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ONLINE



0.78 AC FOR SALE

2802 Brentway Drive | Hephzibah, GA 30815

ROBERT MCCRARY
robert@jordantrotter.com
706 • 736 • 1031

ZONE | B-1: Local Business

PRICE | \$150,000



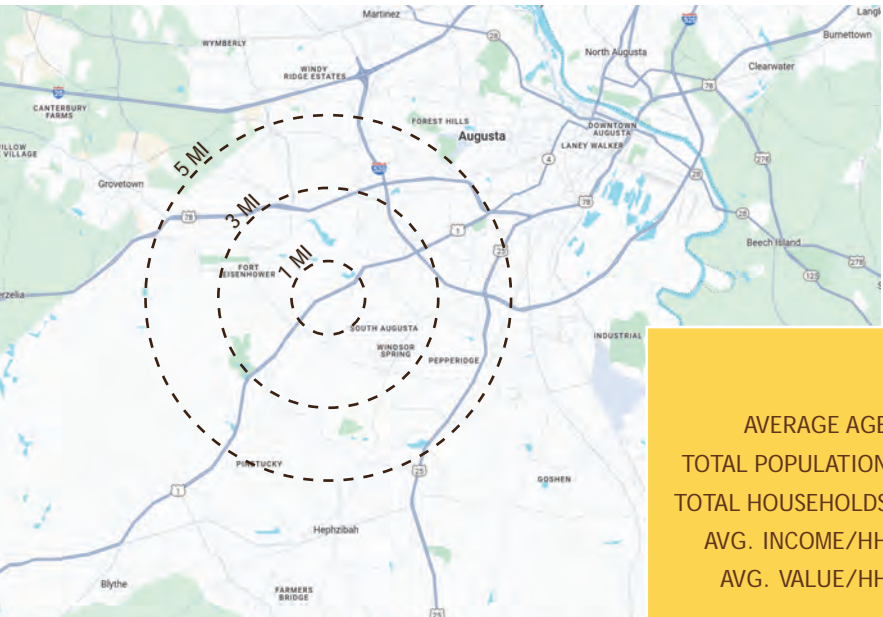

JORDAN TROTTER
COMMERCIAL REAL ESTATE

This parcel sits at the corner of Deans Bridge Road (Highway 1) and Brentway Drive less than 3 miles from I-520 (Bobby Jones Expressway). With it's close proximity to Gate 5 of Fort Eisenhower, this portion of Deans Bridge Road sees an average of 20,200 vehicles per day. The surrounding area features a mix of established residential neighborhoods and multifamily developments.

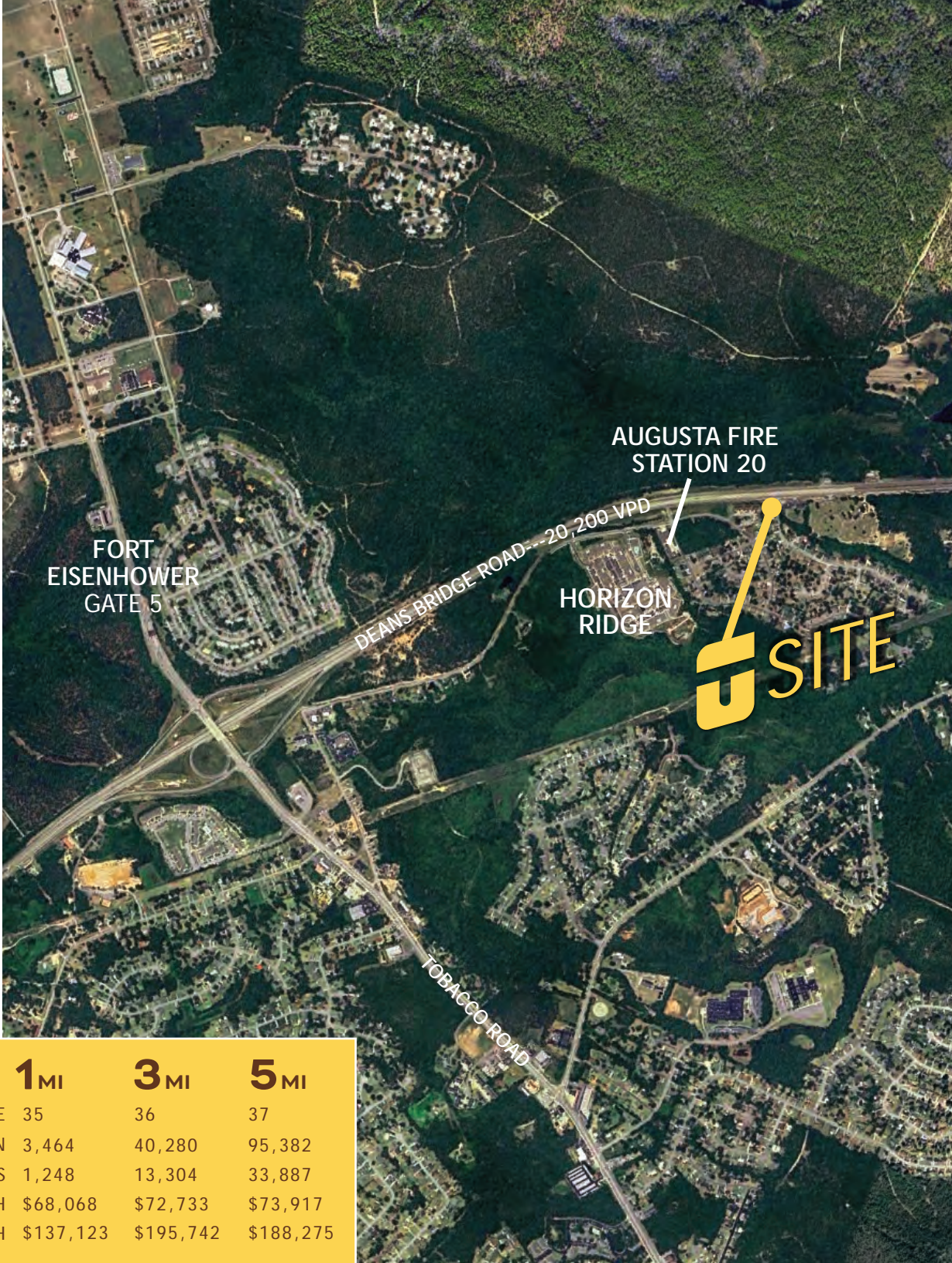
This 0.78 acre commercially zoned property sits on the corner of a major highway in the Augusta area and features great visibility and access. With the current B-1 commercial zoning, the allowable classifications include multifamily, professional, and neighborhood business uses.

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- Corner development property
 - Water and sewer
 - Visibility and access
- Deans Bridge Road VPD: 20,200



	1 MI	3 MI	5 MI
AVERAGE AGE	35	36	37
TOTAL POPULATION	3,464	40,280	95,382
TOTAL HOUSEHOLDS	1,248	13,304	33,887
AVG. INCOME/HH	\$68,068	\$72,733	\$73,917
AVG. VALUE/HH	\$137,123	\$195,742	\$188,275



FORT EISENHOWER



 SITE

GATE #5

DEANS BRIDGE ROAD

WINDSOR SPRINGS ROAD

520



TOBACCO ROAD

PEACH ORCHARD ROAD

DIAMOND LAKES REGIONAL PARK

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 Eisenhower

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 Eisenhower, 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

