

**FOR SALE**

**MULTI-FAMILY PARCELS**



**1106 DRUID PARK AVE  
1108 DRUID PARK AVE  
1118 DRUID PARK AVE**

**AUGUSTA, GA 30904**

**ASKING PRICE**

**\$149,900.00**



**JUD CONKLE**

COMMERCIAL ASSOCIATE

O: 706.722.7331

C: 706.203.7879

**BLANCHARD  
AND  
CALHOUN  
REAL ESTATE CO.  
COMMERCIAL**





# CENTRAL AVE

+10,500 VEHICLES PER DAY

# WALTON WAY

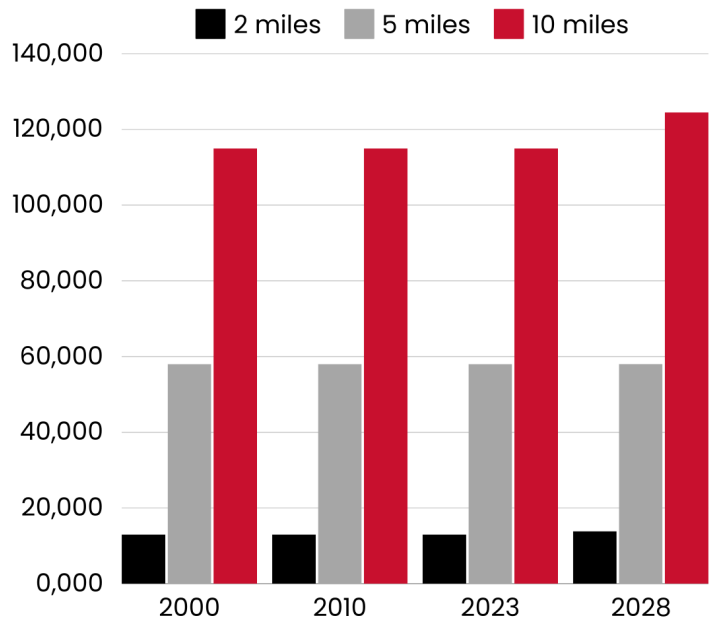
+18,500 VEHICLES PER DAY

# 15<sup>TH</sup> STREET

+15,800 VEHICLES PER DAY

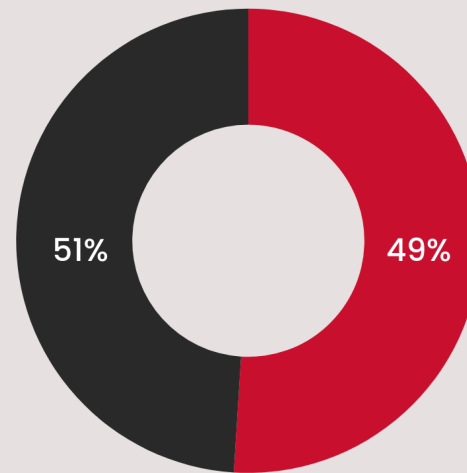


## POPULATION PER YEAR



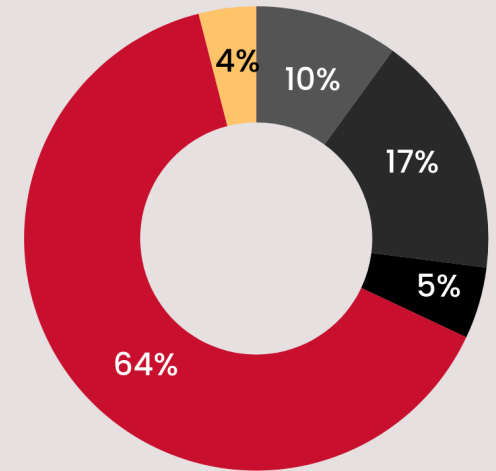
## HOUSEHOLD OCCUPANCY

- Renter Occupied Households
- Owner Occupied Households



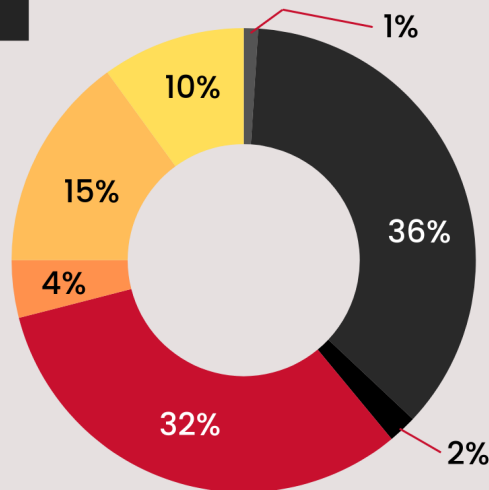
## HOUSING TYPE

- 1 UNIT
- 2-4 UNITS
- 5-19 UNITS
- 20+ UNITS
- GROUP QUARTERS



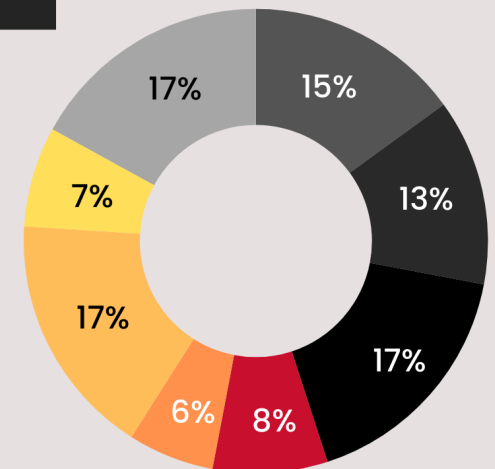
## HOUSEHOLD SIZE

- 1 PERSON
- 2 PERSON
- 3 PERSON
- 4 PERSON
- 5 PERSON
- 6 PERSON
- 7 PERSON



## HOMES BY YEAR BUILT

- 2010+
- 2000-2010
- 1990-1999
- 1980-1989
- 1970-1979
- 1960-1969
- 1950-1959
- 1940-1949



	2 MILES			5 MILES			10 MILES		
	EMPLOYEES	BUSINESSES	EMPLOYEES PER BUSINESS	EMPLOYEES	BUSINESSES	EMPLOYEES PER BUSINESS	EMPLOYEES	BUSINESSES	EMPLOYEES PER BUSINESS
<b>SERVICES-PRODUCING</b>	41,552	3,532	12	99,544	9,891	10	148,967	15,439	10
Trade Transportation	1,771	220	8	14,854	1,355	11	28,547	2,247	13
Information	218	24	9	2,151	140	15	3,311	225	15
Financial Activities	748	168	4	6,915	1,142	6	10,638	1,867	6
Professional & Business	1,026	170	6	8,517	1,053	8	13,001	1,757	7
Education & Health	34,618	2,599	13	46,606	4,274	11	60,339	6,042	10
Leisure & Hospitality	1,584	121	13	11,390	718	16	17,887	1,183	15
other Services	1,148	212	5	5,580	1,009	6	8,934	1,71	5
Public Administration	439	18	24	3,531	200	18	6,310	347	18
<b>GOODS-PRODUCING</b>	919	88	10	6,030	528	11	14,294	1,150	12
Natural Resources & Mining	0	0	-	10	4	3	53	12	4
Construction	389	61	6	2,949	371	8	5,873	845	7
Manufacturing	530	27	20	3,071	153	20	8,368	293	29
<b>TOTAL</b>	42,471	3,620	12	105,574	10,419	10	163,261	16,589	10

# PROPERTY HIGHLIGHTS

## 1106 Druid Park Avenue, Augusta, GA 30904

0.13 Acres | Parcel ID: 045-2-203-00-0

Zoning: R-3C - Multifamily

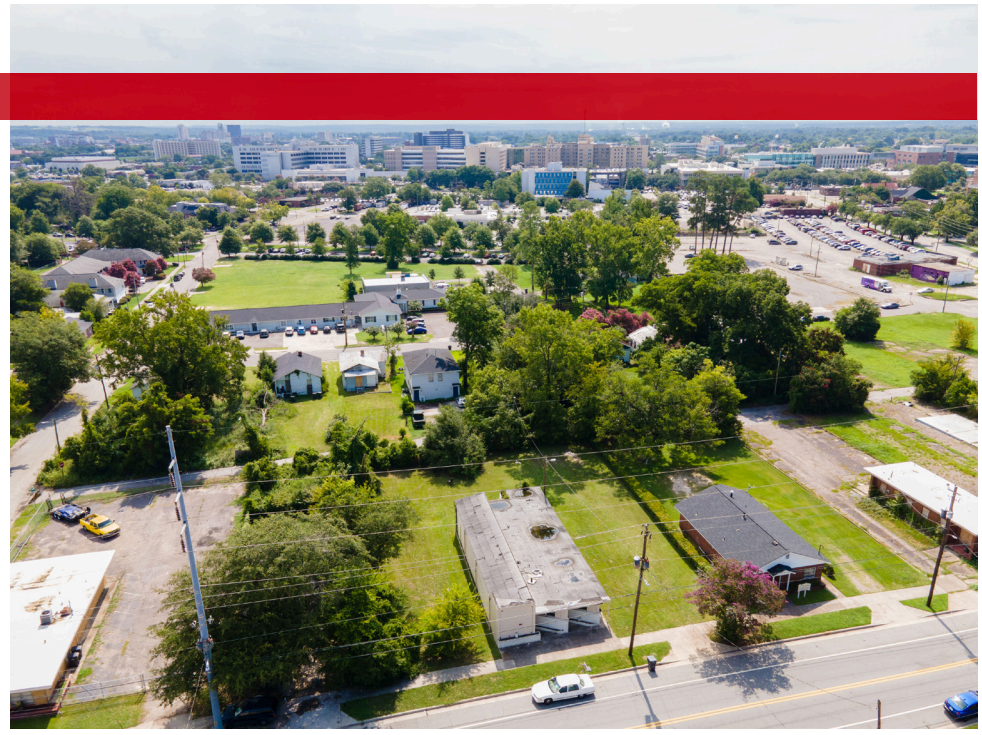
## 1108 Druid Park Avenue, Augusta, GA 30904

0.13 Acres | Parcel ID: 045-2-204-00-0

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0.13 Acres | Parcel ID: 045-2-205-00-0

Zoning: R-3C - Multifamily



Excellent assemblage of Multi-Family entitled parcels near Paine College, Downtown Medical District, Augusta University Summerville, and MCG Wellstar Campus. The parcels total 0.39 Acres and have access from both Druid Park Avenue, and Emmett Lane directly behind them. Per Augusta-Richmond County Zoning ordinance, these parcels are zoned R-3C Multi-Family, with an ability to fit 29 Units Per Acre, allowing for 11 + Units on site. Excellent opportunity for student housing, multi-family rentals, townhomes, condos, or a small apartment development.



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**CHECK OUT  
OUR OTHER  
LISTINGS**

