

**FOR SALE**

# 58 Acre Hephzibah Residential Development Tract

3047 & 3038 Manchester Dr., Augusta, GA 30909

**58 Acres**

**VIEW  
PROPERTY  
OVERVIEW  
VIDEO**



# TOBACCO RD ELEMENTARY SCHOOL



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58 Acres

## PROPERTY OVERVIEW

Meybohm Commercial is proud to exclusively present this 58.73 acre development tract for sale in Hephzibah, Georgia. This property is ideal for development of a residential subdivision. The property has a relatively flat topography with thinned pine trees covering the property, and access onto Manchester Drive. The property sits at the north side of the Cambridge Subdivision, a stable neighborhood of about 300 brick homes built in 2000, and next door to an elementary school.

All Utilities are on site. The property is currently zoned R-1 (Residential), and suitable for development of 100 lots.





## PROPERTY HIGHLIGHTS

- Utilities: Water and Sewer on Site
- Zoning: Zoned R-1 (Richmond County)
- Topography: Rolling Topography

## OFFERING SUMMARY

Sale Price:	\$950,000
Lot Size:	58.73 Acres
Price/Acre:	\$16,176



SOUTH AUGUSTA

SPANISH TRACE

Tobacco Rd

Windsor Spring Rd

PEPPERIDGE

RIDGE FOREST



LOCATION

Google OVERVIEW

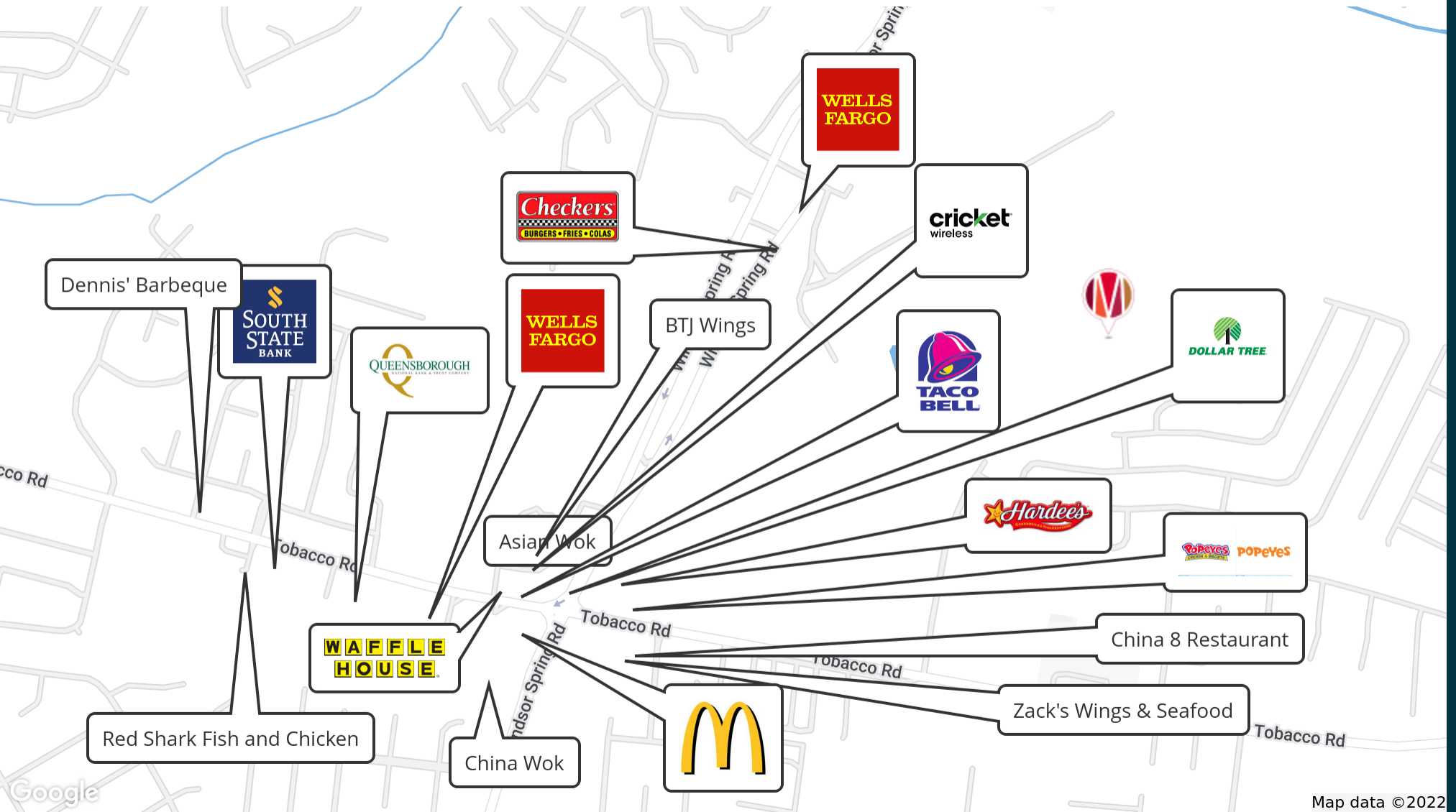
Map data © 2022 Imagery © 2022 Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

Located on just off Tobacco Road, just over half a mile from the Walmart Neighborhood Market, next door to Tobacco Road Elementary School, just over 3 miles to Fort Gordon's gate 5.

LOCATION OVERVIEW / 58 ACRE HEPHZIBAH RESIDENTIAL DEVELOPMENT TRACT



# RETAILER MAP









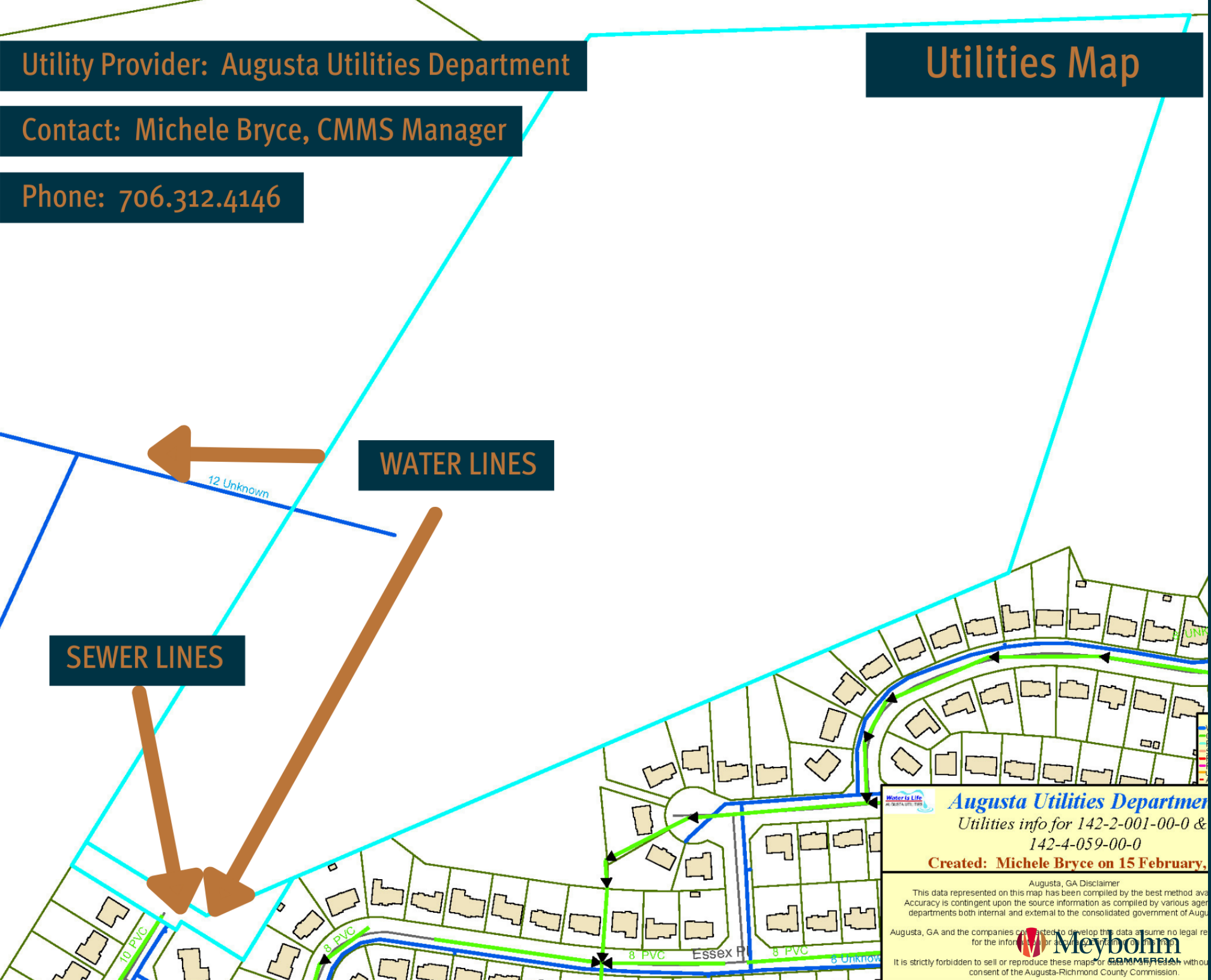


Utility Provider: Augusta Utilities Department

Contact: Michele Bryce, CMMS Manager

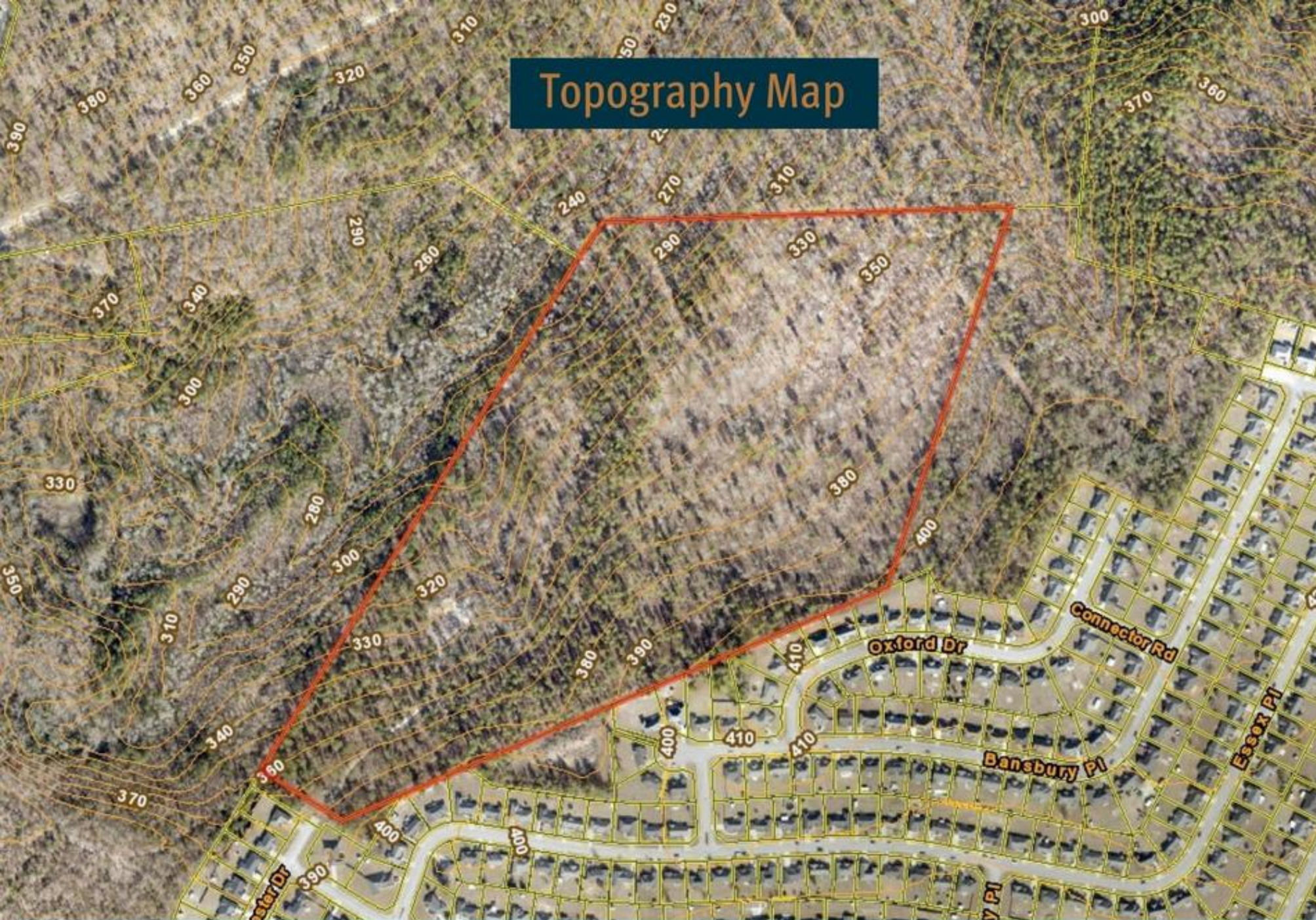
Phone: 706.312.4146

# Utilities Map





# Topography Map



GIS: Richmond County

Contour Lines: 10'

GIS Hyperlink:

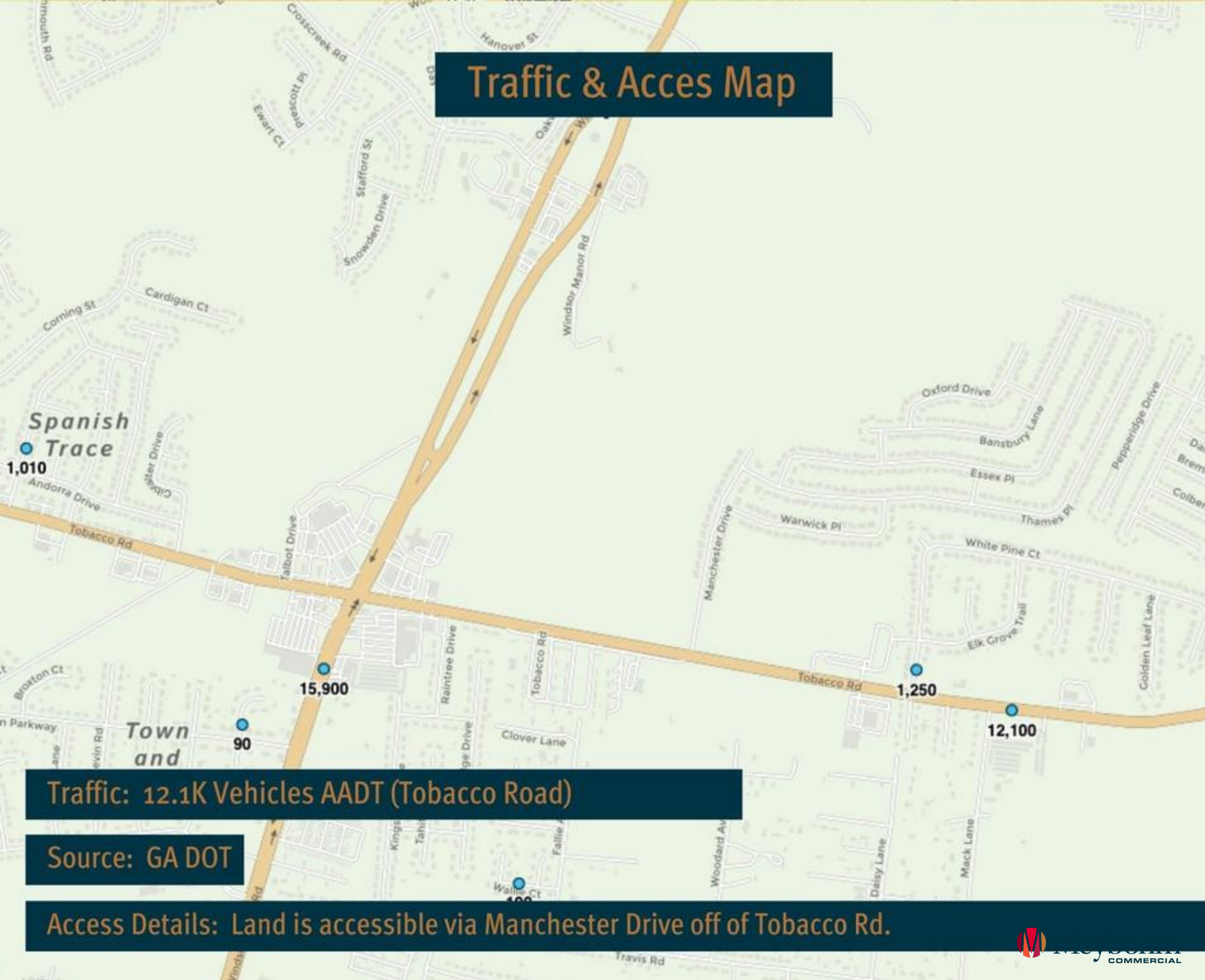
[https://qpublic.schneidercorp.com/Application.aspx?](https://qpublic.schneidercorp.com/Application.aspx?AppID=678&LayerID=11365&PageTypeID=4&PageID=11827&KeyValue=1422001000)

[AppID=678&LayerID=11365&PageTypeID=4&PageID=11827&KeyValue=1422001000](https://qpublic.schneidercorp.com/Application.aspx?AppID=678&LayerID=11365&PageTypeID=4&PageID=11827&KeyValue=1422001000)





# Traffic & Access Map



Traffic: 12.1K Vehicles AADT (Tobacco Road)

Source: GA DOT

Access Details: Land is accessible via Manchester Drive off of Tobacco Rd.



# Zoning Map

R-1

R-1C

Z-10-64

Oxford Dr

Connector Rd

Box Pl

Current Zoning: R1 (Richmond County)

GIS Map <https://qpublic.schneidercorp.com/Application.aspx?>

Hyperlink: [AppID=678&LayerID=11365&PageTypeID=4&PageID=11827&KeyValue=1422001000](https://qpublic.schneidercorp.com/Application.aspx?AppID=678&LayerID=11365&PageTypeID=4&PageID=11827&KeyValue=1422001000)

Richmond County

<https://www.augustaga.gov/DocumentCenter/View/8388/Comprehen>

Zoning Guideline: Hyperlink: [ive-Zoning-Ordinance---November-2019?bidId=](https://www.augustaga.gov/DocumentCenter/View/8388/Comprehensive-Zoning-Ordinance---November-2019?bidId=)



COMMERCIAL



# MARKET SUMMARY

58 Acres

FOR SALE / 58 ACRE HEPHIZIBAH RESIDENTIAL DEVELOPMENT TRACT



## OVERVIEW

Augusta, GA is in the midst of renaissance of sorts fueled by a few different major drivers. One is the influx of all-things cyber with the relocation of the U.S. Army's Cyber Command Headquarters to nearby Fort Gordon. This fairly recent development has and continues to fuel growth in the area, but has only served to accelerate a trend that was already underway. The city's downtown was already fastly developing, but now many more projects are set to break ground. The greater MSA, including surrounding Columbia and Richmond Counties on the GA side, and Aiken and Edgefield counties on the SC side, seem to all be seeing impacts in this already very affordable place to live.



## INDUSTRY OVERVIEW

Traditionally, Healthcare, Military, Manufacturing, Energy and Customer Service have represented the primary nodes of the Augusta Economy.

Cyber has recently taken its place at the table next to the others and has fueled much of the recent change. Amazon has plans for two separate distribution warehouses off of I-20 in Columbia County. Over 51,000 jobs are provided by healthcare alone in the Augusta MSA. Manufacturing entities in the area include EZ GO Textron, Kimberly-Clark, John Deere, Starbucks, Graphic Packaging, Cardinal Health, Kellogs and more. Entities like Sitel, ADP, Unisys and Taxslayer specialize in customer-service-based work. The economy is greatly supported by a couple of different large energy projects: Savannah River Site and Plant Vogle providing 12,000 and 6,000 jobs respectively.

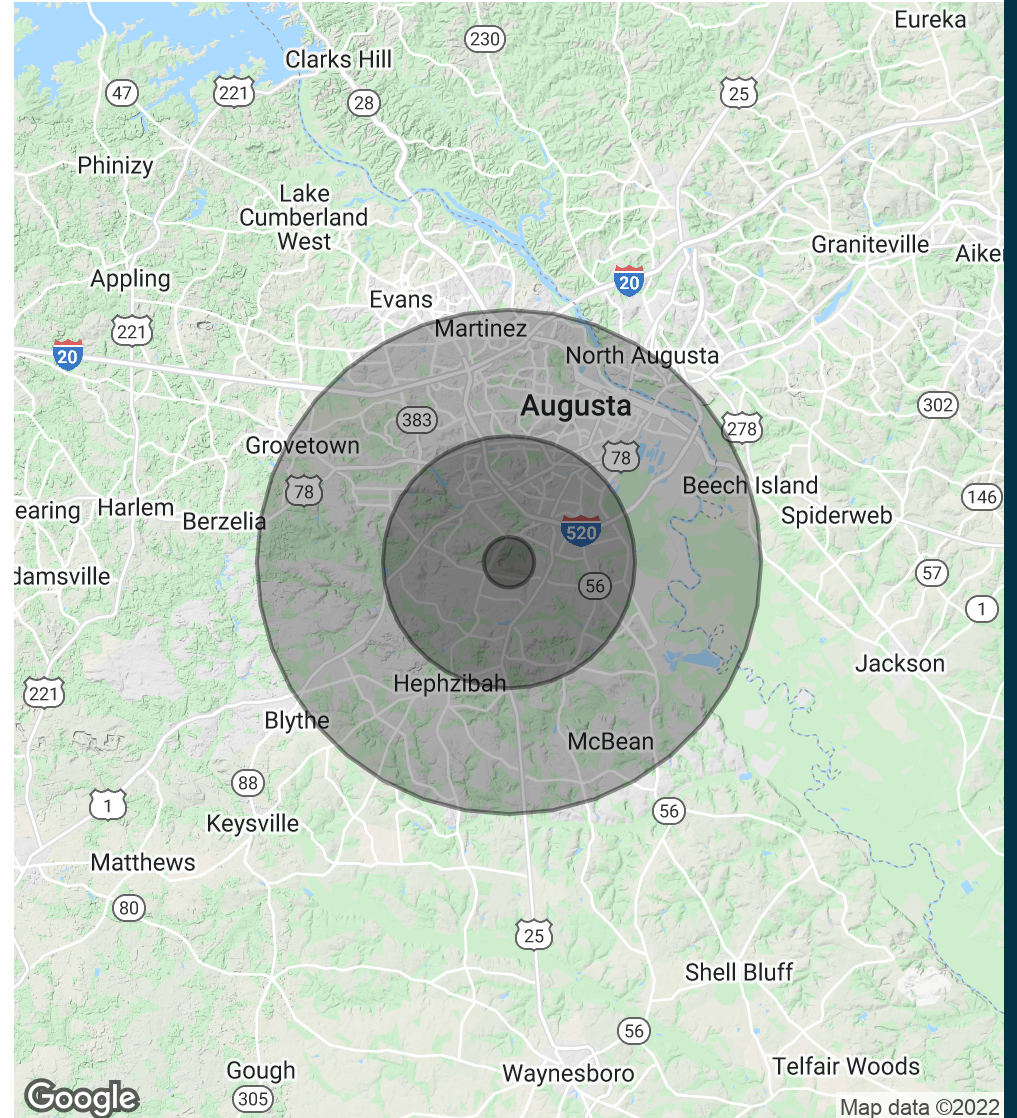


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,054	81,855	259,952
Average Age	33.4	36.4	35.9
Average Age (Male)	31.1	34.6	34.1
Average Age (Female)	36.6	38.1	37.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,458	33,981	102,409
# of Persons per HH	2.8	2.4	2.5
Average HH Income	\$31,769	\$43,725	\$52,918
Average House Value	\$114,487	\$135,983	\$142,642

\* Demographic data derived from 2010 US Census







**MEYBOHM COMMERCIAL  
PROPERTIES**

3519 Wheeler Road  
Augusta, GA 30909

706.736.0700  
MeybohmCommercial.com

**JONATHAN ACEVES, CCIM, MBA**

Commercial Brokerage Advisor

Jaceves@Meybohm.Com

**Phone:** 706.294.1757

**PROFESSIONAL BACKGROUND**

As Commercial Sales and Leasing Advisor with Meybohm Commercial, Jonathan thrives on putting the pieces together—sometimes in unexpected ways—to solve problems and connect buyers and sellers with the right properties.

Originally licensed in 2005, Jonathan has built his business by specializing in portfolio planning, land & site selection, multifamily brokerage, and downtown development—with a work ethic inspired by his mother, who raised their family as a single parent.

Jonathan’s portfolio planning has mostly centered around advising owners and developers of commercial properties on sales and 1031 exchanges, along with underwriting potential transactions, to further their investment interests.

Jonathan’s approach to site selection and commercial land brokerage differs from that of many of his competitors: He starts from a list of all potential sites, rather than simply on-market sites. This tends to be more work but has led to finding off-market ideal locations for his clients. Notable site selection clients including Domino’s Pizza, SRP Federal Credit Union, Hardees, Popeyes, Whit’s Frozen Custard, and many others.

In representing sellers for multifamily brokerage, Jonathan’s approach is to accomplish the due-diligence work up front to make it easier for buyers to evaluate and underwrite potential properties—leading to higher prices and faster sales. That due diligence includes 3-D virtual tours, photos of roofs and utility systems, cleaning up financial statements, and more. He also works to justify pricing by proactively handling potential appraisal issues, with the result that many of his sales are well above market price. His track record includes numerous downtown duplexes and quads, along with Cedar Pines and Ridgewood Apartments.

Before working in commercial real estate, Jonathan was the CFO at downtown Augusta’s Christ Community Health Services for 6 years, overseeing finance and operations for a community health center employing 60 staff and serving over 20,000 patients annually. He was responsible for financial modeling, annual budgeting, and compliance, along with HR & IT.

Jonathan also makes his home in downtown Augusta’s Olde Town neighborhood with his wife, Emily, and five children, Libby, Manny, Daniel, Witt, and Matthew. He has lived in Augusta for more than 20 years, has served as a deacon at First Presbyterian Church, and is an active member of the Olde Town Neighborhood Association. He earned his BBA and MBA from Augusta University.

Jonathan received his CCIM (Certified Commercial Investment Member) designation in 2020. He was named to the Meybohm Presidents Club 2020, and his team received the 2020 Commercial Elite Agents of the Year – Silver for Meybohm Commercial.

In his spare time, Jonathan enjoys reading, cycling with his kids, and spending time with family.

GA #285735 // SC #90747





## JOHN ECKLEY, MBA, CIVIL ENG.

Industrial And Commercial Advisor

Jeckley@Meybohm.Com

Phone: 706.305.0054

### PROFESSIONAL BACKGROUND

Consultative, client-focused and analytical, John is an industrial and commercial advisor for Meybohm Commercial, where his aim is to guide clients in accomplishing their greater collective financial goals, through portfolio planning, deal analysis and excellent client service.

John earned his MBA and civil engineering degrees from Clemson University and is in the final stages of pursuing his CCIM (Certified Commercial Investment Member) designation. It's a combination of experience held by only John and his team member Jonathan Aceves in the Augusta market. John's extensive experience and training in solving real-world problems are what direct him in developing client strategies for real estate investments.

John's specialties include industrial warehouse and flex-space properties, land & site selection, and general commercial work. He also partners with clients on their 1031 exchanges and sale-leasebacks and serves the medical community for both investment and office needs.

His approach is unique, because it combines his process-oriented, engineering brain with his interest in developing strong relationships with clients. He accomplishes this through a deep conviction that any client's goal or need is his own, and that ultimately they are to be treated to a level of service that he would want himself or a near family member to experience. "At a high level, I am passionate about helping owners and business leaders accomplish their greater goals through strategic decision making and relish the opportunity to serve them as a valued member of their greater financial team, especially as it relates to real estate."

John was named to the Meybohm Presidents Club 2020, and his team received the 2020 Commercial Elite Agents of the Year – Silver for Meybohm Commercial. In his previous roles, John provided consultation and marketing services to small businesses and managed a team of training experts at Augusta University.

John and his family have a particular love for downtown Augusta, having built the first new home in the Olde Town neighborhood in several generations. He and his wife Sarah, three sons, Sanders, Luke and Daniel, and daughter Anna Patten, have made their home in Olde Town for the past nine years.

John is also a member and deacon at First Presbyterian Church in downtown Augusta. He serves as treasurer of the Olde Town Neighborhood Association, is a member of the Heritage Academy Junior Board, and serves on the board of directors for Saving Grace in Uganda, a street children's ministry in East Africa.

GA #366880 // SC #111774

### MEYBOHM COMMERCIAL PROPERTIES

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MeybohmCommercial.com



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Meybohm Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.





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