

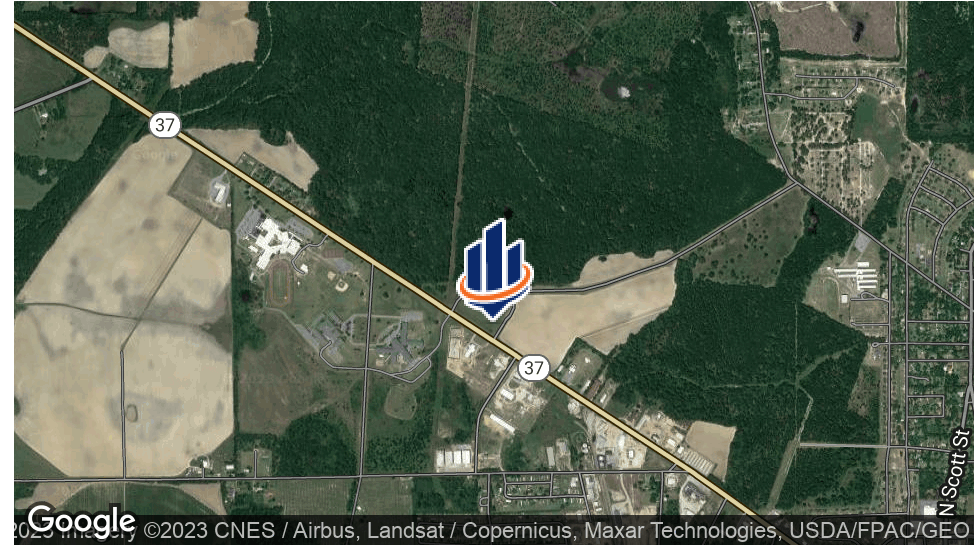


CAMILLA GA COMMERCIAL LAND

HIGHWAY 37
CAMILLA, GA 31730

Todd Davis
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Property Summary



OFFERING SUMMARY

Sale Price:	\$175,000
Lot Size:	2 Acres
Price / Acre:	\$87,500
Zoning:	C 3
APN:	00640-062-000

PROPERTY OVERVIEW

Located in Camilla GA, this property is 2 acres and has 300 Ft of frontage on Hwy 37 and James Holton Rd. This corner lot is across from Mitchell Co's primary, middle, and high schools.

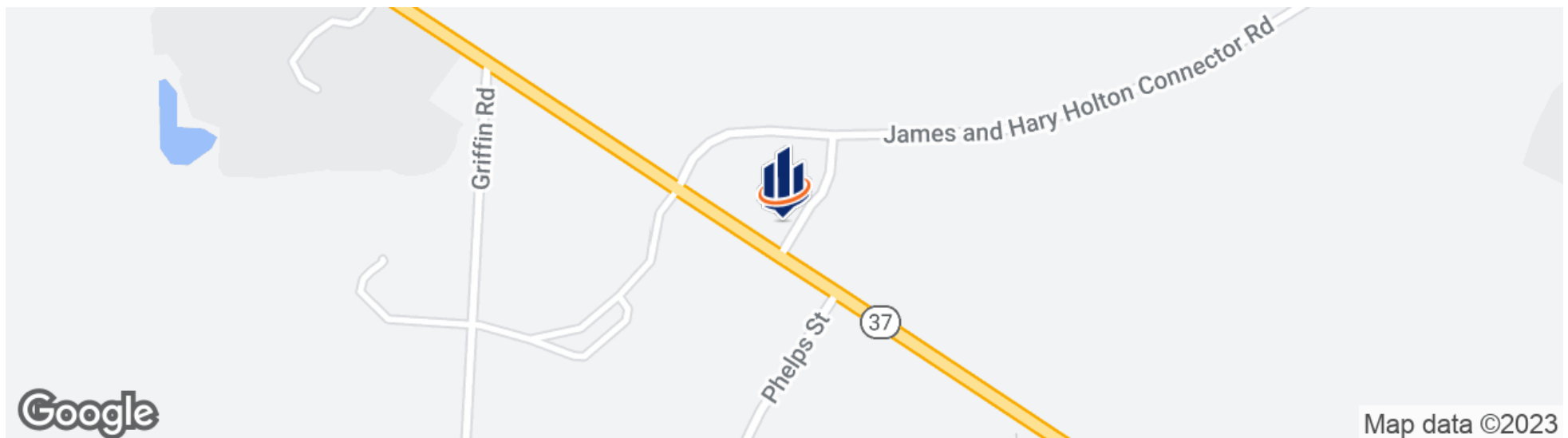
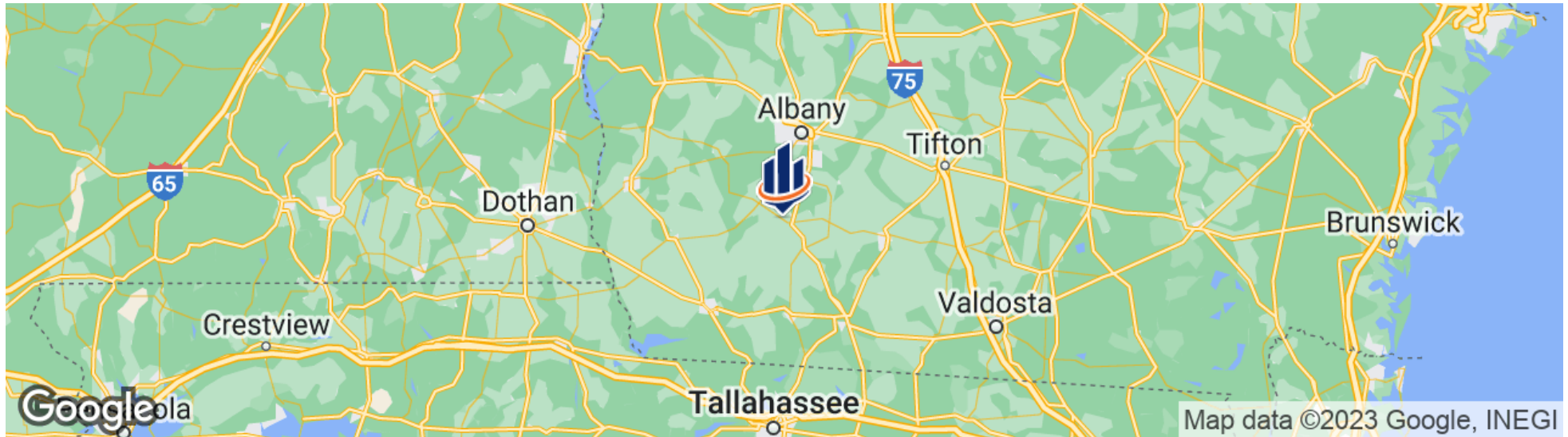
Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Land Investment• Commercial
Uplands / Wetlands:	100% Upland
Taxes & Tax Year:	\$2,101.85 [2023]
Water Source & Utilities:	City of Camilla Utilities
Road Frontage:	Hwy 37: 300 Ft, James Holton Rd: 300 Ft
Nearest Point of Interest:	Albany GA: 23 Miles Thomasville GA: 30 Miles

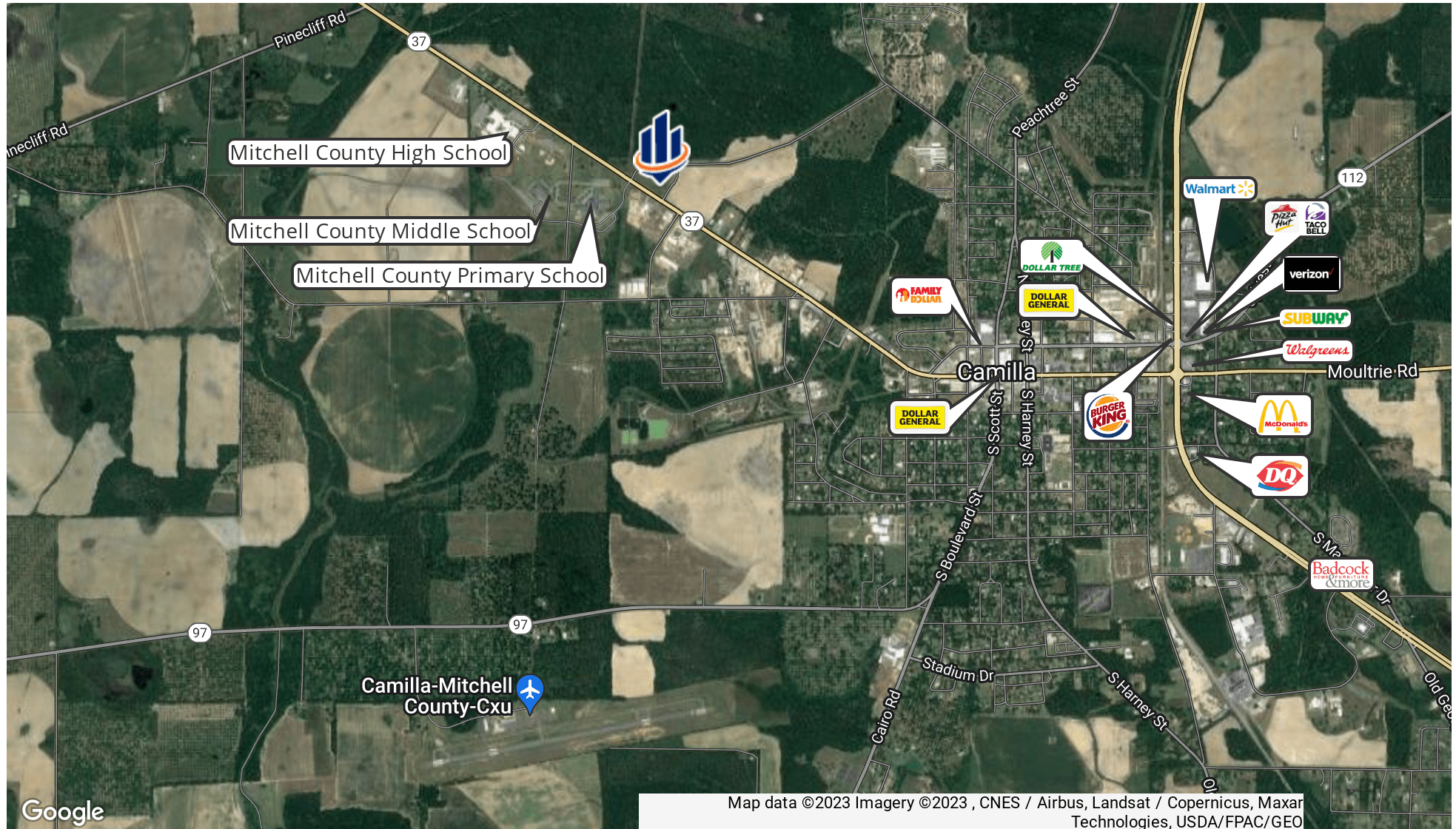
Regional & Location Map



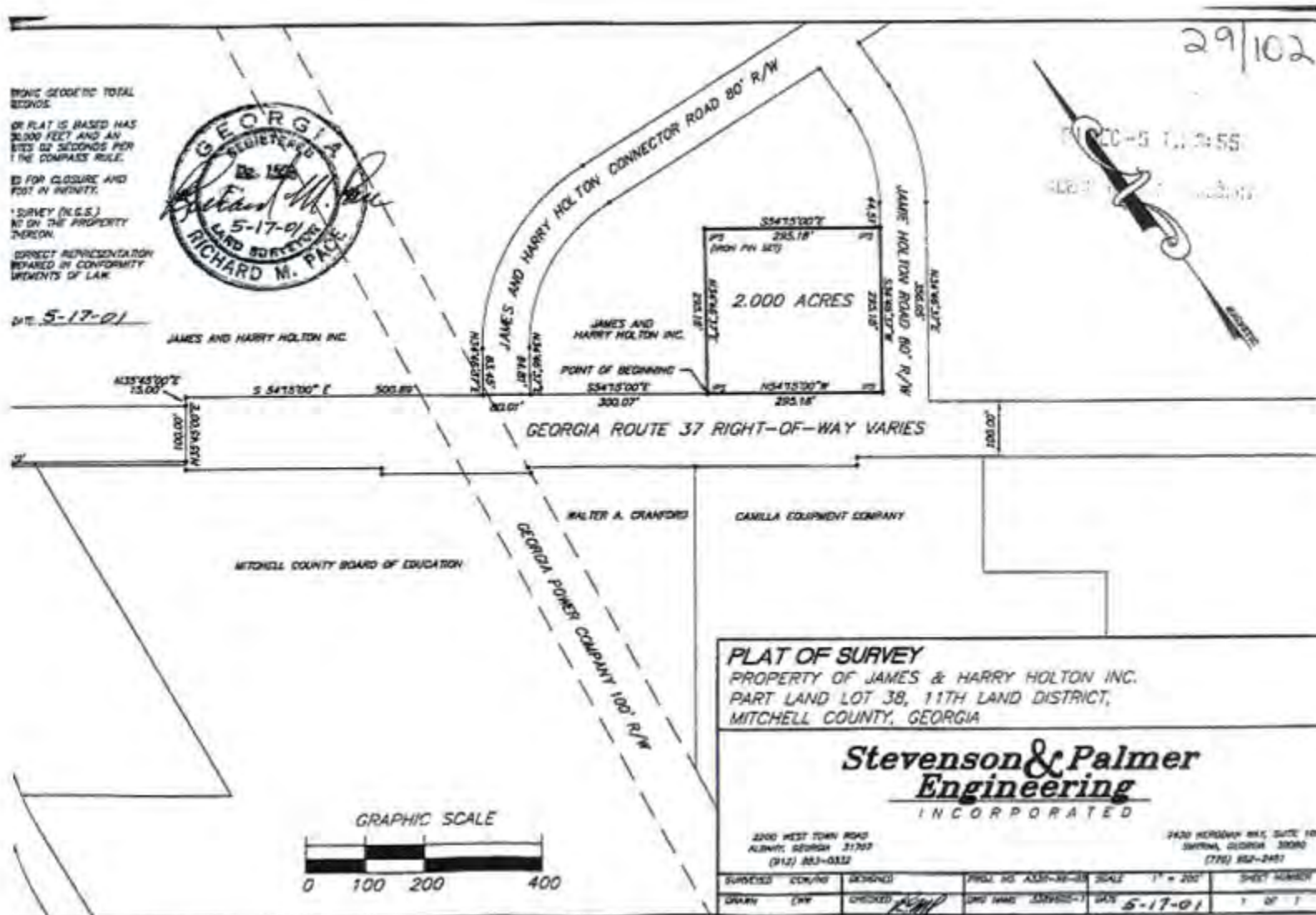
Aerial Map



Retailer Map



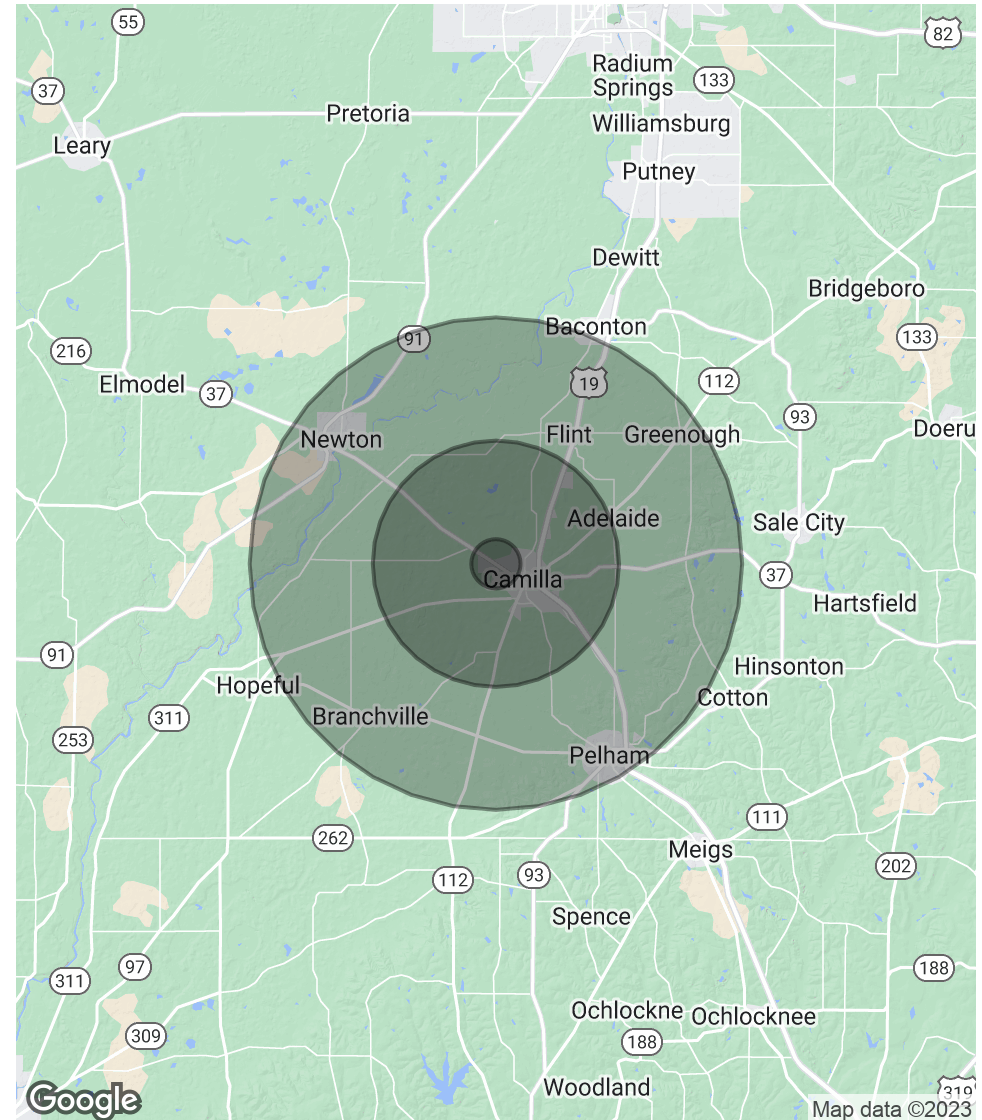
Site Plat



Demographics Map & Report

	1 MILE	5 MILES	10 MILES
POPULATION			
Total Population	1,810	5,875	16,542
Average Age	38.8	39.8	38.4
Average Age (Male)	43.6	40.1	37.3
Average Age (Female)	32.8	44.9	43.7
HOUSEHOLDS & INCOME			
Total Households	854	2,199	6,329
# of Persons per HH	2.1	2.7	2.6
Average HH Income	\$32,270	\$42,597	\$46,046
Average House Value	\$77,790	\$113,661	\$117,256

* Demographic data derived from 2020 ACS - US Census



Additional Photos





TODD DAVIS

Senior Advisor

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PROFESSIONAL BACKGROUND

Todd Davis is a senior 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.

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.

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