



FOR SALE

REZONED TOWNHOME DEVELOPMENT

35.57 ACRES

AUGUSTA | GEORGIA 30909

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **2041 Gordon Hwy, 35.57 acres in Augusta, GA, Richmond County** ("Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Ackerman & Co. ("Broker") and the Seller ("Seller"). This Offering Memorandum was prepared by Broker, and the information contained herein has been obtained from sources that Broker deems to be reliable, and Broker has no reason to doubt its accuracy. However, neither Owner, its affiliates, officers, directors or employees, nor the Broker, nor any other party, make any warranty or representation, expressed or implied, as to the accuracy or completeness of the information contained herein, including but not limited to financial information and projections, and any engineering and environmental information and any downloadable files. Prospective purchasers should make their own investigations, projections, and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the Property, including such engineering inspections as they deem necessary to determine the condition of the Property. Ackerman & Co. represents the Owner in this transaction and makes no representations, expressed or implied, as to the foregoing matters.

This Offering Memorandum is exclusively presented by the Broker. For additional information or to schedule a property tour, please contact:

EDGAR HERNANDEZ

P: 770.913.3961

E: ehernandez@ackermanco.net

Townhome Development Opportunity



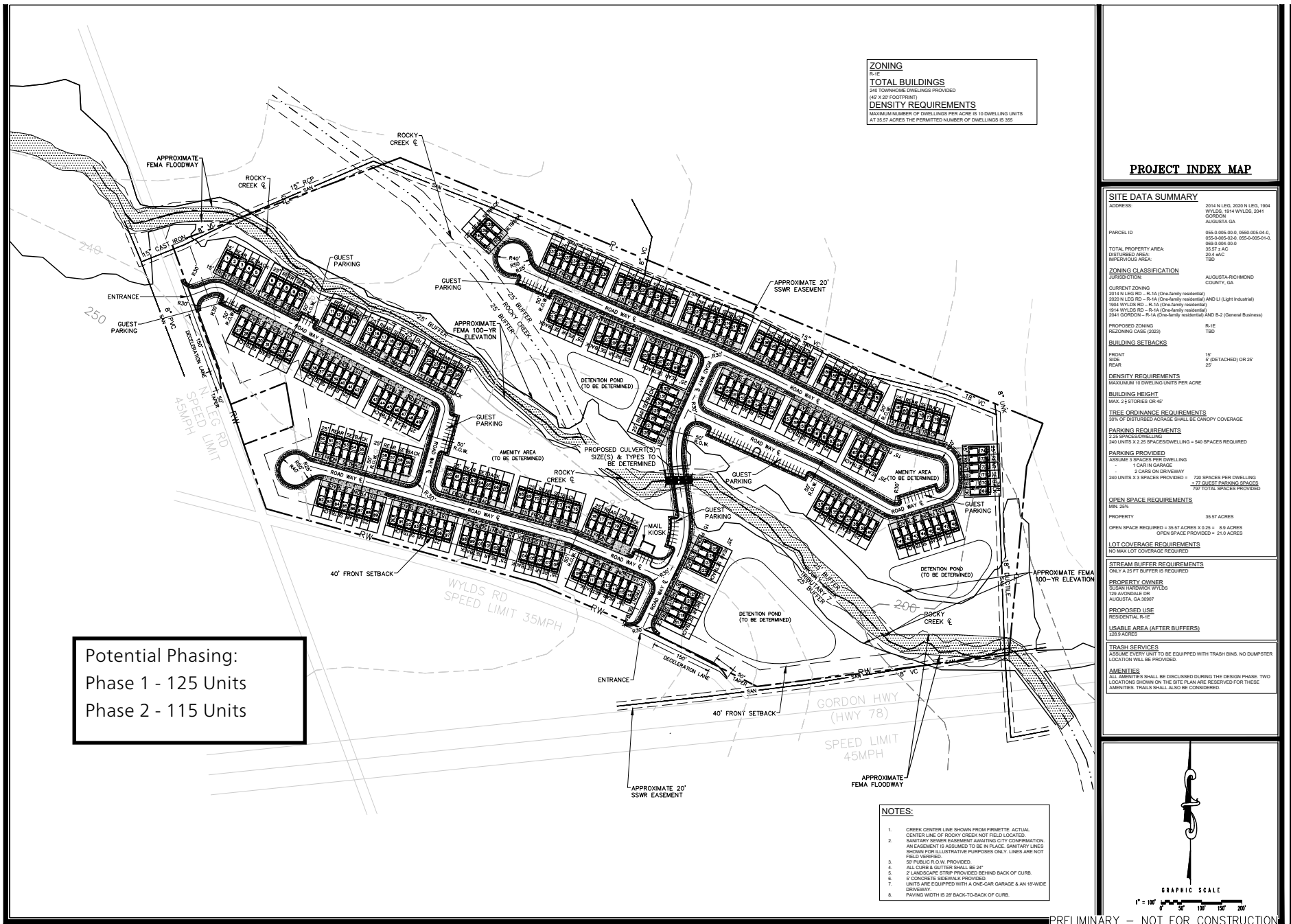
This exceptional 35-acre development-ready site is perfectly positioned in the growing Augusta market with frontage on both Gordon Hwy and N Leg Rd. This land is fully rezoned with Augusta-Richmond County and approved for up to 240 townhome lots. With all necessary approvals in place and utilities available, this site allows for immediate permitting and construction. The expansive layout features an attractive community design with ample green space or potential conversion to a single family residential development. The site offers quick and easy access to I-520, Augusta Technical College, and Fort Eisenhower, the region's largest employer.

PROPERTY HIGHLIGHTS

- 35.57 acres
- 240 zoned townhome units
- All utilities on site
- 0.5 miles to I-520
- 1.5 miles to the Augusta Mall
- 5.2 miles to Fort Eisenhower

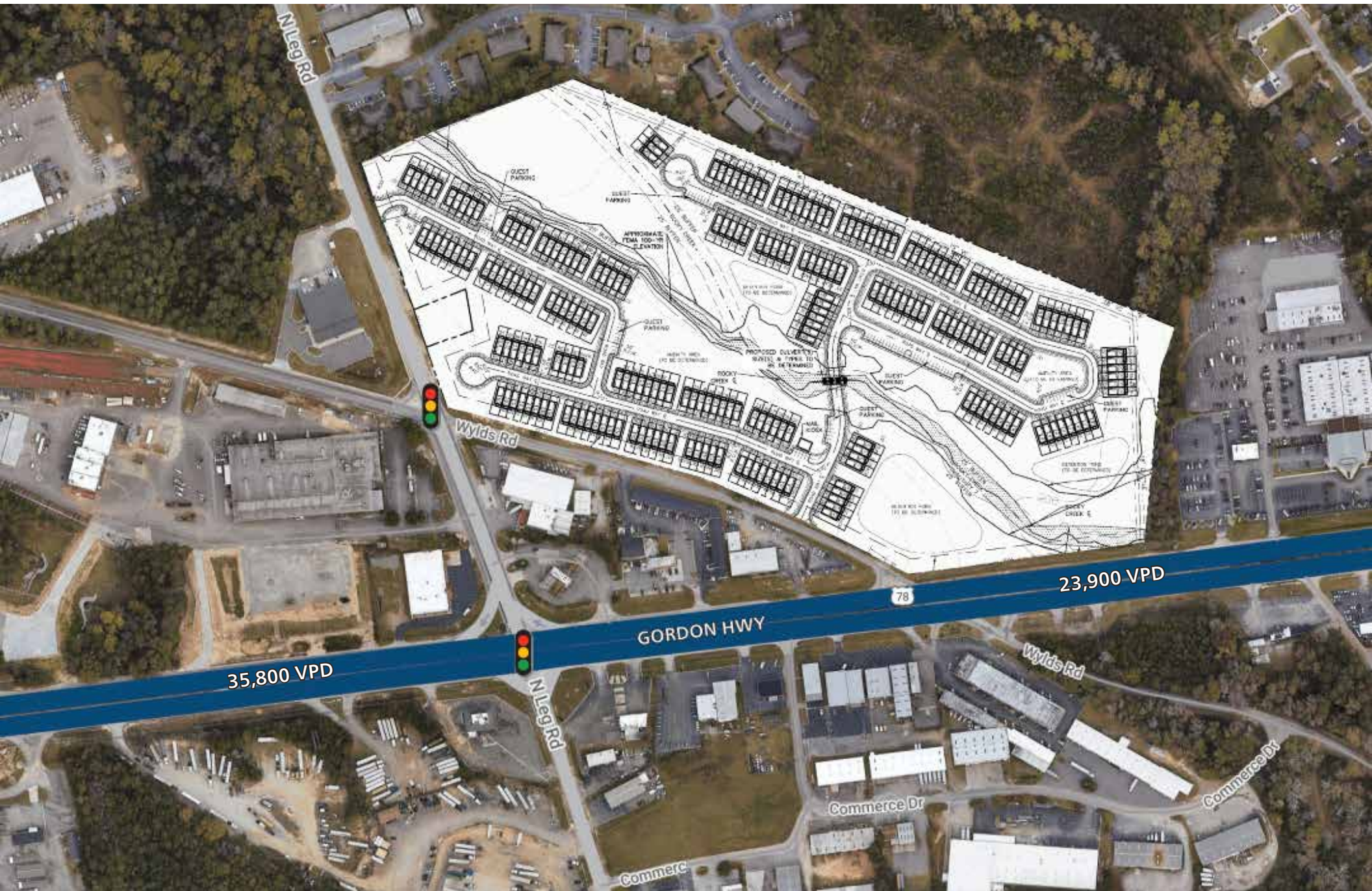
Development Option

2041 GORDON HWY
AUGUSTA, GA



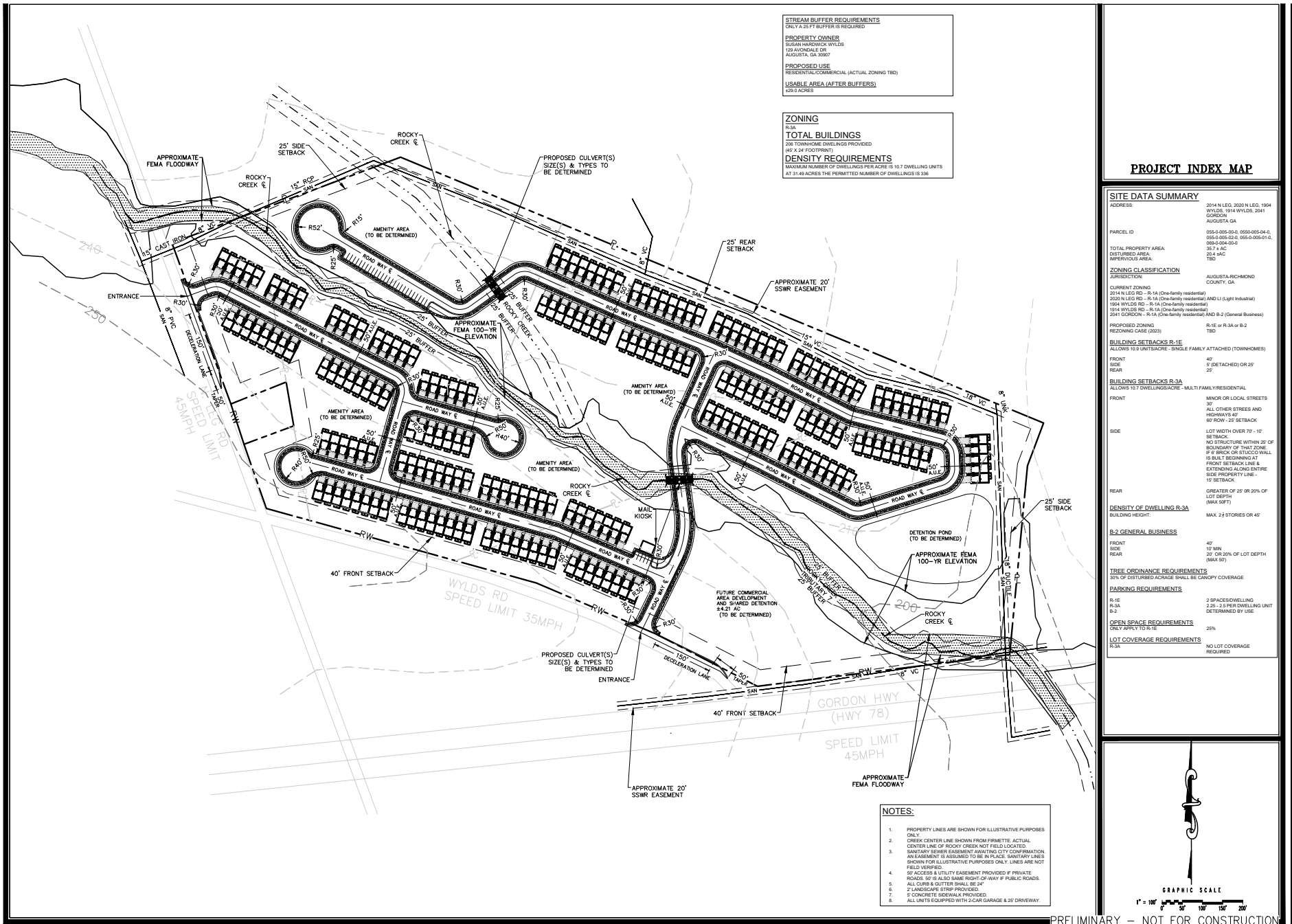
Aerial View

2041 GORDON HWY
AUGUSTA, GA



Development Option

2041 GORDON HWY
AUGUSTA, GA



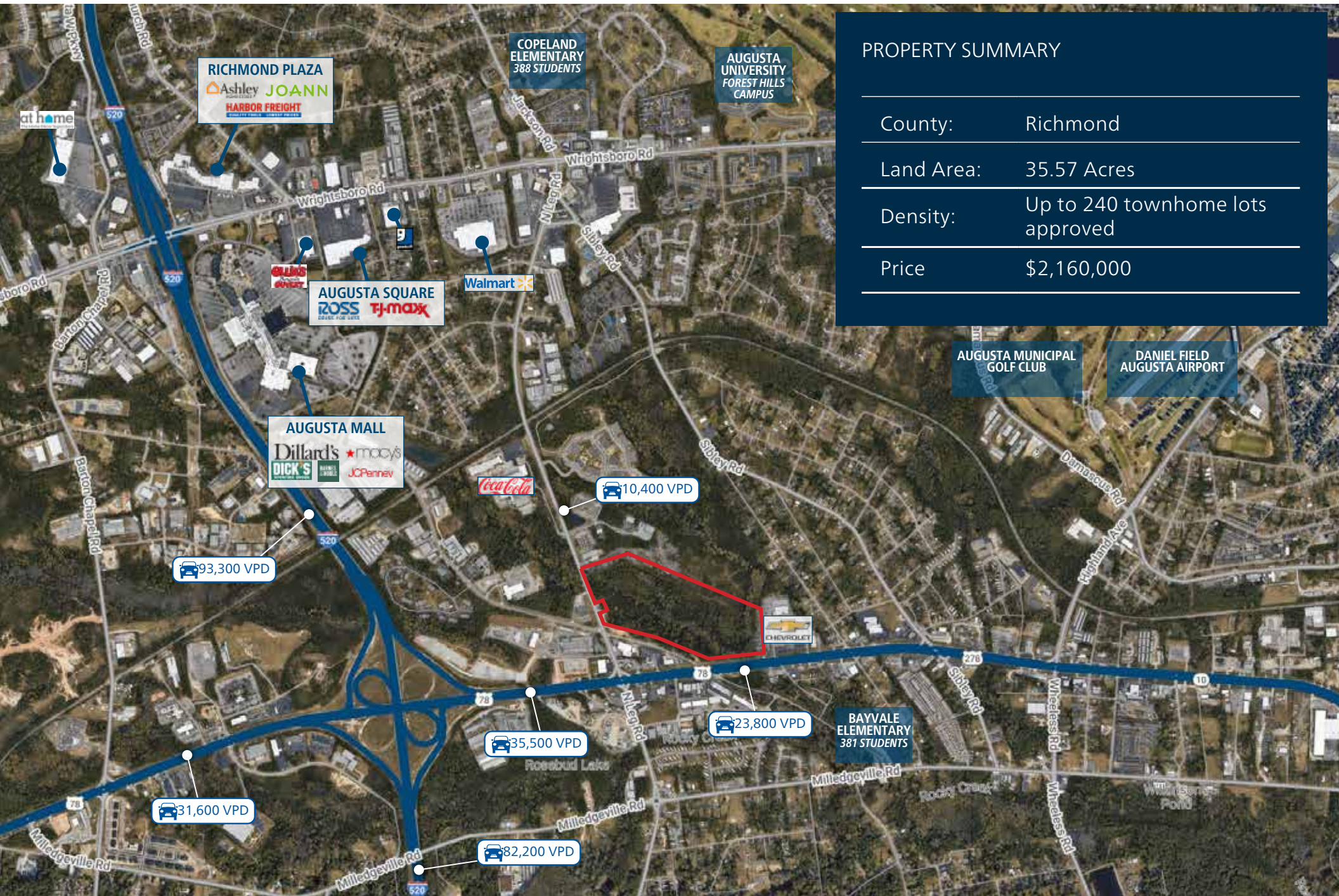
Aerial View

2041 GORDON HWY
AUGUSTA, GA



Aerial Map/Property Overview

2041 GORDON HWY
AUGUSTA, GA

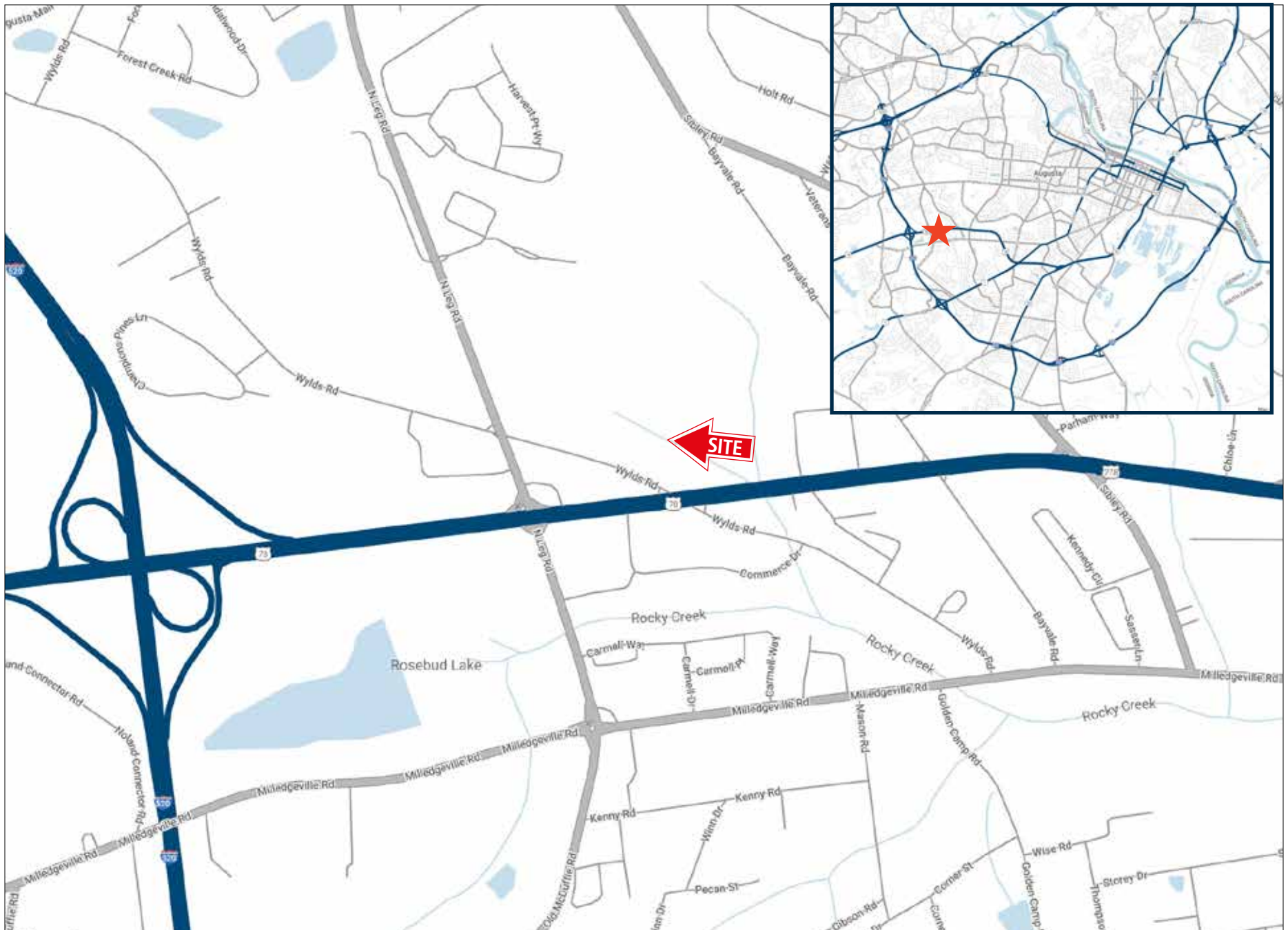


PROPERTY SUMMARY

County:	Richmond
Land Area:	35.57 Acres
Density:	Up to 240 townhome lots approved
Price	\$2,160,000

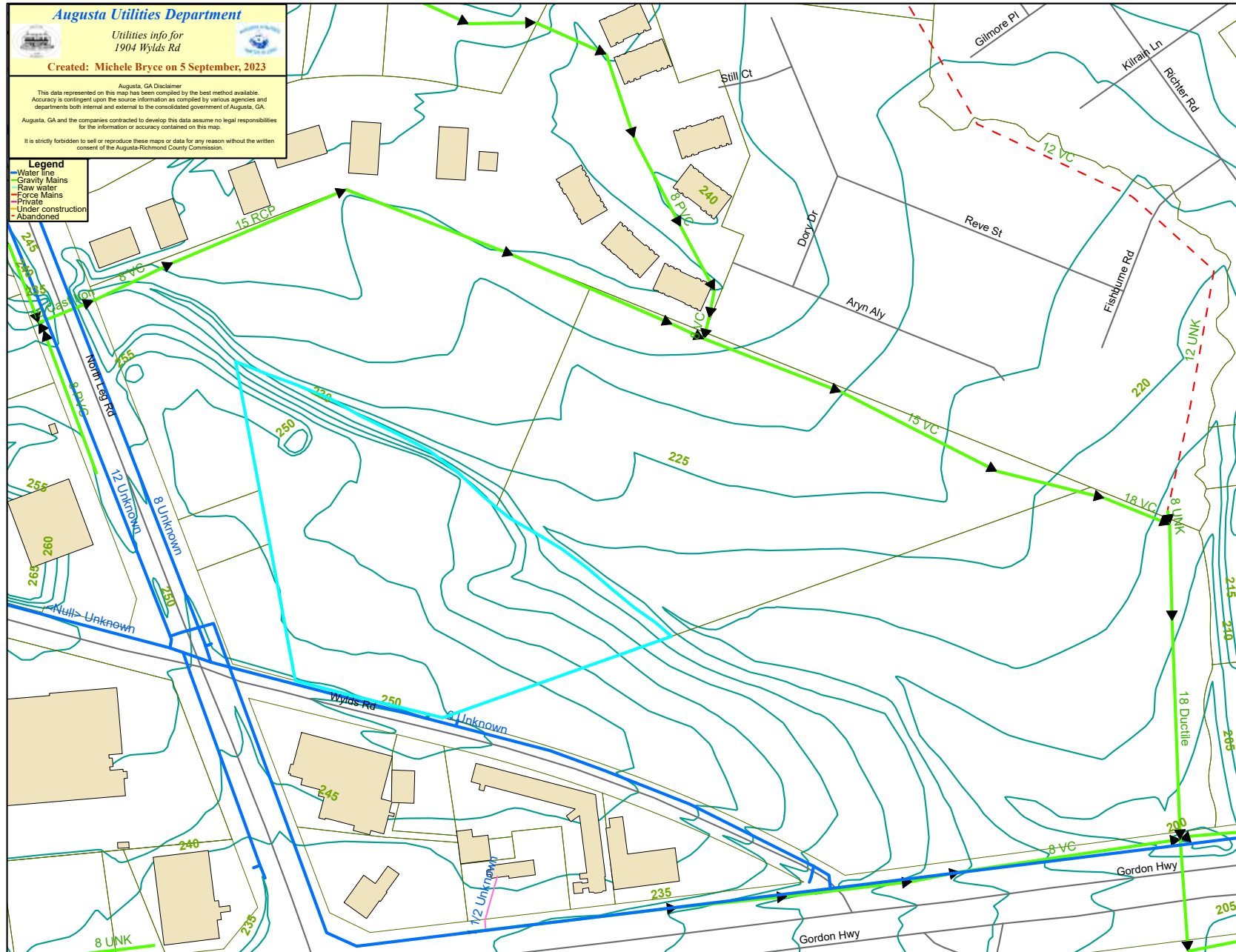
Location Map

2041 GORDON HWY
AUGUSTA, GA



Water/Sewer Map

2041 GORDON HWY
AUGUSTA, GA



LETTER OF WATER AND SEWER AVAILABILITY

September 23, 2024

We have received your inquiry regarding water and sewer availability for a proposed site at 2014 North Leg Road in, Augusta, Ga.

According to the records found, Augusta has an 8" water line on North Leg Road and there is a 15" sewer line on the rear of your property, which are available for your site. If you would like to have these or other utilities located for the Owner/ Developer and their Contractor, you will need to use the "Call before you Dig Underground Utility Locate System" (811).

Please note that this is for informational purposes only and should be used to substantiate the availability of water and sanitary sewer, for the proposed site. This letter is good for 1 year from the above-mentioned date. If the project has not been approved and/or started by the above-mentioned date, then you will need to reapply for availability. If you have any other questions, please feel free to give us a call at (706)-312-4142.

Steve Weathersbee

New Development Manager
Augusta Engineering Division
452 Walker Street, Suite 200
Augusta, GA 30901

Market Overview - Augusta, GA

Augusta's housing sector is in growth mode as developers bring projects to market to meet demand spurred by the metro area's steady population growth. The current population of metro Augusta is 461,000, up from 388,000 in 2010. Developers and buyers are increasingly setting their sights on Augusta and other Southeast tertiary markets to take advantage of lower pricing and higher yields compared to major markets such as Atlanta, Charlotte and Nashville.



The city is famous as the host of the Masters Tournament, renowned as the world's most prestigious golf tournament, but the city's advantages extend well beyond this high-profile sporting event.

Market Overview - Augusta, GA

Augusta is attracting both large manufacturing employers and startups, and the city is a growing hub for cybersecurity and defense employment. Less than five miles from the subject property, Fort Eisenhower employs more than 16,000 military service members and 13,500 civilian personnel. The installation is home to the U.S. Cyber Center of Excellence, one of only three National Security Installations in the world. NSA Georgia, also housed at Fort Eisenhower, is one of four cryptologic centers in the U.S., responsible for conducting time-sensitive tactical operations serving global and regional security objectives.



Manufacturers are a major employer in Augusta. The city's largest manufacturing employer is EZGO Textron, a golf cart and utility vehicle manufacturer, which has its headquarters in Augusta and employs 1,350 people. Other manufacturers include Graphic Packaging (bleached paperboard, 963 employees); Ferrara USA (cookies and crackers, 900 employees); FPL Food (beef products, 660 employees); and Morgan Thermal Ceramics (ceramic fiber, 400 employees).

Augusta is also known for its outdoor attractions. Popular destinations include the Augusta Riverwalk, featuring gardens, an amphitheater and two museums. The North Augusta Greenway offers a 12-mile paved trail popular with walkers, runners and cyclists. Augusta's minor league baseball team attracts fans to SRP Park in North Augusta, which is the centerpiece of the Riverside Village development of hotels, residences, offices and retailers. Broad Street, the main thoroughfare in Downtown Augusta, is the heart of the city's retail district, and also offers popular music venues, theaters, parks and museums.

2024 Demographics

2041 GORDON HWY
AUGUSTA, GA

2041 Gordon Hwy Augusta, GA 30909	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2024)	5,333	62,979	146,554
Projected Population (2029)	5,242	61,251	143,020
Census Population (2020)	5,345	62,857	146,847
Census Population (2010)	4,864	60,377	145,613
Projected Annual Growth (2024-2029)	-92 -0.3%	-1,728 -0.5%	-3,534 -0.5%
Historical Annual Growth (2020-2024)	-11 -	122 -	-293 -
Historical Annual Growth (2010-2020)	481 1.0%	2,480 0.4%	1,234 -
Estimated Population Density (2024)	1,699 <i>psm</i>	2,229 <i>psm</i>	1,867 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>
Households			
Estimated Households (2024)	2,306	27,244	61,828
Projected Households (2029)	2,263	26,452	60,270
Census Households (2020)	2,361	27,315	61,839
Census Households (2010)	2,117	25,366	58,953
Projected Annual Growth (2024-2029)	-43 -0.4%	-792 -0.6%	-1,558 -0.5%
Historical Annual Change (2010-2024)	189 0.6%	1,878 0.5%	2,875 0.3%
Average Household Income			
Estimated Average Household Income (2024)	\$59,352	\$83,890	\$80,155
Projected Average Household Income (2029)	\$60,617	\$86,276	\$82,320
Census Average Household Income (2010)	\$36,226	\$49,204	\$48,134
Census Average Household Income (2000)	\$36,450	\$47,393	\$46,222
Projected Annual Change (2024-2029)	\$1,265 0.4%	\$2,386 0.6%	\$2,165 0.5%
Historical Annual Change (2000-2024)	\$22,902 2.6%	\$36,497 3.2%	\$33,933 3.1%
Median Household Income			
Estimated Median Household Income (2024)	\$43,917	\$61,046	\$59,528
Projected Median Household Income (2029)	\$44,732	\$61,639	\$60,032
Census Median Household Income (2010)	\$30,890	\$37,306	\$38,422
Census Median Household Income (2000)	\$26,538	\$34,994	\$35,516
Projected Annual Change (2024-2029)	\$815 0.4%	\$593 0.2%	\$504 0.2%
Historical Annual Change (2000-2024)	\$17,379 2.7%	\$26,052 3.1%	\$24,012 2.8%
Per Capita Income			
Estimated Per Capita Income (2024)	\$25,762	\$36,391	\$34,237
Projected Per Capita Income (2029)	\$26,275	\$37,363	\$35,122
Census Per Capita Income (2010)	\$15,775	\$20,679	\$19,492
Census Per Capita Income (2000)	\$14,565	\$18,865	\$17,825
Projected Annual Change (2024-2029)	\$513 0.4%	\$972 0.5%	\$885 0.5%
Historical Annual Change (2000-2024)	\$11,198 3.2%	\$17,526 3.9%	\$16,412 3.8%
Estimated Average Household Net Worth (2024)	\$429,426	\$663,583	\$651,752

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RFULL9
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

2041 Gordon Hwy Augusta, GA 30909	1 mi radius	3 mi radius	5 mi radius
Race and Ethnicity			
Total Population (2024)	5,333	62,979	146,554
White (2024)	1,206 22.6%	19,336 30.7%	51,358 35.0%
Black or African American (2024)	3,493 65.5%	38,835 61.7%	82,962 56.6%
American Indian or Alaska Native (2024)	19 0.4%	133 0.2%	309 0.2%
Asian (2024)	71 1.3%	1,077 1.7%	3,085 2.1%
Hawaiian or Pacific Islander (2024)	8 0.1%	76 0.1%	178 0.1%
Other Race (2024)	266 5.0%	1,132 1.8%	2,574 1.8%
Two or More Races (2024)	272 5.1%	2,390 3.8%	6,089 4.2%
Population < 18 (2024)	1,267 23.8%	14,389 22.8%	32,735 22.3%
White Not Hispanic	149 11.7%	3,059 21.3%	7,938 24.3%
Black or African American	876 69.1%	9,713 67.5%	20,837 63.7%
Asian	13 1.0%	190 1.3%	487 1.5%
Other Race Not Hispanic	68 5.4%	721 5.0%	1,796 5.5%
Hispanic	162 12.8%	706 4.9%	1,676 5.1%
Not Hispanic or Latino Population (2024)	4,820 90.4%	59,986 95.2%	139,258 95.0%
Not Hispanic White	1,139 23.6%	18,749 31.3%	49,871 35.8%
Not Hispanic Black or African American	3,444 71.5%	38,383 64.0%	81,922 58.8%
Not Hispanic American Indian or Alaska Native	9 0.2%	84 0.1%	206 0.1%
Not Hispanic Asian	67 1.4%	1,056 1.8%	3,029 2.2%
Not Hispanic Hawaiian or Pacific Islander	7 0.1%	70 0.1%	161 0.1%
Not Hispanic Other Race	8 0.2%	139 0.2%	336 0.2%
Not Hispanic Two or More Races	146 3.0%	1,505 2.5%	3,734 2.7%
Hispanic or Latino Population (2024)	514 9.6%	2,993 4.8%	7,296 5.0%
Hispanic White	66 12.9%	587 19.6%	1,487 20.4%
Hispanic Black or African American	48 9.4%	452 15.1%	1,040 14.3%
Hispanic American Indian or Alaska Native	11 2.1%	49 1.6%	103 1.4%
Hispanic Asian	4 0.8%	21 0.7%	57 0.8%
Hispanic Hawaiian or Pacific Islander	- -	7 0.2%	17 0.2%
Hispanic Other Race	258 50.2%	992 33.2%	2,238 30.7%
Hispanic Two or More Races	126 24.5%	886 29.6%	2,355 32.3%
Not Hispanic or Latino Population (2020)	4,772 89.3%	59,469 94.6%	138,890 94.6%
Hispanic or Latino Population (2020)	572 10.7%	3,388 5.4%	7,957 5.4%
Not Hispanic or Latino Population (2010)	4,494 92.4%	57,887 95.9%	139,614 95.9%
Hispanic or Latino Population (2010)	370 7.6%	2,489 4.1%	5,998 4.1%
Not Hispanic or Latino Population (2029)	4,718 90.0%	58,077 94.8%	135,175 94.5%
Hispanic or Latino Population (2029)	524 10.0%	3,173 5.2%	7,846 5.5%
Projected Annual Growth (2024-2029)	10 0.4%	180 1.2%	550 1.5%
Historical Annual Growth (2010-2020)	202 5.5%	899 3.6%	1,959 3.3%

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RFULL9
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

2024 Demographics

2041 GORDON HWY
AUGUSTA, GA

2041 Gordon Hwy Augusta, GA 30909			1 mi radius		3 mi radius		5 mi radius	
Total Age Distribution (2024)								
Total Population	5,333		62,979		146,554			
Age Under 5 Years	365	6.8%	4,166	6.6%	9,518	6.5%		
Age 5 to 9 Years	371	7.0%	4,059	6.4%	9,143	6.2%		
Age 10 to 14 Years	343	6.4%	3,868	6.1%	8,872	6.1%		
Age 15 to 19 Years	349	6.5%	3,955	6.3%	9,631	6.6%		
Age 20 to 24 Years	454	8.5%	4,644	7.4%	11,032	7.5%		
Age 25 to 29 Years	426	8.0%	4,999	7.9%	11,956	8.2%		
Age 30 to 34 Years	463	8.7%	5,056	8.0%	11,927	8.1%		
Age 35 to 39 Years	389	7.3%	4,299	6.8%	9,890	6.7%		
Age 40 to 44 Years	309	5.8%	3,844	6.1%	8,690	5.9%		
Age 45 to 49 Years	273	5.1%	3,247	5.2%	7,419	5.1%		
Age 50 to 54 Years	277	5.2%	3,371	5.4%	7,554	5.2%		
Age 55 to 59 Years	262	4.9%	3,410	5.4%	8,058	5.5%		
Age 60 to 64 Years	304	5.7%	3,796	6.0%	8,840	6.0%		
Age 65 to 69 Years	256	4.8%	3,405	5.4%	8,106	5.5%		
Age 70 to 74 Years	208	3.9%	2,818	4.5%	6,468	4.4%		
Age 75 to 79 Years	138	2.6%	1,913	3.0%	4,401	3.0%		
Age 80 to 84 Years	83	1.6%	1,165	1.8%	2,763	1.9%		
Age 85 Years or Over	63	1.2%	963	1.5%	2,286	1.6%		
Median Age	33.6		35.7		35.7			
Age 19 Years or Less	1,429	26.8%	16,048	25.5%	37,164	25.4%		
Age 20 to 64 Years	3,157	59.2%	36,667	58.2%	85,366	58.2%		
Age 65 Years or Over	748	14.0%	10,263	16.3%	24,024	16.4%		
Female Age Distribution (2024)								
Female Population	2,818 52.8%		33,438 53.1%		75,541 51.5%			
Age Under 5 Years	192	6.8%	2,098	6.3%	4,667	6.2%		
Age 5 to 9 Years	187	6.6%	1,990	6.0%	4,430	5.9%		
Age 10 to 14 Years	182	6.5%	1,940	5.8%	4,457	5.9%		
Age 15 to 19 Years	139	4.9%	1,690	5.1%	3,907	5.2%		
Age 20 to 24 Years	193	6.8%	2,322	6.9%	5,043	6.7%		
Age 25 to 29 Years	221	7.8%	2,629	7.9%	5,978	7.9%		
Age 30 to 34 Years	244	8.7%	2,694	8.1%	6,196	8.2%		
Age 35 to 39 Years	210	7.5%	2,339	7.0%	5,197	6.9%		
Age 40 to 44 Years	168	6.0%	2,074	6.2%	4,598	6.1%		
Age 45 to 49 Years	150	5.3%	1,796	5.4%	3,951	5.2%		
Age 50 to 54 Years	146	5.2%	1,835	5.5%	4,067	5.4%		
Age 55 to 59 Years	140	5.0%	1,880	5.6%	4,361	5.8%		
Age 60 to 64 Years	172	6.1%	2,131	6.4%	4,891	6.5%		
Age 65 to 69 Years	154	5.5%	1,945	5.8%	4,538	6.0%		
Age 70 to 74 Years	132	4.7%	1,683	5.0%	3,721	4.9%		
Age 75 to 79 Years	85	3.0%	1,092	3.3%	2,503	3.3%		
Age 80 to 84 Years	56	2.0%	714	2.1%	1,654	2.2%		
Age 85 Years or Over	46	1.6%	587	1.8%	1,381	1.8%		
Female Median Age	36.0		37.7		37.9			
Age 19 Years or Less	700	24.9%	7,718	23.1%	17,462	23.1%		
Age 20 to 64 Years	1,645	58.4%	19,699	58.9%	44,281	58.6%		
Age 65 Years or Over	473	16.8%	6,021	18.0%	13,798	18.3%		

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RFULL9
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

2041 Gordon Hwy Augusta, GA 30909			1 mi radius		3 mi radius		5 mi radius	
Male Age Distribution (2024)								
Male Population	2,516	47.2%	29,541	46.9%	71,013	48.5%		
Age Under 5 Years	173	6.9%	2,068	7.0%	4,851	6.8%		
Age 5 to 9 Years	185	7.3%	2,069	7.0%	4,713	6.6%		
Age 10 to 14 Years	161	6.4%	1,928	6.5%	4,414	6.2%		
Age 15 to 19 Years	210	8.3%	2,266	7.7%	5,724	8.1%		
Age 20 to 24 Years	261	10.4%	2,322	7.9%	5,989	8.4%		
Age 25 to 29 Years	205	8.1%	2,370	8.0%	5,978	8.4%		
Age 30 to 34 Years	219	8.7%	2,362	8.0%	5,732	8.1%		
Age 35 to 39 Years	179	7.1%	1,961	6.6%	4,692	6.6%		
Age 40 to 44 Years	141	5.6%	1,770	6.0%	4,092	5.8%		
Age 45 to 49 Years	124	4.9%	1,451	4.9%	3,468	4.9%		
Age 50 to 54 Years	131	5.2%	1,536	5.2%	3,487	4.9%		
Age 55 to 59 Years	122	4.8%	1,530	5.2%	3,697	5.2%		
Age 60 to 64 Years	131	5.2%	1,665	5.6%	3,949	5.6%		
Age 65 to 69 Years	102	4.1%	1,460	4.9%	3,568	5.0%		
Age 70 to 74 Years	76	3.0%	1,135	3.8%	2,747	3.9%		
Age 75 to 79 Years	54	2.1%	821	2.8%	1,897	2.7%		
Age 80 to 84 Years	27	1.1%	451	1.5%	1,109	1.6%		
Age 85 Years or Over	17	0.7%	376	1.3%	906	1.3%		
Male Median Age	31.3		33.5		33.6			
Age 19 Years or Less	728	29.0%	8,331	28.2%	19,702	27.7%		
Age 20 to 64 Years	1,512	60.1%	16,968	57.4%	41,085	57.9%		
Age 65 Years or Over	275	10.9%	4,242	14.4%	10,226	14.4%		
Males per 100 Females (2024)								
Overall Comparison	89		88		94			
Age Under 5 Years	90	47.4%	99	49.6%	104	51.0%		
Age 5 to 9 Years	99	49.7%	104	51.0%	106	51.5%		
Age 10 to 14 Years	88	46.9%	99	49.8%	99	49.8%		
Age 15 to 19 Years	151	60.1%	134	57.3%	147	59.4%		
Age 20 to 24 Years	135	57.5%	100	50.0%	119	54.3%		
Age 25 to 29 Years	93	48.2%	90	47.4%	100	50.0%		
Age 30 to 34 Years	90	47.3%	88	46.7%	93	48.1%		
Age 35 to 39 Years	85	46.0%	84	45.6%	90	47.4%		
Age 40 to 44 Years	84	45.6%	85	46.1%	89	47.1%		
Age 45 to 49 Years	83	45.2%	81	44.7%	88	46.7%		
Age 50 to 54 Years	89	47.2%	84	45.6%	86	46.2%		
Age 55 to 59 Years	87	46.4%	81	44.9%	85	45.9%		
Age 60 to 64 Years	76	43.3%	78	43.9%	81	44.7%		
Age 65 to 69 Years	66	39.9%	75	42.9%	79	44.0%		
Age 70 to 74 Years	58	36.6%	67	40.3%	74	42.5%		
Age 75 to 79 Years	63	38.8%	75	42.9%	76	43.1%		
Age 80 to 84 Years	48	32.2%	63	38.7%	67	40.1%		
Age 85 Years or Over	36	26.5%	64	39.1%	66	39.6%		
Age 19 Years or Less	104	51.0%	108	51.9%	113	53.0%		
Age 20 to 39 Years	100	49.9%	90	47.5%	100	50.0%		
Age 40 to 64 Years	83	45.5%	82	45.0%	85	46.1%		
Age 65 Years or Over	58	36.8%	70	41.3%	74	42.6%		

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RFULL9
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

2024 Demographics

2041 GORDON HWY
AUGUSTA, GA

2041 Gordon Hwy Augusta, GA 30909			1 mi radius		3 mi radius		5 mi radius	
Household Type (2024)								
Total Households			2,306		27,244		61,828	
Households with Children			467	20.2%	5,829	21.4%	13,852	22.4%
Average Household Size			2.3		2.3		2.3	
Household Density per Square Mile			734		964		788	
Population Family			3,136	58.8%	39,598	62.9%	95,358	65.1%
Population Non-Family			2,084	39.1%	22,460	35.7%	46,300	31.6%
Population Group Quarters			113	2.1%	921	1.5%	4,895	3.3%
Family Households			892	38.7%	11,872	43.6%	28,914	46.8%
Married Couple Households			391	43.8%	5,828	49.1%	14,793	51.2%
Other Family Households with Children			501	56.2%	6,044	50.9%	14,121	48.8%
Family Households with Children			467	52.3%	5,820	49.0%	13,834	47.8%
Married Couple with Children			171	36.7%	2,436	41.9%	6,265	45.3%
Other Family Households with Children			295	63.3%	3,384	58.1%	7,569	54.7%
Family Households No Children			425	47.7%	6,051	51.0%	15,080	52.2%
Married Couple No Children			220	51.6%	3,391	56.0%	8,528	56.5%
Other Family Households No Children			206	48.4%	2,660	44.0%	6,552	43.5%
Non-Family Households			1,414	61.3%	15,372	56.4%	32,914	53.2%
Non-Family Households with Children			-	-	9	-	19	-
Non-Family Households No Children			1,414	100.0%	15,363	99.9%	32,895	99.9%
Average Family Household Size			3.5		3.3		3.3	
Average Family Income			\$80,333		\$107,258		\$99,641	
Median Family Income			\$56,733		\$74,272		\$73,360	
Average Non-Family Household Size			1.5		1.5		1.4	
Marital Status (2024)								
Population Age 15 Years or Over			4,254		50,886		119,021	
Never Married			2,234	52.5%	22,469	44.2%	53,323	44.8%
Currently Married			1,033	24.3%	13,984	27.5%	33,833	28.4%
Previously Married			987	23.2%	14,433	28.4%	31,865	26.8%
Separated			181	18.4%	3,172	22.0%	7,303	22.9%
Widowed			304	30.8%	4,088	28.3%	8,875	27.9%
Divorced			502	50.9%	7,172	49.7%	15,687	49.2%
Educational Attainment (2024)								
Adult Population Age 25 Years or Over			3,451		42,286		98,358	
Elementary (Grade Level 0 to 8)			36	1.0%	1,201	2.8%	2,834	2.9%
Some High School (Grade Level 9 to 11)			306	8.9%	3,084	7.3%	8,173	8.3%
High School Graduate			1,404	40.7%	13,737	32.5%	30,426	30.9%
Some College			810	23.5%	8,127	19.2%	20,120	20.5%
Associate Degree Only			402	11.6%	4,675	11.1%	9,736	9.9%
Bachelor Degree Only			286	8.3%	6,426	15.2%	15,431	15.7%
Graduate Degree			209	6.0%	5,037	11.9%	11,638	11.8%
Any College (Some College or Higher)			1,706	49.4%	24,264	57.4%	56,926	57.9%
College Degree + (Bachelor Degree or Higher)			495	14.3%	11,462	27.1%	27,069	27.5%

© 2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RFULL9
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

2041 Gordon Hwy Augusta, GA 30909			1 mi radius		3 mi radius		5 mi radius	
Housing								
Total Housing Units (2024)			2,619		30,850		70,056	
Total Housing Units (2020)			2,676		30,399		69,067	
Historical Annual Growth (2020-2024)			-56		451		988	
Housing Units Occupied (2024)			2,306		27,244		61,828	
Housing Units Owner-Occupied			793		11,864		28,222	
Housing Units Renter-Occupied			1,512		15,381		33,606	
Housing Units Vacant (2024)			313		3,606		8,228	
Household Size (2024)								
Total Households			2,306		27,244		61,828	
1 Person Households			1,319		14,051		29,671	
2 Person Households			558		7,776		17,884	
3 Person Households			215		2,716		6,885	
4 Person Households			101		1,437		4,086	
5 Person Households			65		747		1,960	
6 Person Households			38		339		874	
7 or More Person Households			10		178		468	
Household Income Distribution (2024)								
HH Income \$200,000 or More			79		1,935		3,806	
HH Income \$150,000 to \$199,999			46		1,069		2,866	
HH Income \$125,000 to \$149,999			42		1,288		2,738	
HH Income \$100,000 to \$124,999			165		2,146		4,687	
HH Income \$75,000 to \$99,999			241		3,428		8,335	
HH Income \$50,000 to \$74,999			354		4,296		10,208	
HH Income \$35,000 to \$49,999			277		2,913		7,988	
HH Income \$25,000 to \$34,999			475		2,896		6,418	
HH Income \$15,000 to \$24,999			217		3,891		6,951	
HH Income \$10,000 to \$14,999			108		1,160		2,860	
HH Income Under \$10,000			300		2,223		4,971	
Household Vehicles (2024)								
Households 0 Vehicles Available			412		2,940		6,350	
Households 1 Vehicle Available			827		12,069		27,015	
Households 2 Vehicles Available			587		8,019		18,794	
Households 3 or More Vehicles Available			480		4,217		9,670	
Total Vehicles Available			3,533		42,532		97,431	
Average Vehicles per Household			1.5		1.6		1.6	
Owner-Occupied Household Vehicles			1,620		23,150		54,660	
Average Vehicles per Owner-Occupied Household			2.0		2.0		1.9	
Renter-Occupied Household Vehicles			1,913		19,383		42,771	
Average Vehicles per Renter-Occupied Household			1.3		1.3		1.3	
Travel Time (2024)								
Worker Base Age 16 years or Over			2,628		30,057		67,276	
Travel to Work in 14 Minutes or Less			964		9,549		19,941	
Travel to Work in 15 to 29 Minutes			999		12,834		28,539	
Travel to Work in 30 to 59 Minutes			395		4,484		11,397	
Travel to Work in 60 Minutes or More			27		613		1,592	
Work at Home			242		2,575		5,808	
Average Minutes Travel to Work			15.7		17.3		18.0	

© 2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RFULL9
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

2024 Demographics

2041 GORDON HWY
AUGUSTA, GA

2041 Gordon Hwy Augusta, GA 30909			1 mi radius		3 mi radius		5 mi radius	
Transportation To Work (2024)								
Worker Base Age 16 years or Over			2,628		30,057		67,276	
Drive to Work Alone			1,856	70.6%	21,935	73.0%	49,766	74.0%
Drive to Work in Carpool			211	8.0%	1,852	6.2%	4,493	6.7%
Travel to Work by Public Transportation			98	3.7%	683	2.3%	1,554	2.3%
Drive to Work on Motorcycle			-	-	6	-	17	-
Bicycle to Work			-	-	-	-	13	-
Walk to Work			78	3.0%	785	2.6%	1,749	2.6%
Other Means			143	5.4%	2,220	7.4%	3,876	5.8%
Work at Home			242	9.2%	2,575	8.6%	5,808	8.6%
Daytime Demographics (2024)								
Total Businesses			279		3,322		8,309	
Total Employees			2,332		31,055		74,131	
Company Headquarter Businesses			10	3.5%	73	2.2%	205	2.5%
Company Headquarter Employees			253	10.8%	2,588	8.3%	7,193	9.7%
Employee Population per Business			8.4	to 1	9.3	to 1	8.9	to 1
Residential Population per Business			19.1	to 1	19.0	to 1	17.6	to 1
Adj. Daytime Demographics Age 16 Years or Over			3,949		49,906		120,324	
Labor Force								
Labor Population Age 16 Years or Over (2024)			4,188		50,123		117,313	
Labor Force Total Males (2024)			1,957	46.7%	23,038	46.0%	56,056	47.8%
Male Civilian Employed			1,344	68.7%	14,578	63.3%	33,383	59.6%
Male Civilian Unemployed			23	1.2%	431	1.9%	1,126	2.0%
Males in Armed Forces			4	0.2%	546	2.4%	2,237	4.0%
Males Not in Labor Force			586	29.9%	7,482	32.5%	19,310	34.4%
Labor Force Total Females (2024)			2,232	53.3%	27,085	54.0%	61,257	52.2%
Female Civilian Employed			1,193	53.4%	15,713	58.0%	34,642	56.6%
Female Civilian Unemployed			131	5.9%	747	2.8%	1,773	2.9%
Females in Armed Forces			31	1.4%	435	1.6%	857	1.4%
Females Not in Labor Force			878	39.3%	10,191	37.6%	23,985	39.2%
Unemployment Rate			153	3.7%	1,178	2.4%	2,899	2.5%
Occupation (2024)								
Occupation Population Age 16 Years or Over			2,628		30,057		67,276	
Occupation Total Males			1,380	52.5%	14,440	48.0%	32,948	49.0%
Occupation Total Females			1,247	47.5%	15,617	52.0%	34,329	51.0%
Management, Business, Financial Operations			205	7.8%	2,716	9.0%	7,093	10.5%
Professional, Related			593	22.6%	6,974	23.2%	15,752	23.4%
Service			362	13.8%	5,652	18.8%	12,614	18.7%
Sales, Office			522	19.9%	6,123	20.4%	13,598	20.2%
Farming, Fishing, Forestry			8	0.3%	11	-	20	-
Construction, Extraction, Maintenance			396	15.1%	3,077	10.2%	6,446	9.6%
Production, Transport, Material Moving			541	20.6%	5,503	18.3%	11,754	17.5%
White Collar Workers			1,321	50.3%	15,814	52.6%	36,443	54.2%
Blue Collar Workers			1,307	49.7%	14,243	47.4%	30,833	45.8%

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RFULL9
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

2041 Gordon Hwy Augusta, GA 30909		1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2024)							
Total Units	2,306		27,244		61,828		
1 Detached Unit	1,319	57.2%	15,485	56.8%	37,053	59.9%	
1 Attached Unit	35	1.5%	1,021	3.7%	3,011	4.9%	
2 Units	73	3.2%	983	3.6%	2,101	3.4%	
3 to 4 Units	148	6.4%	2,989	11.0%	5,802	9.4%	
5 to 9 Units	320	13.9%	2,927	10.7%	5,191	8.4%	
10 to 19 Units	63	2.7%	1,166	4.3%	2,343	3.8%	
20 to 49 Units	95	4.1%	625	2.3%	1,335	2.2%	
50 or More Units	104	4.5%	620	2.3%	2,253	3.6%	
Mobile Home or Trailer	149	6.5%	1,427	5.2%	2,738	4.4%	
Other Structure	-	-	-	-	-	-	-
Homes Built By Year (2024)							
Homes Built 2020 or later	34	1.3%	897	2.9%	2,158	3.1%	
Homes Built 2010 to 2019	306	11.7%	3,093	10.0%	6,810	9.7%	
Homes Built 2000 to 2009	204	7.8%	2,631	8.5%	5,771	8.2%	
Homes Built 1990 to 1999	140	5.3%	2,456	8.0%	6,127	8.7%	
Homes Built 1980 to 1989	394	15.0%	4,790	15.5%	10,415	14.9%	
Homes Built 1970 to 1979	311	11.9%	3,936	12.8%	10,160	14.5%	
Homes Built 1960 to 1969	511	19.5%	3,994	12.9%	8,419	12.0%	
Homes Built 1950 to 1959	257	9.8%	2,945	9.5%	6,069	8.7%	
Homes Built 1940 to 1949	68	2.6%	1,109	3.6%	2,346	3.3%	
Homes Built Before 1939	80	3.1%	1,393	4.5%	3,552	5.1%	
Median Age of Homes	45.1	yrs	44.3	yrs	44.2	yrs	
Home Values (2024)							
Owner Specified Housing Units	793		11,864		28,222		
Home Values \$1,000,000 or More	2	0.3%	68	0.6%	177	0.6%	
Home Values \$750,000 to \$999,999	10	1.3%	268	2.3%	448	1.6%	
Home Values \$500,000 to \$749,999	20	2.6%	972	8.2%	1,773	6.3%	
Home Values \$400,000 to \$499,999	17	2.1%	853	7.2%	1,624	5.8%	
Home Values \$300,000 to \$399,999	74	9.3%	1,539	13.0%	3,404	12.1%	
Home Values \$250,000 to \$299,999	54	6.8%	818	6.9%	2,042	7.2%	
Home Values \$200,000 to \$249,999	83	10.5%	1,176	9.9%	3,627	12.9%	
Home Values \$175,000 to \$199,999	32	4.1%	359	3.0%	1,115	4.0%	
Home Values \$150,000 to \$174,999	67	8.5%	821	6.9%	2,232	7.9%	
Home Values \$125,000 to \$149,999	53	6.7%	680	5.7%	1,745	6.2%	
Home Values \$100,000 to \$124,999	121	15.2%	1,169	9.9%	2,847	10.1%	
Home Values \$90,000 to \$99,999	73	9.2%	463	3.9%	1,161	4.1%	
Home Values \$80,000 to \$89,999	57	7.2%	396	3.3%	870	3.1%	
Home Values \$70,000 to \$79,999	20	2.5%	631	5.3%	1,385	4.9%	
Home Values \$60,000 to \$69,999	30	3.8%	413	3.5%	940	3.3%	
Home Values \$50,000 to \$59,999	11	1.3%	220	1.9%	596	2.1%	
Home Values \$35,000 to \$49,999	16	2.1%	192	1.6%	488	1.7%	
Home Values \$25,000 to \$34,999	12	1.5%	188	1.6%	495	1.8%	
Home Values \$10,000 to \$24,999	19	2.4%	378	3.2%	815	2.9%	
Home Values Under \$10,000	22	2.8%	258	2.2%	438	1.6%	
Owner-Occupied Median Home Value	\$140,692		\$215,106		\$194,735		
Renter-Occupied Median Rent	\$752		\$823		\$860		

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RFULL9
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

2024 Demographics

2041 GORDON HWY
AUGUSTA, GA

2041 Gordon Hwy Augusta, GA 30909	1 mi radius	3 mi radius	5 mi radius
Total Annual Consumer Expenditure (2024)			
Total Household Expenditure	\$99.43 M	\$1.6 B	\$3.45 B
Total Non-Retail Expenditure	\$52.92 M	\$849.35 M	\$1.83 B
Total Retail Expenditure	\$46.5 M	\$747.81 M	\$1.62 B
Apparel	\$3.44 M	\$55.99 M	\$120.84 M
Contributions	\$3.1 M	\$52.58 M	\$112.06 M
Education	\$2.78 M	\$48.19 M	\$101.99 M
Entertainment	\$5.41 M	\$89.2 M	\$192.34 M
Food and Beverages	\$14.83 M	\$235.15 M	\$509.17 M
Furnishings and Equipment	\$3.35 M	\$55.29 M	\$119.38 M
Gifts	\$2.32 M	\$39.92 M	\$84.65 M
Health Care	\$8.5 M	\$134.7 M	\$292.15 M
Household Operations	\$3.82 M	\$62.7 M	\$134.91 M
Miscellaneous Expenses	\$1.87 M	\$30.29 M	\$65.32 M
Personal Care	\$1.33 M	\$21.42 M	\$46.26 M
Personal Insurance	\$627.5 K	\$10.87 M	\$23.37 M
Reading	\$215.09 K	\$3.51 M	\$7.55 M
Shelter	\$21.69 M	\$342.4 M	\$738.05 M
Tobacco	\$701.85 K	\$10.09 M	\$22.04 M
Transportation	\$17.77 M	\$286.16 M	\$620.88 M
Utilities	\$7.68 M	\$118.7 M	\$257.91 M
Monthly Household Consumer Expenditure (2024)			
Total Household Expenditure	\$3,593	\$4,885	\$4,649
Total Non-Retail Expenditure	\$1,913 53.2%	\$2,598 53.2%	\$2,467 53.1%
Total Retail Expenditures	\$1,681 46.8%	\$2,287 46.8%	\$2,181 46.9%
Apparel	\$124 3.5%	\$171 3.5%	\$163 3.5%
Contributions	\$112 3.1%	\$161 3.3%	\$151 3.2%
Education	\$100 2.8%	\$147 3.0%	\$137 3.0%
Entertainment	\$195 5.4%	\$273 5.6%	\$259 5.6%
Food and Beverages	\$536 14.9%	\$719 14.7%	\$686 14.8%
Furnishings and Equipment	\$121 3.4%	\$169 3.5%	\$161 3.5%
Gifts	\$84 2.3%	\$122 2.5%	\$114 2.5%
Health Care	\$307 8.5%	\$412 8.4%	\$394 8.5%
Household Operations	\$138 3.8%	\$192 3.9%	\$182 3.9%
Miscellaneous Expenses	\$68 1.9%	\$93 1.9%	\$88 1.9%
Personal Care	\$48 1.3%	\$66 1.3%	\$62 1.3%
Personal Insurance	\$23 0.6%	\$33 0.7%	\$32 0.7%
Reading	\$8 0.2%	\$11 0.2%	\$10 0.2%
Shelter	\$784 21.8%	\$1,047 21.4%	\$995 21.4%
Tobacco	\$25 0.7%	\$31 0.6%	\$30 0.6%
Transportation	\$642 17.9%	\$875 17.9%	\$837 18.0%
Utilities	\$278 7.7%	\$363 7.4%	\$348 7.5%

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RFULL9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

page 9 of 9

Ackerman & Co.

EDGAR HERNANDEZ

P: 770.913.3961

E: ehernandez@ackermanco.net

