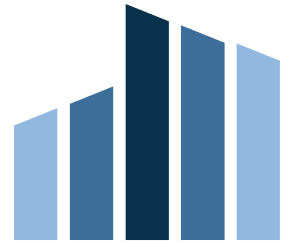


LAND FOR SALE

1538 FOUR H CLUB RD

AUGUSTA, GA 30906



Property Address: 1538 Four H Club Rd, Augusta, GA 30906
Property Type: Land
APN: 171-0-020-00-0
Lot Size: 82.7 AC
Zoning: HI

PROPERTY OVERVIEW

82 acres of industrial land available directly across the street from the Augusta airport. Land can be subdivided based on specific needs of user. Many large industrial sites nearby, including International Paper, Textron, Kellogg's, and Starbucks Regional Plant.

LOCATION OVERVIEW

Directly off Doug Barnard Pkwy, neighboring Augusta Regional Airport. Only a few miles from I-520 exit.



Presented By:

Chris Senn
Vice President
706.854.6728

Tyler Martin
Sales Associate
706.854.6703

chris.senn@southeastern.company tyler.martin@southeastern.company



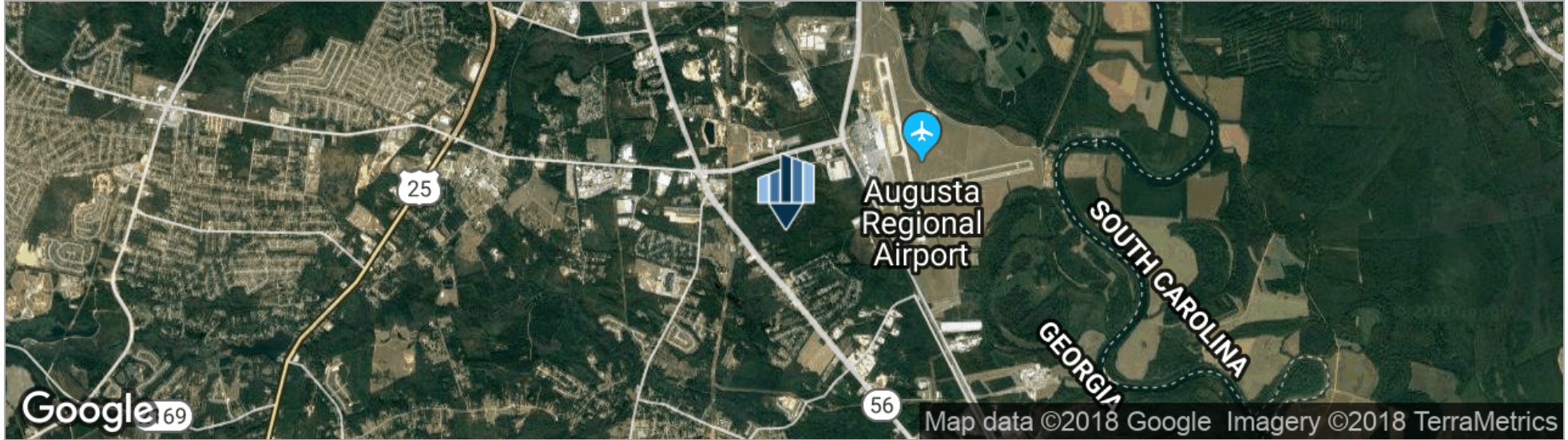
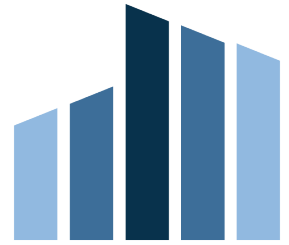
SOUTHEASTERN

DEVELOPMENT • BROKERAGE • CONSULTING

LAND FOR SALE

1538 FOUR H CLUB RD

AUGUSTA, GA 30906



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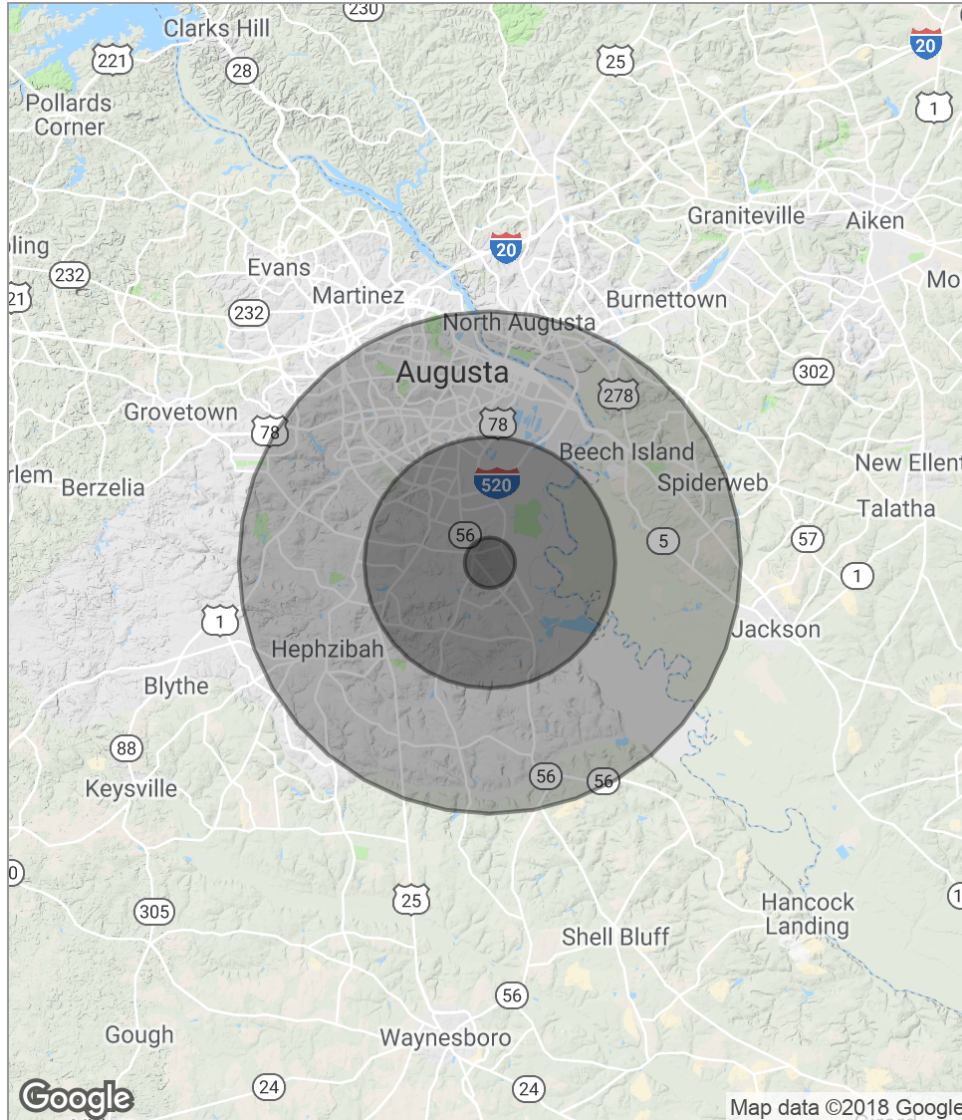
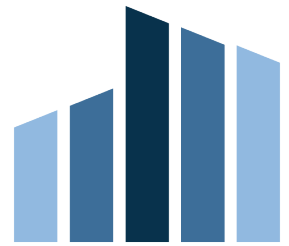
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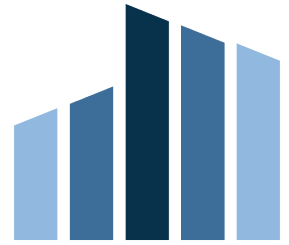
	1 MILE	5 MILES	10 MILES
POPULATION			
Total population	1,654	42,940	195,784
Median age	35.0	34.3	34.7
Median age (Male)	31.0	31.8	32.7
Median age (Female)	37.7	36.5	36.7
HOUSEHOLDS & INCOME			
Total households	451	14,538	74,865
# of persons per HH	3.7	3.0	2.6
Average HH income	\$47,031	\$47,533	\$47,325
Average house value	\$97,965	\$115,033	\$115,111

* Demographic data derived from 2010 US Census

LAND FOR SALE

1538 FOUR H CLUB RD

AUGUSTA, GA 30906



SALE PRICE

\$7,029,500

LOCATION INFORMATION

Street Address	1538 Four H Club Rd
City, State, Zip	Augusta, GA 30906
County/Township	Richmond

LAND

Best Use	Industrial
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PROPERTY DETAILS

Property Type	Land
Property Subtype	Industrial
Zoning	HI
Lot Size	82.7 Acres
APN#	171-0-020-00-0



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