



1.65-Acre Signalized Corner Lot

2820 Milledgeville Rd, Augusta, GA

Prime commercial development opportunity on one of Augusta's most strategic corners, offering exceptional visibility and access along the Gordon Highway corridor.

Matt "Nugget" Daniels

Real Broker, LLC

706-799-4960

matt@nuggetofaugusta.com

Executive Summary

This exceptional **±1.65-acre** signalized hard corner offers a rare redevelopment opportunity in one of Augusta's highest-traffic commercial corridors. Positioned at the intersection of **Milledgeville Road and Gordon Highway**, the property delivers unmatched visibility and direct access for a wide range of commercial users.

With frontage on **three roads—Gordon Highway, Milledgeville Road, and Hoppie Road**—the site provides multiple access options and excellent exposure from every approach. Traffic counts of **±27,000 VPD** on Gordon Highway and **10,000+ VPD** on Milledgeville Road ensure consistent customer flow and sustained demand for any future commercial development.

The flat, cleared parcel includes existing paved surfaces, significantly reducing development costs and accelerating project timelines. Zoned B2/B1 Commercial with all utilities readily available, the property is truly development-ready for immediate construction.

Located within minutes of Downtown Augusta and Fort Eisenhower, the site serves a robust population base of approximately 59,000 residents within a three-mile radius. This prime west-side Augusta location is ideally suited for retail, quick-service restaurants, medical facilities, automotive operations, or mixed-use development projects.

Investment Highlights



Signalized Hard Corner

Controlled intersection with dedicated traffic signals ensures optimal traffic flow and safe customer access from multiple directions.



High Traffic Counts

37,000+ combined daily vehicles (~27,000 VPD on Gordon Highway and 10,000+ VPD on Milledgeville Road) deliver consistent daily exposure to potential customers.



Dense Population Base

Approximately 59,000 residents within three miles provide a strong customer foundation for retail and service businesses.

Development-Ready Site

Flat, cleared lot with existing flatwork reduces sitework costs and speeds up construction timelines. All utilities in place.

Flexible Commercial Zoning

B2/B1 zoning accommodates a wide range of commercial uses, from retail and restaurants to medical offices and automotive services.

Strategic West-Side Location

One of the last premier corners available on Gordon Highway, minutes from Downtown Augusta and Fort Eisenhower.

Site Location & Access

Superior Visibility & Connectivity

The property's corner position at a signalized intersection provides exceptional visibility from all approaching directions. Frontage on three roads—Gordon Highway, Milledgeville Road, and Hoppie Road—creates multiple ingress and egress opportunities, a critical advantage for high-traffic commercial operations.

Surrounded by established commercial users including Arby's, America's Factory Outlet, automotive service centers, and various retail operations, the site benefits from proven commercial viability and established traffic patterns in the corridor.

Access Points

- Gordon Highway frontage (primary arterial)
- Milledgeville Road frontage (secondary arterial)
- Hoppie Road access (tertiary)
- Multiple access points possible subject to DOT approval.
- Signalized intersection control





Traffic & Demographics

27K

Daily Vehicles

Gordon Highway traffic count
ensures constant exposure

10K+

VPD on Milledgeville

Secondary arterial provides
additional traffic flow

59K

Population (3-Mile)

Strong residential base supports
retail and service uses

1.65

Acres

Ideal size for single-user or
multi-tenant development

The combination of high daily traffic counts and a dense surrounding population creates an exceptional commercial environment. Gordon Highway serves as a primary east-west corridor through Augusta's west side, connecting residential neighborhoods with commercial districts, Fort Eisenhower, and downtown. This consistent traffic flow represents not just pass-by visibility, but genuine customer accessibility for businesses seeking high-frequency customer visits.

The site captures both commuter and local neighborhood traffic, making it ideal for daily-use tenants such as QSR, fuel, retail, or service-based operators.

Development Potential

Quick-Service Restaurant / Drive-Thru

Ideal drive-thru configuration with high visibility, strong daypart traffic, and multiple access points for efficient queue management.

Fuel Station / Convenience Retail

Hard corner layout supports fuel operations with easy turning movements and strong capture rates from 37,000+ daily vehicles.

Medical or Professional Office

Strong population demographics and easy access support medical or professional office development with efficient parking and circulation.

Automotive Sales or Service

Generous lot size and high visibility support automotive dealerships or service centers with excellent product display and consistent customer flow.

Neighborhood Retail / Strip Center

Site dimensions support multi-tenant retail development serving the surrounding residential base with flexible zoning for diverse tenant mixes.

Investment Opportunity



Rare Redevelopment Advantage

This property represents an increasingly scarce opportunity: a premier corner location with significant site preparation already completed. The existing flatwork and paved surfaces translate to immediate cost savings and reduced development timelines—critical factors in today's construction environment.

Unlike raw land acquisitions that require extensive grading, clearing, and site preparation, this parcel is positioned for rapid development. All major utilities are available at the site, eliminating the delays and expenses associated with utility extensions or infrastructure upgrades.

This site offers a rare combination of high visibility, completed site prep, and flexible zoning—making it one of Augusta's strongest remaining commercial corners. Flatwork and utilities are already in place, reducing development costs and accelerating timelines. Ideal for national retailers, QSR users, medical operators, and developers pursuing build-to-suit opportunities.

Property Specifications



Site Details

±1.65 acres, flat and cleared with existing paved surfaces



Zoning

B2/B1 Commercial—flexible use permissions for retail, office, service, and mixed-use development



Utilities

All major utilities available on-site including water, sewer, electric, gas, and telecommunications



Frontage

Three-road frontage on Gordon Highway, Milledgeville Road, and Hoppie Road

Location Advantages

- Minutes from Downtown Augusta
- Close proximity to Fort Eisenhower
- Established commercial corridor
- Multiple dining and retail amenities nearby
- Excellent residential accessibility
- Frontage along Gordon Highway, one of Augusta's primary east-west commercial arteries.

Ideal For

- Developers seeking high-visibility sites
- National retailers entering Augusta market
- Owner-operators wanting flagship locations
- Investors pursuing value-add opportunities
- Build-to-suit commercial projects



Contact Information

For Sale

Matt "Nugget" Daniels

Real Broker, LLC

Direct: 706-799-4960

Email: matt@nuggetofaugusta.com

Laura Daniels

Real Broker, LLC

Direct: 706-627-7497

Email: Laura@nuggetofaugusta.com

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Schedule Your Site Tour Today

Contact us to arrange a personal tour of this exceptional commercial opportunity and discuss how this premier corner location can serve your development or investment objectives.