



**LAND FOR SALE**

# 2913 GUN CLUB ROAD

AUGUSTA, GA 30907



**SOUTHEASTERN**

DEVELOPMENT • BROKERAGE • CONSULTING

Presented By:

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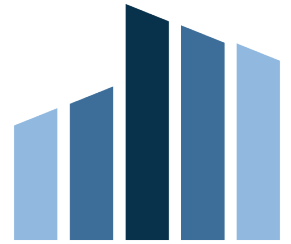
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# LAND FOR SALE

## 2913 GUN CLUB ROAD

AUGUSTA, GA 30907



Property Address: 2913 Gun Club Road, Augusta, GA 30907  
Property Type: Land  
Lot Size: 1.62 acres - 3.79 acres

### PROPERTY OVERVIEW

1.62 acres - 3.79 acres consisting of 4 parcels.

Currently zoned LI (Light Industrial) and located directly off Interstate 20 and Riverwatch Parkway. The property has close proximity to Washington Road (2 miles) and minutes away from downtown Augusta. See marketing plan for site locations and acreage sizes.



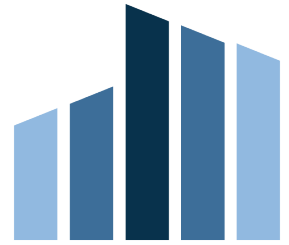
### SALE HIGHLIGHTS

- Lots will sit adjacent to 10 new flex space buildings (1,200 to 12,000 SF).
- LI (Light Industrial) allows for all types of office, commercial, light industrial and warehousing use.

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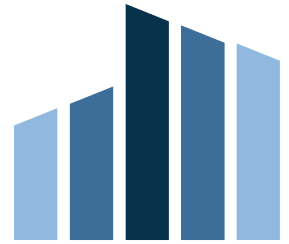
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### SALE PRICE

**\$405,000 - \$947,500**

#### LOCATION INFORMATION

Street Address	2913 Gun Club Road
City, State, Zip	Augusta, GA 30907
County/Township	Richmond

#### LAND

1.62 Acres	\$405,000.00
1.63 Acres	\$407,500.00
2.51 Acres	\$502,000.00
3.79 Acres	\$947,500.00

#### PROPERTY DETAILS

Property Type	Land
Property Subtype	Industrial
Lot Size	1.62 acres - 3.79 acres



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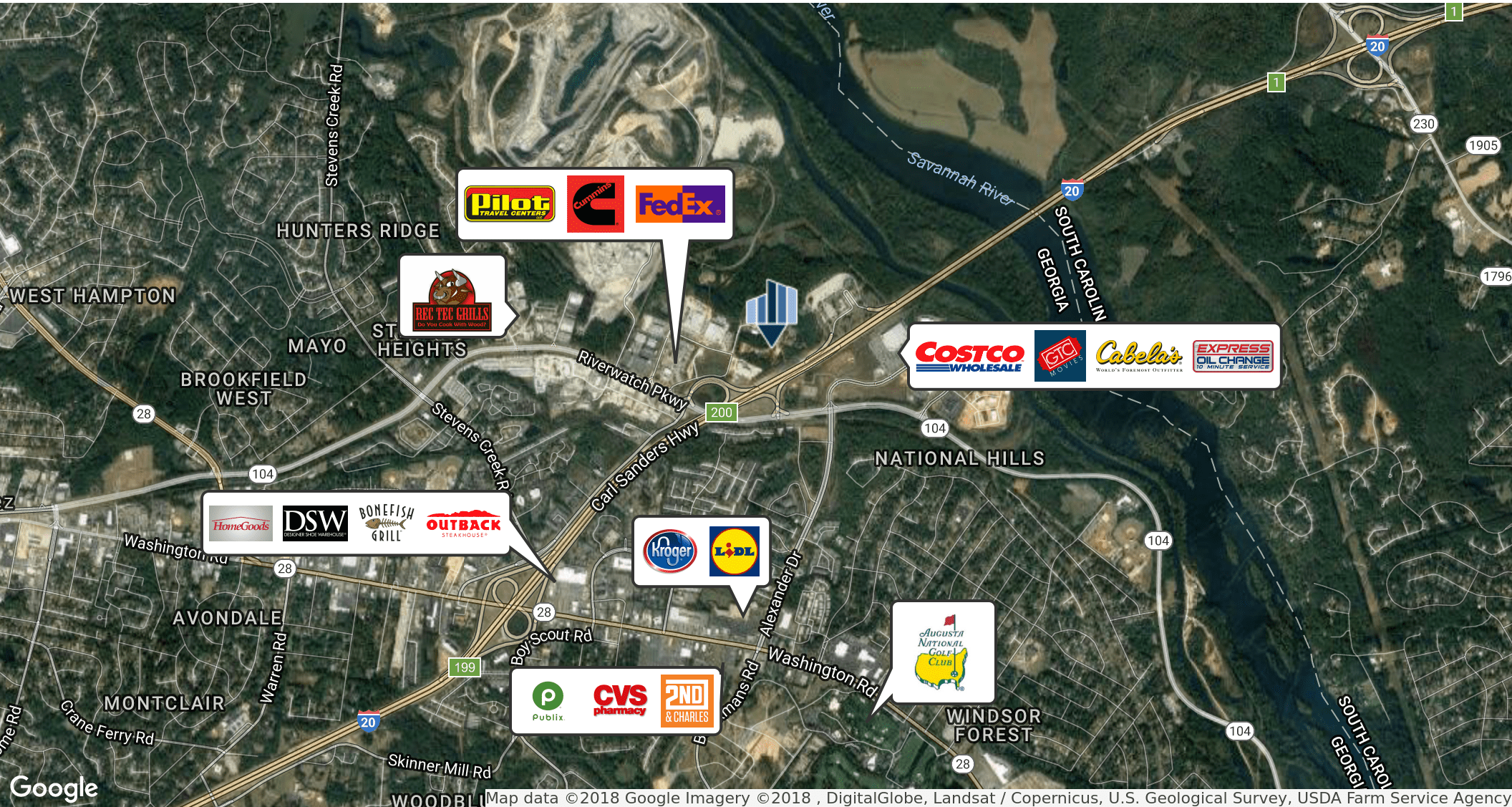
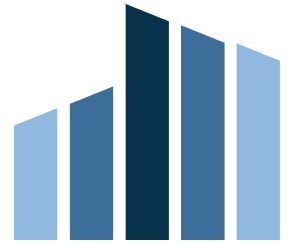
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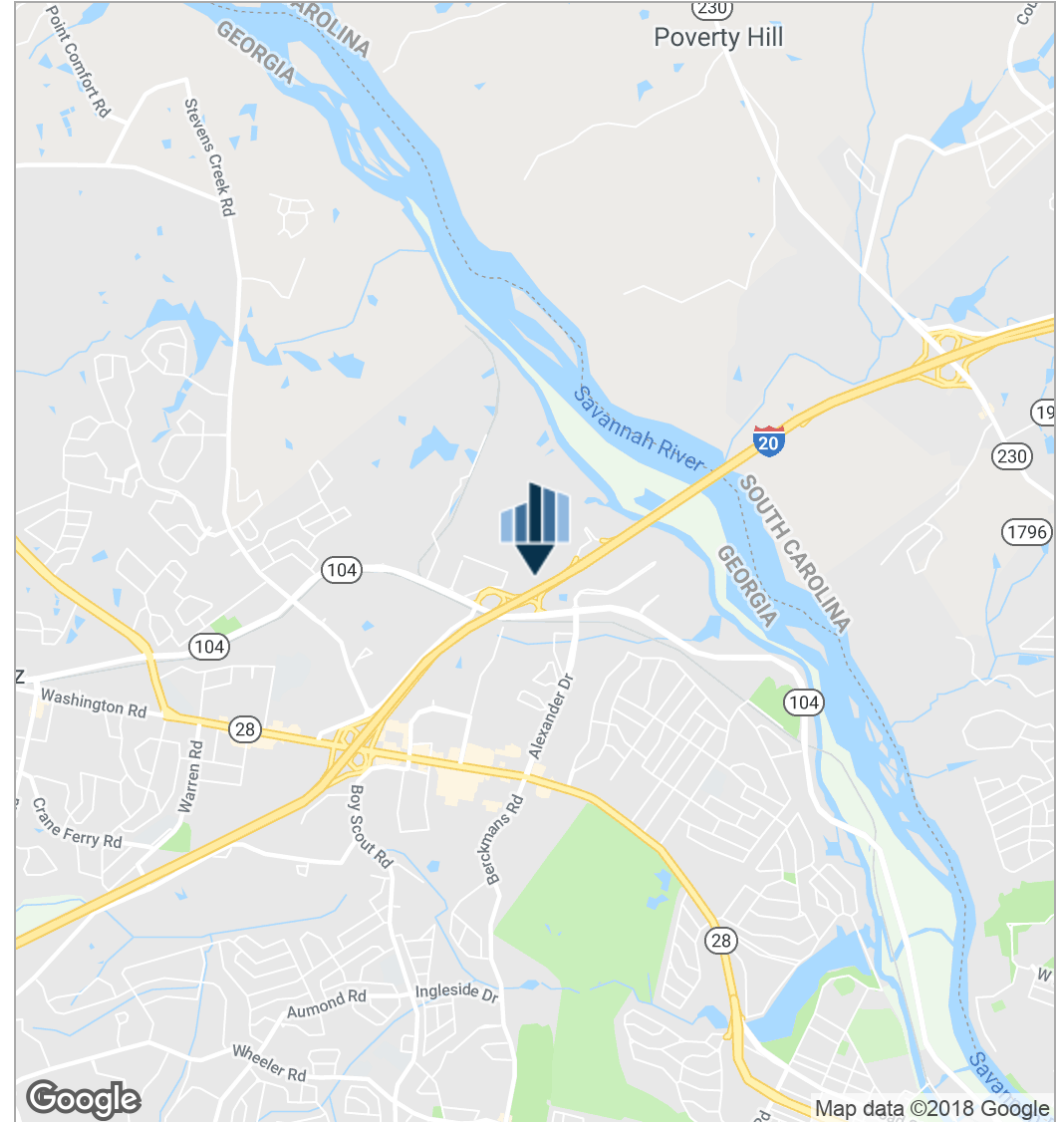
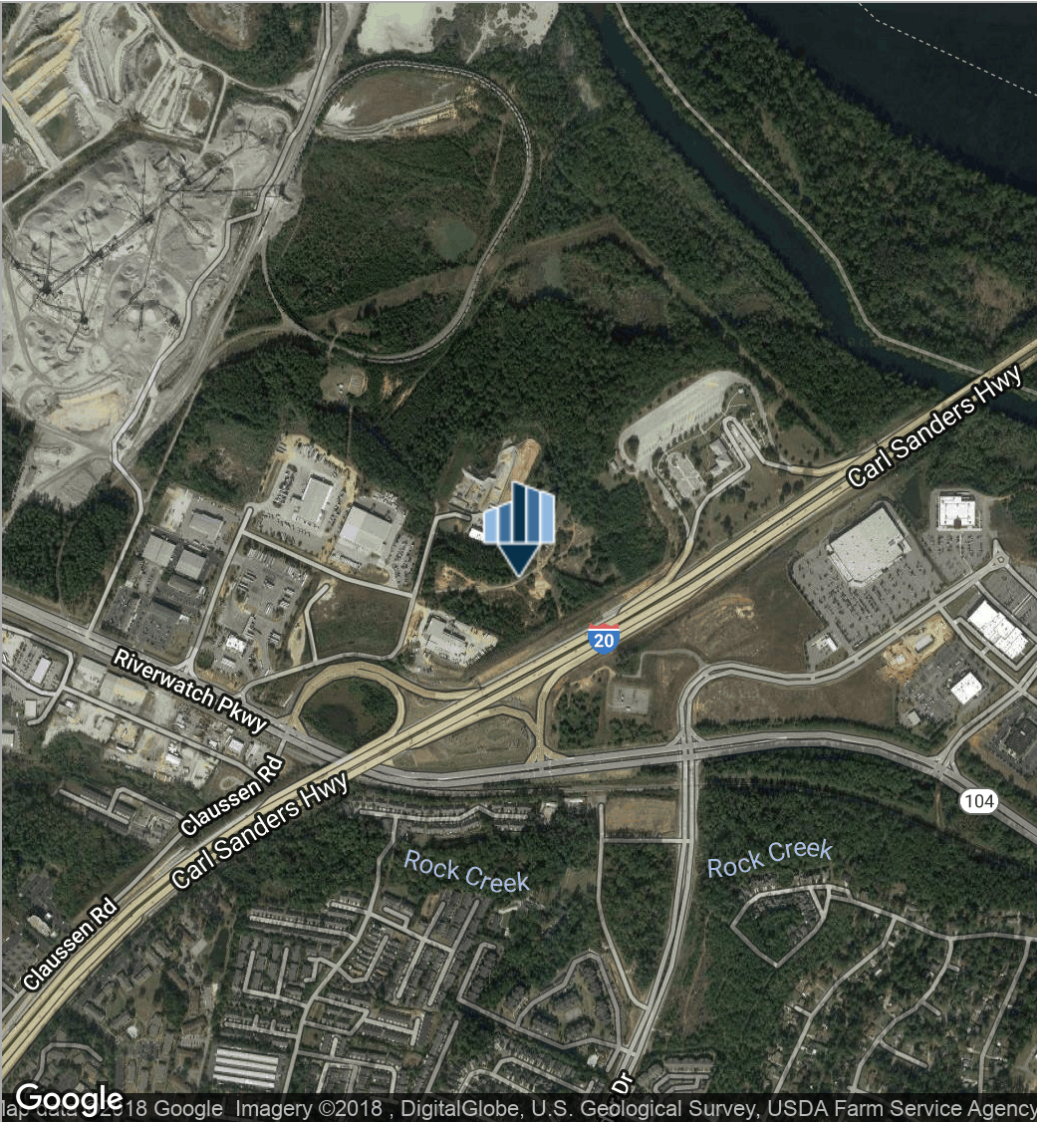
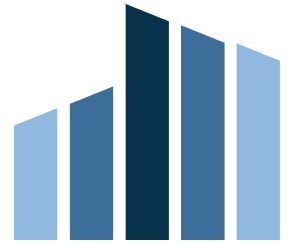
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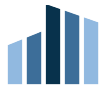
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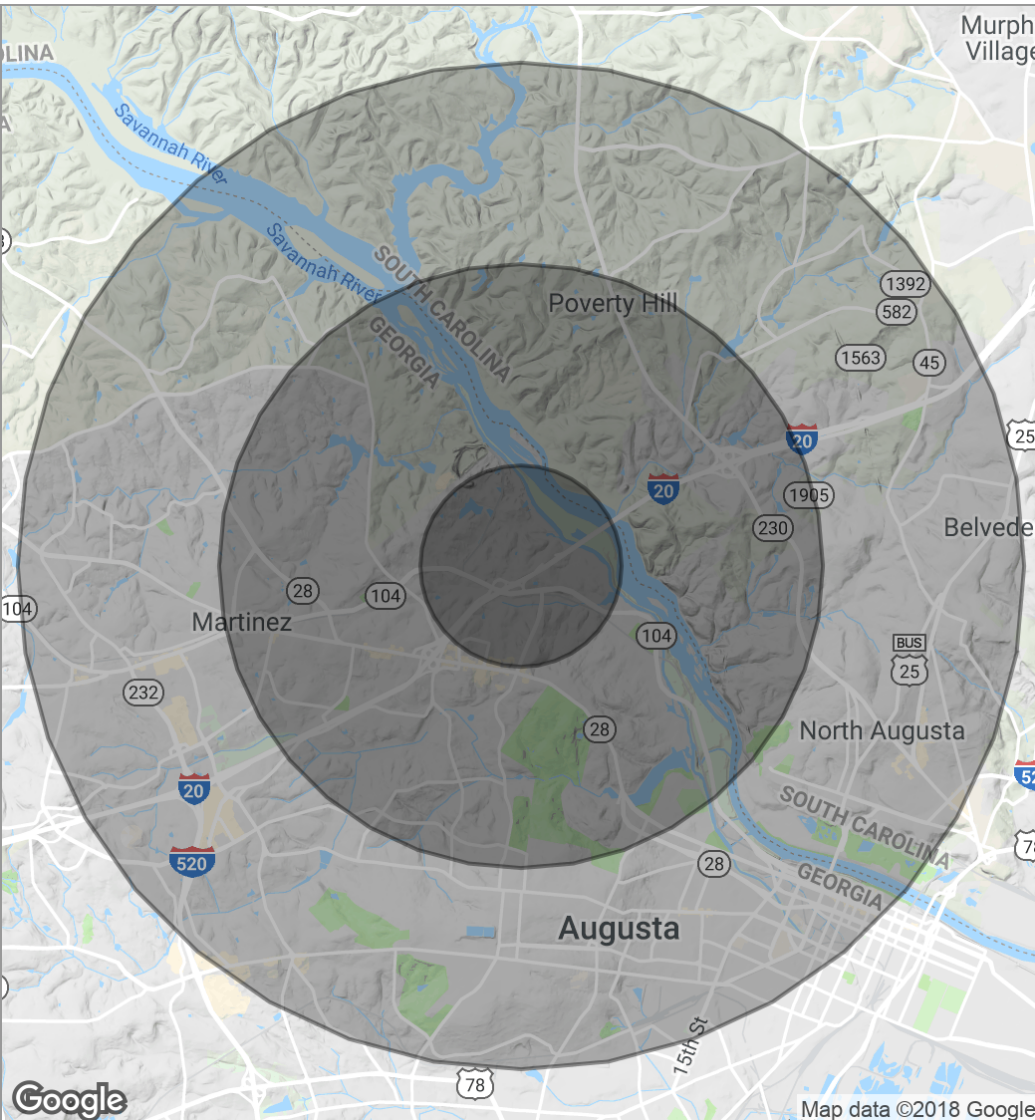
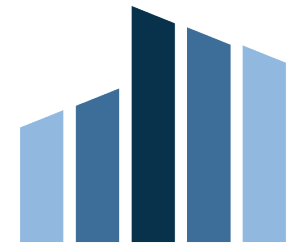
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,863	34,915	105,629
Median age	32.1	38.7	38.0
Median age (Male)	31.5	37.6	36.9
Median age (Female)	34.6	40.4	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,083	15,712	45,274
# of persons per HH	1.9	2.2	2.3
Average HH income	\$49,323	\$72,109	\$66,451
Average house value	\$122,281	\$235,632	\$223,770

\* Demographic data derived from 2010 US Census



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