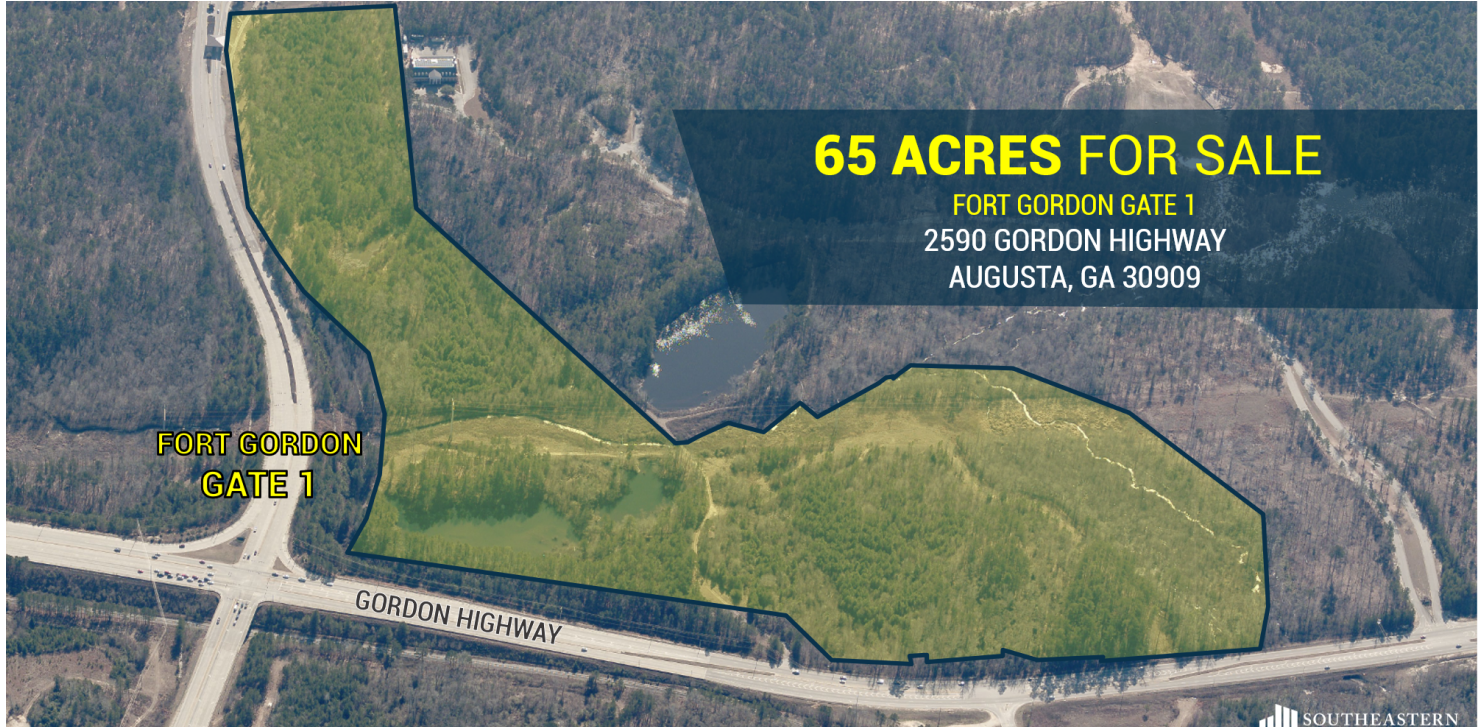


2590 GORDON HIGHWAY

AUGUSTA, GA 30909

**Land
For Sale**



PROPERTY DESCRIPTION

65 Acres at Gate 1 of Fort Gordon. Property fronts Gordon Highway with median cut access and 2 curb cuts. Site is an ideal office setting with easy access to Fort Gordon and 2 ponds on the property. Easy access to Fort Gordon being 1/3 mile from Gate 1.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	65 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	726	30,198	116,757
Total Population	2,037	83,500	311,064
Average HH Income	\$50,220	\$54,680	\$60,852

For more information, please contact:

Craig Sims 706.854.6719
Craig.Sims@southeastern.company



Matt Mills 706.854.6710
Matt.Mills@southeastern.company



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PROPERTY OVERVIEW

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LOCATION OVERVIEW

Gordon Highway bordering Fort Gordon Army Base.

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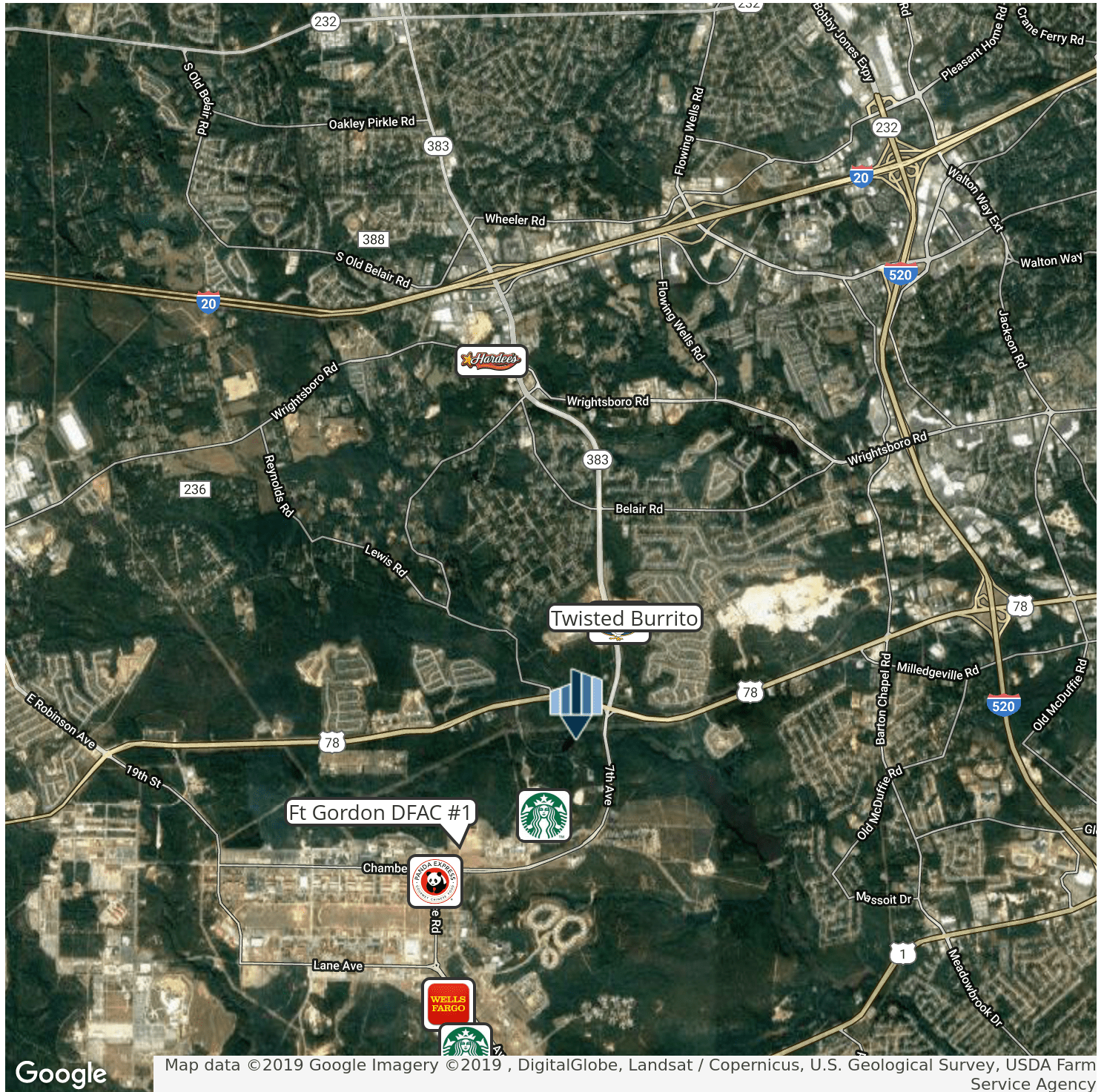
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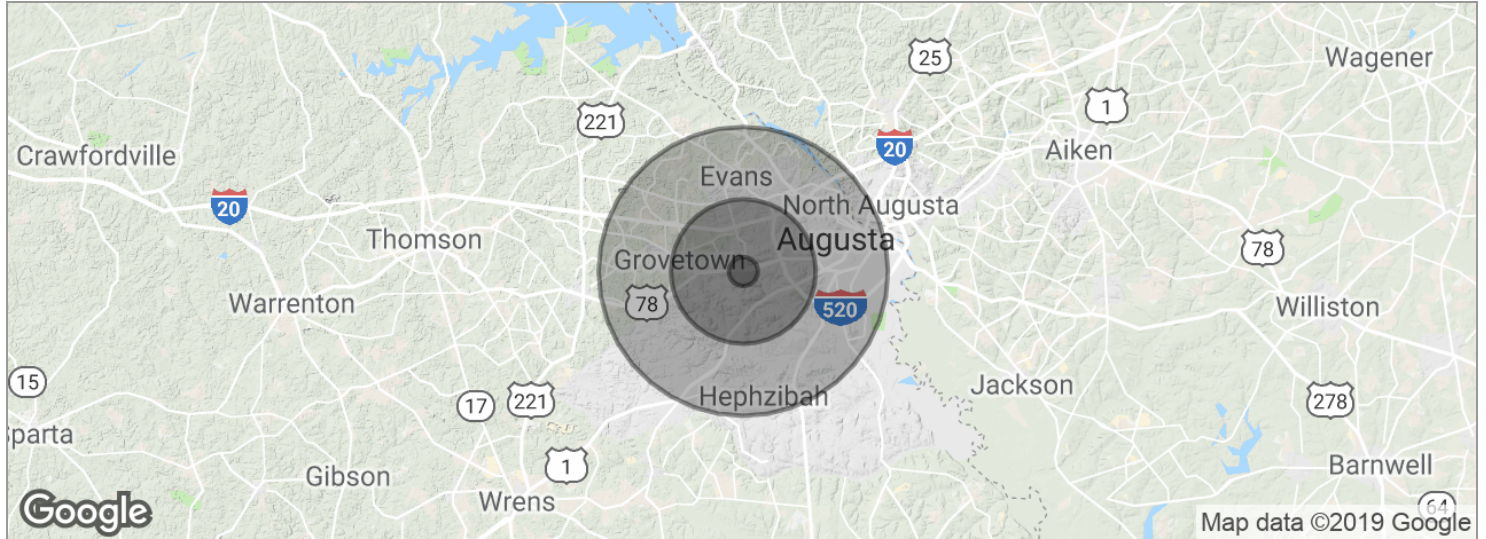
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,037	83,500	311,064
Median age	33.8	33.3	35.0
Median age (male)	32.6	31.9	33.6
Median age (Female)	35.1	34.9	36.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	726	30,198	116,757
# of persons per HH	2.8	2.8	2.7
Average HH income	\$50,220	\$54,680	\$60,852
Average house value	\$61,646	\$120,104	\$174,869

** Demographic data derived from 2010 US Census*

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