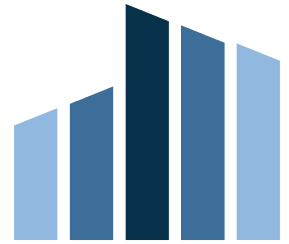


# LAND FOR SALE

## 1550 FOUR H CLUB RD

AUGUSTA, GA 30906



Property Address: 1550 Four H Club Rd, Augusta, GA 30906  
Property Type: Land  
APN: 158-0-006-07-0  
Lot Size: 345.3 AC  
Zoning: HI

### PROPERTY OVERVIEW

345 acres of industrial land available directly across the street from the Augusta airport. Multiple access points available along Doug Barnard Pkwy, Tobacco Rd, and Mike Padgett Hwy. Land can be subdivided based on specific needs of user. Many large industrial sites nearby, including International Paper, Textron, Kellogg's, and Starbucks Regional Plant.

### LOCATION OVERVIEW

Large tract of undeveloped land that sits between Doug Barnard Pkwy, Tobacco Rd, and Mike Padgett Hwy. Only a few miles from I-520 exit.



Presented By:

**Chris Senn**  
Vice President  
706.854.6728

**Tyler Martin**  
Sales Associate  
706.854.6703

chris.senn@southeastern.company tyler.martin@southeastern.company



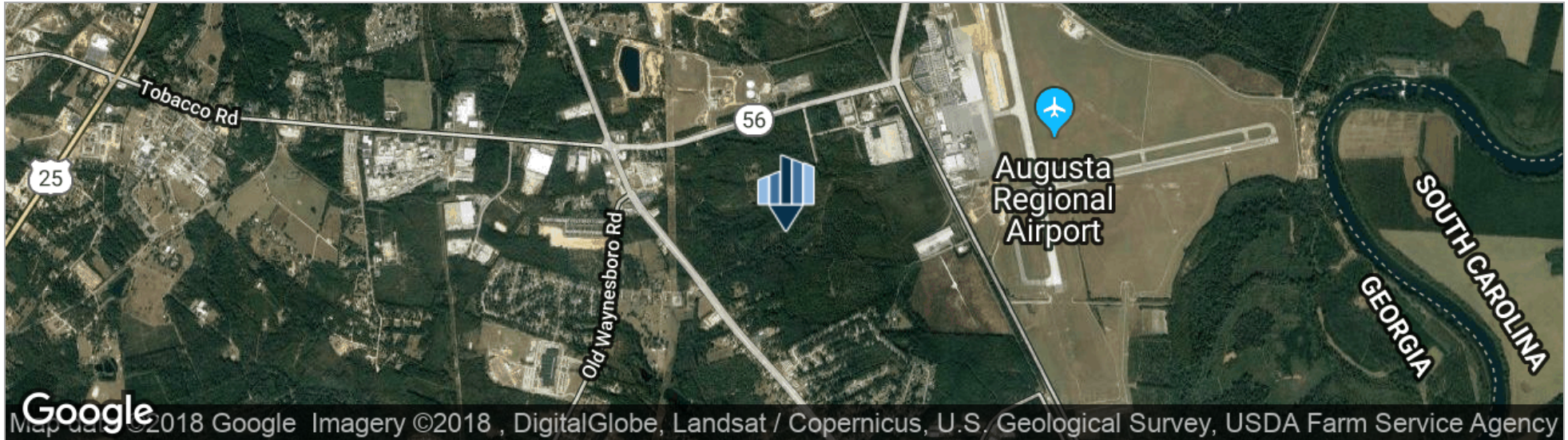
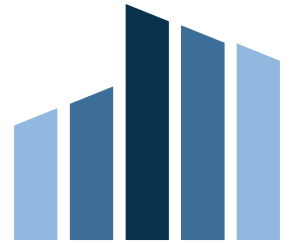
**SOUTHEASTERN**

DEVELOPMENT • BROKERAGE • CONSULTING

LAND FOR SALE

# 1550 FOUR H CLUB RD

AUGUSTA, GA 30906



Presented By:

**Chris Senn**  
Vice President  
706.854.6728

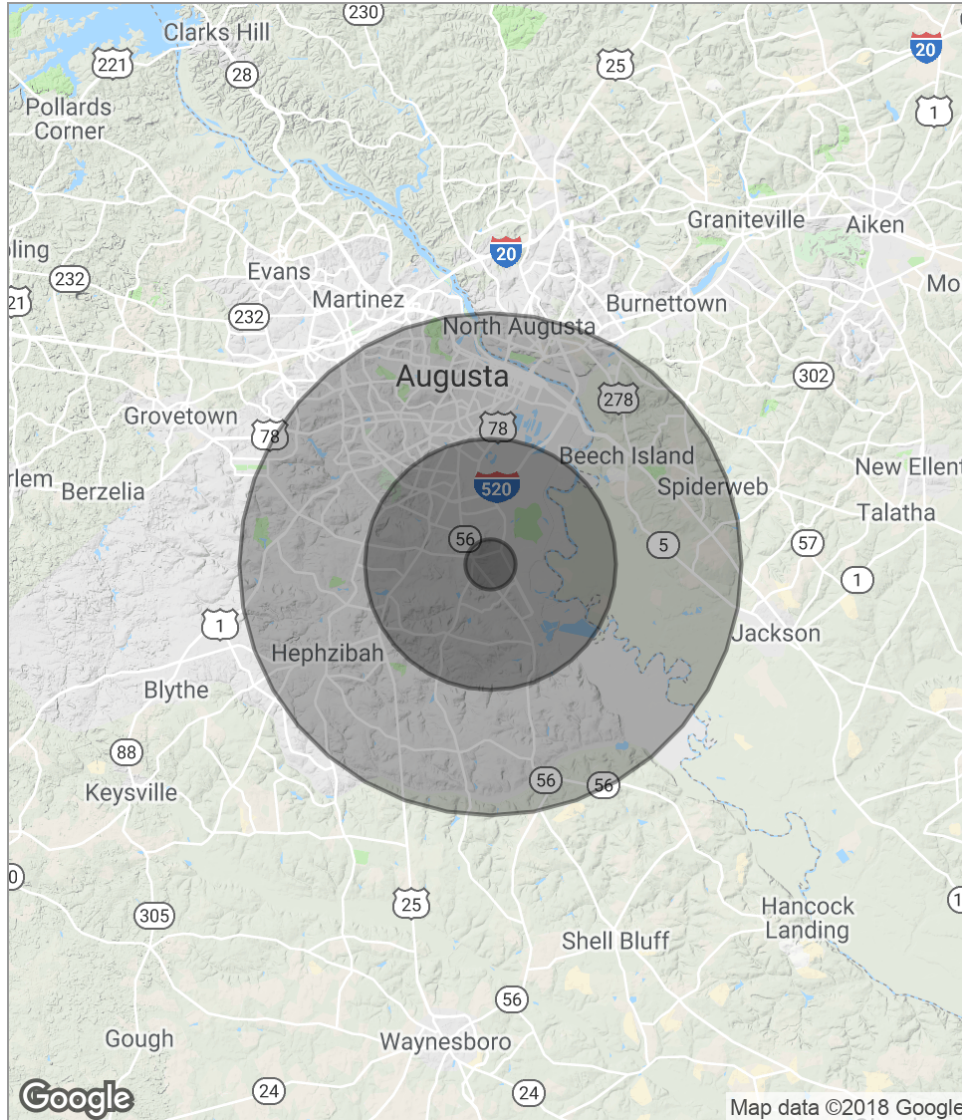
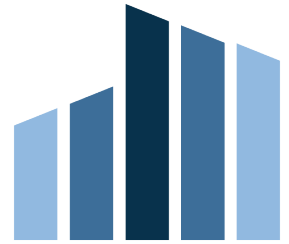
**Tyler Martin**  
Sales Associate  
706.854.6703

chris.senn@southeastern.company tyler.martin@southeastern.company

# LAND FOR SALE

## 1550 FOUR H CLUB RD

AUGUSTA, GA 30906



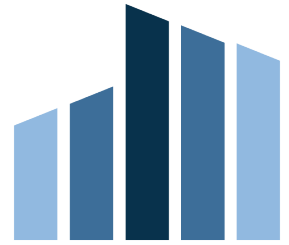
	1 MILE	5 MILES	10 MILES
<b>POPULATION</b>			
Total population	1,620	43,418	198,095
Median age	35.0	34.3	34.7
Median age (Male)	31.0	31.8	32.6
Median age (Female)	37.6	36.5	36.7
<b>HOUSEHOLDS &amp; INCOME</b>			
Total households	444	14,723	75,786
# of persons per HH	3.6	2.9	2.6
Average HH income	\$46,719	\$47,227	\$47,575
Average house value	\$97,827	\$114,354	\$115,332

\* Demographic data derived from 2010 US Census

# LAND FOR SALE

## 1550 FOUR H CLUB RD

AUGUSTA, GA 30906



### SALE PRICE

**\$8,632,500**

#### LOCATION INFORMATION

Street Address	1550 Four H Club Rd
City, State, Zip	Augusta, GA 30906
County/Township	Richmond

#### LAND

Best Use	Industrial
----------	------------

#### PROPERTY DETAILS

Property Type	Land
Property Subtype	Industrial
Zoning	HI
Lot Size	345.3 Acres
APN#	158-0-006-07-0



**SOUTHEASTERN**

DEVELOPMENT • BROKERAGE • CONSULTING

Presented By:

**Chris Senn**  
Vice President  
706.854.6728

**Tyler Martin**  
Sales Associate  
706.854.6703

chris.senn@southeastern.company tyler.martin@southeastern.company