

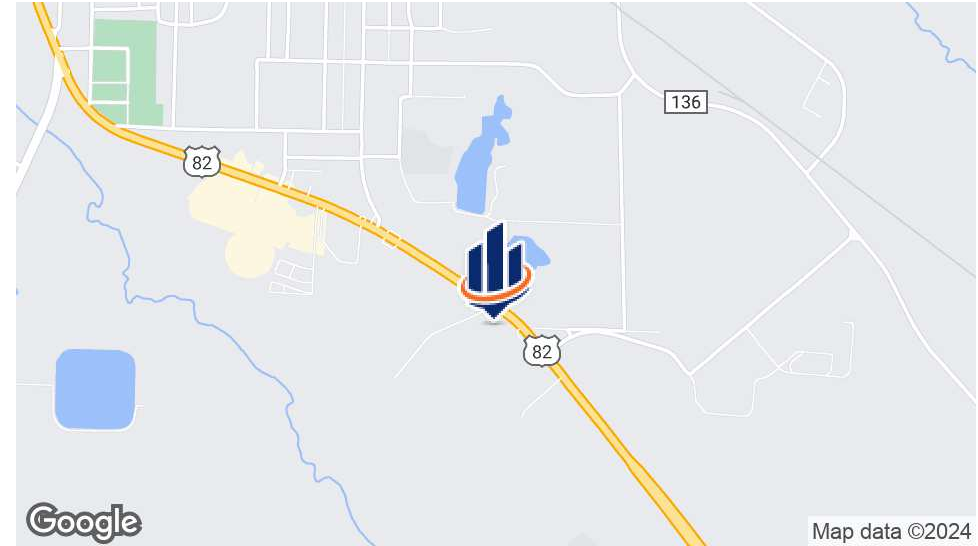


DAWSON GA COMMERCIAL LAND

1908 ALBANY HWY
DAWSON, GA 39842

Todd Davis
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Property Summary



OFFERING SUMMARY

Sale Price:	\$799,000
Lot Size:	46.03 Acres
Price / Acre:	\$17,358
Zoning:	C-2
Taxes:	\$2,187.81 [2023]
APN:	042 005E, 42 005D, 0042 0005E2

PROPERTY OVERVIEW

Located in Dawson GA, this property consists of 46.03 ± acres of which 17 acres is open land. It has 680 ± frontage feet with 2 ingress/egress points on Albany Hwy/US Hwy 82. The parcels are zoned C-2 which allows for a wide variety of uses. It is partially fenced with a double entrance gate. Utilities are at the property. 94% Upland.

PROPERTY HIGHLIGHTS

- C-2 Zoning
- Right off U.S Hwy 82 [14,000 ± Cars/Day]
- 680 FT of road frontage
- Opportunity Zone

Location



LOCATION & DRIVING DIRECTIONS

Parcel: 042 005E 42 005D 0042
0005E2

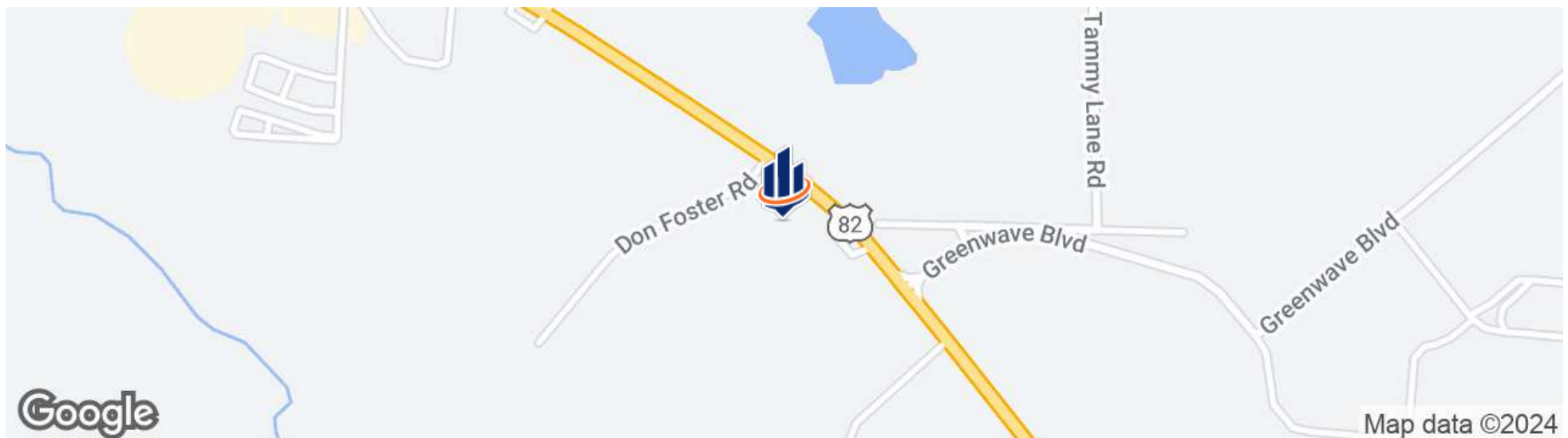
GPS: 31.756378, -84.42820999999999

Driving Directions: From downtown Dawson, travel east for 2 miles on Albany Hwy / Hwy 82 and the property is on the right

Showing Instructions: Call listing agent to schedule a showing



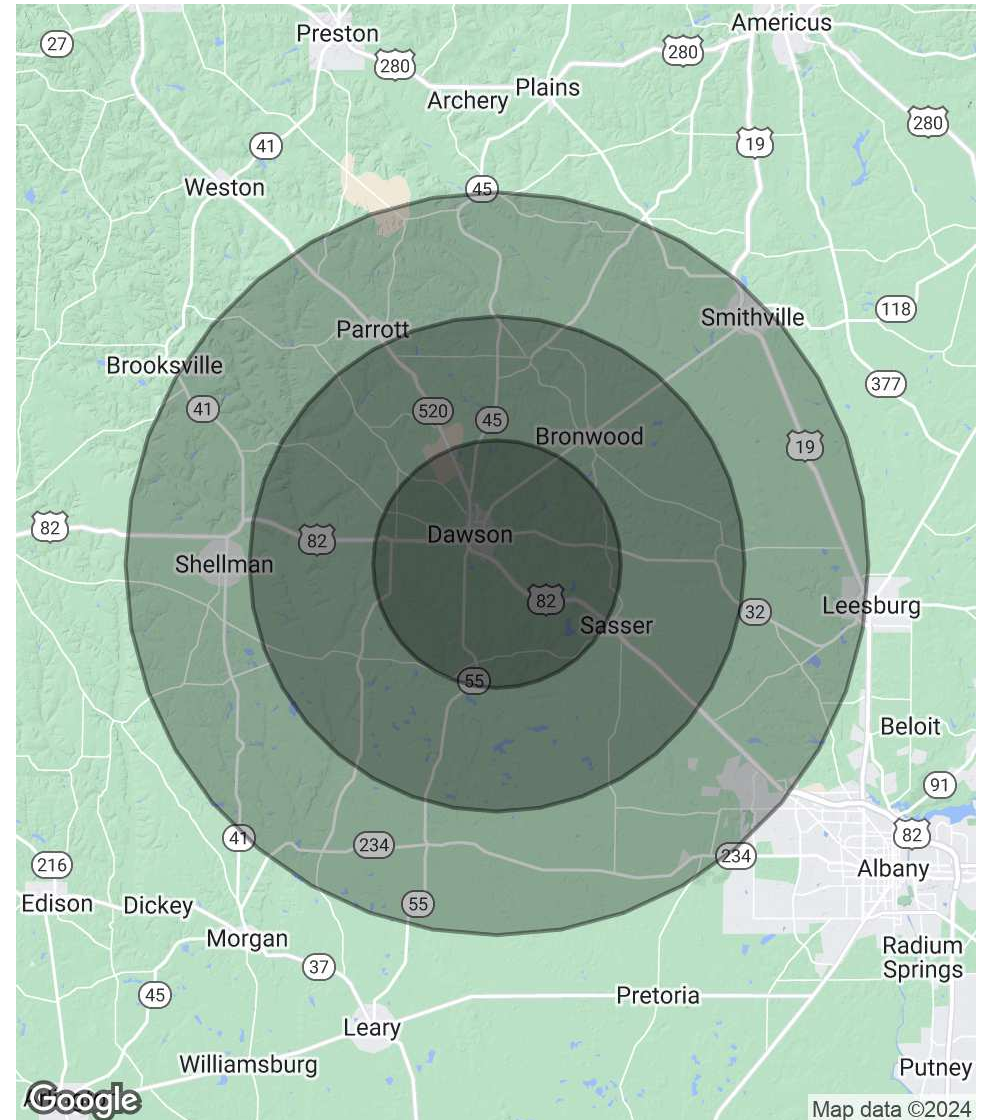
Regional & Location Map



Demographics Map & Report

	5 MILES	10 MILES	15 MILES
POPULATION			
Total Population	4,748	8,727	26,610
Average Age	38.1	39.7	41.4
Average Age (Male)	34.8	37.1	38.2
Average Age (Female)	43.3	45.2	45.2
HOUSEHOLDS & INCOME			
Total Households	2,268	4,142	11,402
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$35,130	\$41,381	\$68,569
Average House Value	\$107,230	\$113,949	\$169,890

* Demographic data derived from 2020 ACS - US Census



Property Outline



Retailer Map



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.

Todd specializes in:

- Investment
- Residential Development
- Commercial
- Industrial
- Agricultural

About SVN



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Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



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