

2826 MEREDYTH DR. ALBANY, GA 31707



4 LOTS IN PRIME AREA OF NORTHWEST ALBANY, GA

- Lot 1: 1.268 Acres - \$1,100,000
- Lot 2: 1.807 Acres - \$765,000
- SOLD**
- Lot 4: 0.830 Acres - \$300,000

21,000 VEHICLES PER DAY PER GADOT
C2 ZONING
865 FT TOTAL FRONTAGE
187 FT OF FRONTAGE ON MEREDYTH DR
678 FT OF FRONTAGE ON WESTOVER BLVD
SURROUNDED BY MEDICAL OFFICES, RETAIL, &
PROFESSIONAL OFFICE SPACES
LESS THAN 1.5 MILES AWAY FROM THE ALBANY MALL,
TARGET, PUBLIX & SEVERAL OTHER RETAIL LOCATIONS



CALLIE HUGHEY
WALKER

OFFICE: 229.436.0212
CELL: 229.344.5261
CALLIE.HUGHEY@GMAIL.COM



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COMMERCIAL MAP



 **Locos Grill & Pub** 1

 **FLINT COMMUNITY BANK** 6

Dermatology SouthEast 11
ALBANY

 **3 Squares Diner / TCBY** 2

 **USPS** 7

 **Albany Urology Clinic & Surgery Center** 12

 **Los Vaqueros Mexican Restaurant** 3

 **Albany Bank & Trust** 8

 **Phoebe Northwest** 13

 **Albany Surgical, P.C.** 4

 **Woods Galleries** 9
 **Sista's Soul Food**

 **The Albany Mall, Target, Starbucks, Publix** 14
1.5 Miles

 **CVS pharmacy** 5

 **THE NEXUS PAIN CENTER** 10
Nexus Pain Center

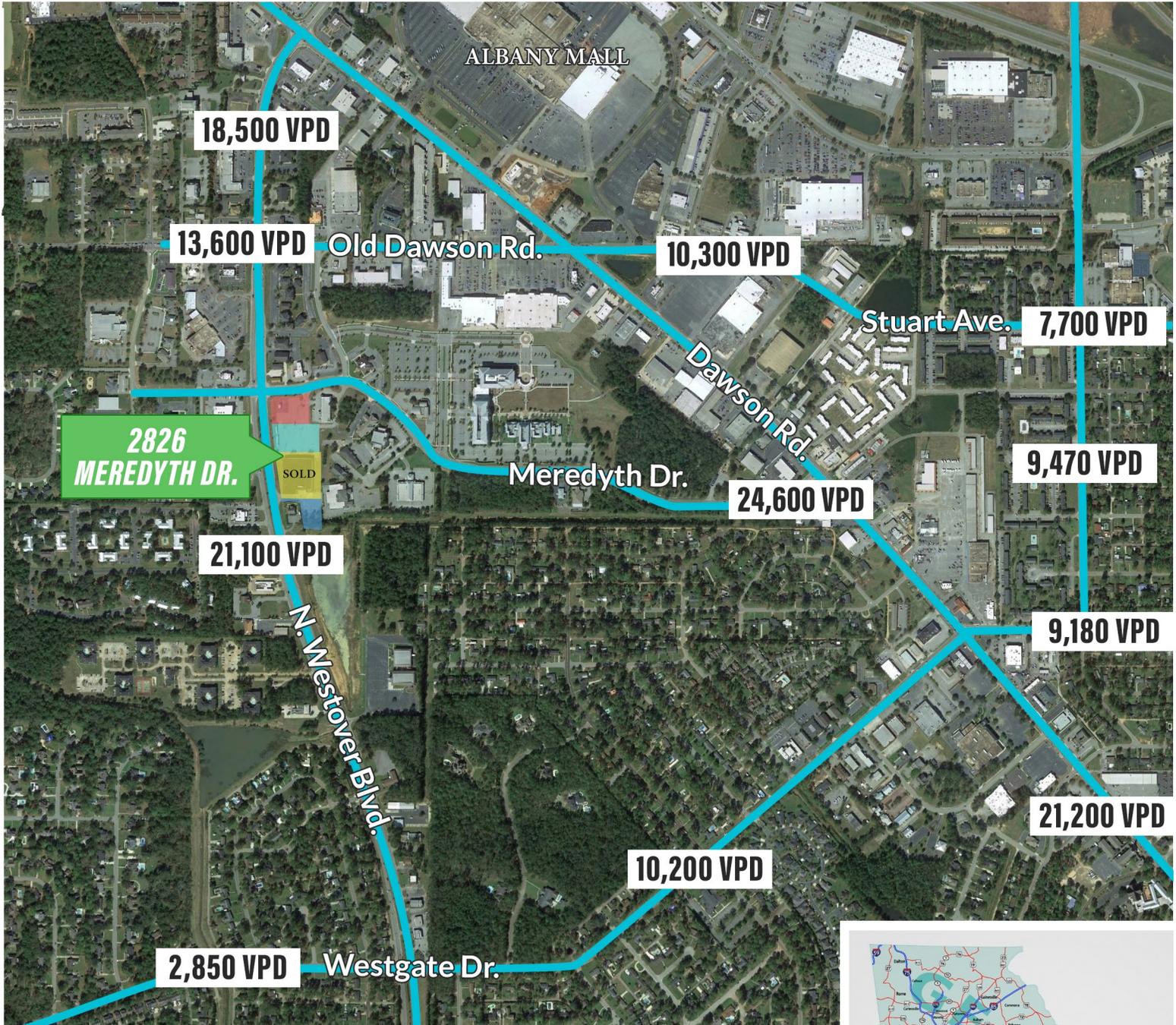
 **Walmart Neighborhood Market** 15
1.8 Miles



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TRAFFIC COUNTS



	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
POPULATION:	21,392	47,116	94,194
HOUSEHOLDS:	9,420	19,828	36,207
MEDIAN HOUSEHOLD INCOME:	\$52,414	\$45,115	\$40,354
PER CAPITA INCOME:	\$33,498	\$28,049	\$22,872



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CURRENT PROPERTY SURVEY

CLERK OF COURTS RECORDING BOX

APPROVAL BY PLANNING AND DEVELOPMENT SERVICES

DATE: _____

TOTAL AREA OF THIS SUBDIVISION IS 6,081 ACRES

FRONT YARD SETBACK - 30'
SIDE YARD SETBACK - 15'
REAR YARD SETBACK - 15'

OWNER REPRESENTATION:
THIS IS TO CERTIFY THAT I, THE TRUSTEE AND LANDLORD, AM THE OWNER OF THE PROPERTY PLATTED HEREON.

PLANNING AND DEVELOPMENT SERVICES

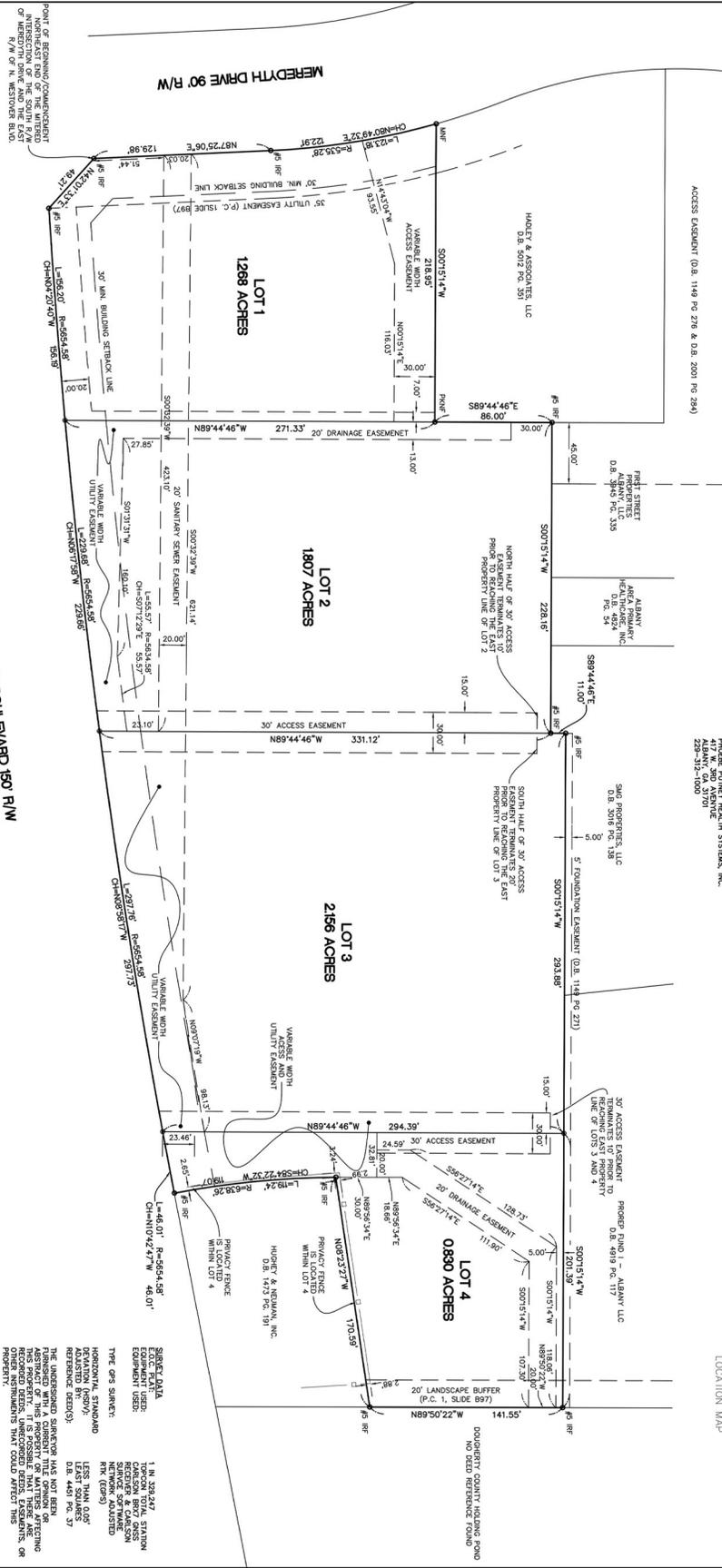
DATE: _____

LEGEND

- PRM = PINE
- IR = IRON
- MR = MANGROVE
- W = WOODEN PRIVACY FENCE

SITE

LOCATION MAP



STAKEOUT CERTIFICATION:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-47, THIS PLAT HAS BEEN STAKEOUT AND THE BOUNDARIES OF THE LOTS AND EASEMENTS SHOWN THEREON HAVE BEEN VERIFIED BY THE SURVEYOR. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE PROPERTY IS NOT BEING USED FOR ANY PURPOSES THAT WOULD REQUIRE THE PROPERTY TO BE USED FOR ANY PURPOSES OTHER THAN AS SHOWN ON THIS PLAT. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS NOT BEING USED FOR ANY PURPOSES OTHER THAN AS SHOWN ON THIS PLAT. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS NOT BEING USED FOR ANY PURPOSES OTHER THAN AS SHOWN ON THIS PLAT.

NOTICE:

THIS PROPERTY IS LOCATED IN ZONE X-RES. RETAINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (ACF) AS SHOWN ON THE COMMUNITY-SCALE NUMBER 1095500000E EFFECTIVE DATE OF SEPTEMBER 23, 2006.

GRAPHIC SCALE

(IN FEET)

1 inch = 50 ft

MANOR SUBDIVISION PLAT

MEREDYTH CROSSING

PLANNING AND DEVELOPMENT SERVICES

DATE: _____

LANIER ENGINEERING, INC.

1504 N. THIBODEAU AVENUE ALBANY, GEORGIA 31707 (229) 438-0582 FAX (229) 438-0821

31707 (229) 438-0582 FAX (229) 438-0821

REGISTERED PROFESSIONAL ENGINEER LICENSE NO. 21532

DATE: 07/29/24

SCALE: AS SHOWN

PROPOSED SITE PLAN FOR DEVELOPMENT



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