

6.04 Acre Development Land

859 Scott Nixon Memorial Drive, Martinez, GA 30907

For Sale



Investment Highlights

Sale Price	\$575,000
Lot Size	6.04 acres
Price/Acre	\$95,199
Zoning	B-1

Highlights

- In close proximity to National Retail Tenants
- Local market office drivers include Doctor's
- Hospital, ADP and Fort Gordon
- 6.04 Acres ready to be cleared and graded

Property Overview

Meybohm Commercial Properties is proud to exclusively present 859 Scott Nixon Memorial Drive, this ±6.04-acre development tract is ideally positioned in one of Augusta's premier commercial corridors. The property is surrounded by national retailers including Boot Barn, Northern Tool + Equipment, CarMax, US Chef Food Store, Harley Davidson, and Camping World, creating a strong retail presence and generating significant daily traffic. Conveniently located just off Bobby Jones Expressway (I-520) with immediate access to Interstate 20, the site offers exceptional visibility and accessibility. The property is also in close proximity to Doctors Hospital, Augusta Exchange, ADP, T-Mobile, and Fort Gordon, placing it within one of the region's fastest-growing commercial and employment hubs. Featuring ±6.04 acres of relatively flat topography, the site is well suited for a variety of commercial development opportunities and is ready to be cleared and graded. This is an outstanding opportunity for developers, investors, or owner-users looking to capitalize on Augusta's continued growth. The location of this property is ideal for future development.

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Charlie Moya

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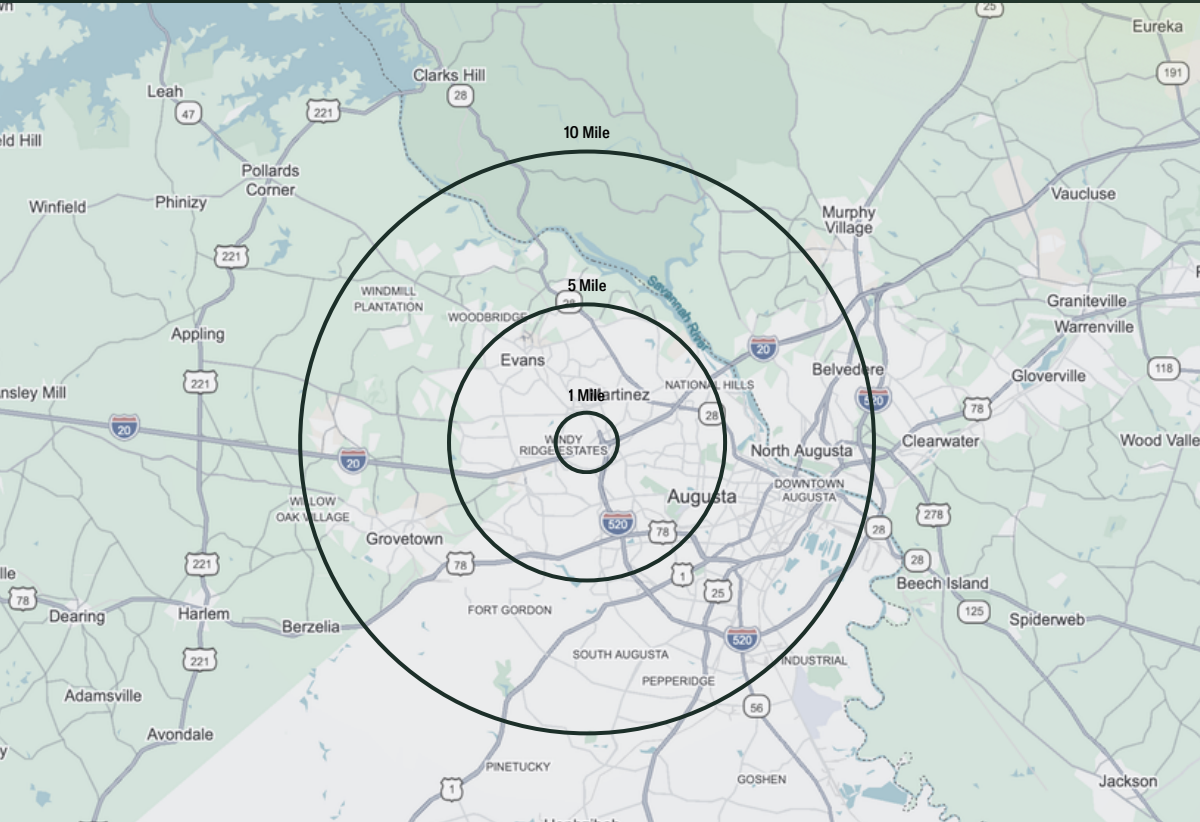
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2025 Total Population



1 Mile 6,296
5 Mile 123,180
10 Mile 328,450

2025 Households



1 Mile 2,439
5 Mile 48,065
10 Mile 125,220

2025 Average Household Income



1 Mile \$57,091
5 Mile \$70,244
10 Mile \$62,692



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