

# Land For Sale



## 3945 Harper Franklin Avenue

Augusta, GA 30909

### Property features

Listing Price: \$1,250,000

Property Size: 1.9 Acres

Zoning: B2

Parcel ID: 066-1-008-00-0



Presented By:

**Jonathan Crawford**

Development Associate

706.854.6738

jonathan.crawford@southeastern.company

# 3945 HARPER FRANKLIN AVENUE

AUGUSTA, GA 30909

**SALE PRICE**

**\$1,350,000**

Property Address: 3945 Harper Franklin Avenue, Augusta

Property Type: Land

APN: 066-1-008-00-0

Lot Size: 1.9 AC

Zoning: B2

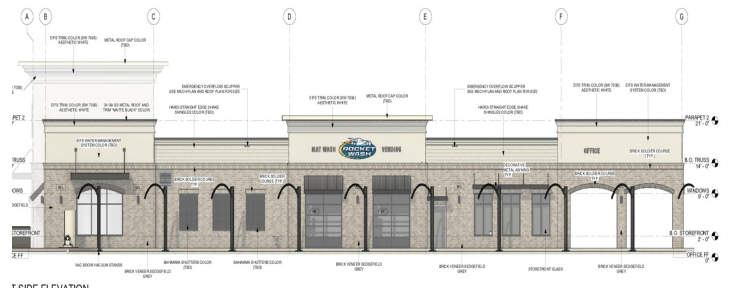
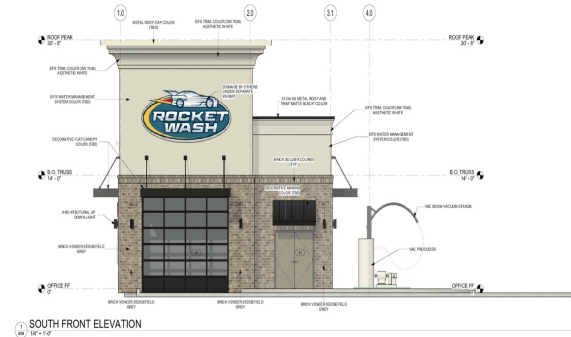
## PROPERTY OVERVIEW

1.9 Acre Pad Ready Site with all utilities in place along with offsite detention. Site has been fully engineered with approved civil plans for a 115' car wash.

## LOCATION OVERVIEW

260' of Frontage along Jimmie Dyess Parkway (26K VPD). Site is adjacent to a 118,000-square-foot Kroger Marketplace (Spring 2024) that is under development at the intersection of Jimmie Dyess Parkway and Harper Franklin Avenue, about half a mile from Fort Gordon Gate 1.

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EXTERIOR ELEVATIONS

January 4, 2022

KROGER STORE GA664

Augusta, GA



52215

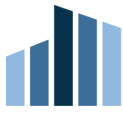
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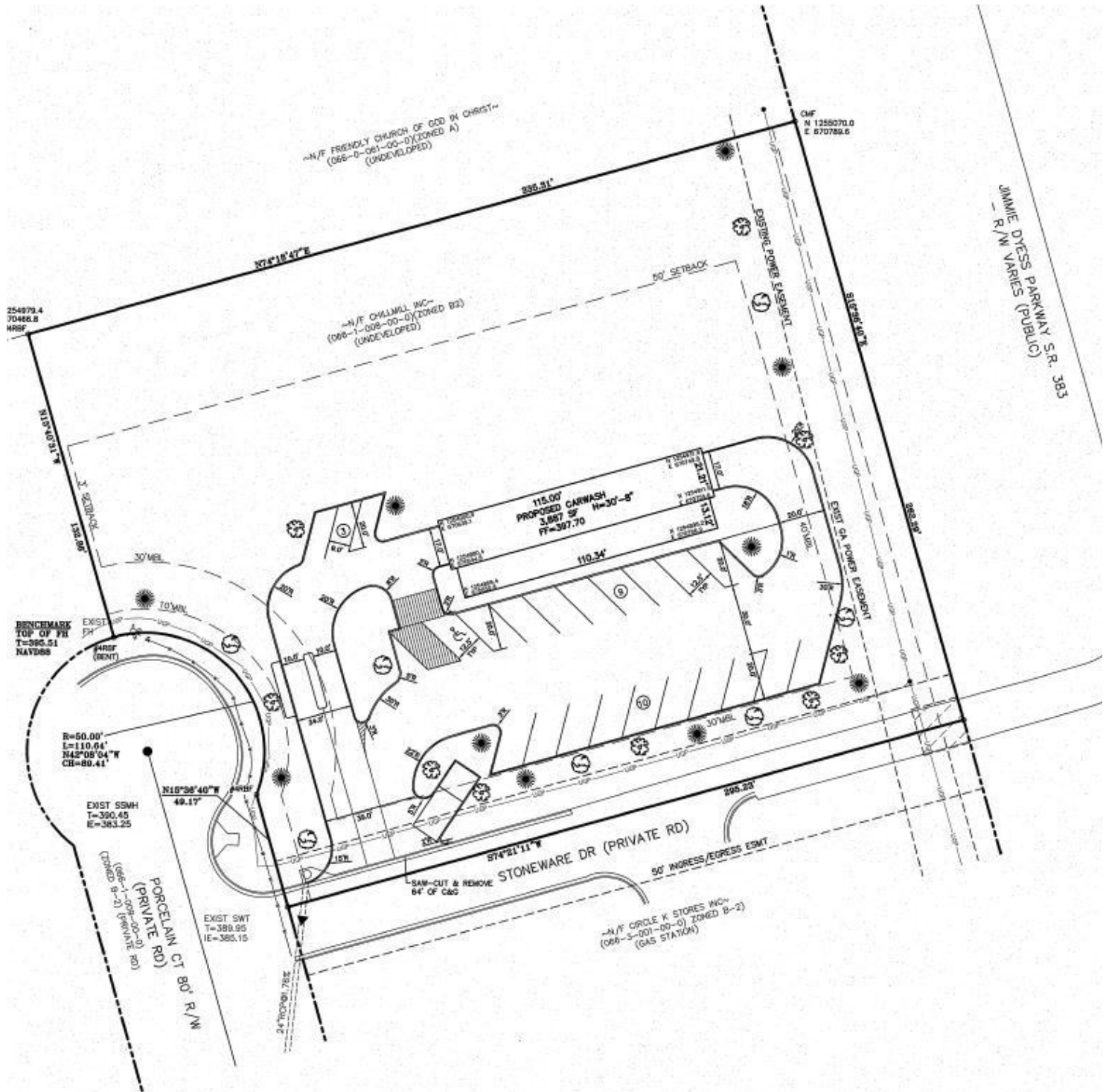
**SOUTHEASTERN**

DEVELOPMENT • BROKERAGE • CONSULTING

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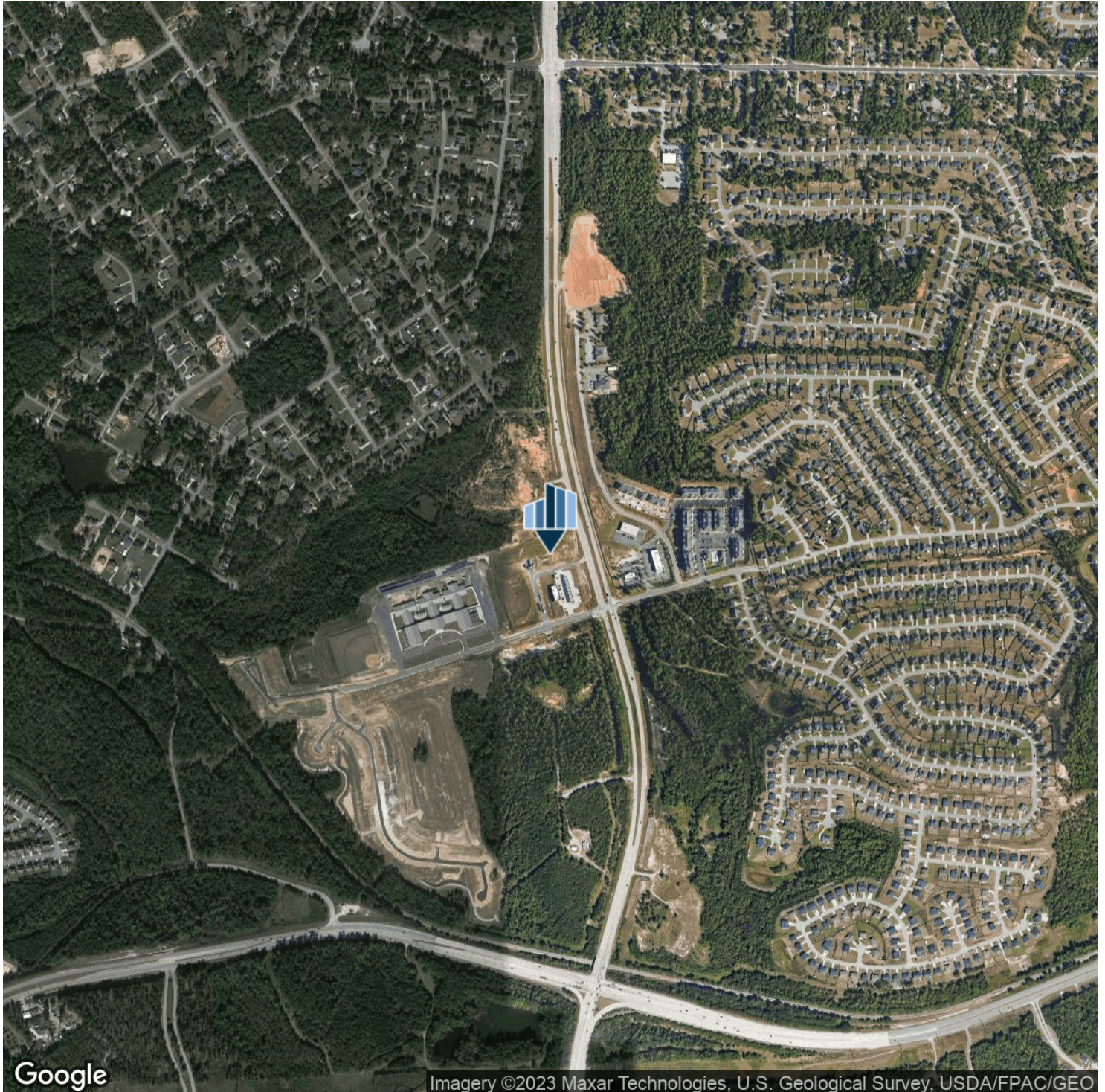
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Google

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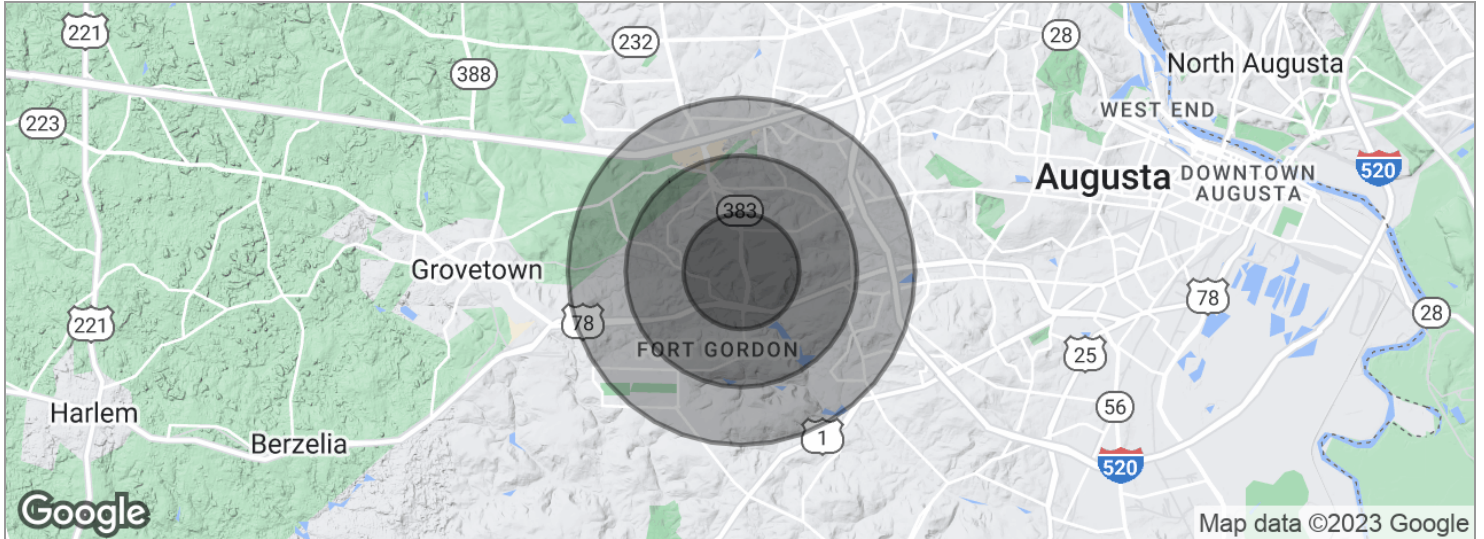
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	3,835	12,277	30,203
Median age	35.9	34.0	33.9
Median age (male)	37.4	36.2	34.7
Median age (Female)	37.1	34.5	34.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	1,387	4,777	12,868
# of persons per HH	2.8	2.6	2.3
Average HH income	\$64,409	\$58,358	\$52,555
Average house value	\$173,525	\$153,029	\$119,042

\* Demographic data derived from 2020 ACS - US Census

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