

1349 Brown Road | **Land For**
Hephzibah, GA 30815 **Development**

APN#: 215-0-002-00-0

Acres: 136.2

Zone: R-1

Price: \$15,000 Per Acre

136.2 Acres

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TEXTRON
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136.2 Acres of raw land located 1.1 miles East of Mike Padgett Highway on Brown Road in Richmond County. This tract of land is perfect for residential development.

- Water and sewer border the site
- Topography allows for all gravity lines for sewage
- Beautiful wetlands in the back of the property lend the opportunity for a nature trail amenity for any residential development

DOLLAR
GENERAL

Old Waynesboro Road

Residential Areas

VPD: 2,900

Brown Road

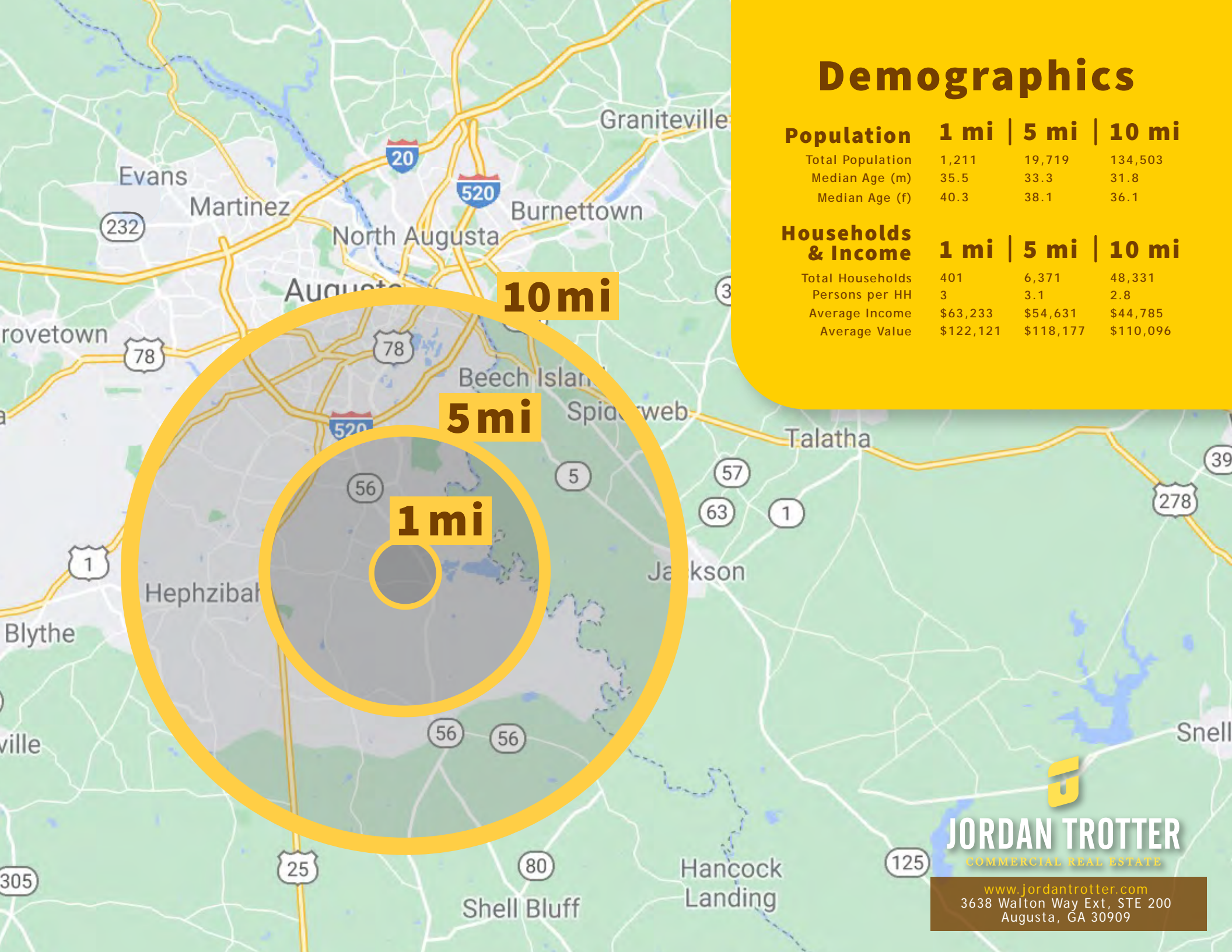
Mike Padgett Highway

Doug Barnard Parkway

VPD: 18,800



 SITE



Demographics

Population	1 mi	5 mi	10 mi
Total Population	1,211	19,719	134,503
Median Age (m)	35.5	33.3	31.8
Median Age (f)	40.3	38.1	36.1

Households & Income	1 mi	5 mi	10 mi
Total Households	401	6,371	48,331
Persons per HH	3	3.1	2.8
Average Income	\$63,233	\$54,631	\$44,785
Average Value	\$122,121	\$118,177	\$110,096



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