

Sale Name: Commercial Facility and Developable Parcels | Lee and Washington County, GA Online Auction

LOT 1 - 3.29± acres of Prime Development Opportunity, Leesburg, Lee County, GA



Description

**Thursday, January 16, 2025 at 11:00 am — ONLINE
ONLY-Bidding Starts January 9th 12:00 PM**

LEESBURG, LEE COUNTY, GA

Property located adjacent to Lee County High School at 0 Main Street, Leesburg, GA



Prime Development Opportunity in Leesburg, GA

Explore the exceptional potential of this strategically located 3.29± acre lot at 0 Main Street, Leesburg, GA, identified by Lee County Tax records as Parcel #036D 728. Adjacent to Lee County High School and nestled between key community facilities, this property is perfectly positioned for a variety of uses, including potential commercial or institutional developments.

Property Highlights:

- **Prime Location:** Featuring double road frontage on both Main Street E and 5th Street E, enhancing access and flexibility for development. This property enjoys high visibility and traffic—ideal for any future commercial ventures or community institutions.
- **Utilities Availability:** The lot is ready for development, with access to essential utilities such as cable, electricity, high-speed internet, natural gas, phone, sewer, and water.

- **Zoning:** Currently zoned residential with potential for rezoning to accommodate commercial or institutional plans, reflecting its strategic placement near public amenities and community hubs.

Development Potential: This parcel is ideal for developers looking to capitalize on its proximity to educational and health facilities, perfect for uses such as a medical complex, retail center, or professional offices. The opportunity to transition the property to a more lucrative commercial or institutional designation could maximize returns.

Strategic Importance: Situated within the Albany, Georgia metropolitan statistical area and just 20 minutes from downtown Albany, this property is part of a region witnessing significant growth. The ongoing development in downtown Leesburg, coupled with the area's rising population, underscores the potential for substantial appreciation and utility of this site.

Local Development News: Recent reports, such as those from WALB News 10, highlight significant plans for downtown Leesburg's expansion following an increase in new business activities. These developments underline the strategic value of investing in this parcel. [Read more about the big plans for downtown Leesburg here.](#)

Whether you aim to develop a commercial complex to tap into Leesburg's growing market or establish an institution that serves the community's needs, this property offers the location, accessibility, and readiness to make your vision a reality. Explore the potential of this 3.29± acre lot as a cornerstone for your next successful project in the heart of Lee County.

[Surveys / Maps](#)

PROJECT MANAGER: Chase Tolbert – 706.266.0717 – ctolbert@dempseyauction.com

INSPECTION: This Property is OPEN for Inspection.

BIDDING: The Bidding process will be ONLINE only through our MarkNet Platform at [Dempseyauction.com](https://dempseyauction.com) **BEGINNING ON January 9TH and ENDING ON January 16TH at 11:00 am.** Contact our Office for exact details.

TERMS: 10% down with a balance due on or before 30 days from contract acceptance. 10% Buyer's premium will be charged on all purchases.

CLOSING: Closing to be on or before 30 days from sale date/contract acceptance.

BROKER PARTICIPATION: Dempsey Auction Co will pay any licensed Broker/Agent a referral commission for any registered client who successfully closes on the property. CONTACT OUR OFFICE FOR PRECISE DETAILS.

For plats, brochures, Pre-Registration or further sales information on this auction, call us by name at 800.DEMPSEY. Property lines are approximate.

Quantity: 1



<https://bids.dempseyauction.com/>