

**2565 Patterson Bridge Road
Hephzibah, GA 30815**

**Large Parcel for
Development**

APN#: 193-0-155-00-0 & 193-0-144-00-0

Zone: Ag

Acres: 230

Price: \$15,000 per Acre



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This 230 acre parcel is located in South Richmond County at the crossroads of Windsor Spring Road and Willis Foreman Road. It sits across Willis Foreman from Diamond Lakes Park. It is a 15 minute drive from Gate 5 at Fort Gordon. This site will need to be rezoned from Agriculture to the proper zoning to fit the proposed development.

Highlights

- Perfect site for Residential Development
- Flat topography
- Water and Sewer on property line
- 15 minute drive to Gate 5 at Ft. Gordon

Fort Gordon

Bobby Jones Expressway



Diamond Lakes Regional Park

SITE



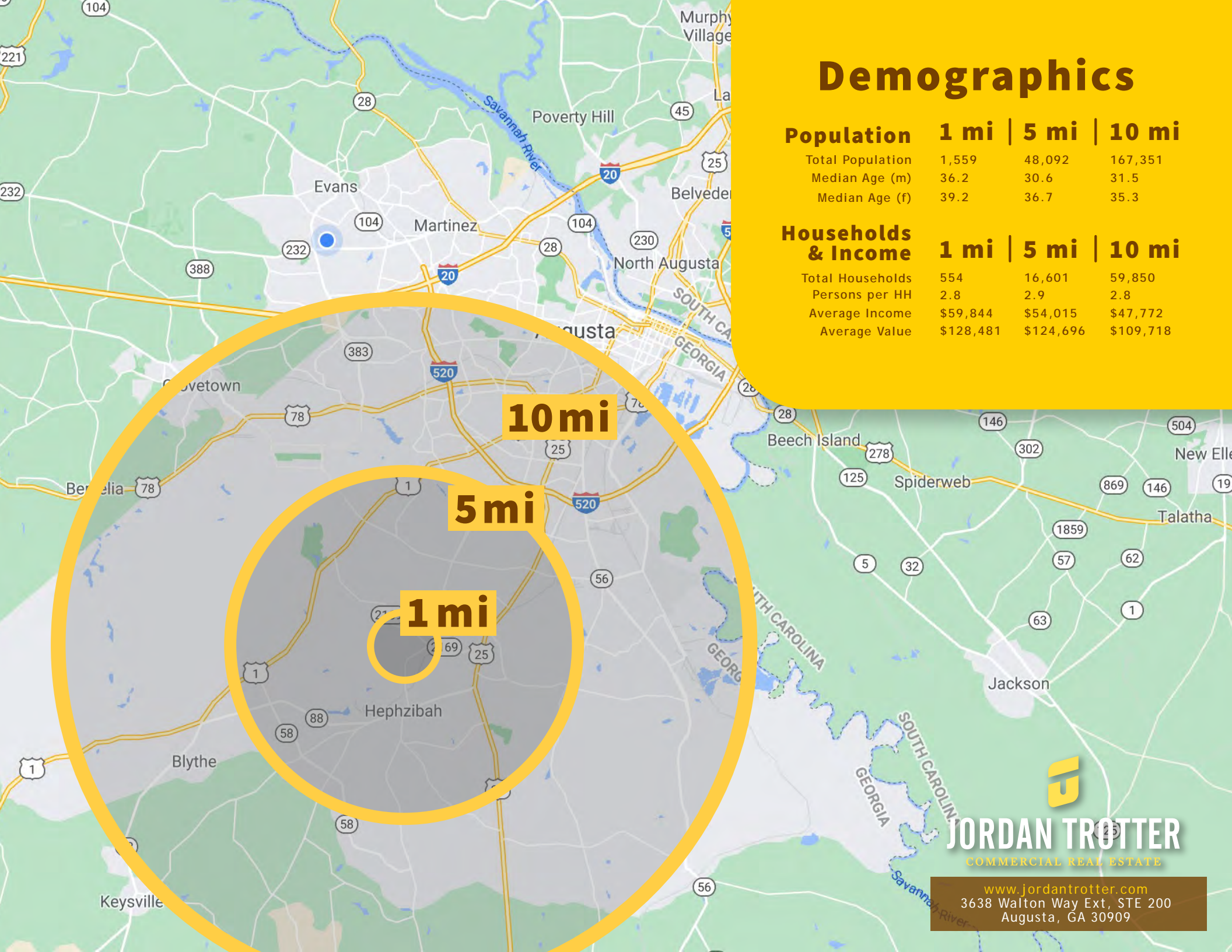
Windsor Spring Road

Tobacco Road

Peach Orchard Road



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Demographics

Population	1 mi	5 mi	10 mi
Total Population	1,559	48,092	167,351
Median Age (m)	36.2	30.6	31.5
Median Age (f)	39.2	36.7	35.3

Households & Income	1 mi	5 mi	10 mi
Total Households	554	16,601	59,850
Persons per HH	2.8	2.9	2.8
Average Income	\$59,844	\$54,015	\$47,772
Average Value	\$128,481	\$124,696	\$109,718

10mi

5mi

1mi



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