



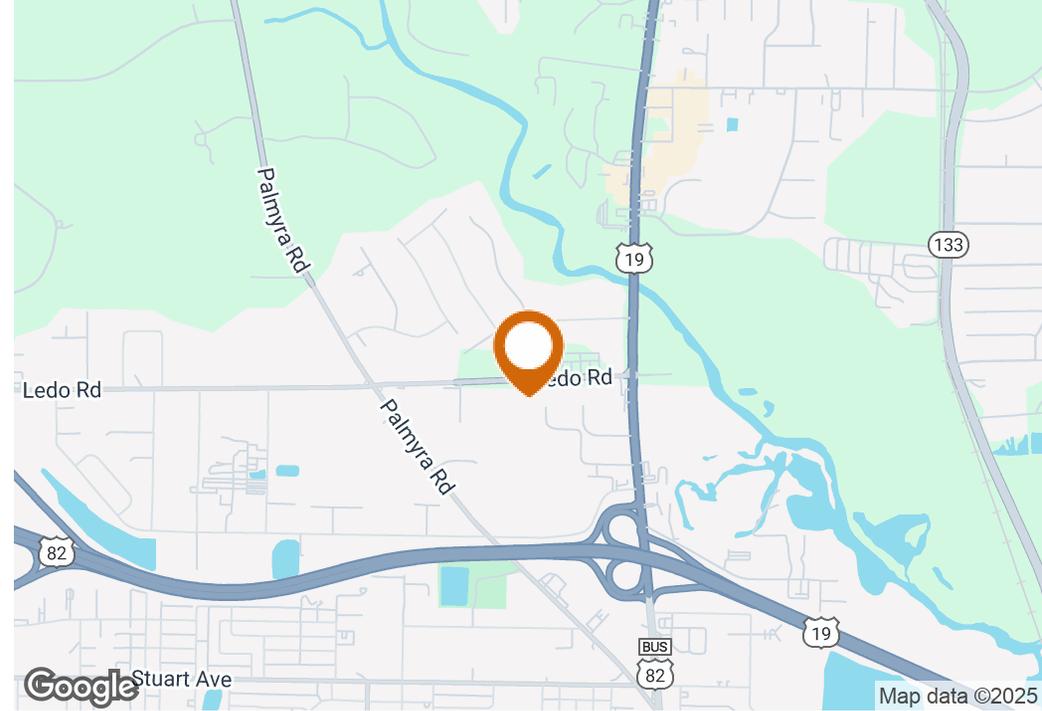
# NW Albany Development Land

1303 Nancy Dr, Albany, Georgia 31707

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## PROPERTY SUMMARY



**Sale Price:**

**\$599,000**

## Property Overview

Located in Albany, GA, this 10.87-acre property offers a range of possibilities. Featuring 470 feet of frontage and two access points, it is easily accessible from both Nancy Drive and Ledo Road. The site is conveniently positioned near major retail, dining, and entertainment destinations in Albany and Leesburg. 100% Upland.

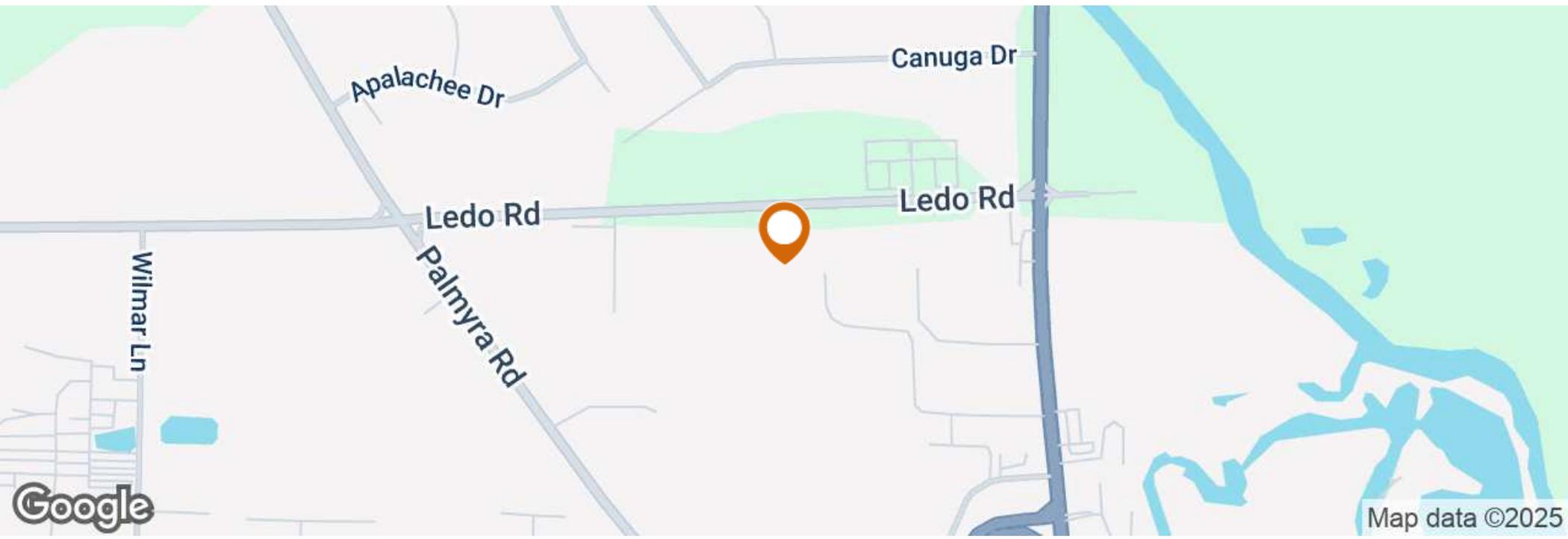
## Offering Summary

Lot Size:	10.87 Acres
Price / Acre:	\$55,106
Year Built:	1957
Zoning:	M-1
Road Frontage:	470 ± FT (Ledo Rd)
City:	Albany
County:	Dougherty

## Property Highlights

- 470 Frontage FT on Ledo Rd with two access points
- 10.87 ± acre site in Albany, GA
- Direct access from Nancy Drive and Ledo Road
- 100% upland for maximum usability

**REGIONAL & LOCATION MAP**



# DEMOGRAPHICS MAP & REPORT

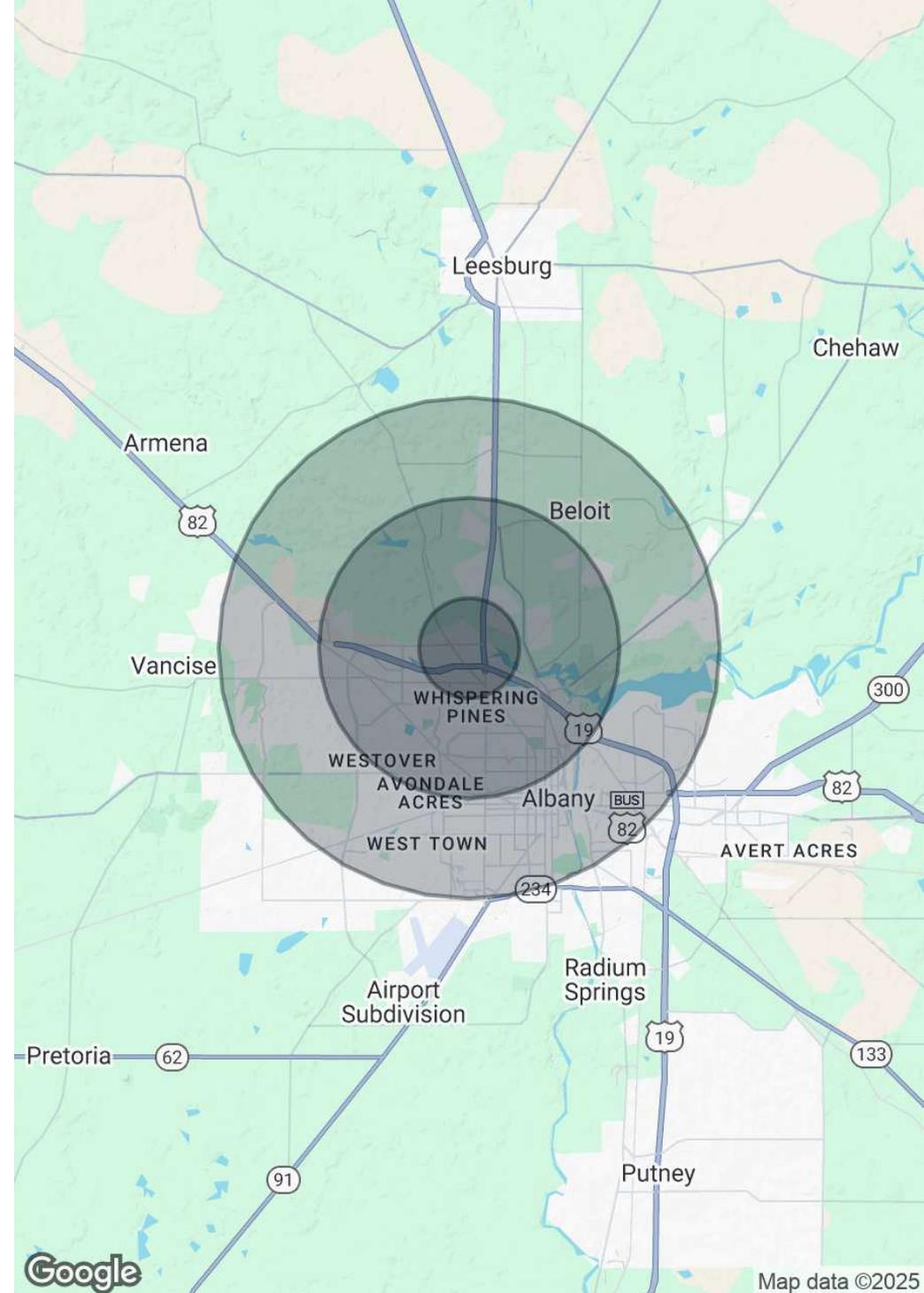
## Population

	1 Mile	3 Miles	5 Miles
Total Population	3,785	29,404	70,917
Average Age	39	40	40
Average Age (Male)	37	39	38
Average Age (Female)	41	42	41

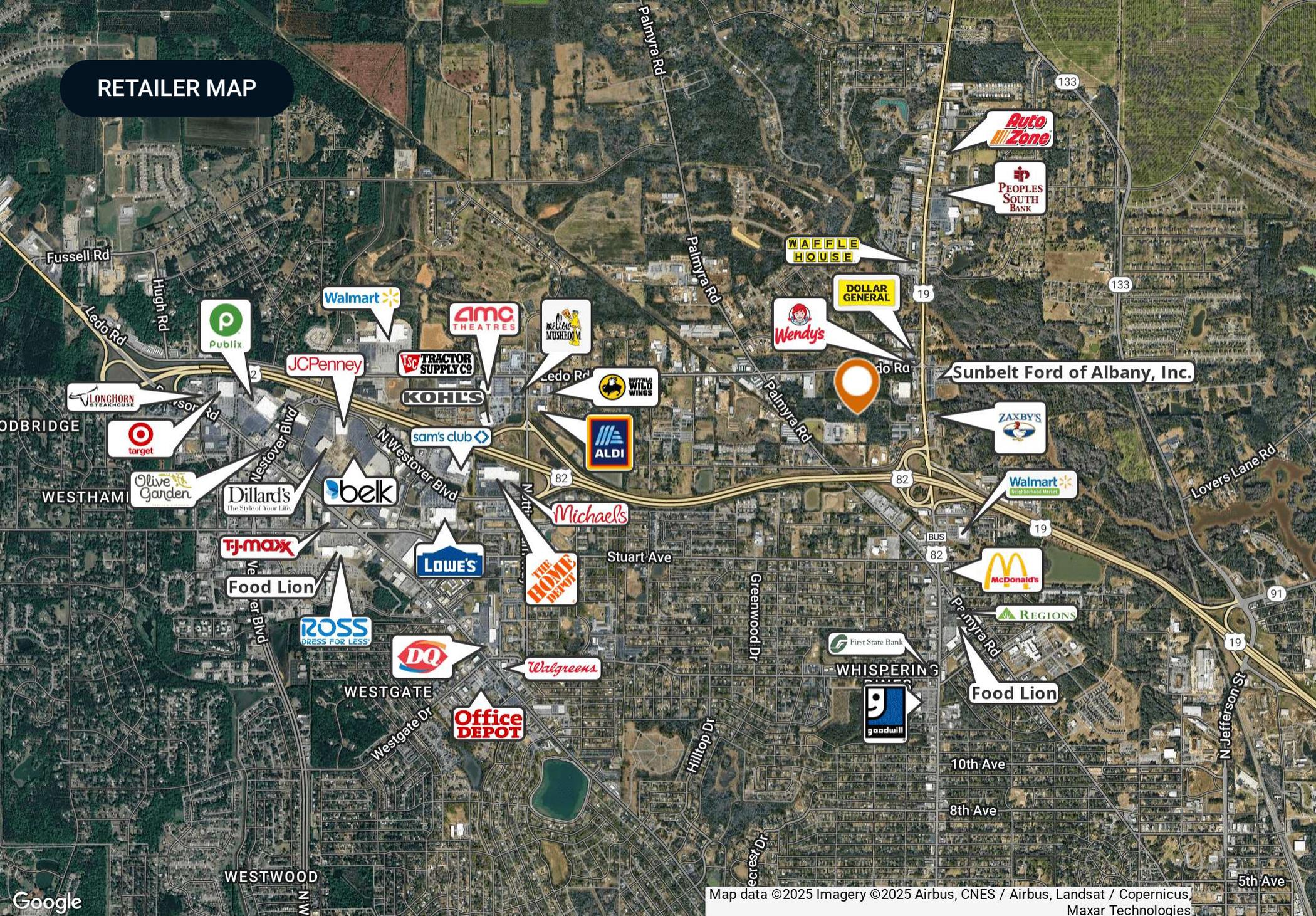
## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,702	12,934	29,471
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$88,126	\$84,150	\$76,572
Average House Value	\$185,430	\$194,317	\$187,970

*Demographics data derived from AlphaMap*



# RETAILER MAP



Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

**ADDITIONAL PHOTOS**



## ADVISOR BIOGRAPHY



### Todd Davis

Senior Advisor

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## Professional Background

Todd Davis is a Senior Advisor at Saunders 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
- Recreational
- Timberland
- Plantations
- Pecan Groves



For more information visit [www.saundersrealestate.com](http://www.saundersrealestate.com)

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