

2 E Boundary & 129 Broad St Ext

Augusta, GA 30901



FOR SALE

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BellStreet

For Sale

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Property Description

Unlock exceptional investment potential with these rare Augusta land parcels! Located at 2 E Boundary and 129 Broad St Ext, both properties offer direct frontage on the scenic Savannah River, presenting unique development possibilities with stunning water views. Enjoy the convenience of a short, pleasant walk to Augusta’s vibrant downtown, brimming with dining, entertainment, and cultural attractions. Golf aficionados will appreciate the unparalleled proximity to the world-renowned Augusta National Golf Club, home to The Masters Tournament. These strategically located properties offer a coveted lifestyle and significant investment appeal. Inquire now to explore the possibilities!

Offering Summary

Sale Price:	\$1,250,000
Lot Size:	4.22 Acres
Price per Acre:	~\$296,208/acre

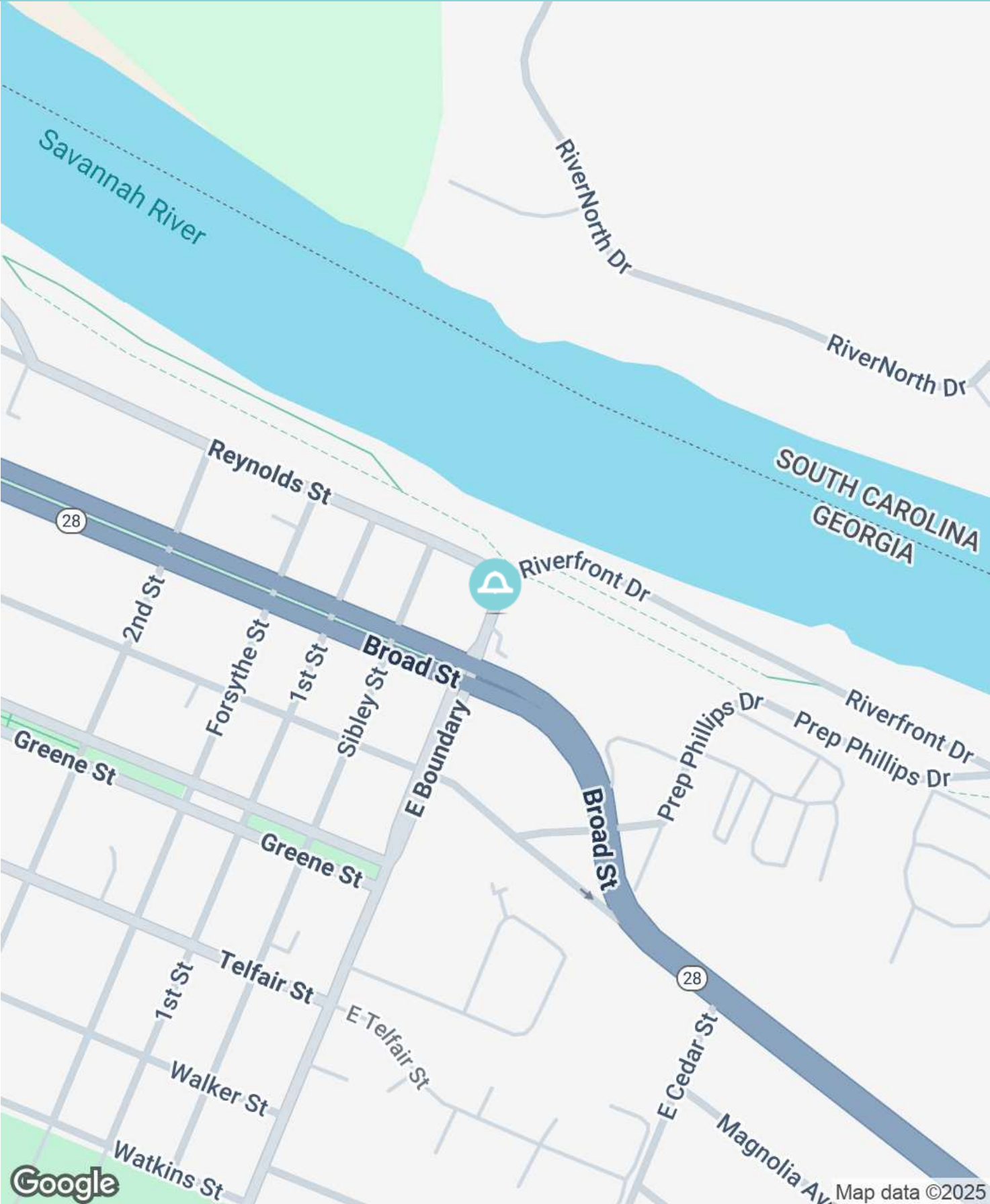
Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	448	1,029	2,550
Total Population	972	2,277	5,931
Average HH Income	\$42,531	\$42,680	\$43,030

Property Highlights

- Prime Waterfront Location
- Walkable Downtown Access
- Unbeatable Proximity to Augusta National: Located incredibly close to the legendary Augusta National Golf Club, home of The Masters Tournament.
- Exceptional Investment Opportunity: Rare chance to acquire highly desirable land in a prime Augusta location.
- Unique Development Potential: Both parcels offer unique possibilities for creating your ideal residential or commercial space.

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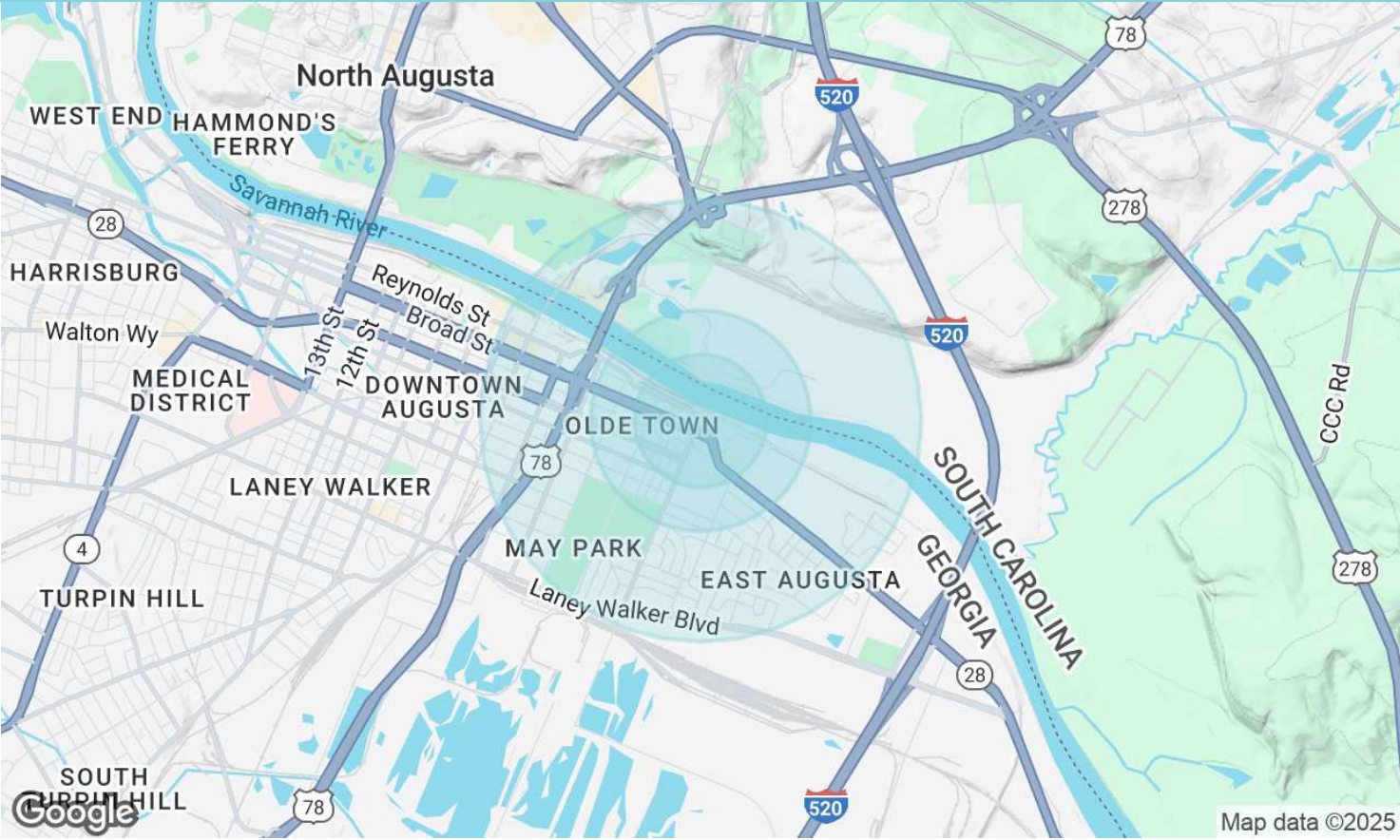
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	972	2,277	5,931
Average Age	39	39	39
Average Age (Male)	37	38	37
Average Age (Female)	39	39	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	448	1,029	2,550
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$42,531	\$42,680	\$43,030
Average House Value	\$146,977	\$149,078	\$144,119

Demographics data derived from AlphaMap