

**1349 Brown Road**  
**Hephzibah, GA 30815**

**Land For  
Development**

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

**Acres:** 136.2      **Zone:** R-1

**Price:** \$15,000 Per Acre

**136.2 Acres**

**Wil Kacos**

wil@jordantrrotter.com

706•736•1031



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE



# JORDAN TROTTER

COMMERCIAL REAL ESTATE

TEXTRON  
SPECIALIZED VEHICLES

Augusta  
Regional Airport



Doug Barnard Parkway

Mike Padgett Highway

VPD: 18,800

DOLLAR  
GENERAL

Residential Areas

Old Waynesboro Road

VPD: 2,900

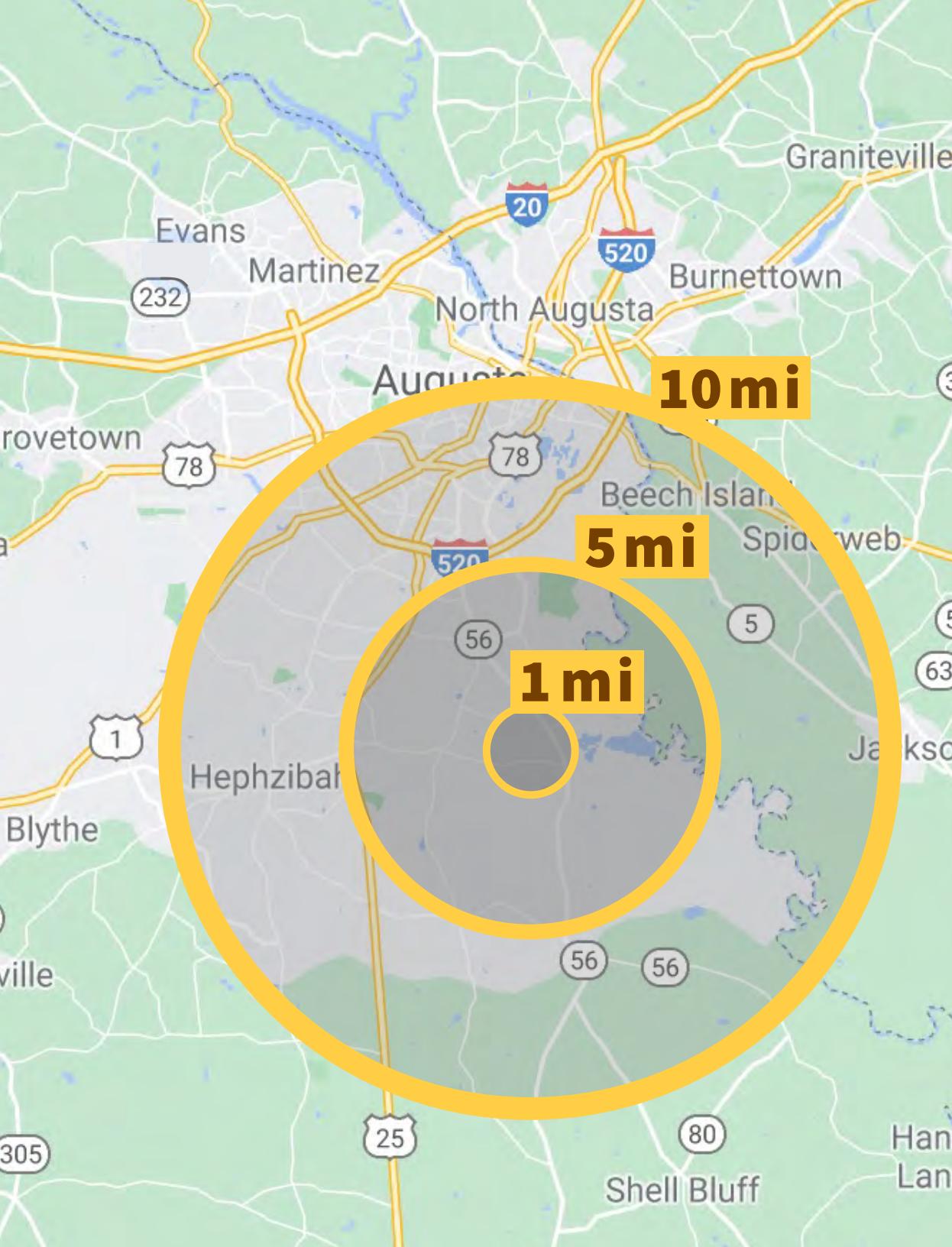
Brown Road

eSITE

Graphic  
Packaging  
INTERNATIONAL

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



## 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

**1 mi | 5 mi | 10 mi**

