

# COMMERCIAL DEVELOPMENT SITE

3101 OLD DAWSON ROAD  
ALBANY, GA 31721  
DOUGHERTY COUNTY

±19.48 ACRES

ASKING PRICE:  
\$2,400,000

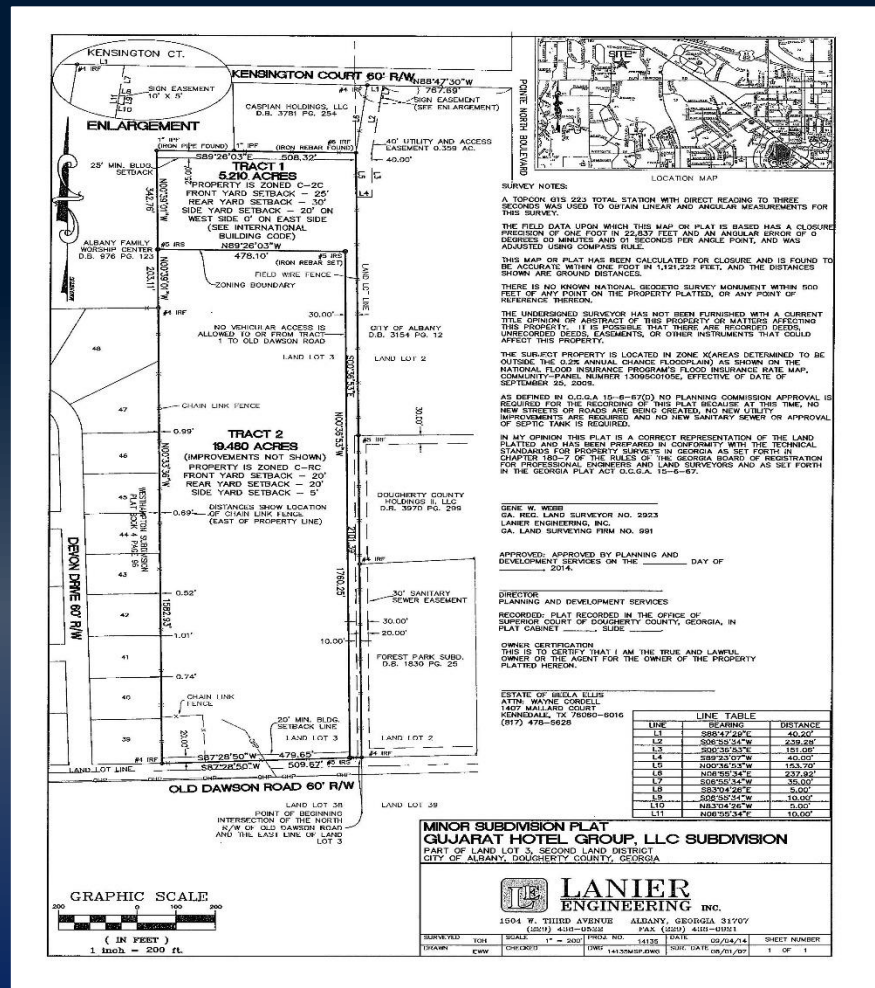


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# PROPERTY INFORMATION

- ±19.48 Acres
- Zoned: CRC Community Residential (Multifamily)
- Level topography ideal for development
- All utilities available
- Convenient access to major Albany corridors
- Minutes from medical & employment centers
- Ideal for multifamily, townhomes, build-to-rent or mixed residential development
- Traffic Count (GDOT 2024):  
Old Dawson Road – 14,000 VPD  
N Westover Blvd – 19,800 VPD



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## DEMOGRAPHICS

### 3101 Old Dawson Road - Albany, GA

POPULATION	3 MILE	5 MILE	10 MILE
2025 POPULATION	29,392	59,991	104,370
2030 ESTIMATED POPULATION	28,939	59,411	103,141
HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2025 HOUSEHOLDS	12,679	25,521	42,899
2030 HOUSEHOLD ESTIMATES	12,616	25,524	42,870
HOUSEHOLD INCOME	3 MILE	5 MILE	10 MILE
2025 HH INCOME	\$95,573	\$79,918	\$73,003
2030 HH INCOME ESTIMATE	\$104,838	\$87,289	\$80,052

AVERAGE INCOME    POPULATION    HOUSEHOLDS    UNEMPLOYMENT    LABOR FORCE



**\$79,918**



**59,991**



**25,521**



**3.8%**



**48,736**

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# MAP



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