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36.54 AC FOR SALE

3630 Windsor Spring Road | Hephzibah, GA 30815

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ZONE | A_R-1

MIXED-USE DEVELOPMENT

PRICE | \$550,000



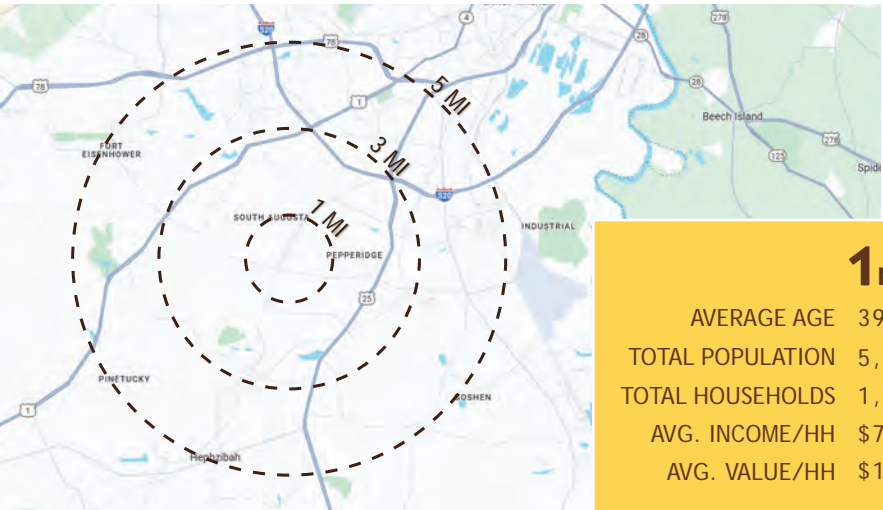

JORDAN TROTTER
COMMERCIAL REAL ESTATE

36.54 acres of development land located at the intersection of Windsor Spring Road and Tobacco Rd. There is a Walmart Neighborhood Market and KJ's Grocery at the intersection with more development in progress to include a Parker's gas station. This property is situated just 2.84 miles from Gate 5 of Fort Eisenhower, home to United States Army Signal Corps and Cyber Center of Excellence. Fort Eisenhower is the largest employer in the CSRA (Central Savannah River Area).

This property is perfect for a mixed use development containing retail and single family residential or a full single family residential project. The property is located in South Augusta which has seen a surge in economic development, including new construction and business expansion. This strategic location in the Hephzibah area has over 1440 feet of frontage on Windsor Spring Road. Windsor Spring Road has a daily traffic count of 32,000.

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- Windsor Spring Road VPD, 32,000
 - Zoned R-1 & AG
- 1440.6 feet of frontage on Windsor Spring Road
- Perfect for mixed-use development with residential
 - Only 2.84 miles to Gate 5 at Fort Eisenhower



	1MI	3MI	5MI
AVERAGE AGE	39	39	38
TOTAL POPULATION	5,151	44,937	91,925
TOTAL HOUSEHOLDS	1,936	16,719	33,554
AVG. INCOME/HH	\$78,023	\$73,433	\$68,269
AVG. VALUE/HH	\$185,568	\$191,359	\$166,472



FORT EISENHOWER

DEANS BRIDGE ROAD

GATE #5

WINDSOR SPRINGS ROAD

520

DIAMOND LAKES
REGIONAL PARK

TOBACCO ROAD

PEACH ORCHARD ROAD



 **SITE**



RIVER REGION STATISTICS



River Region Population:
767,478



Annual Growth Rate:
0.89%



Average Commute:
23.5 mins



Trade Area Population:
767,478



Medium Income:
\$55,049



Unemployment Rate:
3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Eisenhower

Job Growth: Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

Cyber & Innovation: Georgia Cyber & Innovation Training Center

Major Industry: Fort Eisenhower, SRNS, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

