

CLICK
HERE FOR A
360° AERIAL
VIDEO



13,353 SF FOR SALE

3042 Eagle Drive | Augusta, GA 30906

RYAN MARTIN
ryan@jordantrotter.com
706 • 736 • 1031

WIL KACOS
wil@jordantrotter.com
706 • 736 • 1031

ZONE | R-1A SPEX

20.65 AC

FOR SALE | \$800,000




JORDAN TROTTER
COMMERCIAL REAL ESTATE

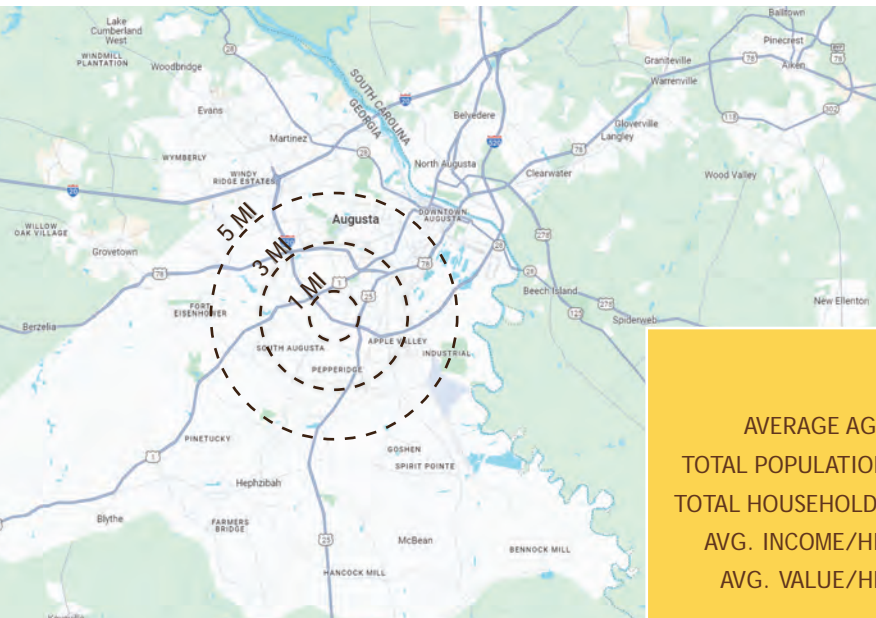
Formally used as a convent, Eagle Drive is located just off Bobby Jones I-520 express in the Richmond Hills/Green Meadows Estate community next to Augusta Technical College.

Formally used as a convent, Eagle Drive totals 20.65 AC and backs up to I-520 and Augusta Technical College. The improvements are a concrete masonry block. The convent and guest house were built in 1971 and the concrete block dormitory addition was built in 1996 with a total combined square footage of 13,353 SF. All utilities are available. The property is zoned R-1A (Single Family Residential) with stipulations use for boarding house.

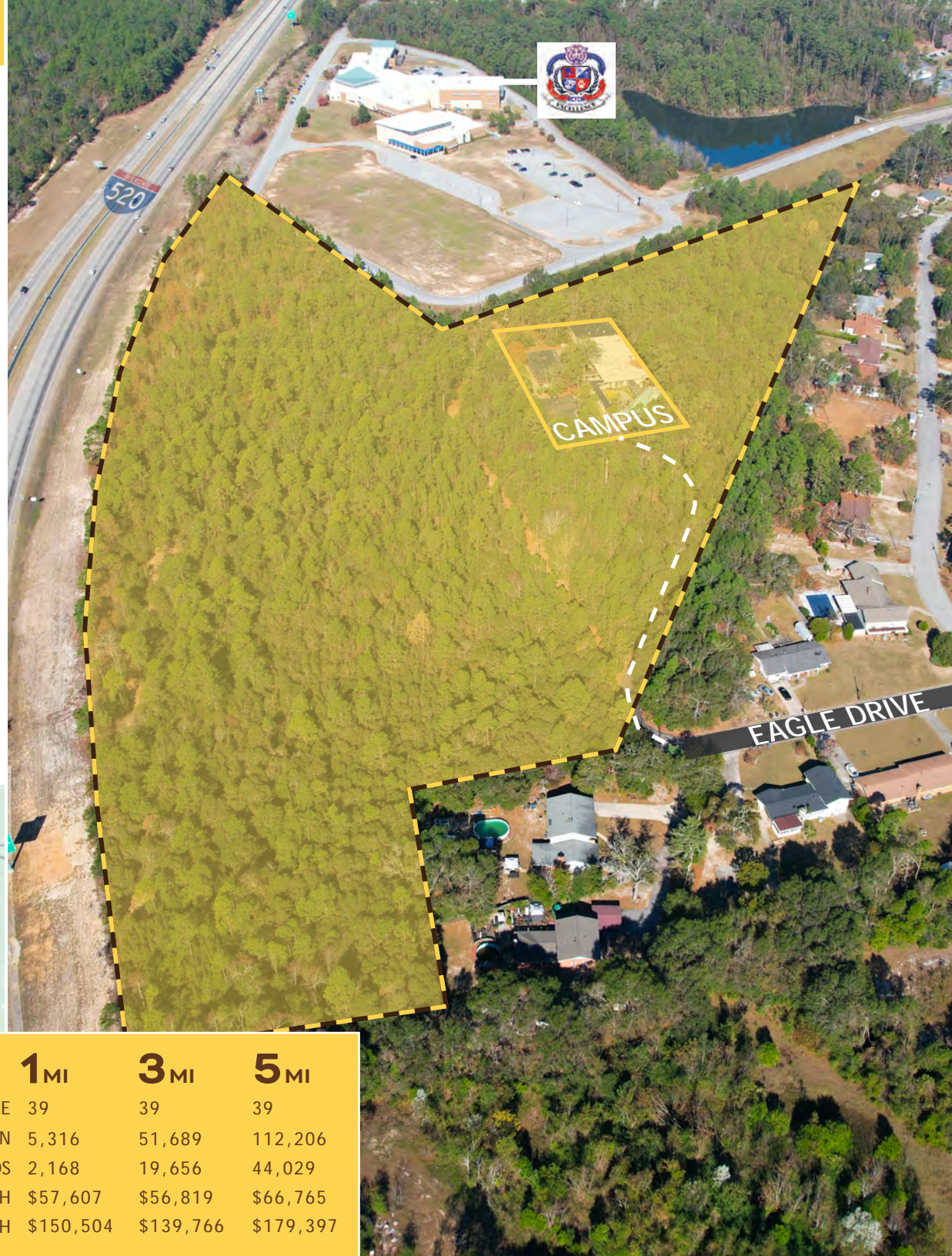
This is an ideal property for a retreat center or redevelopment for a multifamily development.

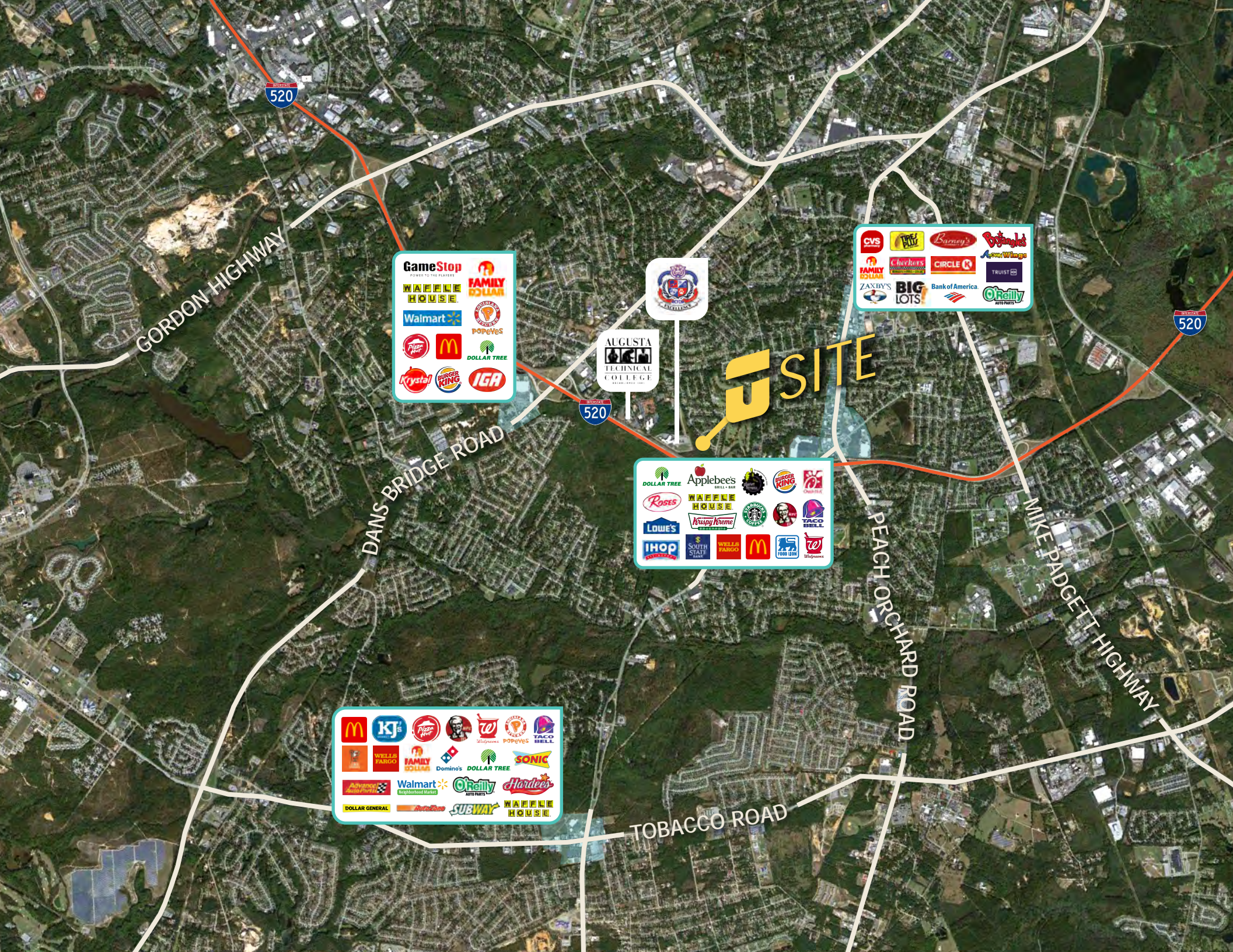


- All utilities available
- Offers a total of 20.65 AC
- Total combined square footage of 13,353
- Zoned R-1A



	1 MI	3 MI	5 MI
AVERAGE AGE	39	39	39
TOTAL POPULATION	5,316	51,689	112,206
TOTAL HOUSEHOLDS	2,168	19,656	44,029
AVG. INCOME/HH	\$57,607	\$56,819	\$66,765
AVG. VALUE/HH	\$150,504	\$139,766	\$179,397





520

GORDON HIGHWAY

DANS BRIDGE ROAD

520

520

PEACH ORCHARD ROAD

MIKE PADGETT HIGHWAY

TOBACCO ROAD

SITE

GameStop	FAMILY DOLLAR
Waffle House	POPEYES
Walmart	McDonald's
Pizza Hut	DOLLAR TREE
Krystal	BURGER KING
	IGA

DOLLAR TREE	Applebees	BURGER KING	CHICK-FIL-EE
Roses	Waffle House	Starbucks	KFC
LOWE'S	Kristin's Kreamery	McDonald's	TACO BELL
IHOP	SOUTH STATE	WELLS FARGO	McDonald's
		WELLS FARGO	WELLS FARGO

CVS	THE FULLER	Barney's	Bojangles
FAMILY DOLLAR	Checkers	CIRCLE K	Arby's
ZAXBY'S	BIG LOTS	Bank of America	O'Reilly
			TRUIST

McDonald's	KJ's	Pizza Hut	Wendy's	POPEYES	TACO BELL
WELLS FARGO	FAMILY DOLLAR	Dominos	DOLLAR TREE	SONIC	
Advantage	Walmart	O'Reilly	Hardee's		
DOLLAR GENERAL	Subway	Waffle House			

AUGUSTA TECHNICAL COLLEGE

Logo of Augusta Technical College



RIVER REGION STATISTICS



River Region Population:
767,478



Annual Growth Rate:
0.89%



Average Commute:
23.5 mins



Trade Area Population:
767,478



Medium Income:
\$55,049



Unemployment Rate:
3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Eisenhower

Job Growth: Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

Cyber & Innovation: Georgia Cyber & Innovation Training Center

Major Industry: Fort Eisenhower, Savannah River Site, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, East Central Regional, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

