

TRACT OF LAND AVAILABLE

3596 Windsor Spring Road - B | Hephzibah, GA 30815

\$750,000

10 AC

APN | 142-0-074-02-0

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JORDAN TROTTER
COMMERCIAL REAL ESTATE



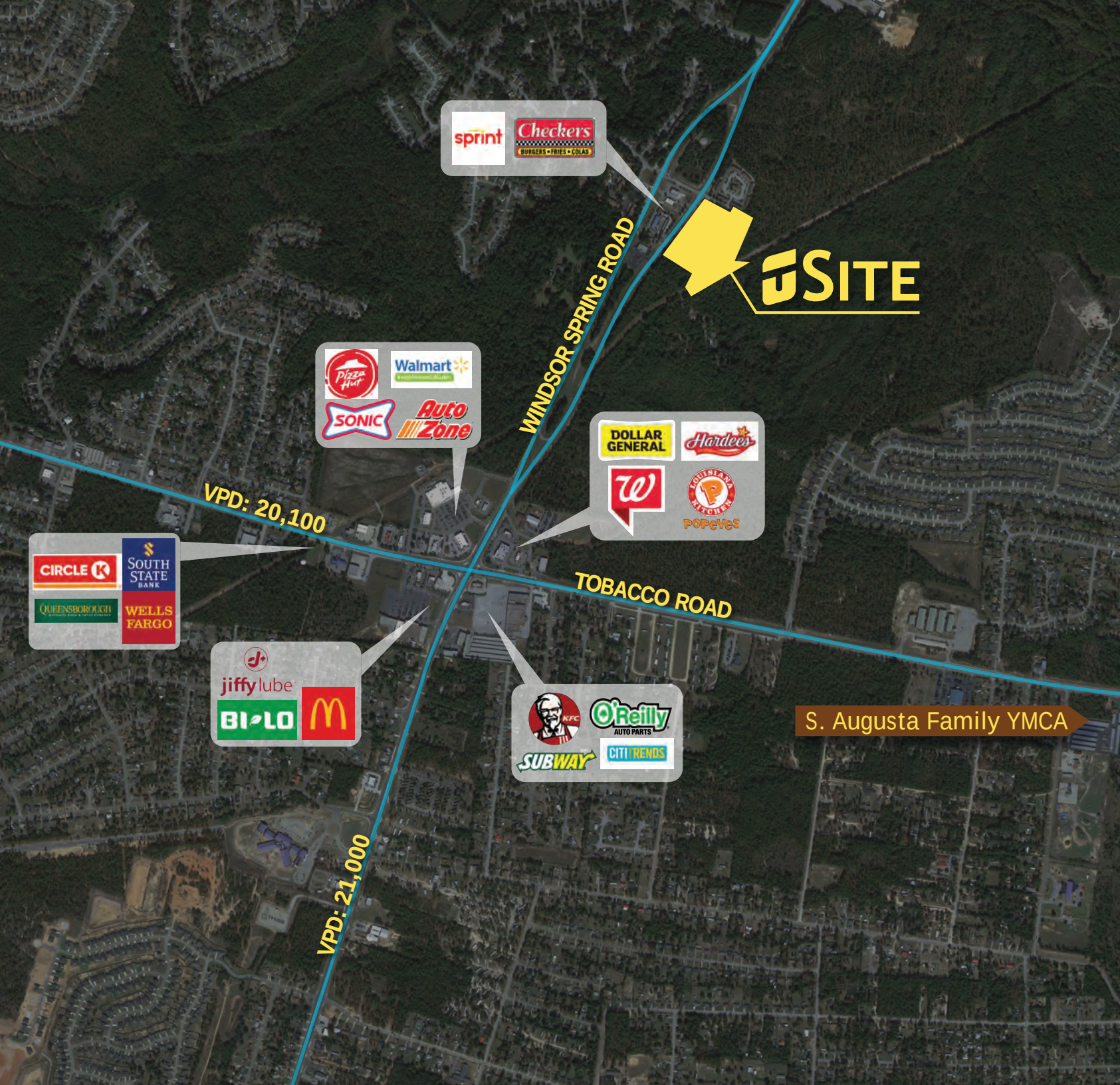
Highlights

This 10 acre tract of land is located on Windsor Spring Road approximately 0.5 miles north of the intersection with Tobacco Road. The property is in an up and coming area of south Augusta and is surrounded by residential developments as well as commercial development, including a new Walmart Neighborhood store. South Augusta is growing due to cyber command expansion at Fort Gordon.

- 10 acres of commercial land
- Surrounded by residential development
- Windsor Spring Road VPD: 21,000
- Convenient to Bobby Jones Expressway and Tobacco Road



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Demographics

Population 1 mi | 3 mi | 5 mi

Total Population	6,182	51,413	99,277
Median Age (m)	24.5	28.7	30.5
Median Age (f)	33.5	35.0	35.4

Households & Income 1 mi | 3 mi | 5 mi

Total Households	2,092	18,050	35,082
Persons per HH	3.0	2.8	2.8
Average Income	\$50,504	\$48,9770	\$46,345
Average Value	\$89,831	\$104,935	\$104,391

