

DEVELOPMENT OPPORTUNITY

1213 AUGUSTA WEST PARKWAY, AUGUSTA, GA 30909

Land
For Sale



Jordan Dyche

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Lee Neel

Vice President

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Property Name: Development Opportunity
Property Address: 1213 Augusta West Parkway, Augusta, GA 30909
Property Type: Land
APN: 030-0-056-00-0
Lot Size: 16.87 AC

PROPERTY OVERVIEW

This 16.87-acre property, located at 1213 Augusta West Parkway, provides multiple access points and a convenient location near the I-520 & Wheeler Road interchange.

This land presents an exceptional development opportunity with favorable topography and access to all utilities. Directly across from Doctors Hospital, it's an ideal location for a medical campus or assisted living facility.

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SALE HIGHLIGHTS

- Multiple access points to Wheeler Road.
- Close Proximity to I-520
- All utilities available on-site.
- Favorable topography for development.
- Ideal for a medical campus or similar projects.

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Aerial Map



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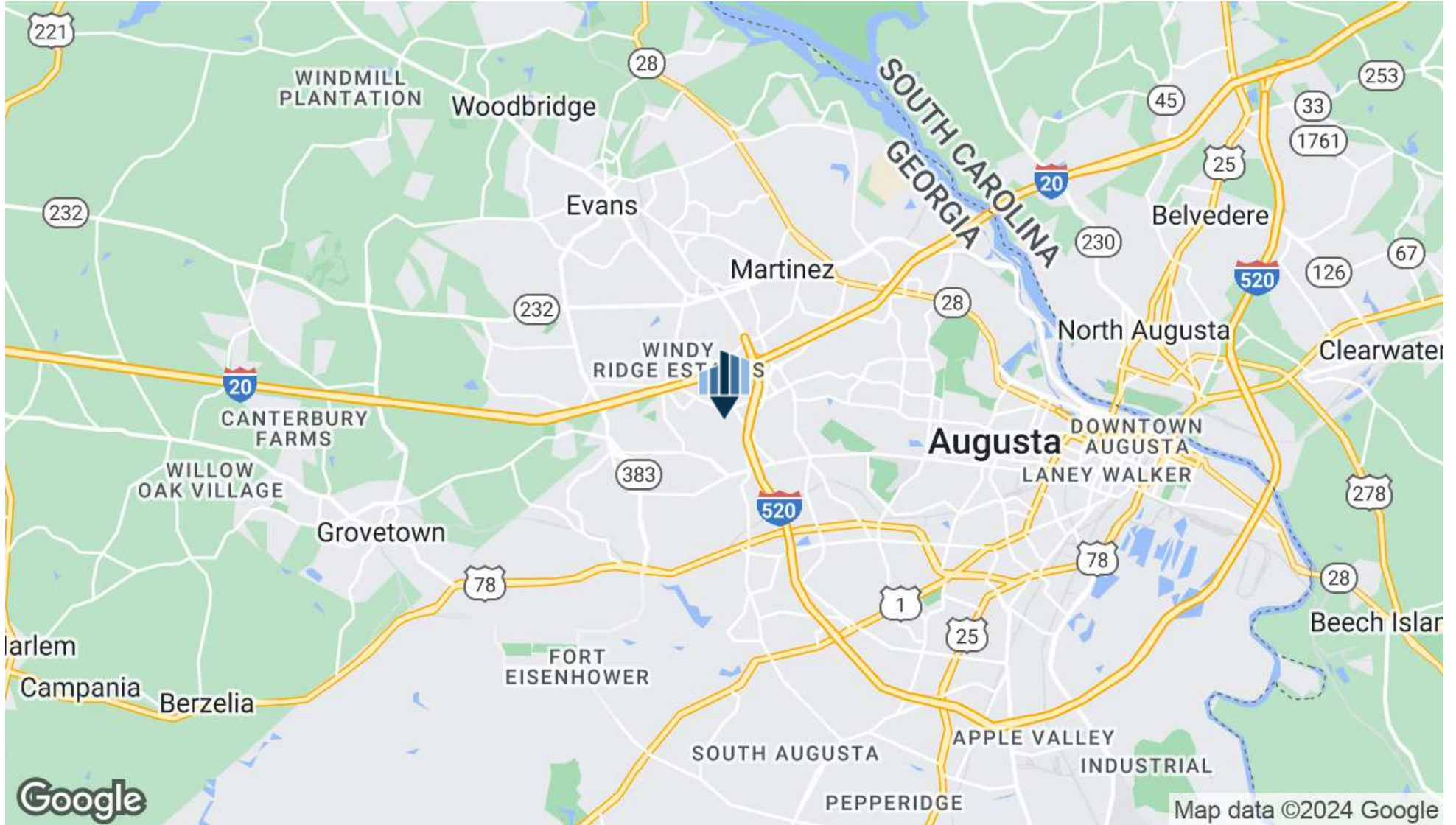
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Zoning Map



- Zoning**
- A: Agriculture
 - R-1: One-Family Residential
 - R-1A: One-Family Residential
 - R-1B: One-Family Residential
 - R-1C: One-Family Residential
 - R-1D: One-Family Residential
 - R-1E: One-Family Residential
 - R-2: Two-Family Residential
 - R-3A: Multiple-Family Residential
 - R-3B: Multiple-Family Residential
 - R-3C: Multiple-Family Residential
 - R-MH: Manufactured Home Residential
 - PUD: Planned Unit Development
 - POPD: Professional Office Park District
 - P-1: Professional
 - B-1: Local Business**
 - B-2: General Business
 - LI: Light Industry
 - HI: Heavy Industry
 - Special Zoning Case Blythe
 - Special Zoning Case Ft Gordon
 - Special Zoning Case Hephzibah
- Land Records**
- Parcel Site Address Points
 - Parcel
 - Parcel-Condo/Attached Home
 - Parcels
 - Parcel Outline

Richmond County Zoning Ordinance: https://library.municode.com/ga/augusta-richmond_county/codes/code_of_ordinances?nodeId=APXBZO_S21NEBUZO

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Topography Map



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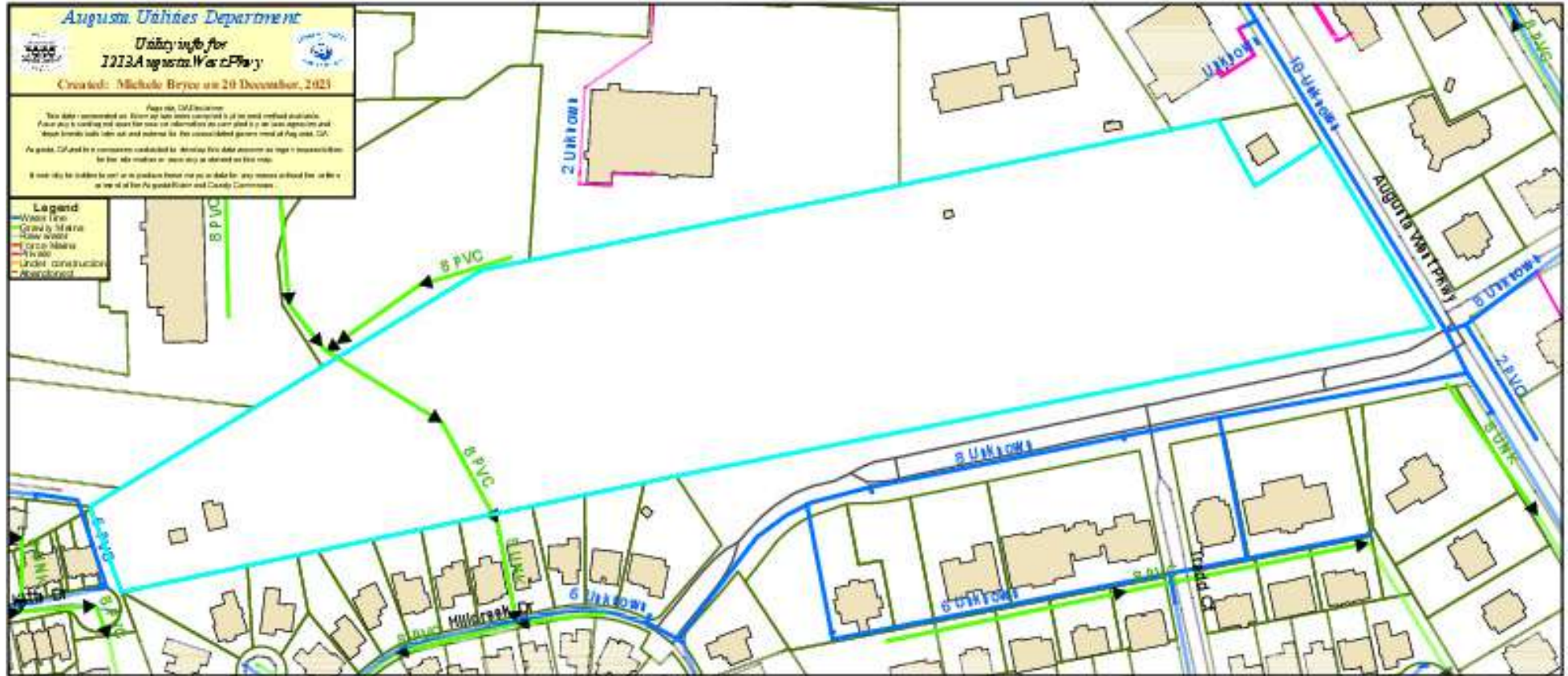
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Utility Map



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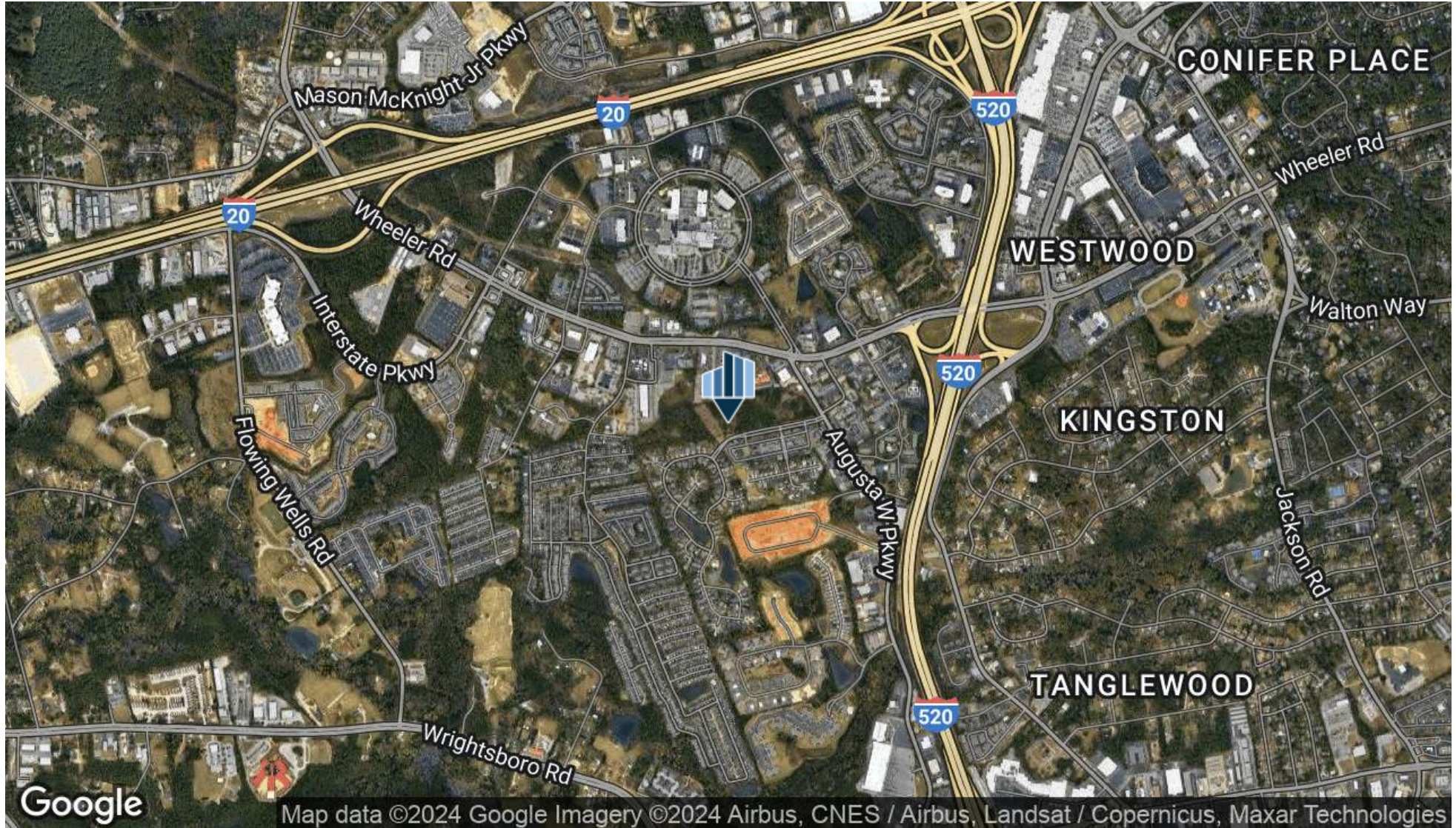
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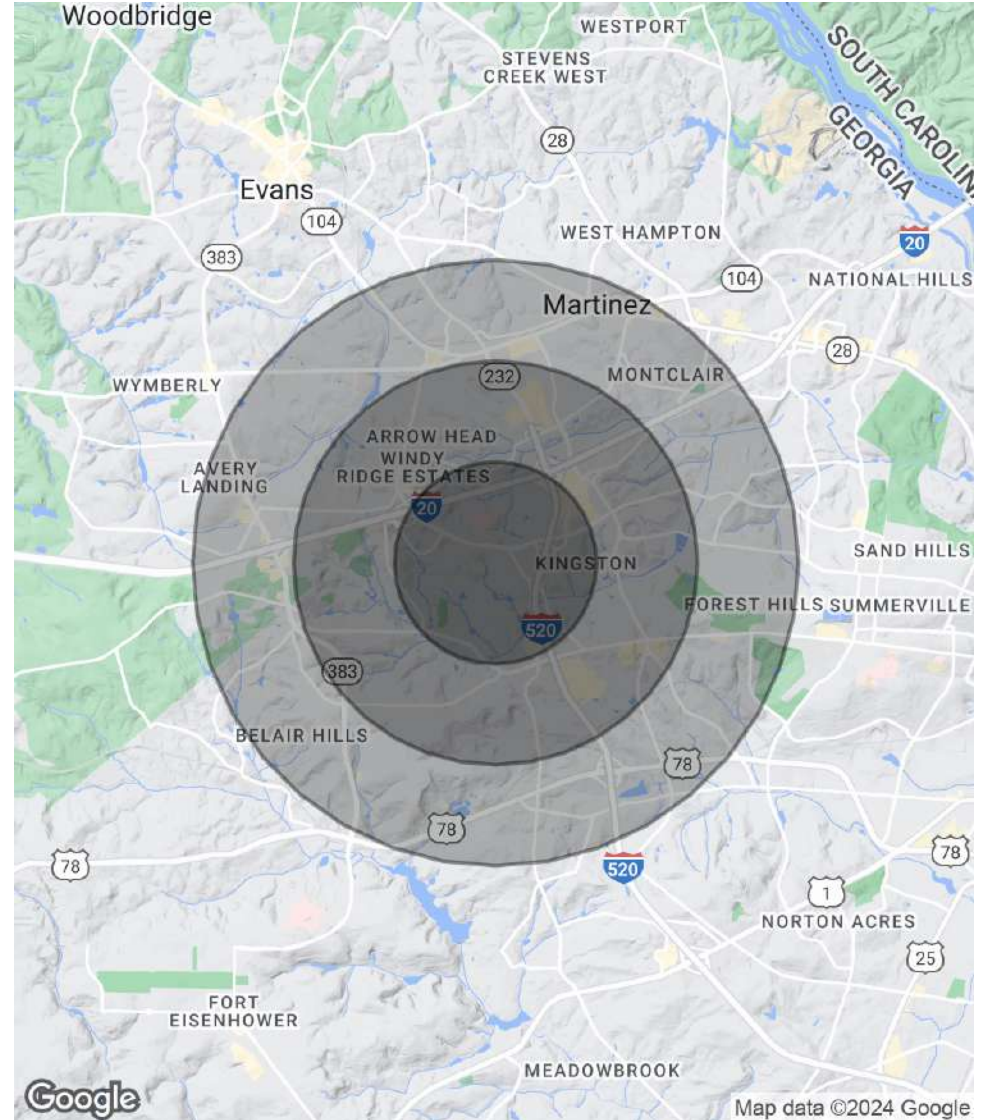
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**Land
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,274	22,405	50,823
Average Age	31.9	36.2	38.4
Average Age (Male)	32.3	36.2	37.9
Average Age (Female)	33.3	38.0	41.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,833	12,862	26,023
# of Persons per HH	1.4	1.7	2.0
Average HH Income	\$46,147	\$57,080	\$58,221
Average House Value	\$54,884	\$133,755	\$148,060

2020 American Community Survey (ACS)



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