

High Density Development Site

3270 Deans Bridge Rd, Augusta, GA 30906



PROPERTY OVERVIEW

This 13.4 acre parcel of undeveloped land has 966 ft of frontage on Deans Bridge Road. Site has obtained zoning approval for 135 townhome units. All utilities and DOT easements are in place and site is ready for development. Modification of entitlements could result in higher density if developer was to seek apartment use instead of fee simple townhomes. Asking price of \$7,000 per unit for just the dirt and approved drawings is substantially below market value. Location has seen substantial need for housing. The housing needs are due to the close proximity to Fort Eisenhower and Augusta Technical College, two of the area's largest employers. This site is halfway in the middle of both employers. Rent growth in Augusta has increased dramatically the previous 2-5 years and is projected to continue to outpace other parts of the southeast in years to come.

LOCATION OVERVIEW

High traffic location on Deans Bridge Road (Highway 1) just past I:520 near the Walmart Super Center. Site is less than 2 miles from the Augusta Tech Campus and just minutes away from the back gate to Fort Gordon Eisenhower.

OFFERING SUMMARY

Sale Price:	\$900,000
Lot Size:	13.4 Acres
Price / Acre:	\$67,164
Zoning:	B-2

SHERMAN & HEMSTREET REAL ESTATE COMPANY

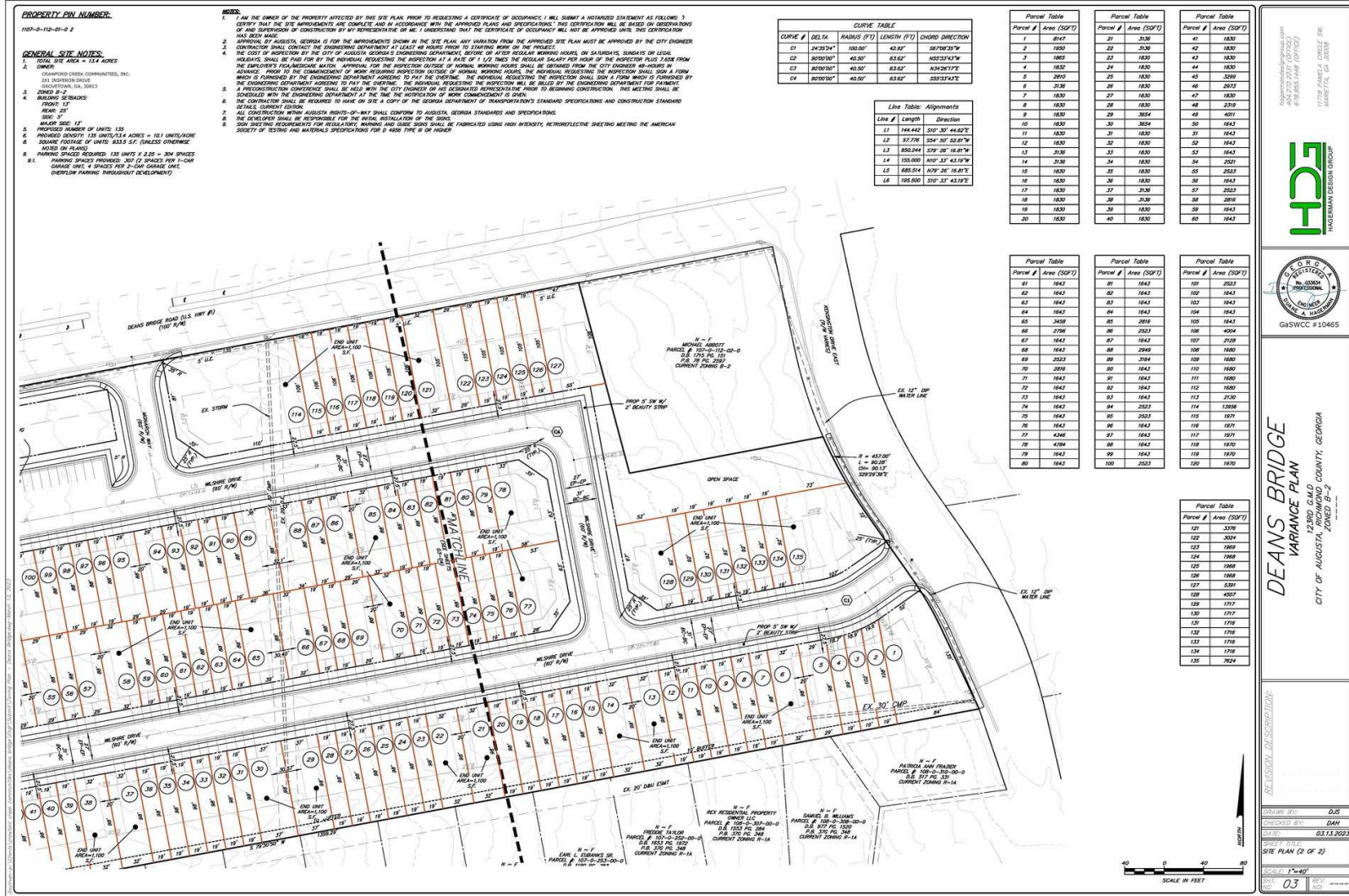
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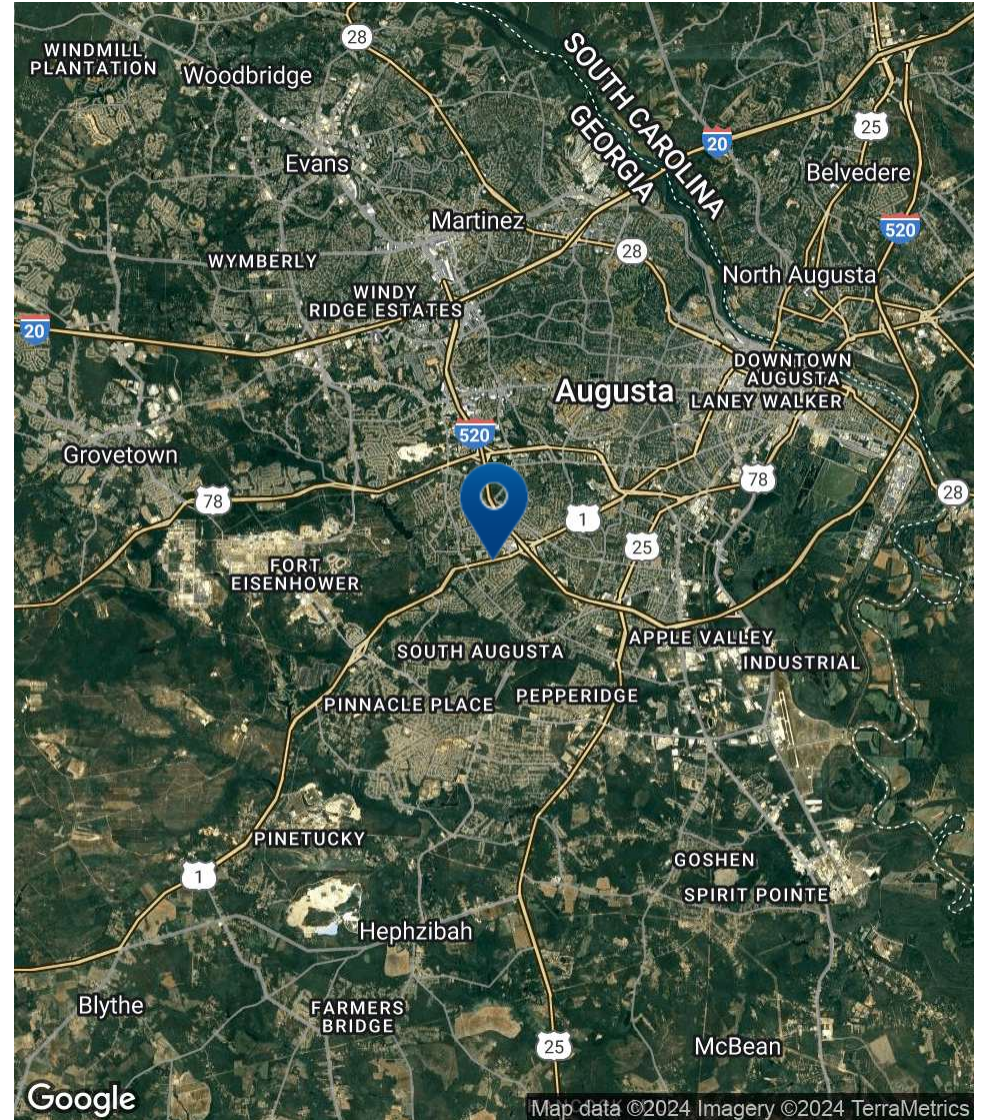
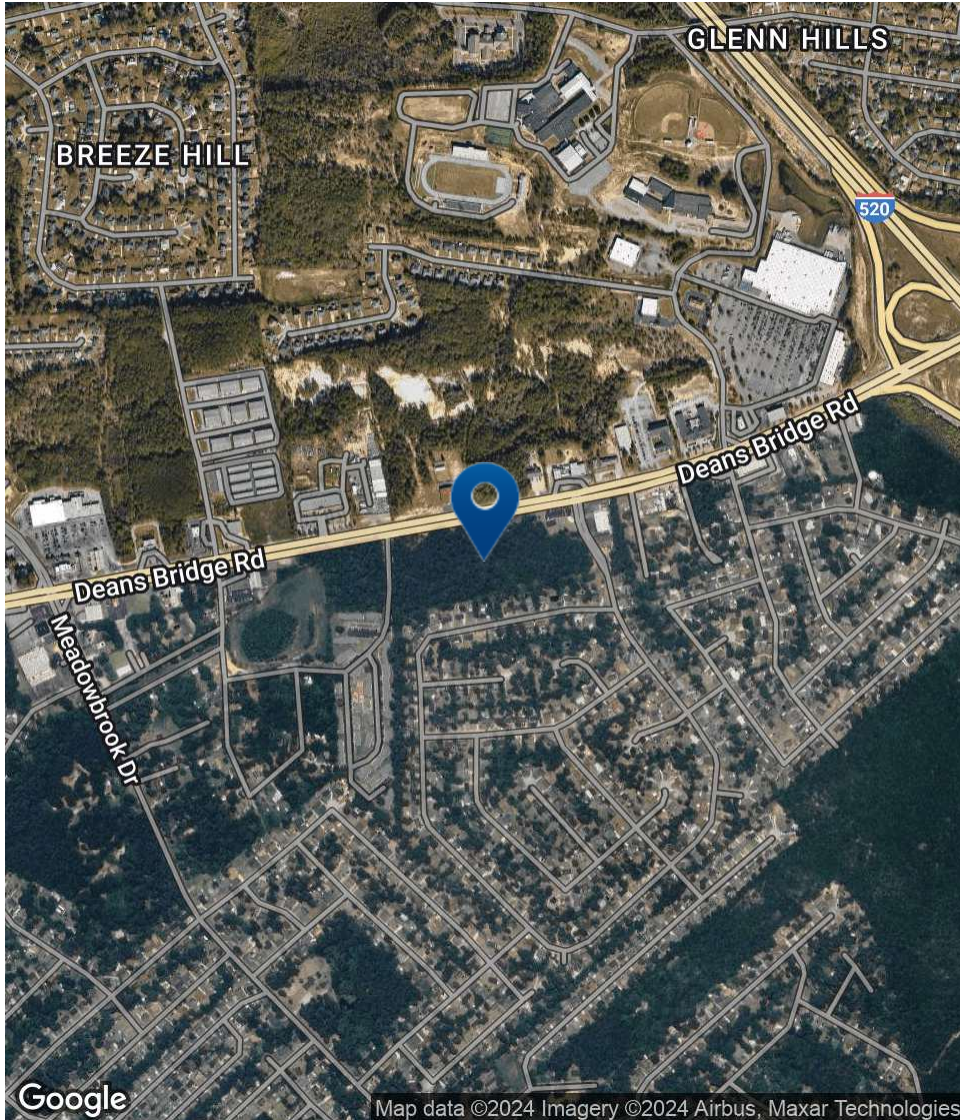
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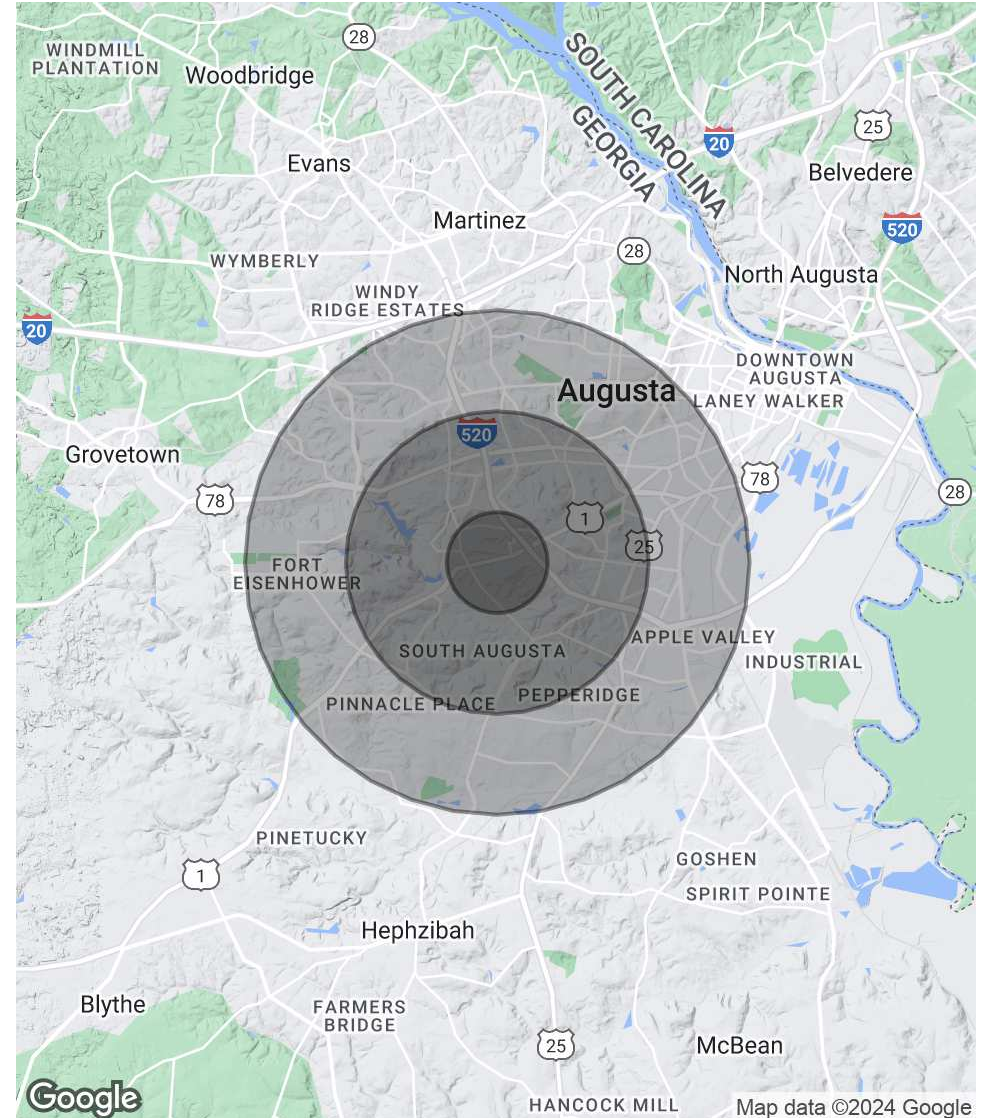
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,214	51,856	123,933
Average age	39.4	34.5	34.9
Average age (Male)	35.0	31.7	33.7
Average age (Female)	43.0	37.3	37.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,835	20,510	52,304
# of persons per HH	2.5	2.5	2.4
Average HH income	\$43,403	\$43,878	\$49,368
Average house value	\$83,833	\$89,228	\$113,879

* Demographic data derived from 2020 ACS - US Census



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ZACK HARTMAN

Commercial Sales Associate

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PROFESSIONAL BACKGROUND

Zack is an Augusta, GA native and started his career with Sherman and Hemstreet in 2017. Zack spent the first two and a half years in a property management capacity across the southeast, specializing in identifying and solving problems within low income housing communities to improve the overall value of the property for his clients. This quickly grew into managing all types of income-producing properties because of his passion for real estate and the relationships he developed with his clients. Zack uses his property management experience to help property owners understand the true value of their property and to help them navigate in the current real estate market. When he is not working real estate, Zack enjoys working with his hands to build or fix things and spending time outdoors with friends and family.

Sherman & Hemstreet Real Estate Company

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