

COMMERCIAL  
FOR SALE  
DEVELOPMENT

## Commercial Development Land

Windsor Spring Road Hephzibah, GA 30815

4925 Windsor Spring Rd, Hephzibah, GA 30815

5.32 Acres

Kj's  
MARKET

FOR  
SALE

- +/- 5.32 Acres
- Limited
-

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$295,000
Lot Size:	5.32 Acres
Price/Acre:	\$55,451
Zoning:	Limited Commercial

- +/- 5.32 Acres
- Limited Commercial Zoning
- Curb Cut
- Water On Site

## PROPERTY OVERVIEW

Meybohm Commercial Properties is pleased to present a 5.32-acre commercial development opportunity located at 4925 Windsor Spring Road in Hephzibah, GA, within the Augusta MSA. This highly visible site, zoned Limited Commercial, sits adjacent to KJ's Market, which attracts approximately 450,000 visitors annually and ranks in the top 87th percentile of KJ's Market grocery locations statewide. The property is largely cleared, with water already on site. While sewer is not available, the City of Hephzibah permits septic systems for most uses. A curb cut is in place, providing convenient access and streamlining future development. Don't miss your opportunity to secure this prime site in a growing market.

## LOCATION OVERVIEW

Located on Windsor Spring Road within the Augusta MSA, the site offers strong visibility and easy access in a growing residential corridor. Adjacent to KJ's Market and near other national retailers, it is well-positioned for retail or service-oriented development.

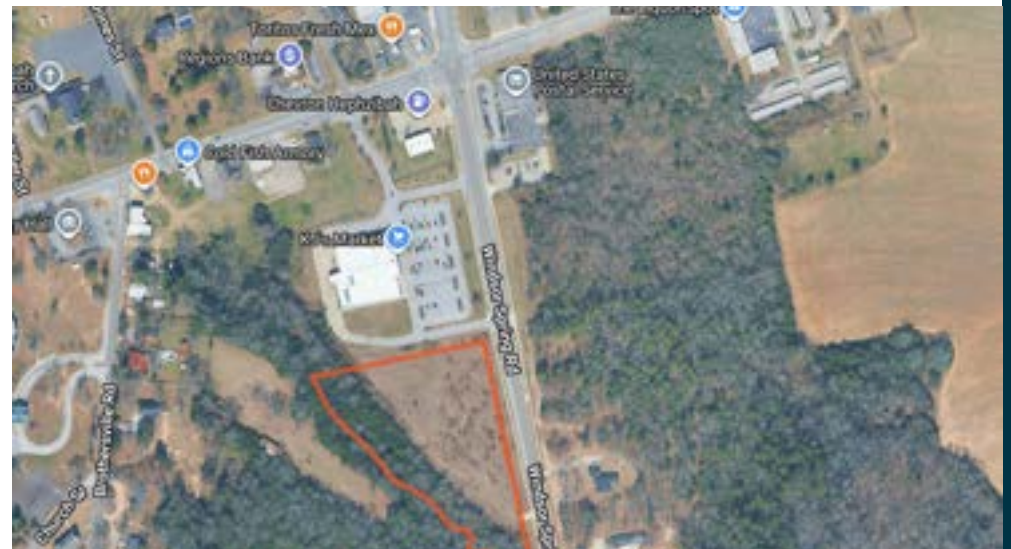


# RETAILER MAP

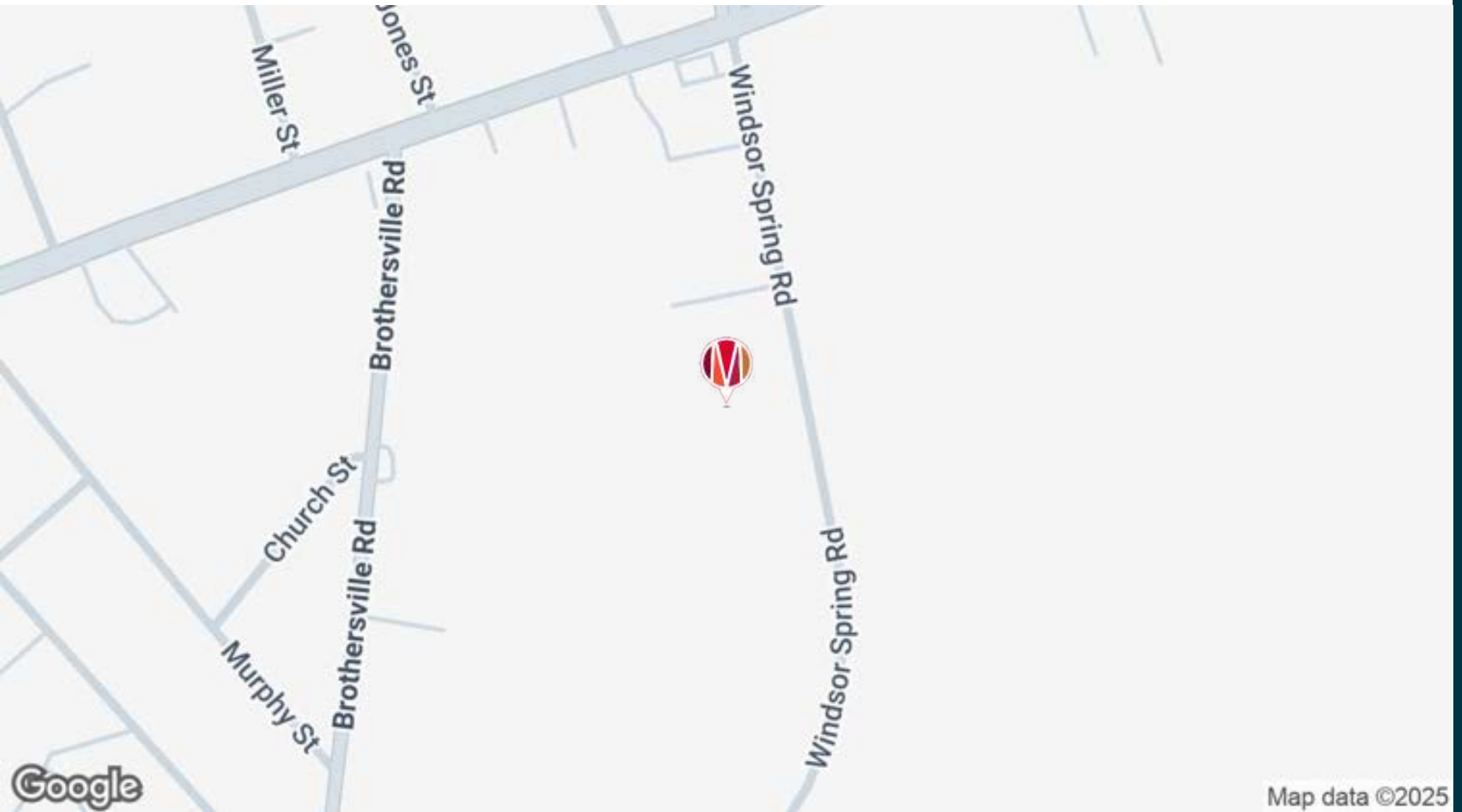




# ADDITIONAL PHOTOS



# LOCATION MAP



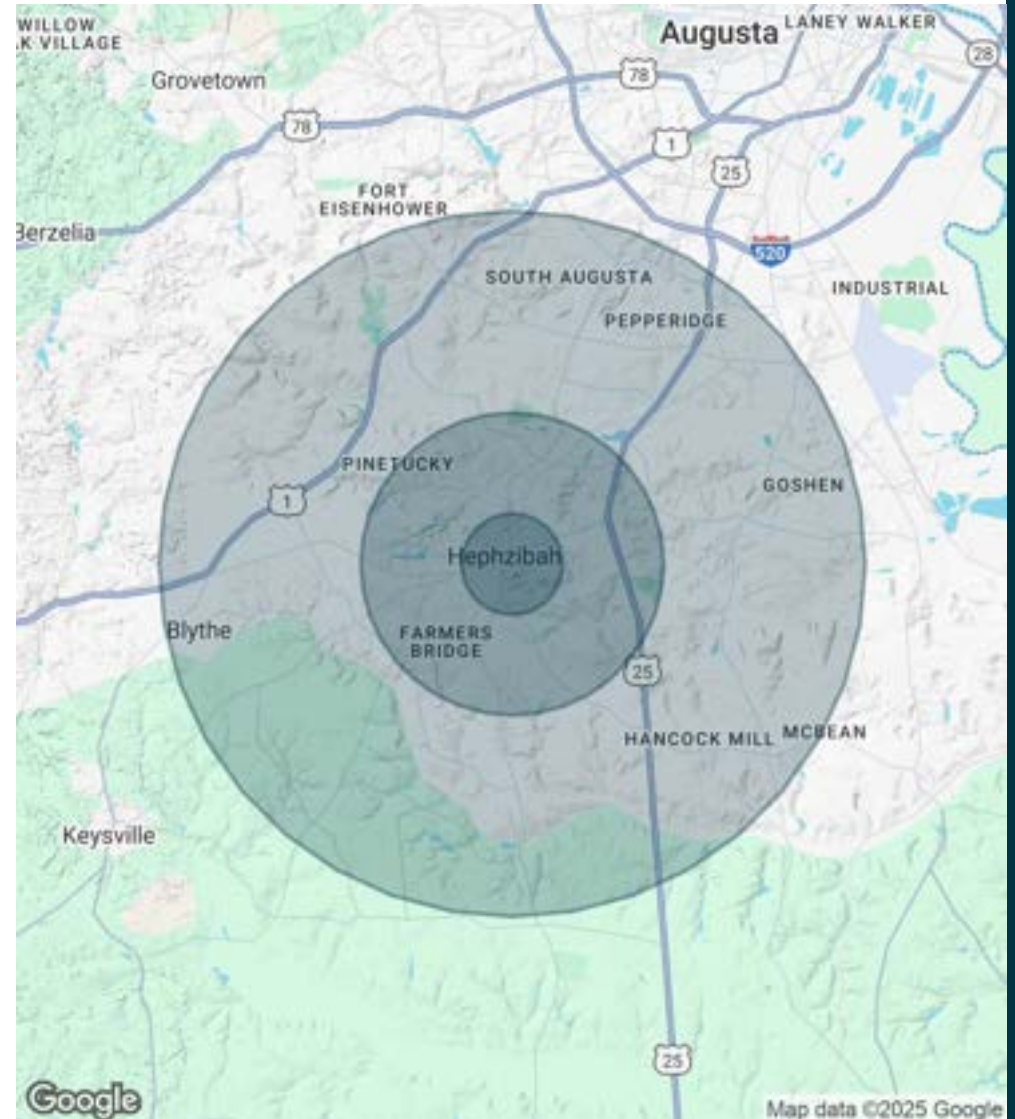


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	7 MILES
Total Population	1,104	6,775	66,621
Average Age	42	41	39
Average Age (Male)	41	40	38
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	7 MILES
Total Households	413	2,499	24,727
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$82,104	\$86,788	\$77,768
Average House Value	\$170,011	\$188,956	\$187,500

*Demographics data derived from AlphaMap*





## MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road  
Augusta, GA 30909

706.736.0700  
MeybohmCommercial.com

## CHARLIE MOYE

Sales Agent

Cmoye@Meybohm.Com

Cell: 706.832.1726

### PROFESSIONAL BACKGROUND

After 15 years in outside sales and sales management, Charlie is excited to continue his career in Commercial Real Estate. Growing up in the Thomson and Augusta area, he wants to help see our local businesses succeed and grow in this market and help bring new opportunities to our area. He also looks forward to working with investors and those looking to make land acquisitions for personal or professional use. In his spare time, Charlie likes to spend time with his wife and 3 boys outside, visiting the beach, hunting, and playing golf.

### EDUCATION

BA of Science  
Georgia Southern University 2006

### MEMBERSHIPS & AFFILIATIONS

CCIM Candidate Member  
ICSC  
GAAR

GA #418771 // SC #128571