



GORDON HIGHWAY

BOBBY JONES EXPRESSWAY



JORDAN TROTTER
COMMERCIAL REAL ESTATE

TRACT OF LAND AVAILABLE

2138 Gordon Highway | Augusta, GA 30909

FOR SALE | \$990,000

9.91 AC

068-0-028-00-0

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GORDON HIGHWAY

BOBBY JONES EXPRESSWAY

This property is located in a busy area of Gordon Highway near Bobby Jones Expressway. I-20 is one mile West of the site and Bush Field Airport is eight miles East. 9.91 Acre lot with B-2 (General Business) Zoning. Great location for self storage, hotel, car dealership or other retail uses.

- Great Visibility
- Gordon Highway Traffic Counts: 30,800
- Bobby Jones Expressway traffic counts: 93,400
- Property has approximately a 5% slope
- Zoned B2 General Business
- All utilities available

EVANS

DOWNTOWN AUGUSTA



AUGUSTA EXCHANGE

Piedmont Health
 Charlie Norwood VA Medical Center



U SITE

AUGUSTA MALL



GROVETOWN

FORT GORDON



WASHINGTON ROAD

DAVIS ROAD

WHEELER ROAD

WALTON WAY EXTENSION

GORDON HIGHWAY

SARANAK RIVER

SARANAK RIVER

SARANAK RIVER

Population

	1 mi	2 mi	3 mi
Total Population	3,311	19,357	53,824
Median Age (m)	34.6	35.3	33.1
Median Age (f)	44.3	38.2	37.3

Households & Income

	1 mi	2 mi	3 mi
Total Households	1,694	9,762	24,636
Persons per HH	2.0	2.0	2.2
Average Income	\$38,395	\$37,096	\$49,440
Average Value	\$96,586	\$92,071	\$113,139

