

PROMINENT CORNER IN COLUMBIA COUNTY

487 FLOWING WELLS ROAD, MARTINEZ, GA 30907

Land
Available



Jordan Dyche

Sales Associate

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Dykes Harbin

Sales Associate

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Property Type:	Land
APN:	078B051N
Lot Size:	1.00-3.00 AC
Zoning:	C-2

PROPERTY OVERVIEW

Located just north of the I-20 & Wheeler Road Interchange, this property sits at the busy corner of Wheeler Road and Mason McKnight Pkwy, a key route to Augusta's major employment centers. With traffic counts of 25,600 AADT on Wheeler Road and 7,560 AADT on Mason McKnight Pkwy, this site offers excellent visibility and accessibility.

Surrounded by top retailers such as Floor & Décor, Northern Tool & Equipment, Boot Barn, CarMax, and more, this location is perfect for any retailer seeking a high-traffic location in Columbia County.

Available for sale is a portion of the corner parcel, offering +/- 1-3 acres that can be customized to suit your needs. Existing utilities are present on the property and may need to be relocated based on the development footprint. The owner will retain a portion of the property to continue current operations and will share access with the buyer.

For more details, please contact us.

Overview



SALE HIGHLIGHTS

- High-traffic corner at Wheeler Road and Mason McKnight Pkwy, near I-20 (79,900 AADT).
- 25,600 AADT on Wheeler Road; 7,560 AADT on Mason McKnight Pkwy.
- Surrounded by major retailers like Floor & Décor, Boot Barn, and CarMax.
- +/- 1-3 acres available
- On-site utilities may need relocation.
- Owner will retain a portion, with shared access.

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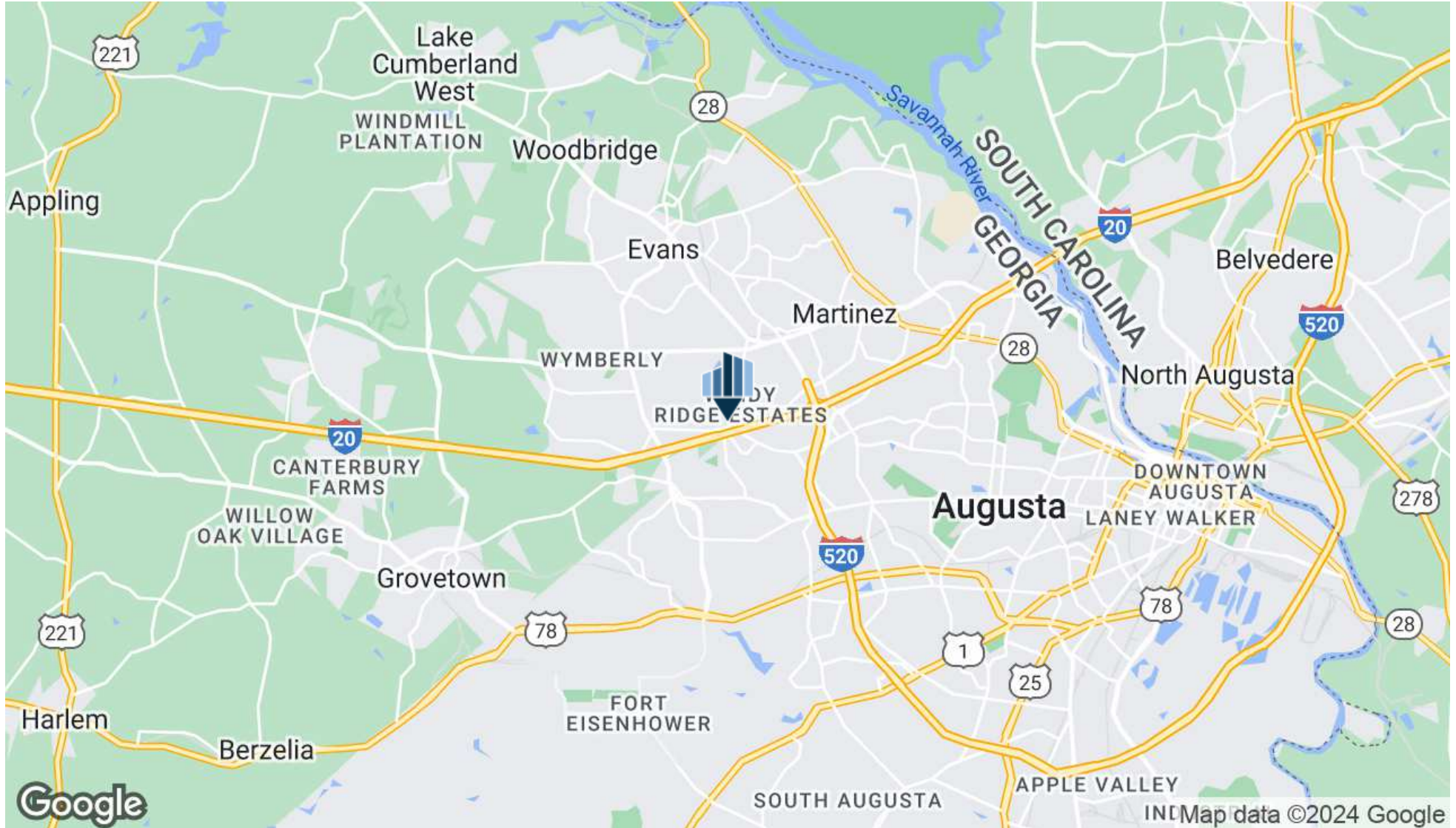
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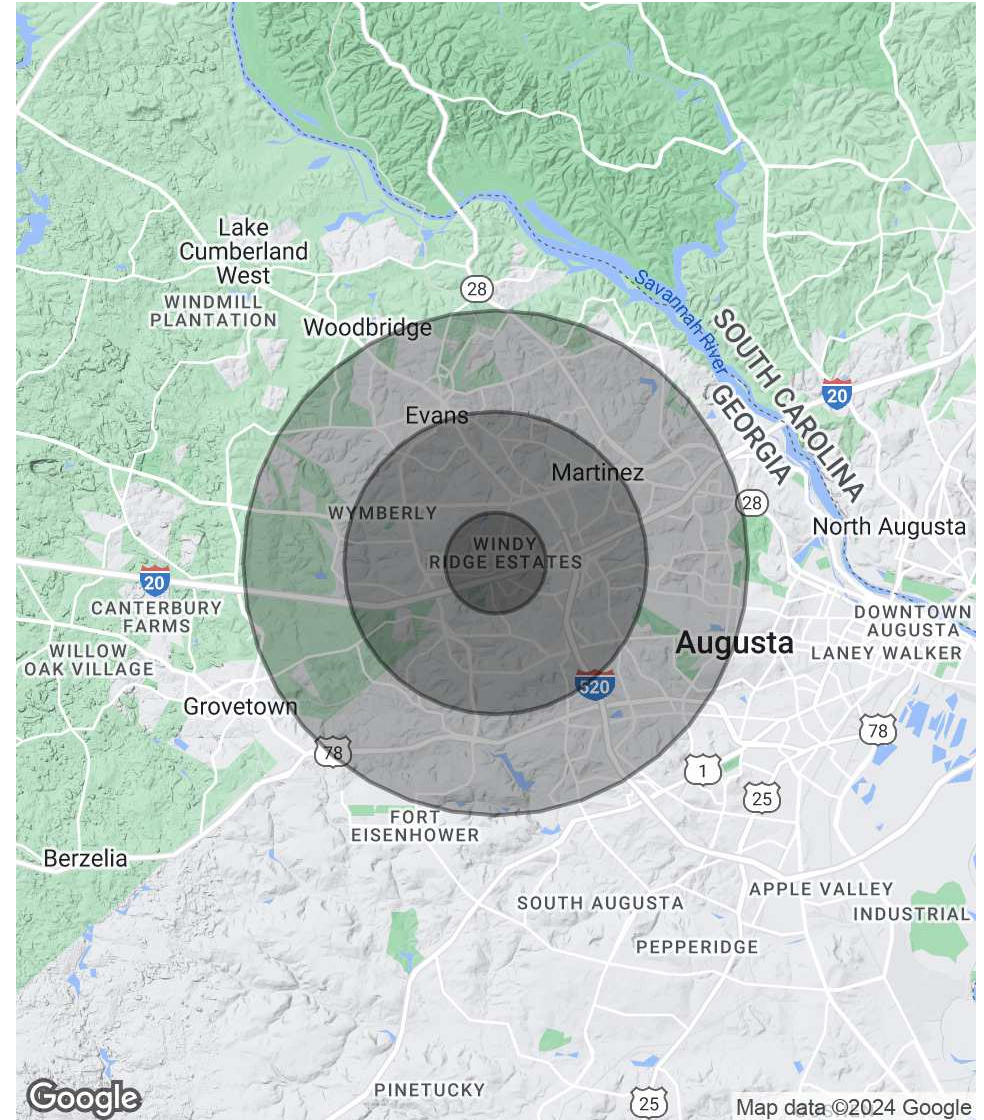
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,192	59,374	143,410
Average Age	41	41	40
Average Age (Male)	40	39	38
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,230	25,346	58,218
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$84,277	\$90,980	\$102,525
Average House Value	\$234,218	\$238,048	\$276,397

Demographics data derived from AlphaMap



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