

COMMERCIAL LAND FOR SALE

WALDEN PLACE

7 NOTTINGHAM WAY

Albany, GA 31707

PRESENTED BY:

TODD DAVIS

Advisor

O: 863.648.1528 | C: 229.349.3884

todd.davis@svn.com





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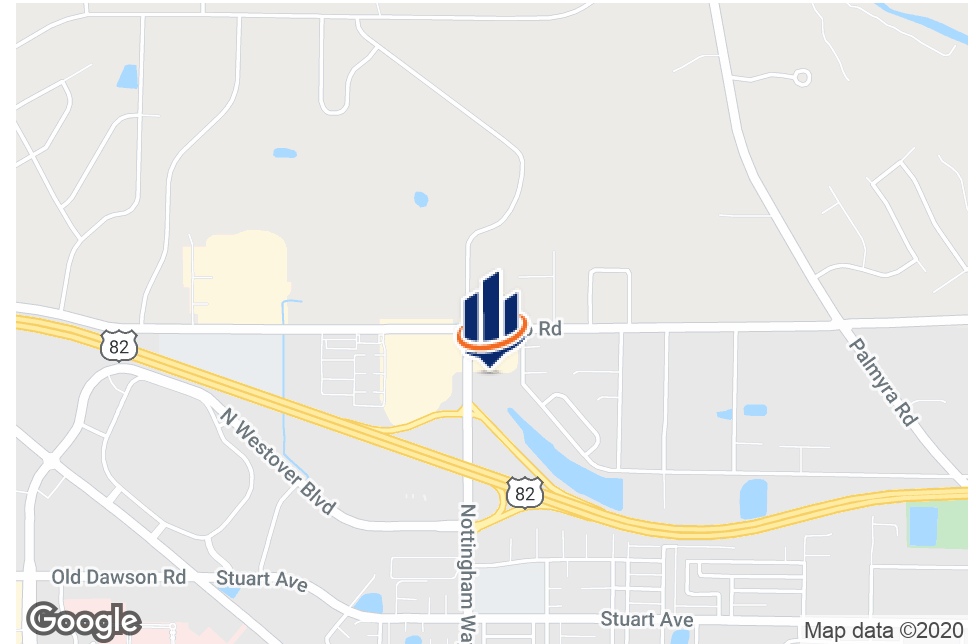
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SECTION 1

PROPERTY INFORMATION





SALE PRICE

\$1,290,000

OFFERING SUMMARY

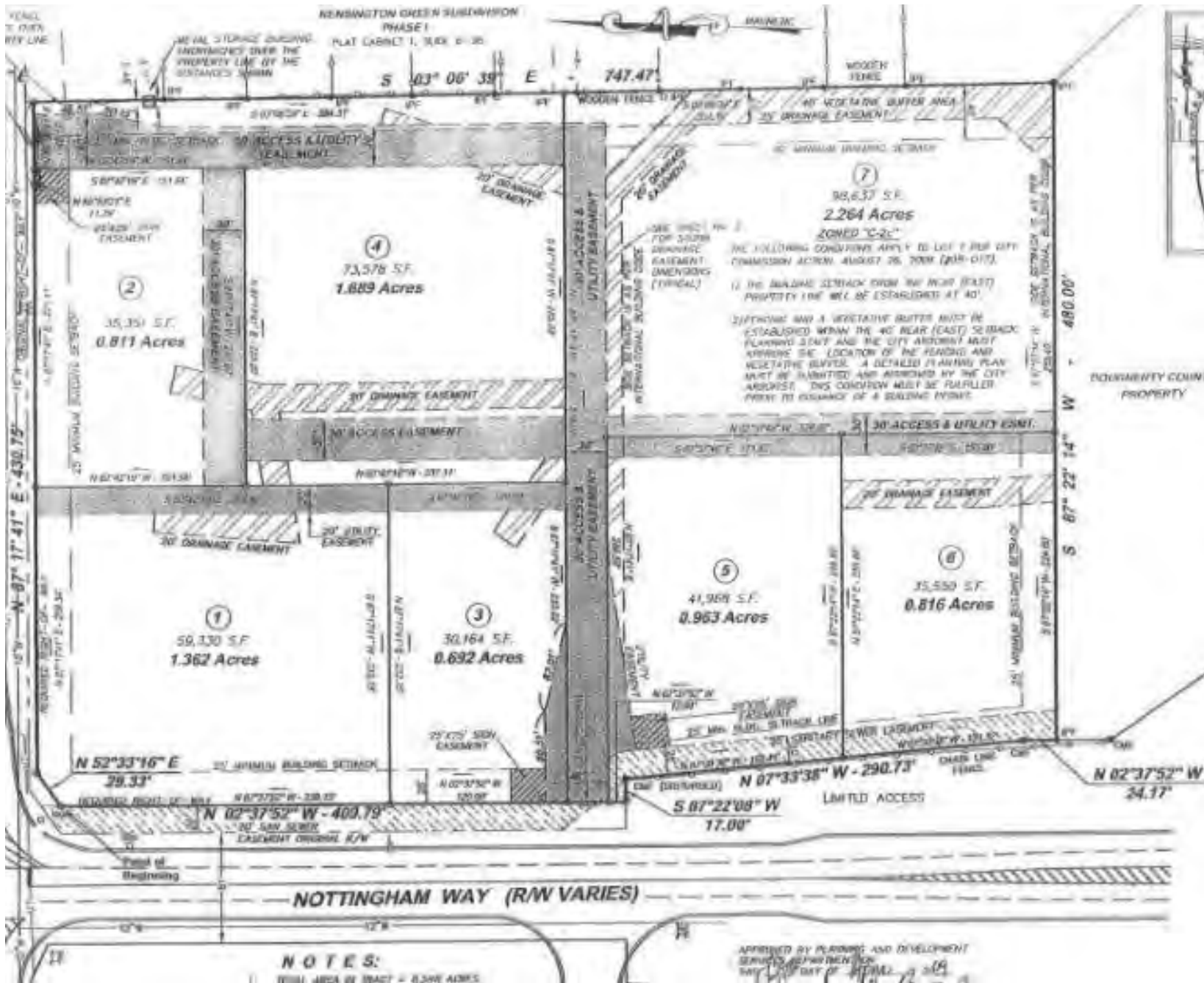
LOT SIZE:	4.43 ± Acres
PRICE / ACRE:	\$291,196
ZONING:	C 3
UTILITIES:	Water & Sewer available on site
TRAFFIC COUNT:	17,300 ± cars per day on Nottingham Way
APN:	00005/00016/005, 00005/00016/006, 00005/00016/007

PROPERTY OVERVIEW

This property is in a prime development location! This offering consists of three parcels totaling about four acres. Located at a signalized intersection, the property has 290 ± feet of frontage on Nottingham Way, access to Ledo Rd, and visibility from the Hwy 82 / 520 bypass, which features 27,000 cars per day. Nottingham Way has a daily traffic count of 17,300 vehicles per day.

PROPERTY HIGHLIGHTS

- A survey is available
- 1,940 ± FT from N Westover Blvd, a highly active commercial corridor
- More than 30,000 people within a 3-mile radius



THIS SURVEY WAS MADE USING A TOPCON ELECTRONIC TOTAL STATION TO OBTAIN ANGULAR MEASUREMENTS.

THE FIELD DATA UPON WHICH THIS MAP HAS A CLOSURE PRECISION OF ONE (1) PART IN 100,000 (OR BETTER) AND IS BASED ON 25 SECONDS PER ANGLE POINT, AND IS CONSIDERED FINAL.

THIS MAP OR PLAT HAS BEEN CALCULATED AND IS FOUND TO BE ACCURATE WITHIN 0.0000 FEET.

THERE IS NO KNOWN NATIONAL COASTED MONUMENT WITHIN 500 FEET OF ANY OF THE PROPERTY PLATTED, OR ANY POINT OF THE PROPERTY.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND AND HAS BEEN CONFORMANT WITH THE MINIMUM STANDARDS REQUIREMENTS OF LAW.

THIS IS TO CERTIFY THAT I AM THE LEGAL OWNER OF THE PROPERTY AND HAVE SIGNED THIS INSTRUMENT FREELY AND WITHOUT COERCION.

Thomas G. Osine
 THOMAS G. OSINE (OWNER)

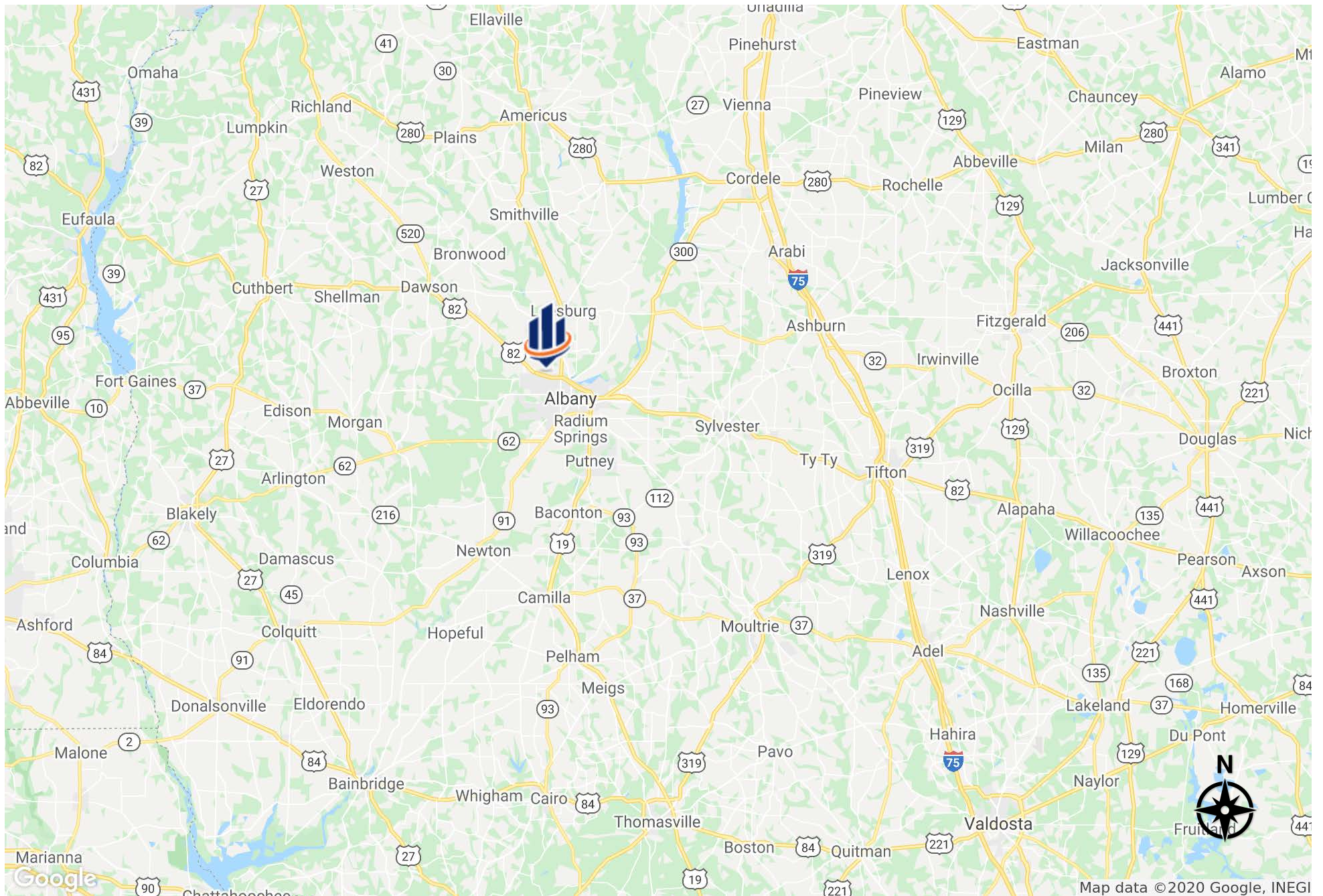
ATTEST: JENNIFER WATSON
 300 COUNTRY CLUB DRIVE
 STEPHENSBURG, GA 30881
 (770) 874-3328

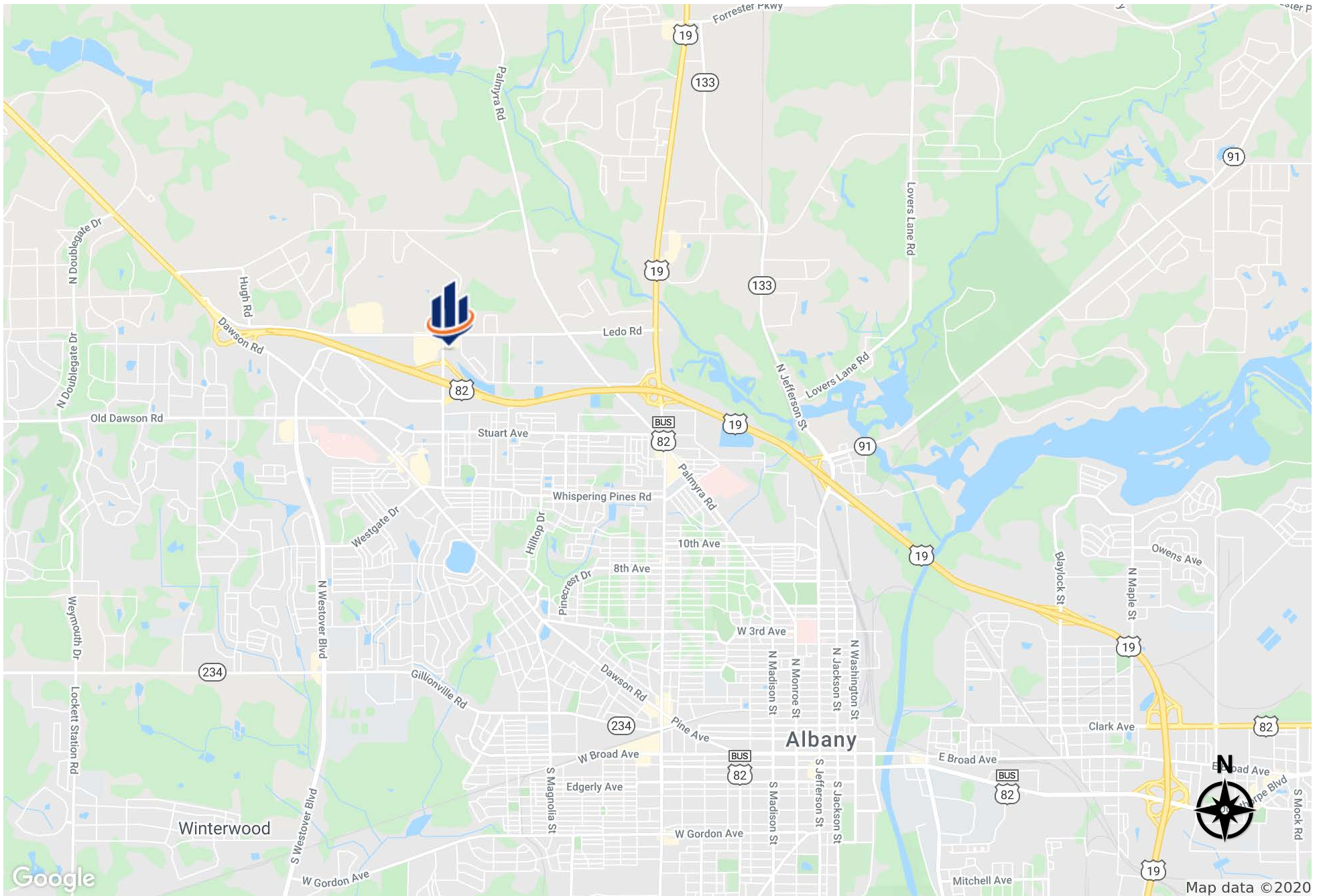
Plat Cannot No. 1D
 Site No. 438A
 Date Filed April 29, 2014
 Hour Filed 10:50 AM
 By April 29, 2014
 Public Clerk Shirley Clark

SECTION 2

LOCATION
INFORMATION







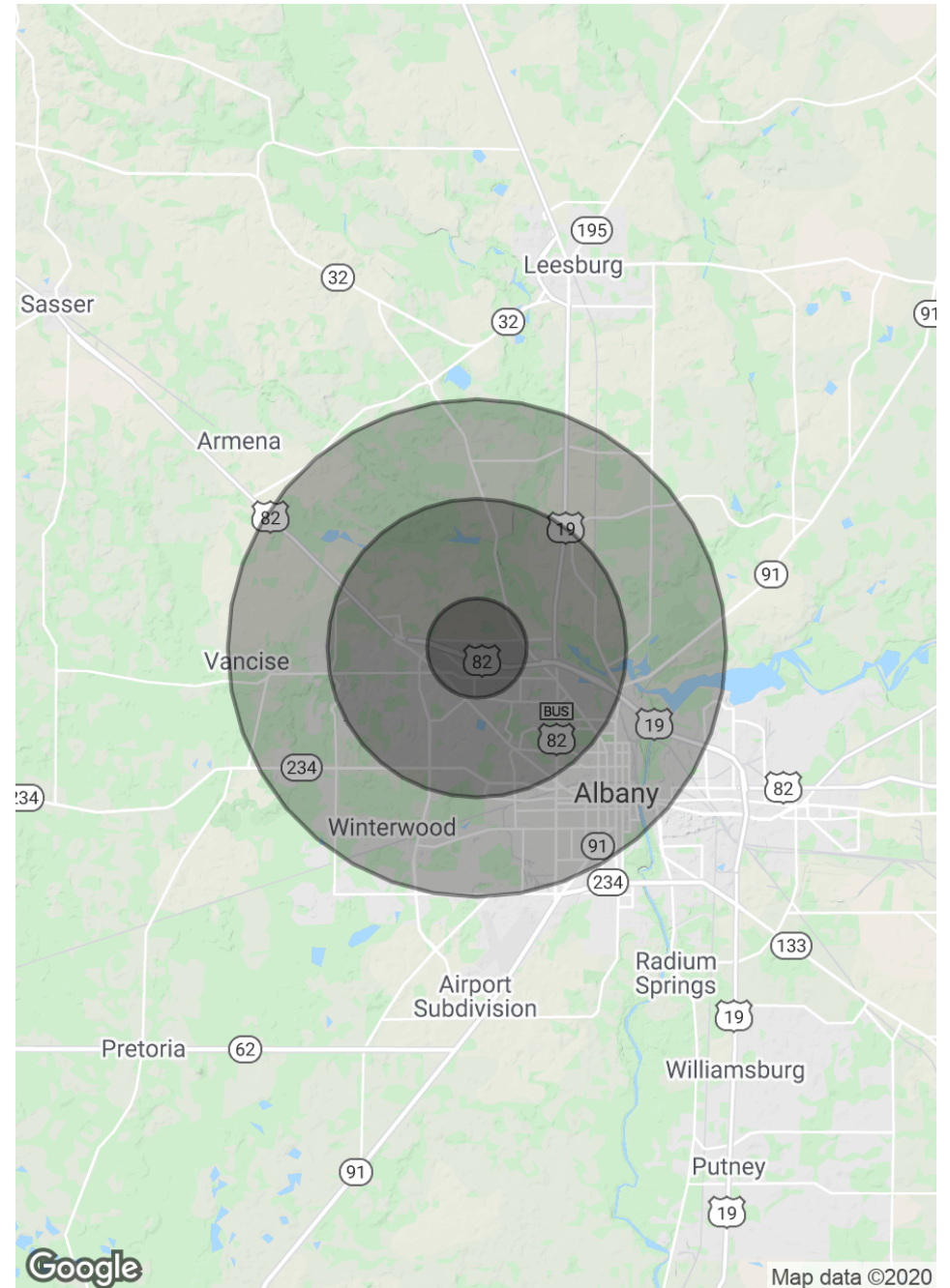
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,210	30,479	65,932
AVERAGE AGE	30.5	36.3	35.7
AVERAGE AGE (MALE)	29.4	34.3	33.3
AVERAGE AGE (FEMALE)	33.3	37.3	37.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,859	12,932	26,601
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$53,636	\$61,544	\$55,648
AVERAGE HOUSE VALUE	\$241,938	\$169,026	\$171,792

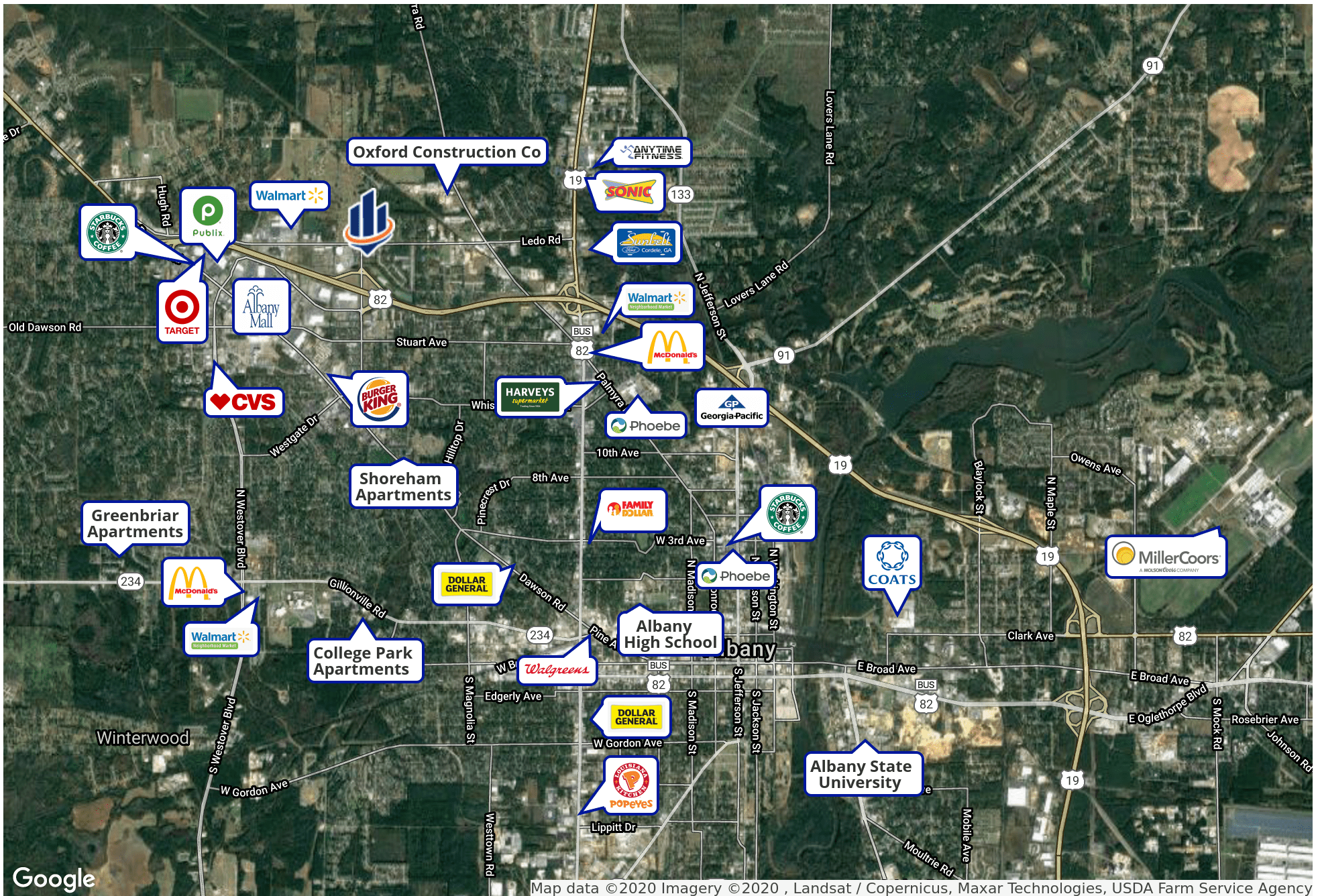
* Demographic data derived from 2010 US Census



SECTION 3

MAPS AND
PHOTOS





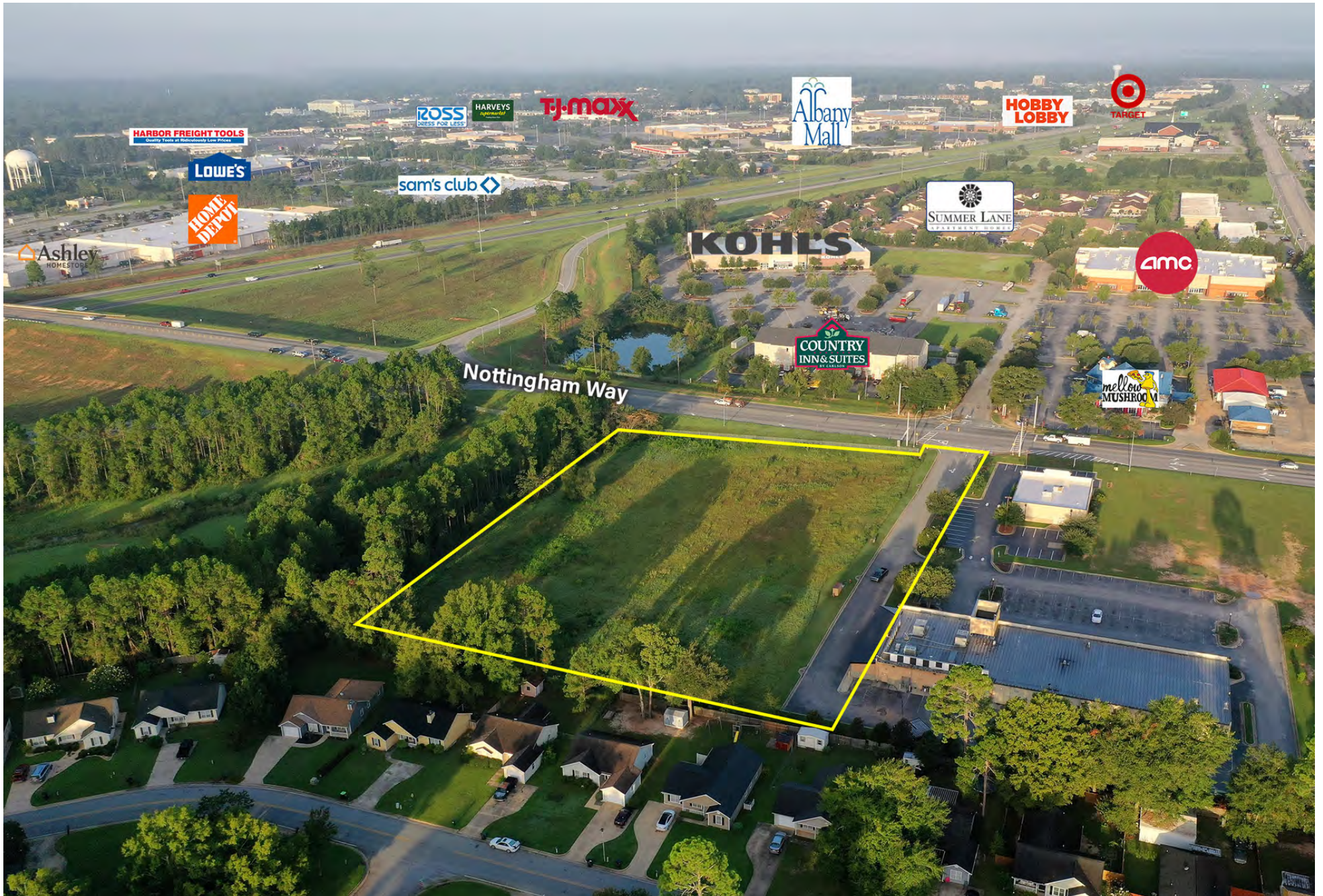
Google

Map data ©2020 Imagery ©2020 , Landsat / Copernicus, Maxar Technologies, USDA Farm Service Agency





Google



SECTION 4

COMPANY AND
ADVISOR INFO





TODD DAVIS

Advisor

todd.davis@svn.com

Direct: 863.648.1528 | **Cell:** 229.349.3884

PROFESSIONAL BACKGROUND

Todd Davis is an 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.

EDUCATION

- Investment
- Residential Development
- Commercial
- Industrial
- Agricultural
- Recreational
- Timberland

SVN | Saunders Ralston Dantzler
114 N. Tennessee Avenue Suite 300
Lakeland, FL 33801



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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.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



114 N. Tennessee Avenue, Suite 300
Lakeland, FL 33801
863.648.1528
www.svnsaunders.com