



FOR SALE

LUMPKIN ROAD DEVELOPMENT OPPORTUNITY

2559 Lumpkin Rd, Augusta, GA 30906

**SHERMAN &
HEMSTREET**
Real Estate Company

CONNIE WILSON, CCIM

Sr. VP, Associate Broker

cwilson@shermanandhemstreet.com

706.722.8334 x202

Property Summary



PROPERTY DESCRIPTION

Great location central to the entire Augusta area. Utilities in place, property fenced and ready for development.

PROPERTY HIGHLIGHTS

- 4+ acres for development
- Prime location in Augusta area
- Literally around the corner from gate to Augusta Technical College
- Short drive from Fort Gordon gates
- 300+ feet of frontage

OFFERING SUMMARY

Sale Price:	\$335,000
Lot Size:	4.02 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	256	731	3,112
Total Population	626	1,816	7,673
Average HH Income	\$64,931	\$63,897	\$59,120



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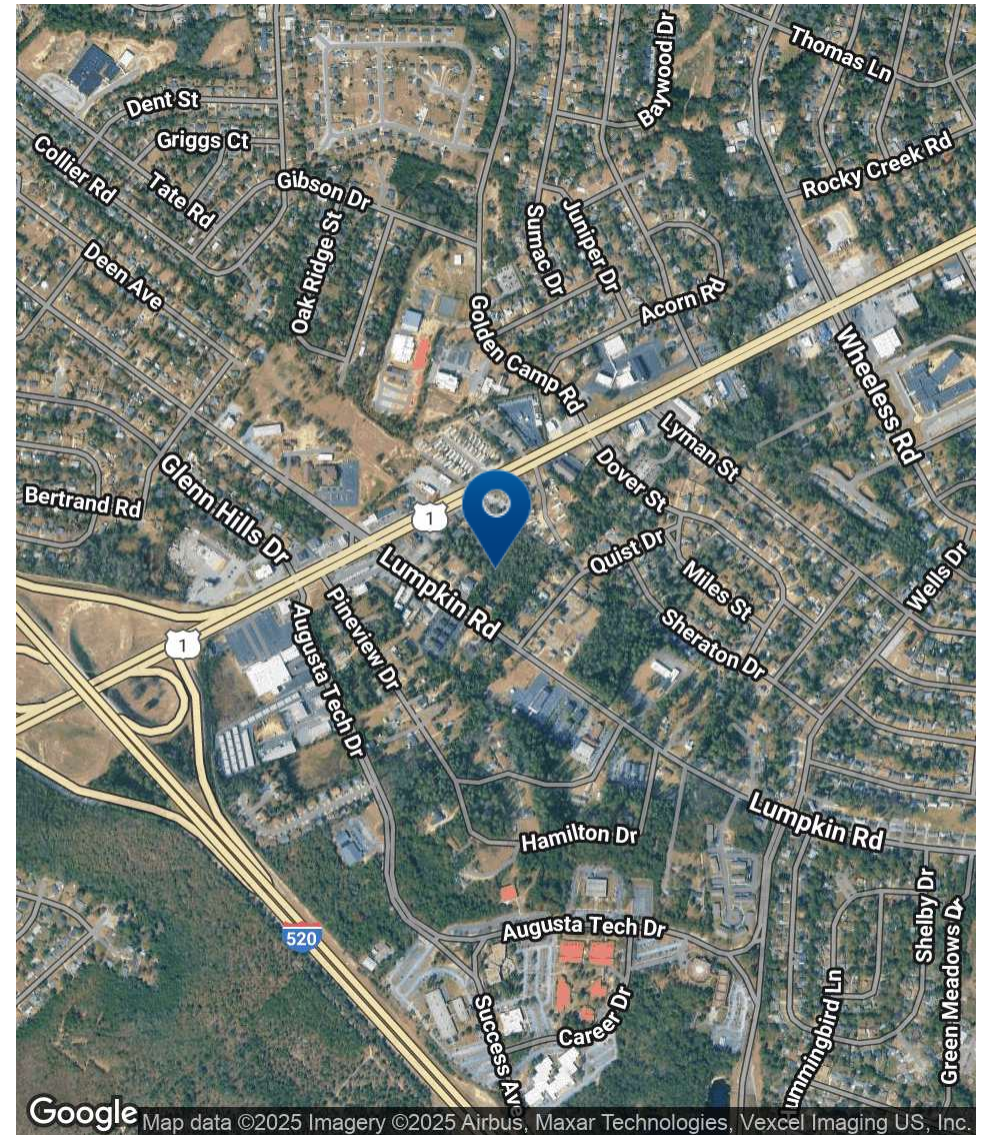
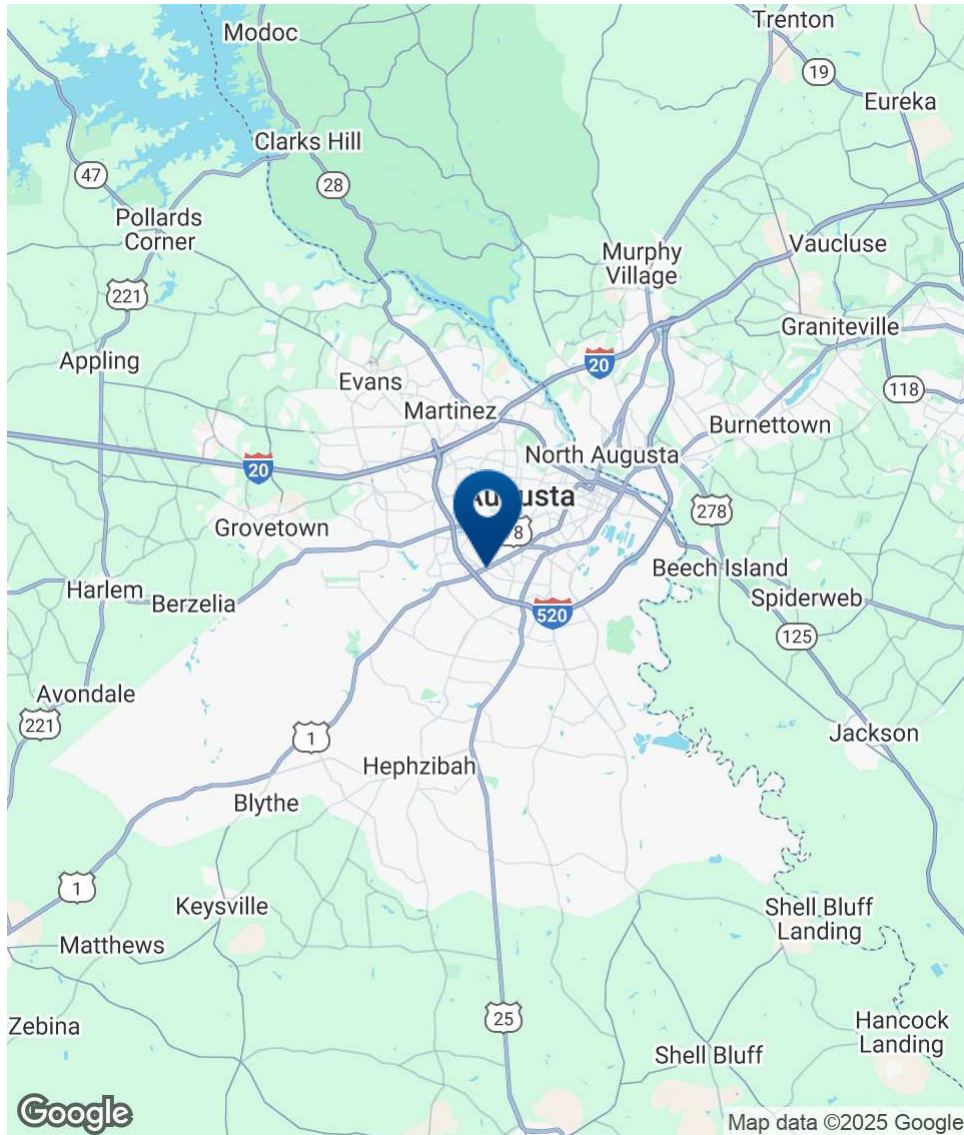
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Great location central to the entire Augusta area. Utilities in place, property fenced and ready for development.

LOCATION DESCRIPTION

Excellent Lumpkin Road Development Opportunity, located in Augusta, GA. This location offers easy access to major transportation routes, allowing you to capitalize on the area's growth. The property is surrounded by a variety of amenities, including retail centers, dining options, and recreational facilities. .4 miles from entrance to Augusta Technical College and a short drive from the gates of Fort Gordon makes this an incredible location for affordable housing to students and soldiers. There is 300+ feet of Lumpkin Road frontage, and chain link fencing around all sides and back of property. All utilities are in place and ready for development.

Location Map



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Additional Photos



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Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	626	1,816	7,673
Average Age	40	40	40
Average Age (Male)	38	38	38
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	256	731	3,112
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$64,931	\$63,897	\$59,120
Average House Value	\$165,003	\$156,394	\$143,719

Demographics data derived from AlphaMap

