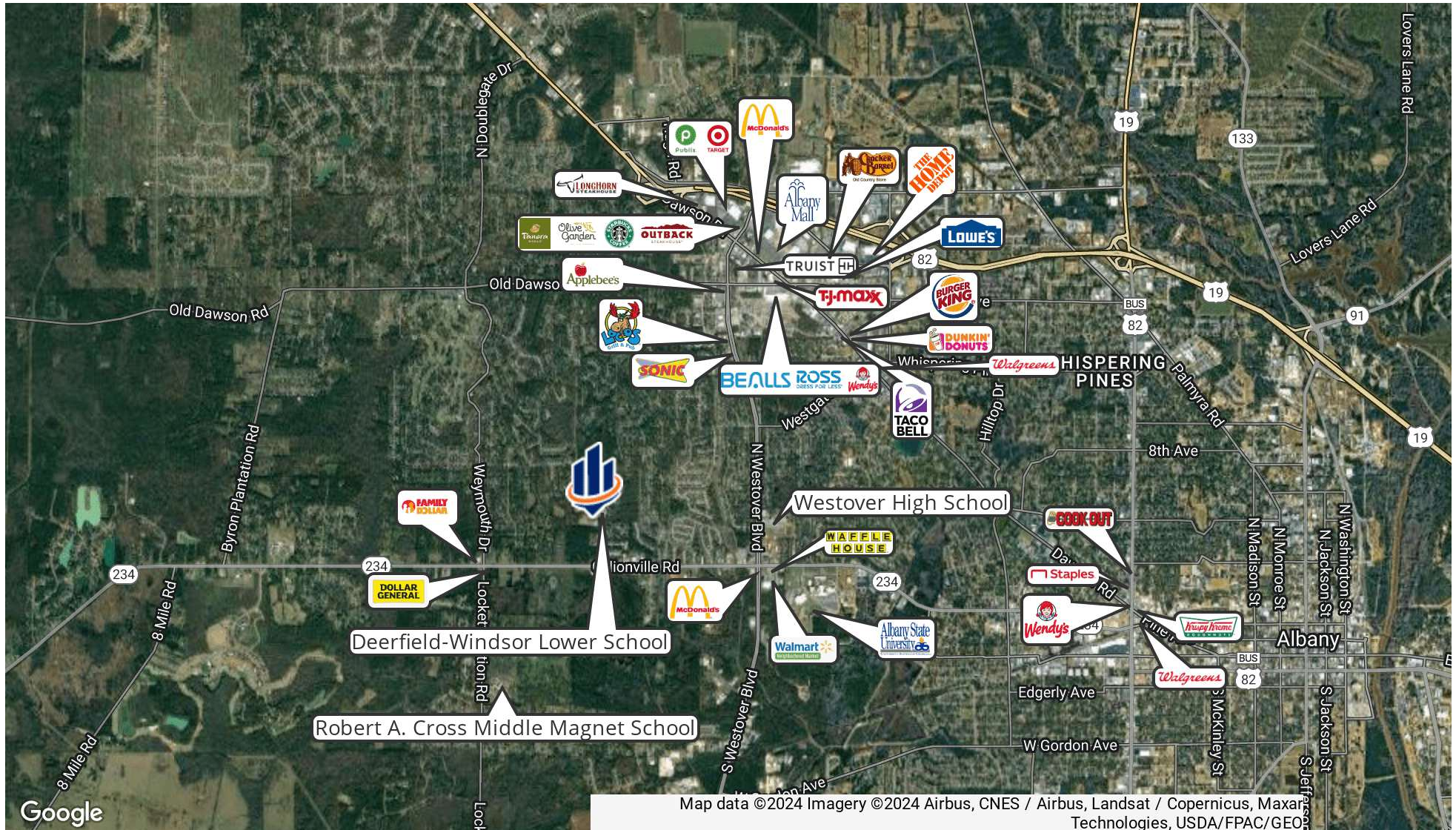
HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,015	26,722	45,290
# of Persons per HH	2.3	2.1	2.2
Average HH Income	\$74,371	\$57,376	\$51,995
Average House Value	\$157,940	\$135,730	\$121,242

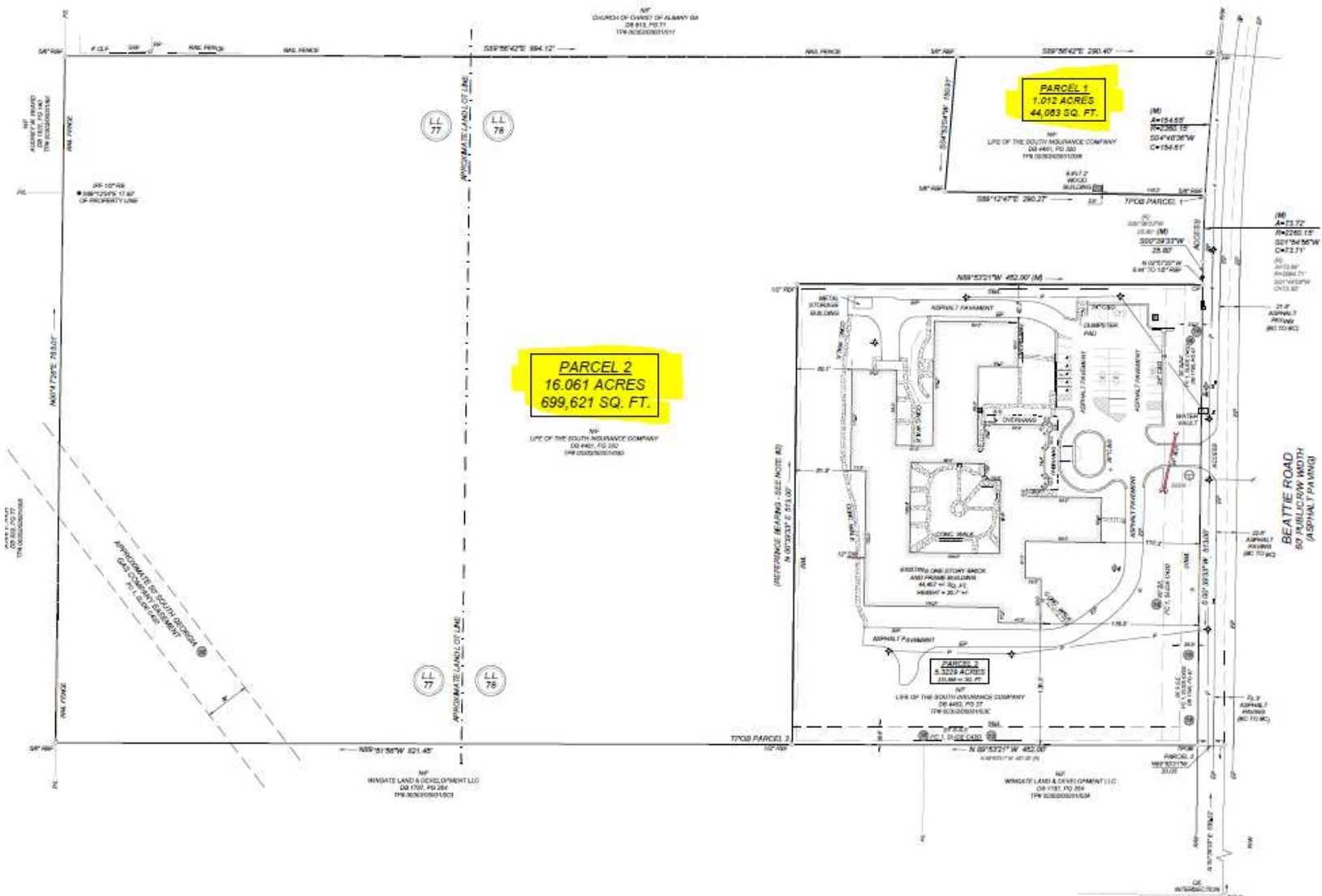
* Demographic data derived from 2020 ACS - US Census



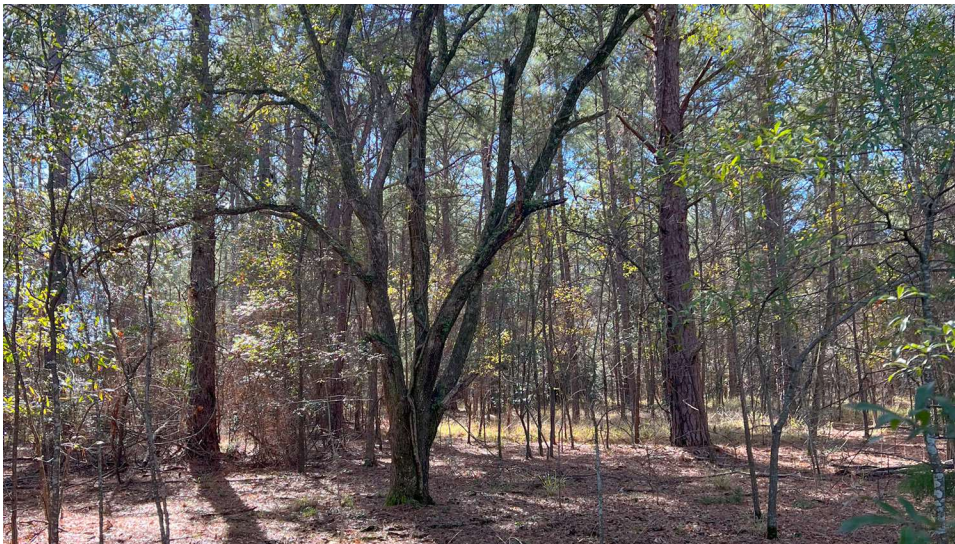
Retailer Map



Site Plan



Additional Photos





TODD DAVIS

Senior Advisor

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PROFESSIONAL BACKGROUND

Todd Davis is a senior advisor at SVN | Saunders Ralston Dantzler Real Estate. He works from his office in Albany, Georgia, and specializes in the state's southwest region.

Todd is an accomplished real estate professional with 25 years of industry experience. His experience ranges from real estate investing, investment property sourcing, land and commercial development, and analysis and management in commercial banking specializing in investor financing and loan origination.

Todd has an accomplished record of successfully advising local, regional, national, and international clients with commercial acquisitions, lease obligations, asset repositions, and dispositions. He is a trusted leader in his industry, with highly-respected expertise regarding his clients' representation. Todd advises and facilitates transactions for investors in commercial, industrial, agricultural, recreational, timberland, plantations, pecan groves, and residential development. During the last four years, Todd has successfully closed over 90 transactions in multiple real estate disciplines.

Todd received a Bachelor's in Business Communications from Valdosta State University. He currently serves on the Executive Board of the Boys & Girls Club of Albany and the Advisory Board for Feeding the Valley Food Bank. Over the years, Todd has dedicated much of his time volunteering in his community. During his spare time, Todd enjoys hunting, fishing, and photography.

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