





# PRIME DEVELOPMENT OPPORTUNITY

3611 WHEELER RD, AUGUSTA, GA 30909

Property Type:	Land
List Price:	\$5,125,000
APN:	022-0-039-02-0
Lot Size:	20.09 AC
Zoning:	A - (Agricultural) Zone

## PROPERTY OVERVIEW

The property is located in Richmond County, Augusta, Georgia, with convenient access from Wheeler Road and outstanding visibility along I-520, boasting a combined daily traffic count of over 120,000 vehicles.

It is strategically positioned near prominent employers such as Doctors Hospital, ADP, and T-Mobile, and is adjacent to Augusta Exchange, the region's largest retail center, which features over 800,000 square feet of high-quality tenants including Target, PetSmart, Burlington, Men's Warehouse, Wayfair Outlet, and Chick-fil-A.

With its convenient location near major employers and retail, coupled with excellent interstate frontage, this property offers great potential for a variety of uses, including multifamily or high-density residential development, a large medical or office complex, hotel, or a mixed-use project.



## SALE HIGHLIGHTS

- Access from Wheeler Road and visibility along I-520
- Over 120,000 daily vehicle traffic
- Near Doctors Hospital, ADP, and T-Mobile
- Adjacent to Augusta Exchange
- Potential for multifamily, medical, office, hotel, or mixed-use development

**Jordan Dyche**

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**Lee Neel**

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## Regional Map



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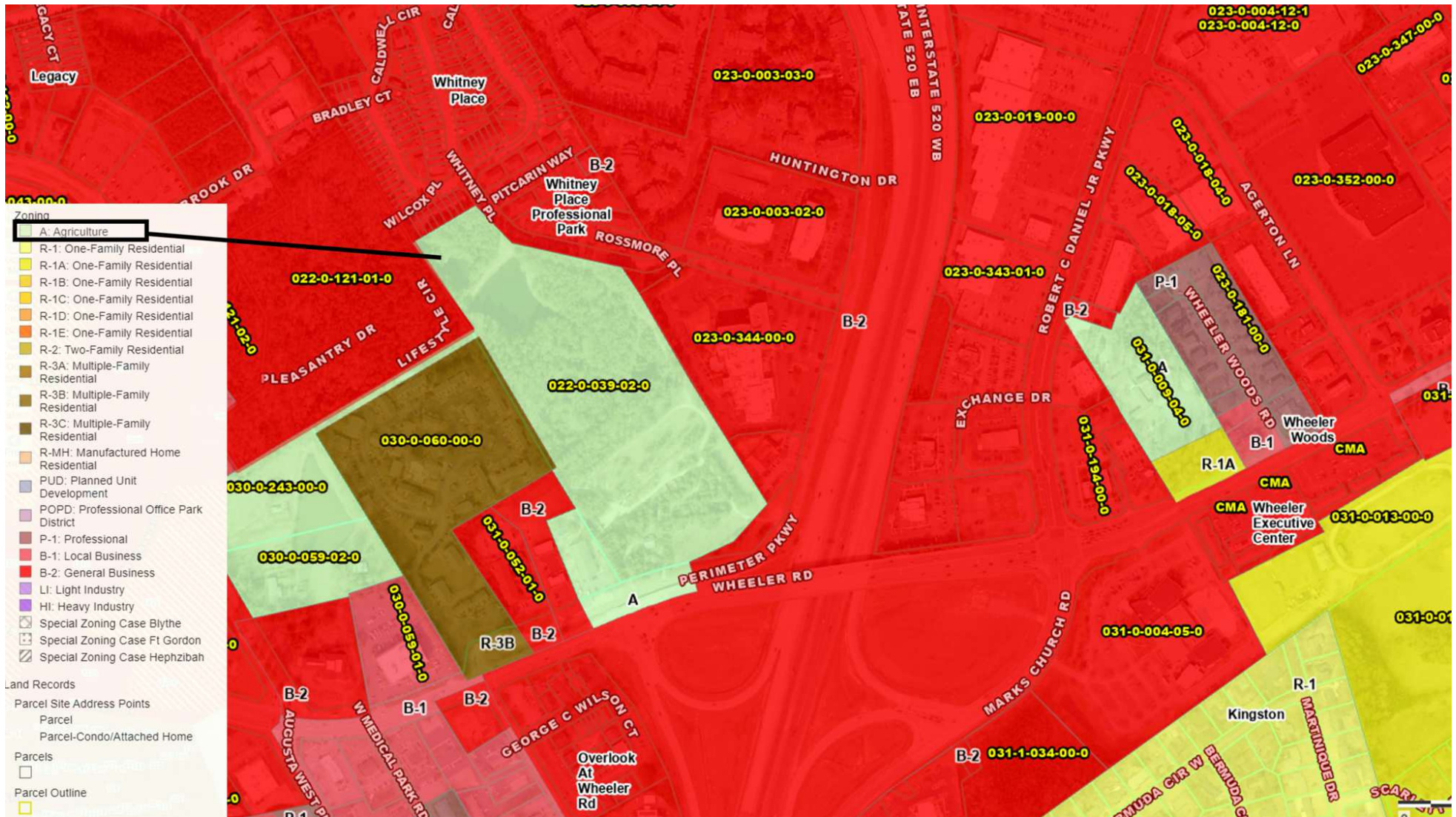
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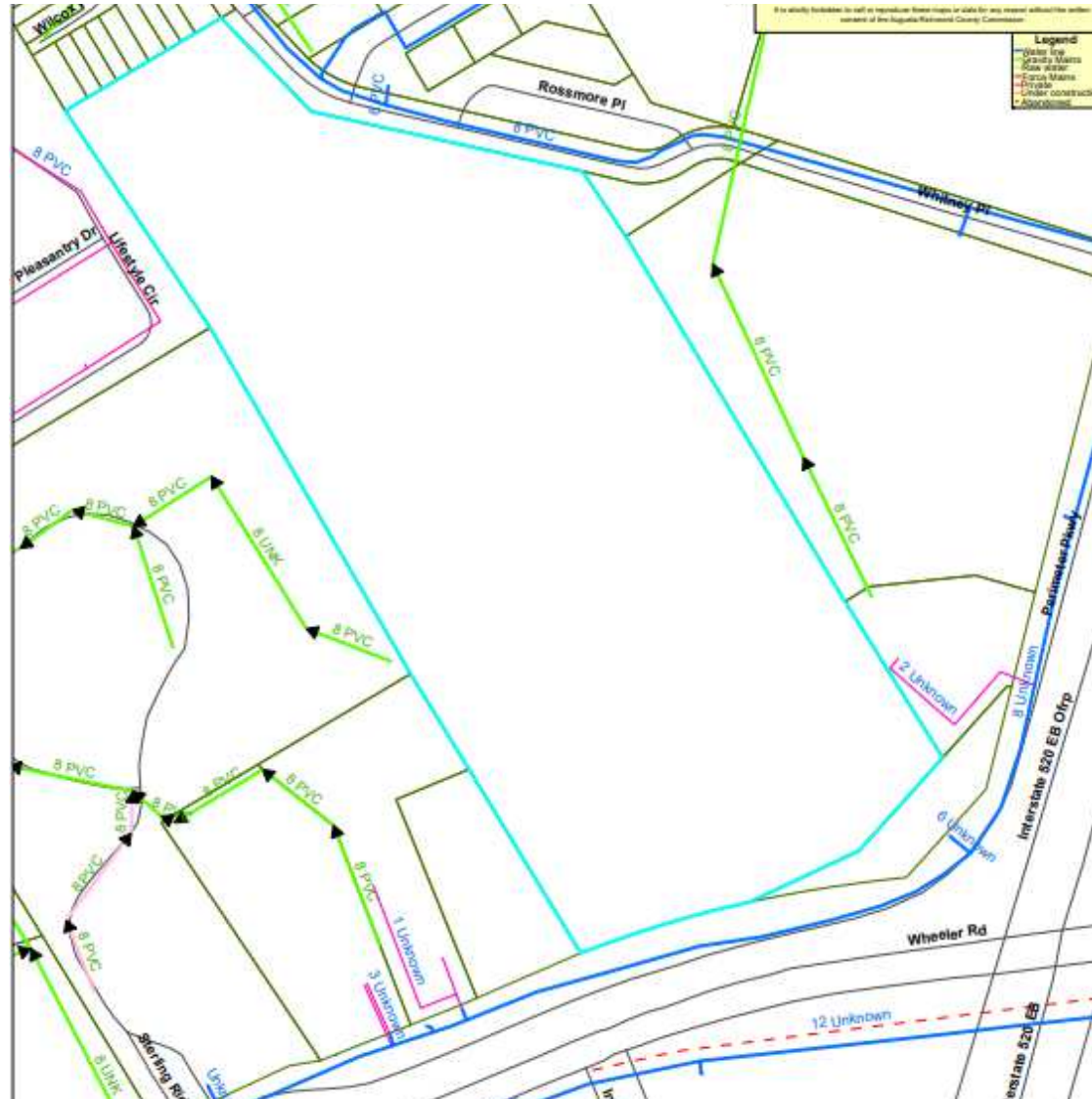
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## Utility Map



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## Topography Map



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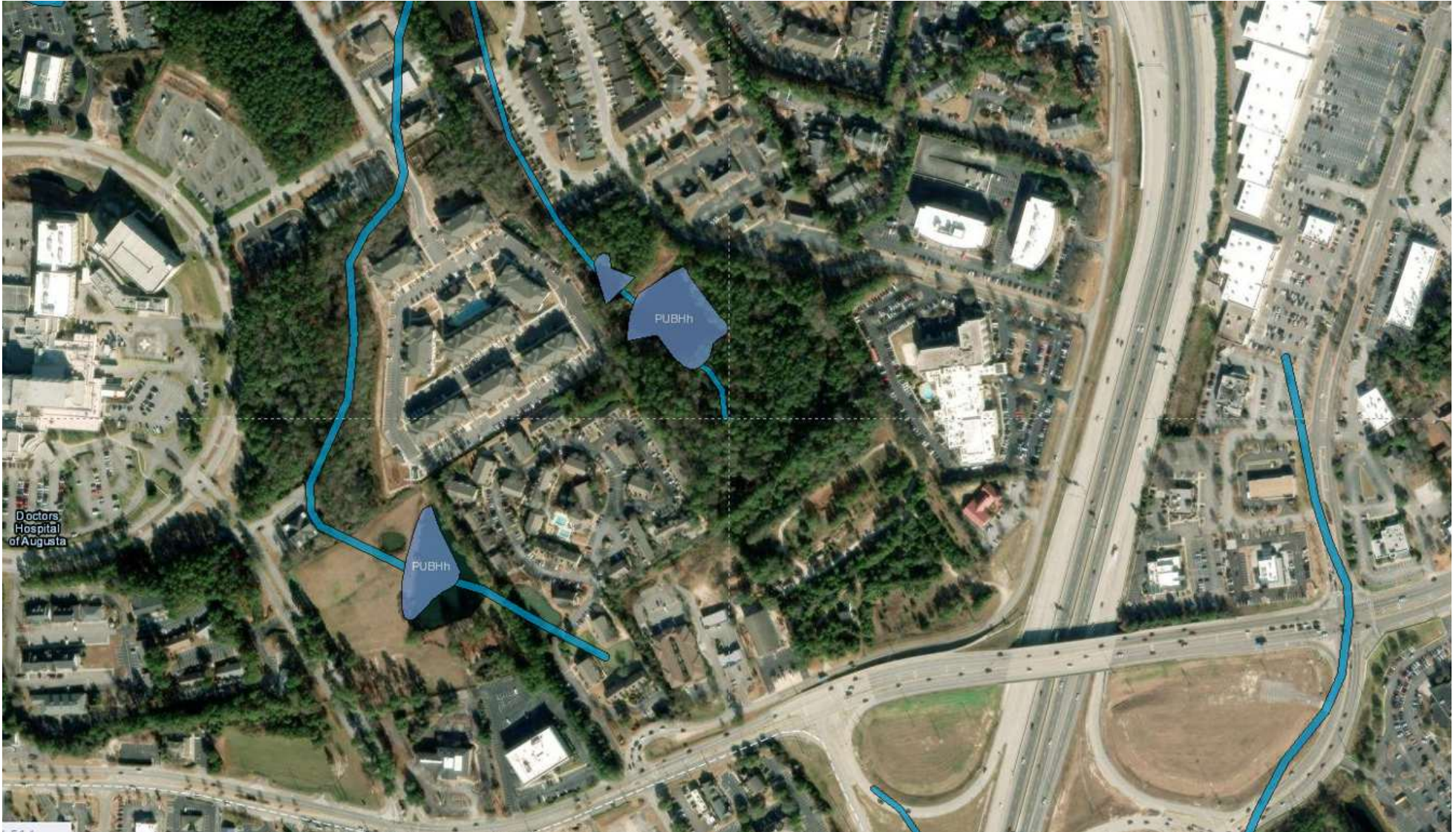
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## Wetlands Map



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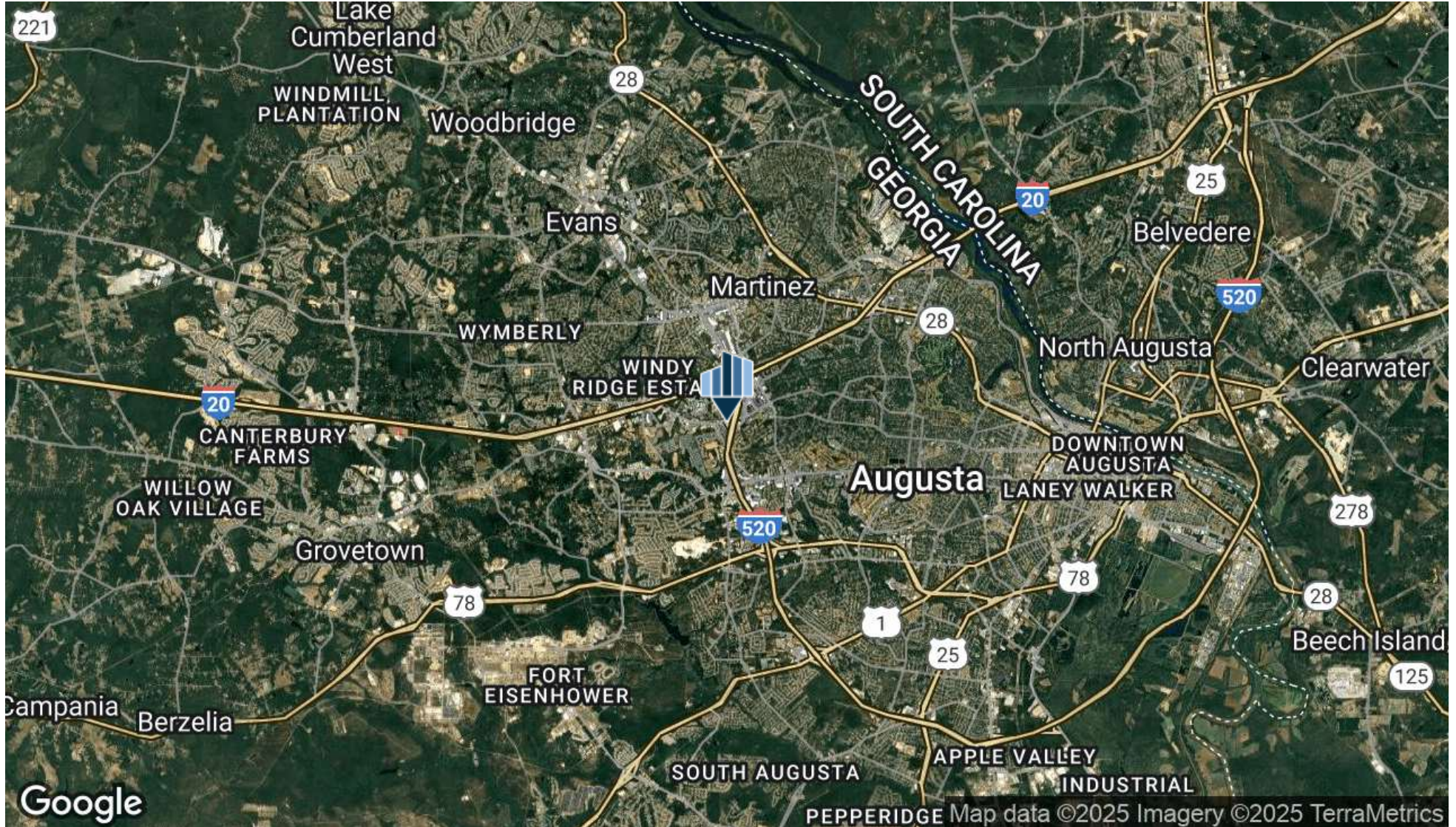
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