



CONTACT:

Prashant Patel

prashant.patel@blokkcre.com

229.256.3260

Traver Vliem

traver.vliem@blokkcre.com

912.515.6060

**2402 WHISPERING PINES CIR
ALBANY, GA**

+/- 1.75 ACRES | PRIME DEVELOPMENT PARCEL

AVAILABLE FOR SALE





DAWSON RD (20,000+ VPD)

PROPERTY SUMMARY



Prime Development Parcel - Dawson Rd

2402 Whispering Pines Cir, Albany, GA 31707

- Land Size: +/- 1.75 acres
- Pricing: \$950,000 (\$542,000/acre)
- VPD: 20,000+ on Dawson Rd
- Frontage: 288 feet

PROPERTY DESCRIPTION

Strategically located along the Dawson Road corridor, this ±1.75-acre tract offers a rare development opportunity in one of Albany's most active commercial zones. With 288 feet of frontage on Dawson Road, the site provides full access, high visibility, and exposure to strong daily traffic counts. Currently zoned R-1 (residential), the property will require rezoning for commercial use.

Surrounded by national retailers, Phoebe Hospital, and Albany Mall, this parcel is positioned in a dense retail and medical node. It is one of the last remaining undeveloped lots in the area, making it an ideal site for QSR, retail, medical, or office development.



Prime Location with Visibility

±1.75-acre site with 288' of frontage along Dawson Rd, one of Albany's highest-traffic corridors.



High-Demand Trade Area

Surrounded by national retailers, Albany Mall, and Phoebe Putney Hospital, creating strong commercial synergy.



Full Access & Utilities Available

The site offers full access from Dawson Rd and is well-positioned for development with utilities available at the street.



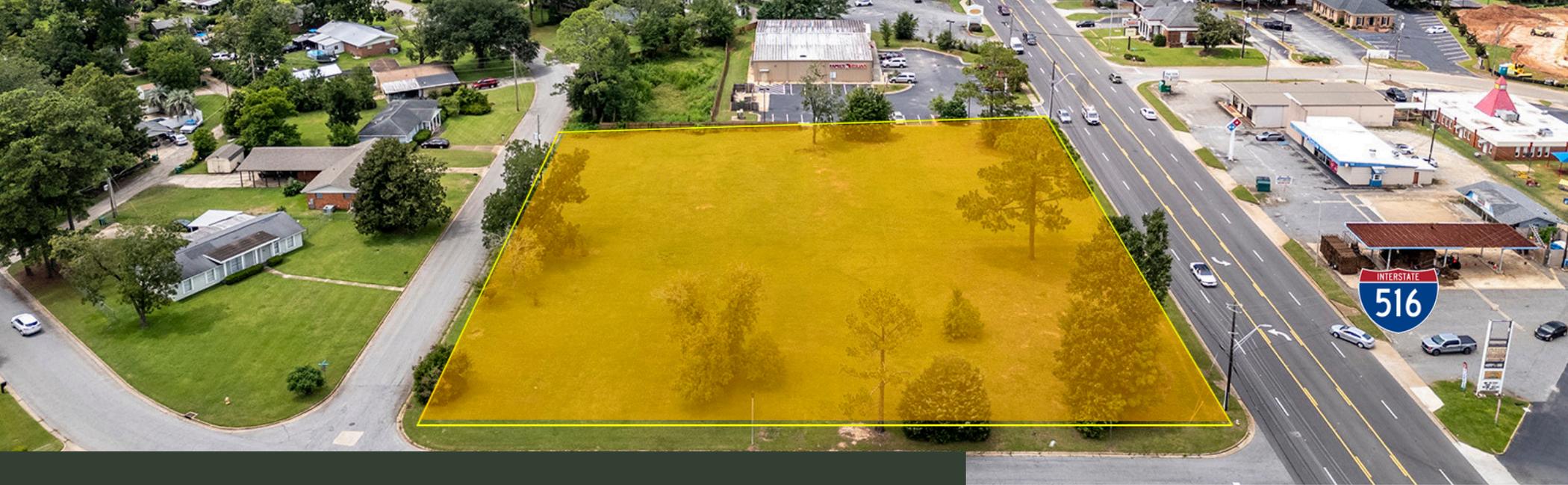
Rare Infill Opportunity

One of the last undeveloped lots in the immediate area, ideal for QSR, medical, or retail users seeking market penetration.



Strong Demographic & Traffic Counts

Benefit from consistent traffic volume and proximity to densely populated residential neighborhoods and regional draws.



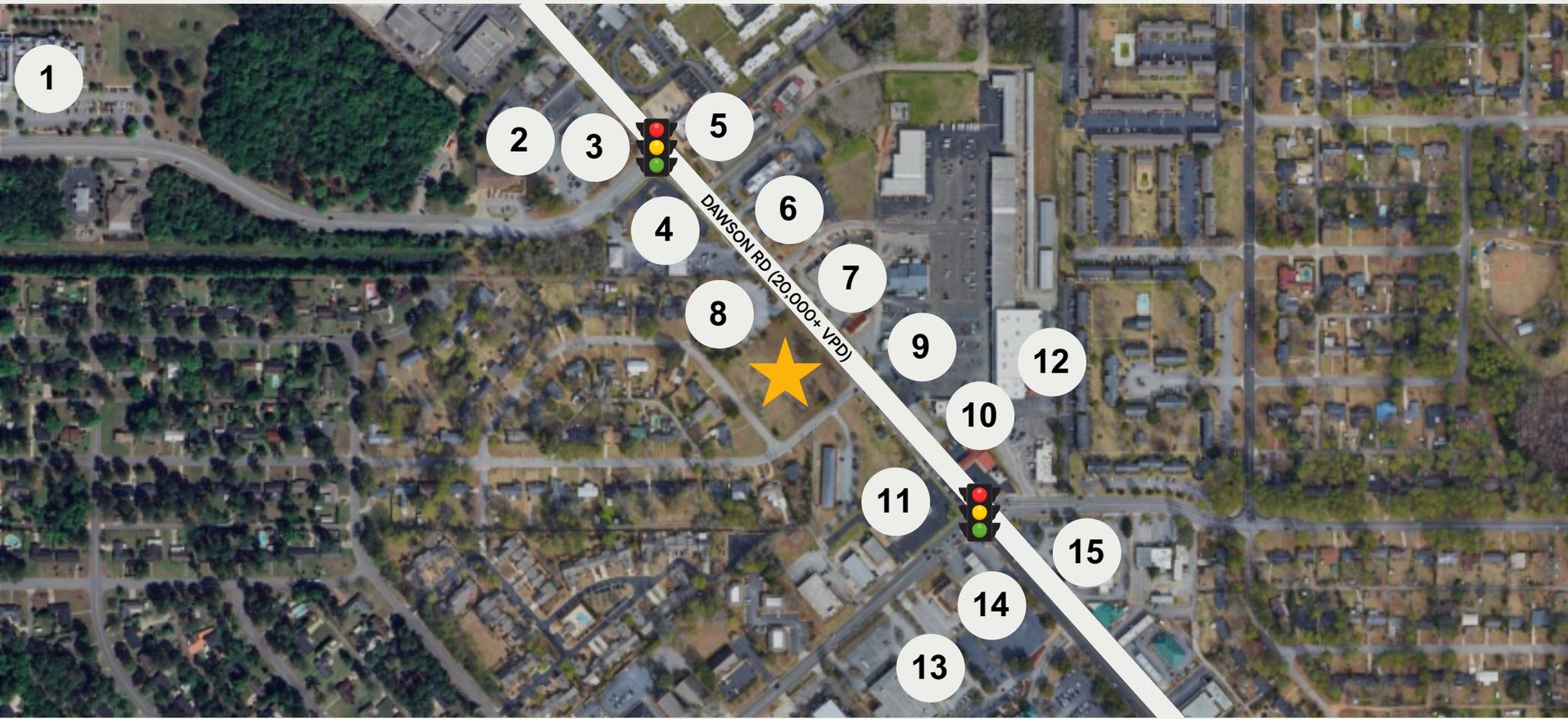
PROPERTY PHOTOS



RETAILER OVERVIEW



SITE ZOOM OVERVIEW



1 Veranda Medical Group

2 Chicken Salad Chick

3 Firehouse Subs

4 Taco Bell

5 GooGoo Car Wash

6 Burger King

7 Dunkin'

8 Family Dollar

9 Domino's Pizza

10 Dairy Queen

11 Rita's Italian Ice

12 Dollar General

13 Office Depot

14 BP

15 Walgreens

BIO/CONTACT



Prashant Patel

Associate

prashant.patel@blokkcre.com

229.256.3260

BACKGROUND

Prashant Patel began his career with Blokk in 2023. He previously served in the hospitality industry for over six years in a manager role. In addition to his work in real estate, Prashant is an angel investor in businesses across the southeast. Through his investments, he has gained valuable insights into various market trends, which he leverages to help his clients make informed decisions about their real estate investments. Prashant has personally bought and sold multiple commercial and residential properties over the years, giving him a firm understanding of the buying and selling process.

EDUCATION

Georgia Southern University
College of Business Management

BIO/CONTACT



TRAVER VLIEM

Associate

traver.vliem@blokkcre.com

912.515.6060

BACKGROUND

Traver Vliem began his real estate career in 2019. After brokering and personally investing in real estate for three years, he joined Blokk Commercial Real Estate as a sales associate. Traver is currently working on retail sales across the US.

EDUCATION

Georgia Southern University

College of Business Management. Minor in Finance. (Honors) Four year Letterman on Football Team