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ONLINE



# 0.85 AC FOR SALE

2619 Tobacco Road | Hephzibah, GA 30815

TRIPP WILSON  
tripp@jordantrotter.com  
706 • 736 • 1031

ZONE | A

PRICE | \$80,000



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

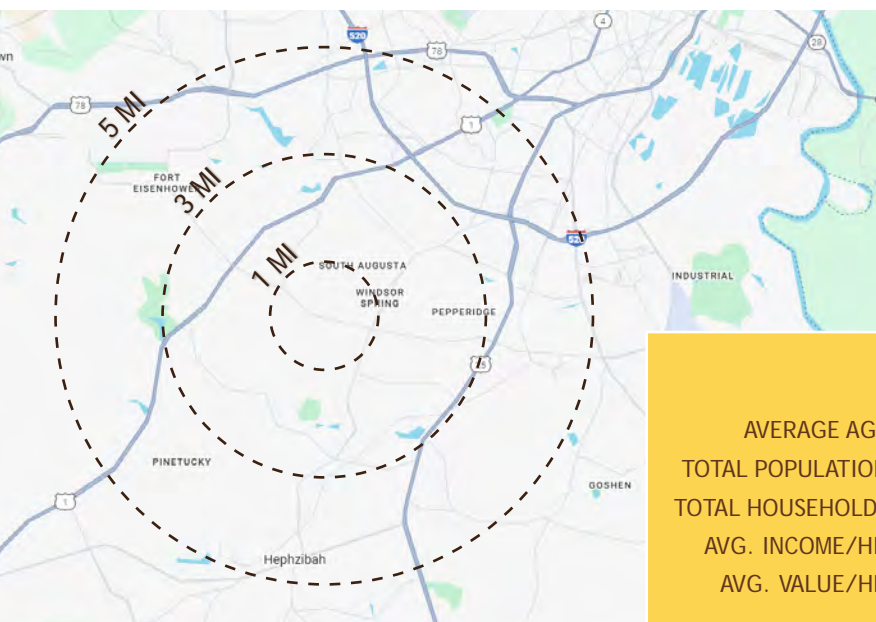


This 0.85 acre parcel is located on Tobacco Road approximately 3 miles from Fort Gordon Gate 5 adjacent to a former fire station owned by Augusta-Richmond County

Great spot for retail or office users.  
Relatively flat 0.85 acre lot on Tobacco Road which sees 17,600 vehicles per day. Currently zoned agricultural, but adjacent to B-2 zoning and rezone should be relatively easy.



- 0.85 acres
- 17,600 VPD



	1 MI	3 MI	5 MI
AVERAGE AGE	40	39	38
TOTAL POPULATION	7,266	42,226	82,826
TOTAL HOUSEHOLDS	2,694	15,450	29,322
AVG. INCOME/HH	\$76,060	\$76,193	\$70,895
AVG. VALUE/HH	\$252,527	\$197,927	\$174,417







FORT GORDON

GATE #5

DEANS BRIDGE ROAD

WINDSOR SPRINGS ROAD

TOBACCO ROAD

PEACH ORCHARD ROAD

DIAMOND LAKES REGIONAL PARK

 **SITE**

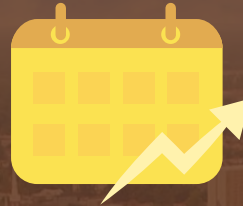
			
			
			



# RIVER REGION STATISTICS



River Region Population:  
767,478



Annual Growth Rate:  
0.89%



Average Commute:  
23.5 mins



Trade Area Population:  
767,478



Medium Income:  
\$55,049



Unemployment Rate:  
3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Gordon

**Job Growth:** Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

**Cyber & Innovation:** Georgia Cyber & Innovation Training Center

**Major Industry:** Fort Gordon, SRNS, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

