

Executive Summary

27.36 ACRE COMMERCIAL DEVELOPMENT TRACT



FOR SALE:

Address: Fussell Road/Raceway Ct.
Albany, GA 31701

Price: \$2,250,000

Acreage: 27.361 acres

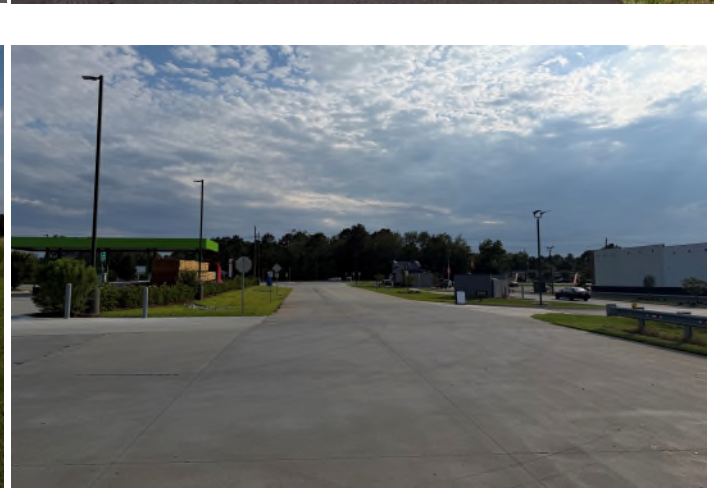
Zoning: C-2

Offered: Whole or divided

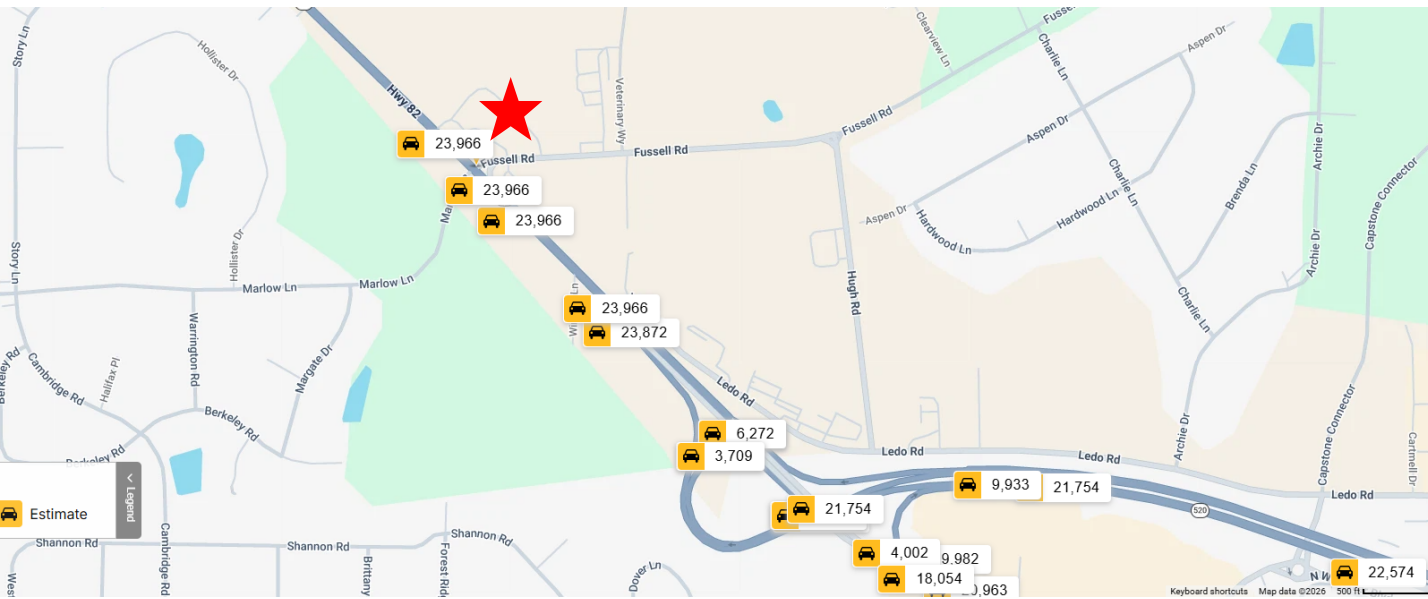
Tax Parcel: 029B 317

HIGHLIGHTS:

- Large commercial development tract adjacent to rapidly expanding corridor in southern Lee County
- 23,966 VPD at US Hwy 82
- Convenient access to signalized US Hwy 82 intersection via Fussell Rd.
- Conceptual development plans available
- Recent development in area includes WaWa, Seven Brew, and Raceway
- \$114,907 avg household income in 2-mile radius



Fussell Road & Raceway Court



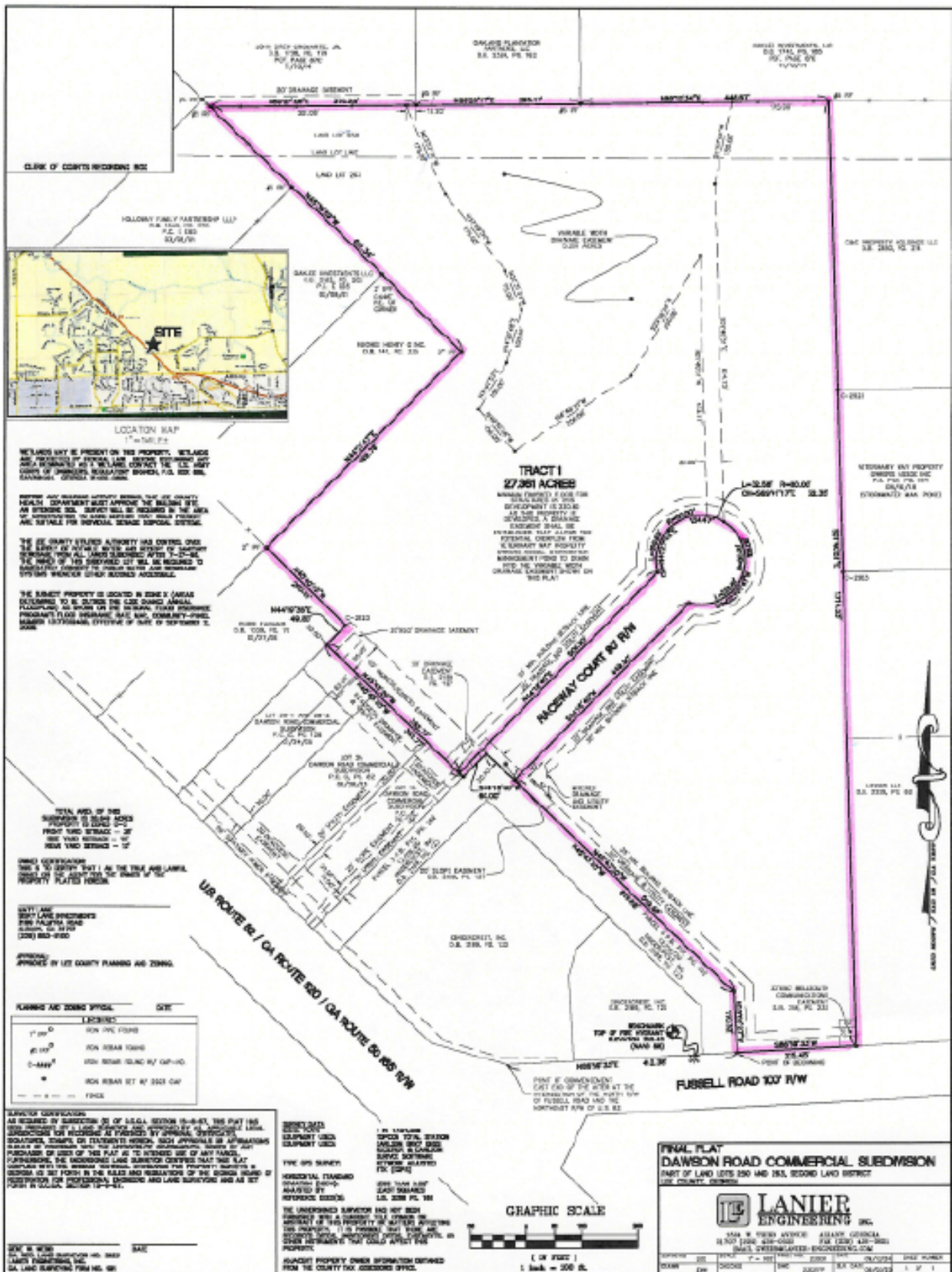
Traffic

Collection Street	Cross Street	Traffic Volume	Count Year
US 82;GA 520	US 82;GA 520 SE	23,966	2026
US 82;GA 520	US 82;GA 520 NW	23,966	2026
Dawson Road	Liberty Expressway NW	23,872	2026

Fussell Road & Raceway Court Leesburg, Georgia 31763

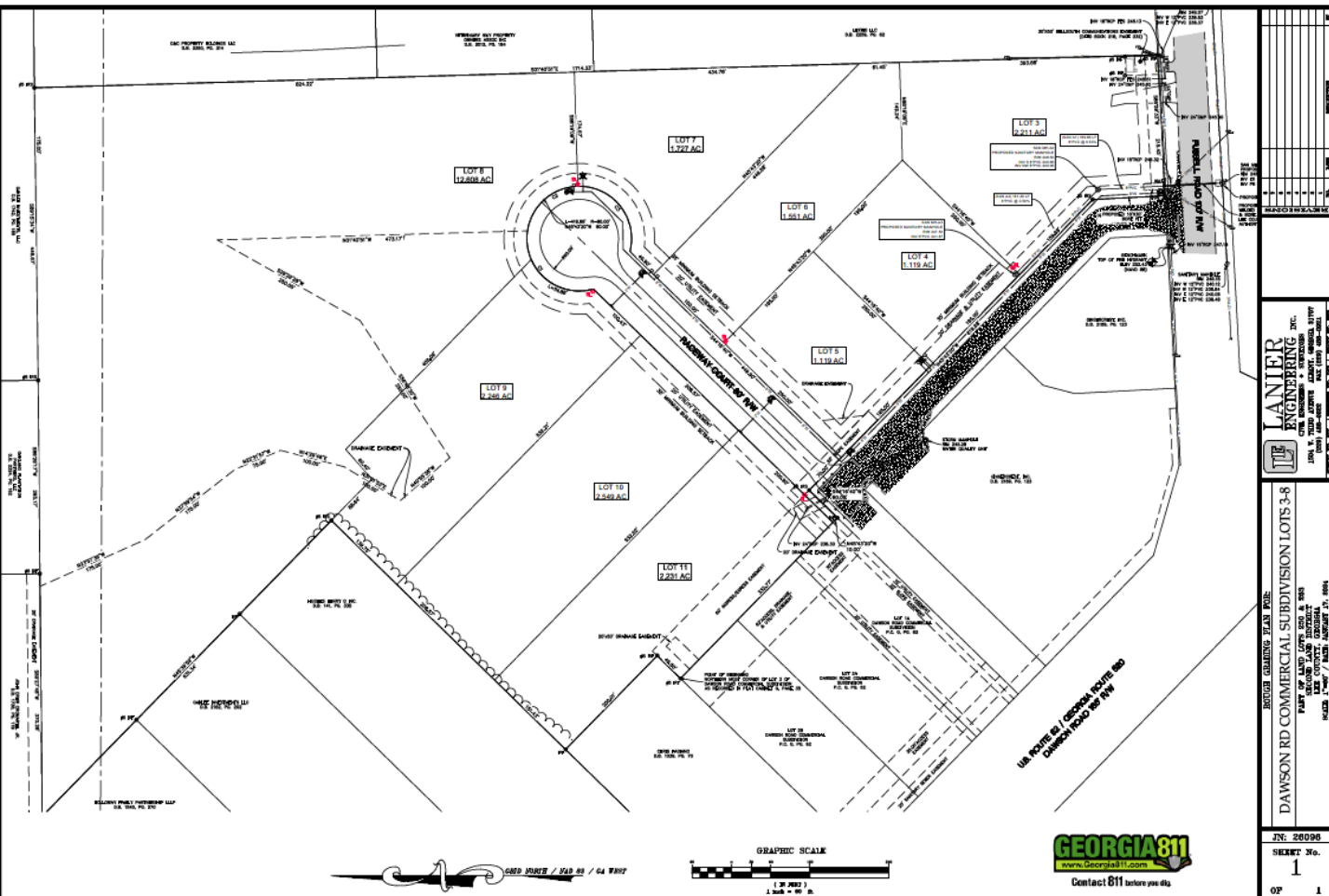
	2 miles	5 miles	10 miles
2025 Population	9,491	50,212	102,810
2025 Households	3,900	20,696	41,005
Avg Household Income	\$114,907	\$85,869	\$73,636
Median Household Income	\$92,118	\$68,153	\$55,191





Fussell Road & Raceway Court

Conceptual Sales Plat for Commercial Sites



ABOUT US

SouthCore Real Estate, based in Albany, Georgia, is a full-service real estate brokerage firm which focuses on assisting clients with the buying, selling, leasing and property management of commercial real estate in South Georgia. Mike Everett is the owner/broker with over thirty-five years of real estate experience.



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