

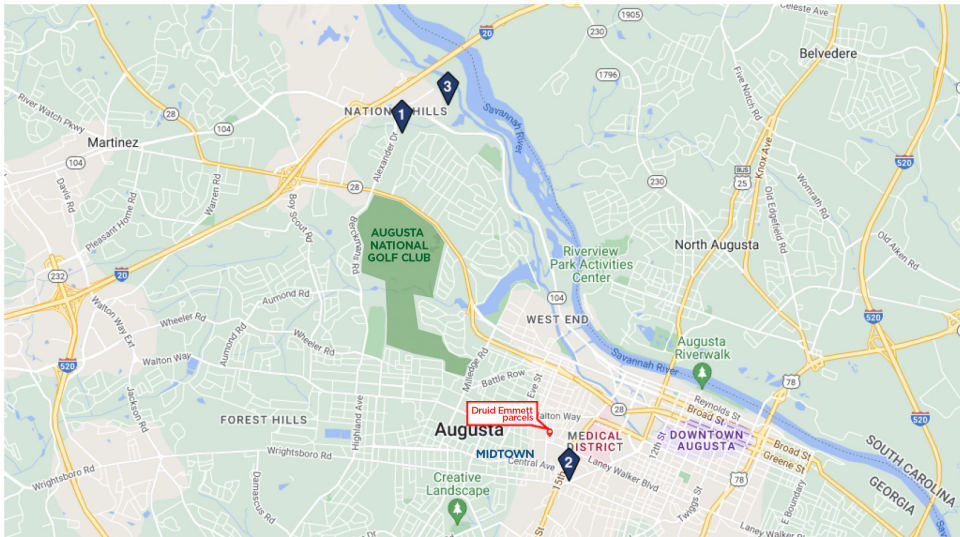
PRIME DEVELOPMENT SITE IN THE MEDICAL DISTRICT FOR MULTIFAMILY

Approx. 1.21 Acres | 8 Parcels | Augusta, Georgia 30904

NEW MULTIFAMILY SALES AVERAGING AT

Avg. Price/Unit
\$232,870

Avg. Vacancy At Sale
4.3%



Offered at \$1,000,000

This property is located in the Medical District, near the Midtown and Downtown district.

1140 Druid Park includes a total of 8 parcels, including 1142 Druid Park, 1726 McAnally St, 1139 Emmett St, 1137 Emmett St, 1135 Emmett St, 1133 Emmett St and 1131 Emmett St.

- All 8 parcels are vacant lots, recently 2 parcels at 1140 & 1142 Druid Park had 1 story medical office buildings and they were demolished.
- Approximately 1.21 acres, 144ft. frontage on Druid Park, 217ft. frontage on Emmett St.
- Zoned R-3C with no conditions. Allows for single family, townhomes, duplexes, multi-family, student housing; no commercial use. Best and highest use of the properties is a multi-family or student housing development. The property is perfect for a boutique multi-family or mixed use development
- The property is steps away from the Medical College of Georgia and Augusta University Hospital, 9 minutes away from the Augusta National Golf Club, site of the Augusta National Masters tournament and is also surrounded by Midtown and Downtown.
- There is potential to acquire additional parcels surrounding the property or inquire about any zoning changes needed.



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