

2662 TOBACCO RD

2662 TOBACCO RD, HEPHIZBAH, GA 30815

**Pad-Ready Site
For Sale**



Jordan Dyche
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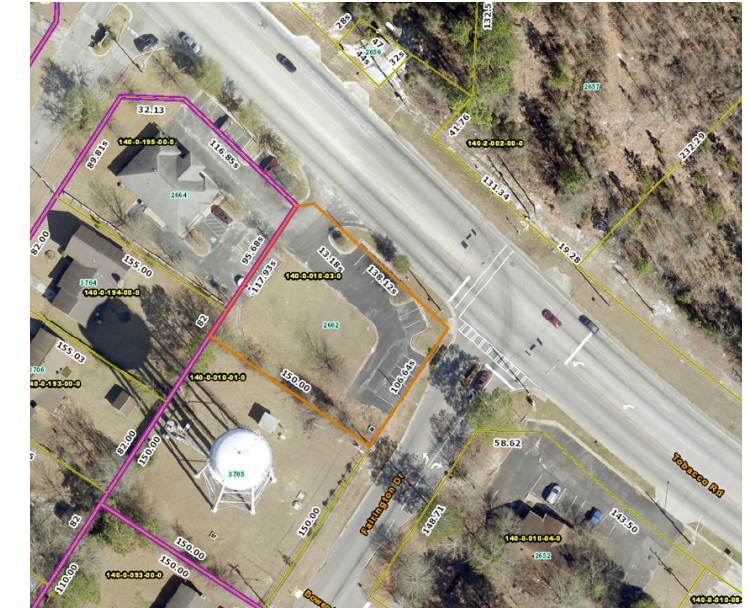
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Property Address:	2662 Tobacco Rd, Hephzibah, GA 30815
Property Type:	Pad-Ready Site
APN:	140-0-010-03-0
Lot Size:	0.45 AC
Asking Price	\$225,000
Zoning:	P-1

LOCATION OVERVIEW

.45-acre pad-ready site located at the intersection of Tobacco Road and Farrington Drive, right at the entrance of South Augusta's largest subdivision, Farrington Highpoint. Positioned on the hard corner next to H&R Block, this property offers prime frontage and exceptional visibility. Conveniently less than 2 miles from Fort Gordon's Gate 5, it experiences a significant 18,700 AADT (Annual Average Daily Traffic) on Tobacco Road. Take advantage of this outstanding opportunity to establish your business in this coveted and well-connected location.



SALE HIGHLIGHTS

- Pad Ready
- Hard Corner on Lighted Intersection
- 18,700 (AADT)
- less than 2 Miles from Gate 5 of Fort Gordon

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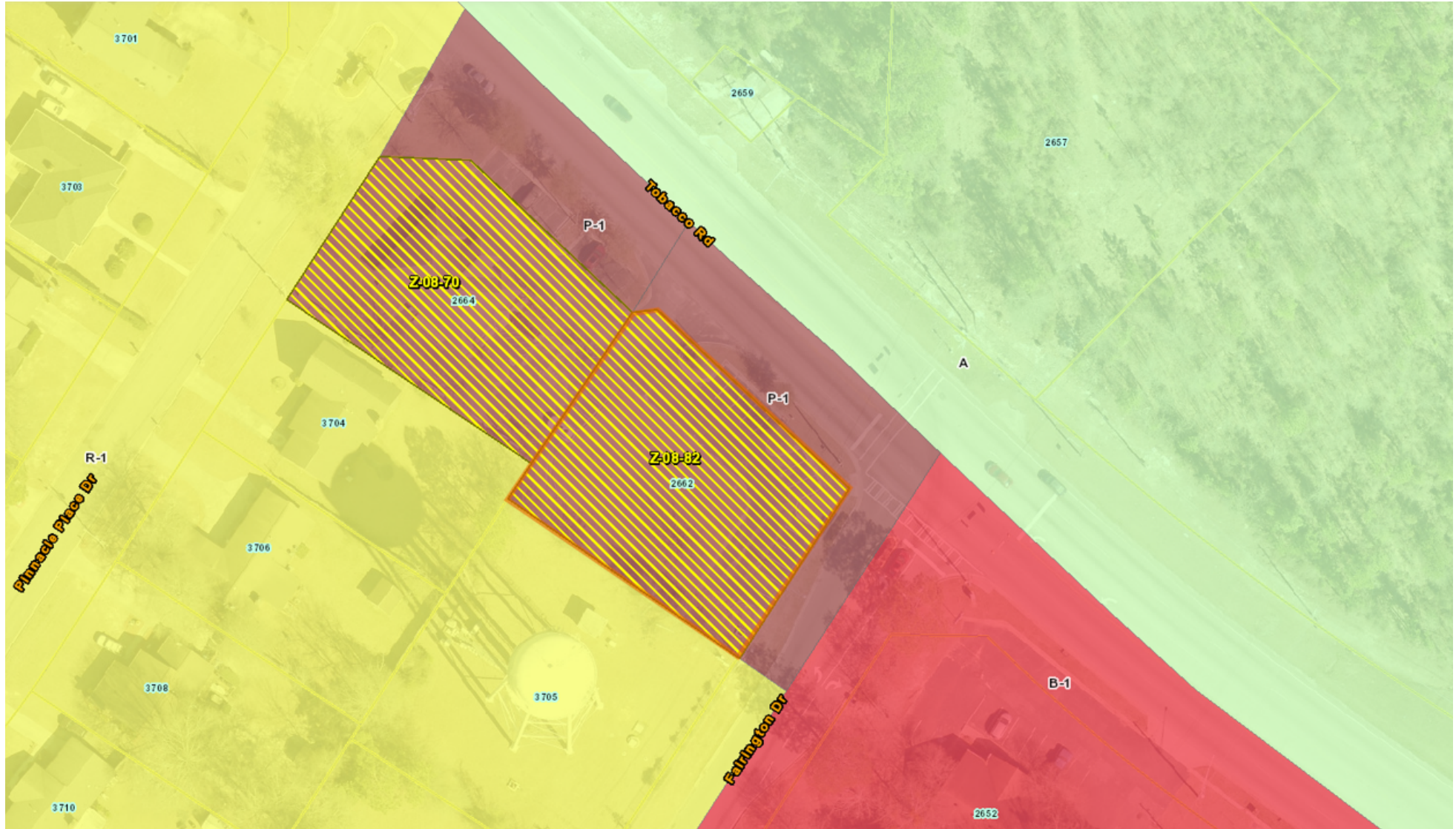
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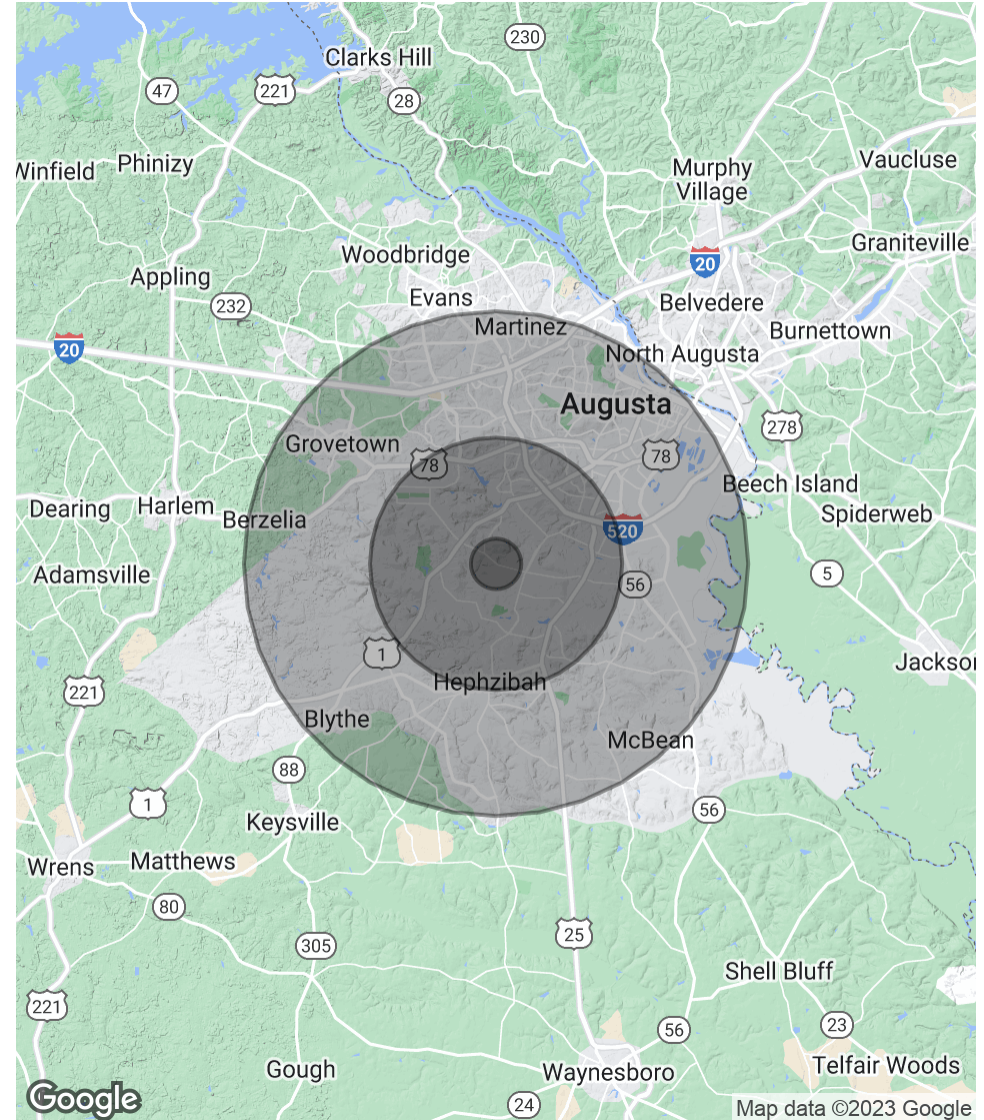
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,388	78,715	243,854
Average Age	38.7	34.5	36.4
Average Age (Male)	43.9	32.9	35.4
Average Age (Female)	37.6	36.6	38.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,311	29,375	105,189
# of Persons per HH	2.8	2.7	2.3
Average HH Income	\$55,936	\$49,376	\$52,904
Average House Value	\$172,854	\$108,420	\$133,719

* Demographic data derived from 2020 ACS - US Census

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