

**Commercial
Parcels**

**2590 TOBACCO RD
HEPHZIBAH, GA 30815**

Zone: R-3B Price/Acre: \$350,000



FULL ACCESS

FULL ACCESS

**4.0
Acres**

**1.65
Acres**

**2.0
Acres**

Tobacco Road

VPD: 20,500



JORDAN TROTTER

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Overview

Three commercial parcels within a high traffic area. Located near major retailers and restaurants including Wal-Mart Neighborhood Market, Walgreen's, Bi-Lo, McDonald's, Pizza Hut, and others located in the immediate area, as well as several large neighborhoods. Water and sewer are found in front of the site on Tobacco Road.

Location

Located on the South side of Tobacco Road, just west of Windsor Spring Road.

Highlights

- VPD: 20,500
- Nearby- several large neighborhoods, grocery, retail, and restaurants
- Utilities in front of site on Tobacco Rd.
- Need for rezone to commercial use



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2.0 Acres

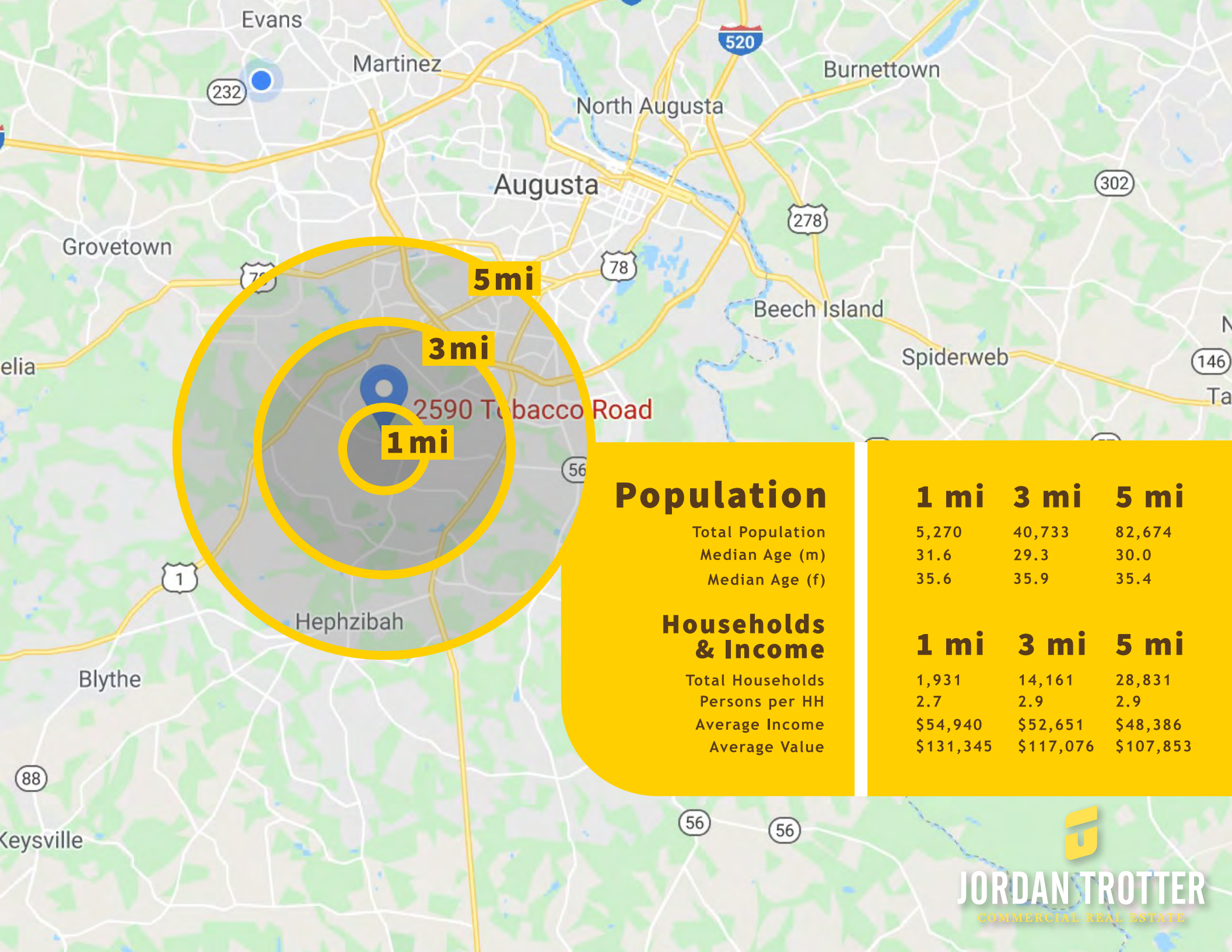
Tobacco Road VPD: 20,500

Windsor Spring Road VPD: 20,500

250 Townhomes
May 2021



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2590 Tobacco Road

1mi

3mi

5mi

Population

Total Population
 Median Age (m)
 Median Age (f)

	1 mi	3 mi	5 mi
Total Population	5,270	40,733	82,674
Median Age (m)	31.6	29.3	30.0
Median Age (f)	35.6	35.9	35.4

Households & Income

Total Households
 Persons per HH
 Average Income
 Average Value

	1 mi	3 mi	5 mi
Total Households	1,931	14,161	28,831
Persons per HH	2.7	2.9	2.9
Average Income	\$54,940	\$52,651	\$48,386
Average Value	\$131,345	\$117,076	\$107,853



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