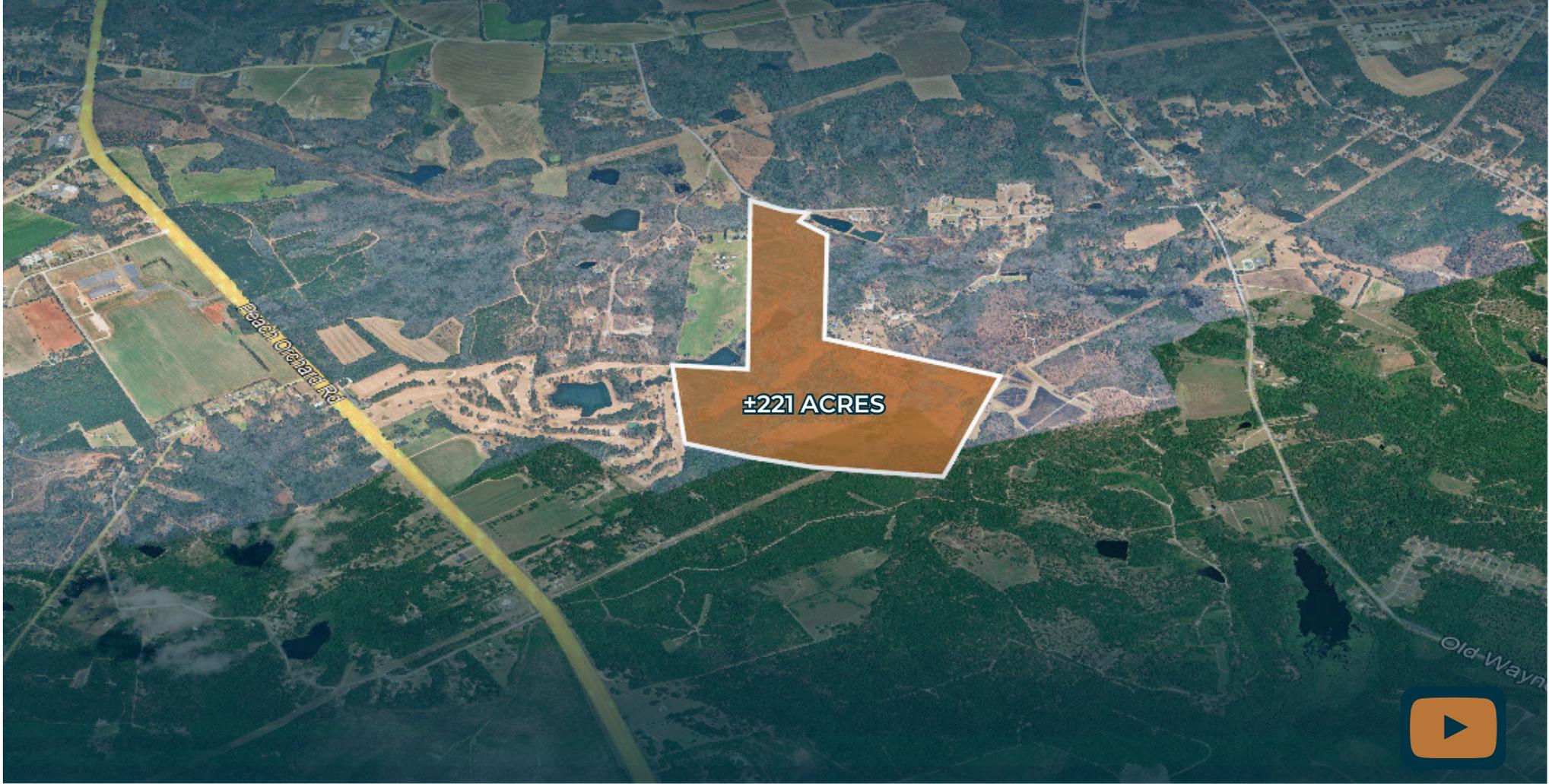




±221 ACRES | HEPHZIBAH, GA 3.14 ACRE POND | RECREATION LAND

1940 LIBERTY CHURCH RD, HEPHZIBAH, GA



PROPERTY DETAILS

Size	±221 Acres	Water	On-Site
Sale Price	\$1,105,400	County	Richmond County
Price/Acre	\$5,000/Acre	Topography	Rolling
SFH Square Feet	3,300 SF	10-Min Population	5,090
Zoning	R-1	10-Min MHI	\$75,374

OFFERING MEMORANDUM

SALE PRICE: \$1,105,400 | PRICE/AC: \$5,000

ZONED R1 IN RICHMOND COUNTY

WATER ON-SITE | POND



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Please submit all offers as a non-binding letter of intent (LOI). Including:

- Price
- DD Time Frame
- Earnest Money
- Special Stipulations

POINT OF CONTACT



DUSTIN WRIGHT

ASSOCIATE BROKER
706-830-8266
DWRIGHT@FINEMGROUP.COM



JONATHAN ACEVES

VICE PRESIDENT, CCIM,MBA
706-294-1757
JACEVES@FINEMGROUP.COM



JOHN ECKLEY

VICE PRESIDENT, CCIM,MBA
706-214-2937
JECKLEY@FINEMGROUP.COM

BROKERAGE SUPPORT STAFF



STEPHEN LONG

SENIOR INVESTMENT ANALYST
706-513-3840
SLONG@FINEMGROUP.COM



KEVIN CROW

INVESTMENT ANALYST
706-840-2198
KCRAW@FINEMGROUP.COM



EXECUTIVE SUMMARY



RECREATIONAL LAND

WHY THIS SITE?



LAND SIZE

221.08 Acres



ZONING

R-1 | Single Family Residential



WATER FEATURES

3.14 Acre Stocked Pond



SINGLE FAMILY HOME

3,300 SF | Built 1980



TOPOGRAPHY

Rolling Topography



FEATURES

1,800' Golf Course Frontage

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 1940 Liberty Church Road for sale. This ±221.08-acre tract located in Hephzibah, Georgia, within the southern portion of Richmond County just outside Augusta, offers a rare opportunity for recreational ownership or residential development within proximity to Augusta's expanding suburban footprint.

Zoned R-1, the property allows single-family residential development by right and provides the scale to support a variety of subdivision strategies, estate-lot concepts, or a private family compound.

The land features rolling topography, a ±3.14-acre stocked pond, and approximately 1,800 feet of golf course frontage along Pointe South Golf Club. The varied terrain enhances estate planning, creates natural separation for recreational use, and supports thoughtful site design.

Improvements include a ±3,300-square-foot single-family residence constructed in 1980, providing immediate usability while preserving long-term optionality across more than 221 contiguous acres.

Positioned within the rural fringe of the Augusta metro area, the property offers convenient access to Highway 25 and major corridors leading into Augusta, Fort Eisenhower, and the broader Central Savannah River Area (CSRA).

LOCATION OVERVIEW

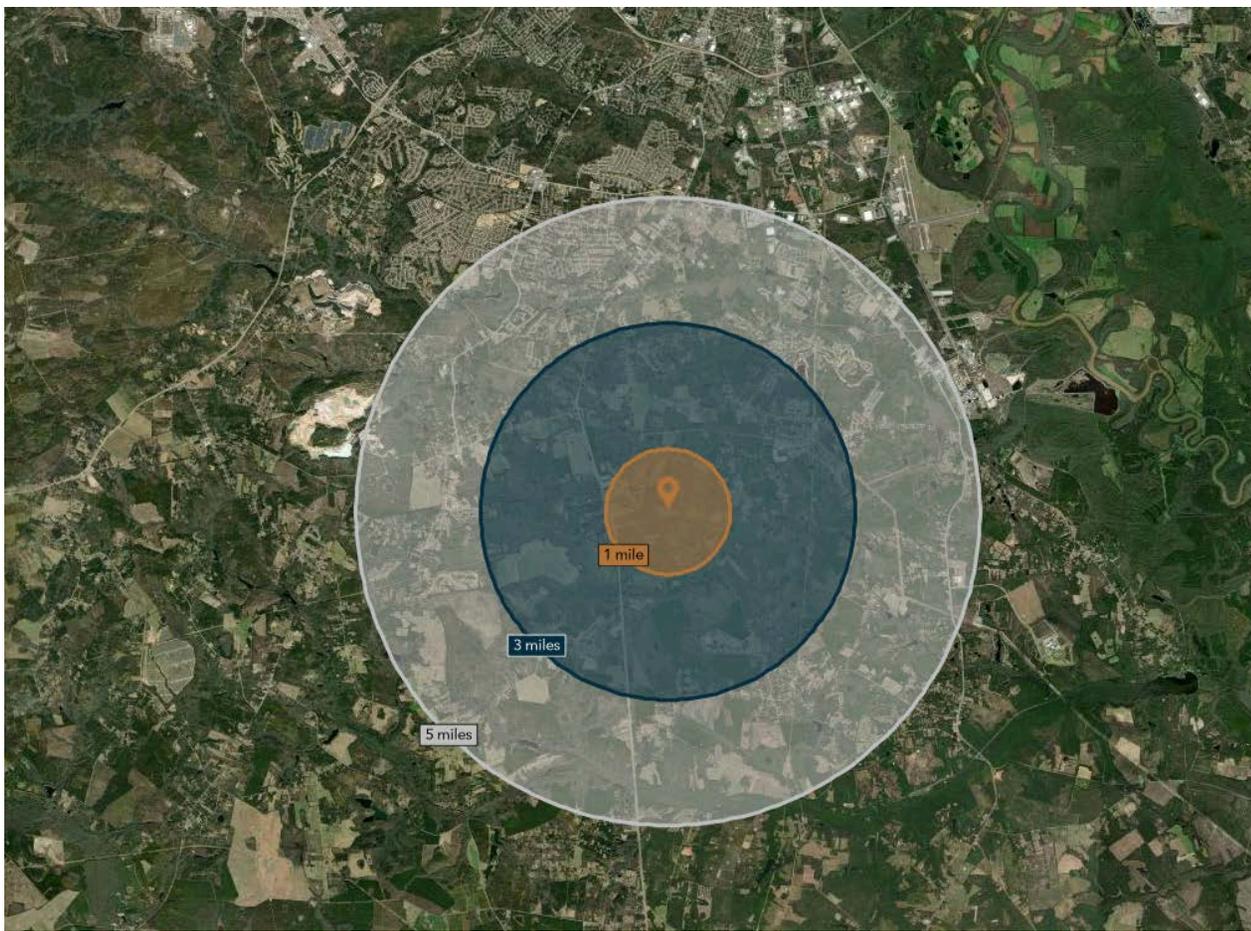
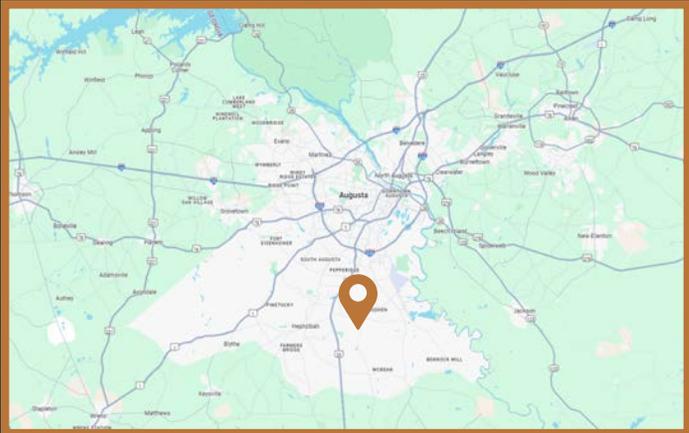
SECLUDED BUT CONNECTED



TRAVEL DISTANCES

To Cities within the CSRA

Hephzibah	5.5 Miles
Augusta	13.9 Miles
Fort Eisenhower	10.0 Miles
Grovetown	14.5 Miles
North Augusta	16.3 Miles
Evans	20.2 Miles
Thomson	41.4 Miles



Demographics	1 Mile	3 Mile	5 Mile
Population	206	5,293	23,931
Median HH Income	\$90,996	\$81,252	\$68,728
Median Age	41.9 Yrs	42.6 Yrs	40.0 Yrs





Grovetown

Evans

Martinez



North Augusta, SC

Augusta National Golf Club

Downtown Augusta

Savannah River

Fort Eisenhower



Augusta Regional Airport

SITE





SITE MAPS



LIBERTY CHURCH RD



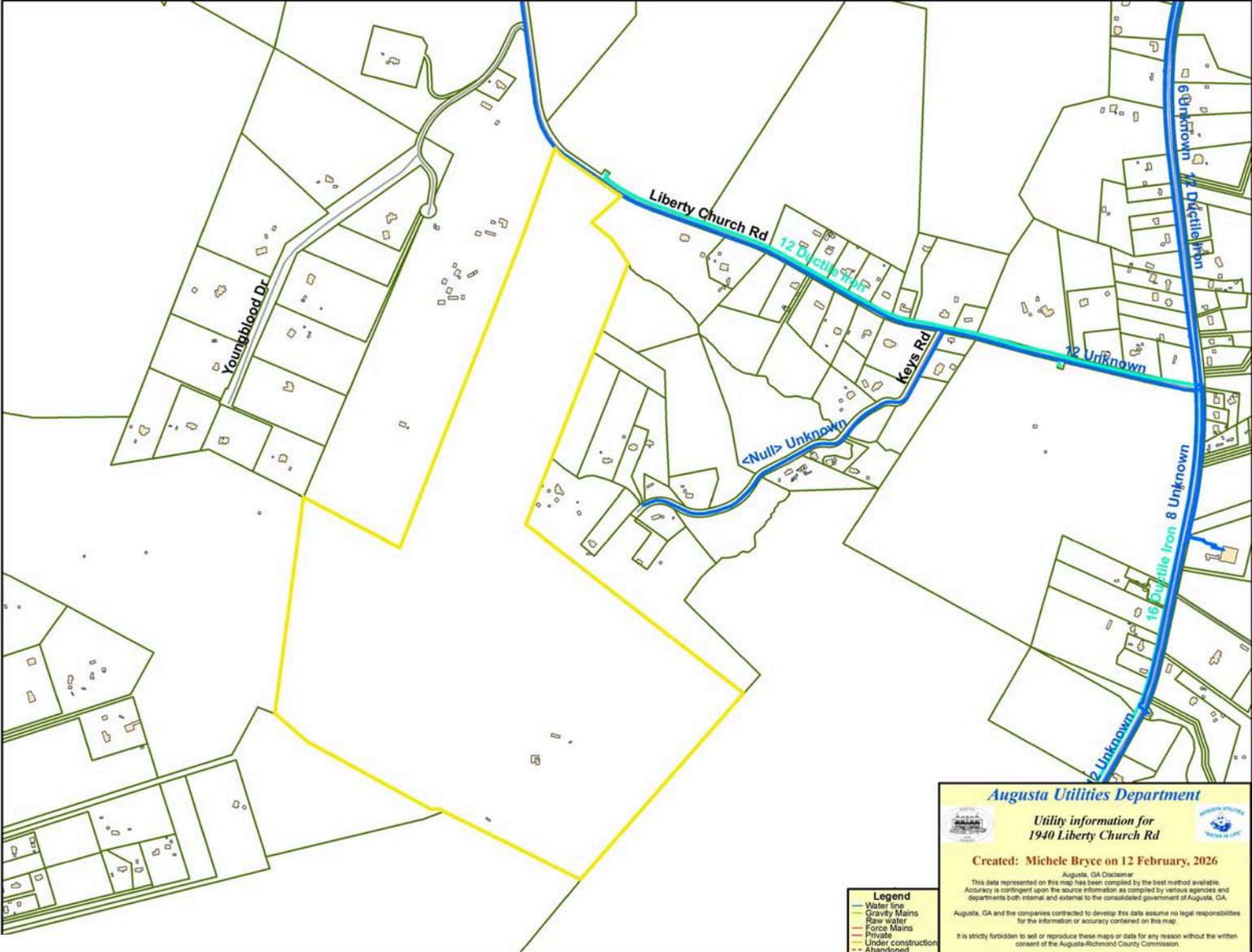
221 ACRES | RECREATIONAL LAND

TOPOGRAPHY MAP



221 ACRES | RECREATIONAL LAND

UTILITIES MAP



Legend

- Water line
- Gravity Mains
- Raw water
- Force Mains
- Private
- Under construction
- Easement

Augusta Utilities Department

Utility information for
1940 Liberty Church Rd

Created: Michele Bryce on 12 February, 2026

Augusta, GA Disclaimer

This data represented on this map has been compiled by the best method available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA.

Augusta, GA and the companies contracted to develop this data assume no legal responsibilities for the information or accuracy contained on this map.

It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.

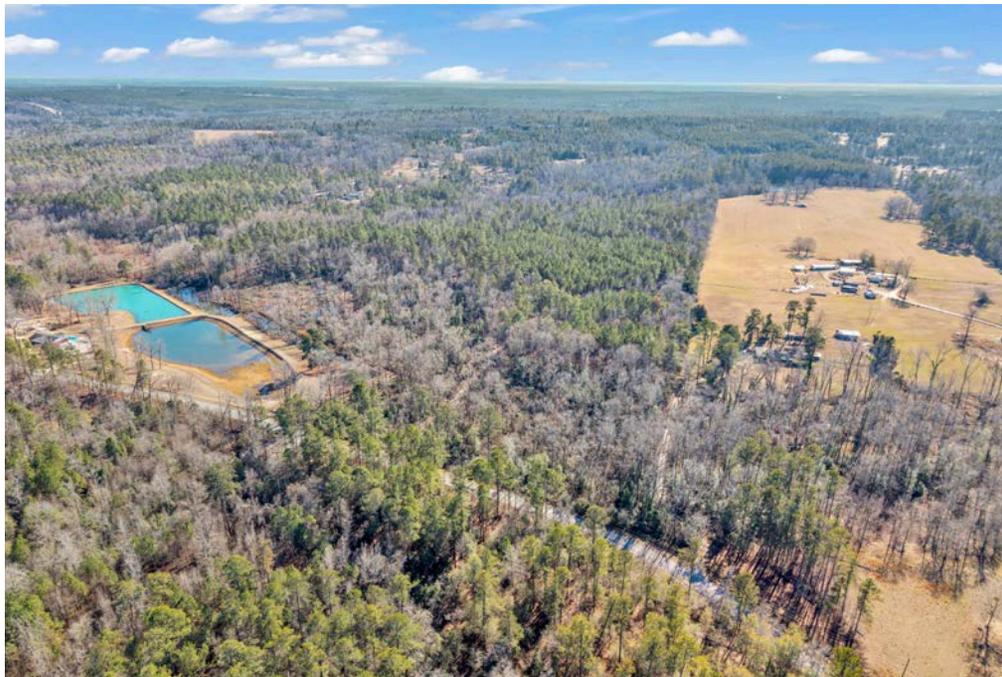


PROPERTY PHOTOS













AREA OVERVIEW



WHY? CSRA

OVERVIEW

Augusta is experiencing a strong phase of business growth. Right-sized, ideally strategically located, with a backbone of education, medical, and military pumping out a solid labor force, the city has become a beacon for companies to set up shop.

Infrastructure, labor force, cost of living, location, education, industry- they are all leading companies large and small to Augusta.



HOME OF THE AUGUSTA NATIONAL

Year after year during the first full week of April, golf fans descend on Augusta by the thousands. The annual event marks a boom for the local economy with over 200,000 average attendees. Augusta is known as the golf capital of the universe for good reason, and the love of golf extends well beyond the confines of Augusta National. It attracts politicians, athletes, musicians, Corporate CEOs, and many more which brings some of the world's most powerful people all in the same week to Augusta, GA.



A WELL CONNECTED CITY

Few places are as ideally located as Augusta. The city sits on I-20 between Atlanta (eastbound) and Columbia (westbound), with every major artery of Southeastern Interstate within easy reach, especially I-95 and I-77.

Augusta is less than 150 miles from the Ports of Savannah and Charleston.

Augusta's regional airport has direct flights to Atlanta, Charlotte, Washington DC, and Dallas.



CYBER CITY

The Augusta Region has long been a hotbed for the tech- and cyber-related companies such as Unisys, ADP, and Raytheon. Now, Augusta is home to the US Cyber Command at Fort Gordon and the newly completed Georgia Cyber Center, a \$100 million investment and the largest government cybersecurity facility in the United States.

U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command.



HEALTHCARE

Augusta University is Georgia's health sciences university, offering resources and services for those throughout the state and beyond. It features the Medical College of Georgia, the Dental College of Georgia, and a highly sought-after nursing program.

There are 12 total Hospitals in the area with a brand new one being constructed.

Doctor's Hospital in Augusta is the largest burn center in the United States and the third largest in the world.



LOW HOUSING COSTS

One of the biggest jewels in Augusta's crown is our low housing cost. Here, a broad variety of options are available, encompassing everything from new TND neighborhoods to established communities of antebellum and craftsman style homes.

Our market is more than 50% less than the national average, complimenting the low cost of living and doing business in Augusta.

2nd

Most Populated MSA in GA

611K

CSRA Population

270K

CSRA Labor Force

5.7%

Percentage Unemployed

13K

Projected Job Growth in Next 5 Years

27K

Projected Population Growth in Next the 5 Years

WHY? GEORGIA

KEY DRIVERS

By 2050 Georgia's Population is projected to increase by nearly 2.5 Million people and Georgia's workforce is expected to grow by 3.1 million jobs. This incredible growth puts increased demands on Georgia's freight and logistics infrastructure which transports personal goods for families, raw materials to Georgia businesses, and moves products across the state and nation



Annual Georgia Freight Tonnage will increase 91% by 2050



Congestion costs for Georgia based traffic are projected to increase more than 100% by 2050



Manufacturing is expected to grow by 77% by 2050



Agriculture is expected to grow by 43% by 2050



Distribution freight flows are expected to more than triple from 2019 to 2050

TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

Site Selection Magazine's most annual Site Selectors Survey is out as of this past January, and the prospects for GA and the greater Southeast continue to shine!

Key stats for GA as follows:

- Top State Business Climate: GA #3
- Best Manufacturing Workforce States: GA#4
- Best States for Manufacturing: GA #3

Other items of interest:

- Atlanta ranked as #2 city for HQ Projects behind Dallas
- U.S. #1 for International Investment
- Most important factors for location (in order): Tax Policy, Workforce, Incentives and Quality of Life

Per Site Selection



ECONOMIC OVERVIEW

Georgia's Population is robust, making it the 8th most populous state with the majority of Georgians in prime working ages, 25-44 Years Old.

By 2050, the State is projected to Grow to 13,390,283, an increase of nearly 2.5 Million.

The state has experienced strong economic growth evidenced by being ranked 11th for GDP growth and Georgia continues to be ranked 8th nationally for its tax burden keeping the state competitive.



ECONOMIC COMPETITIVENESS

Georgia ranks highly on various metrics related to the creation of new businesses in the state, which is a strong indicator of a dynamic economy.

The state ranks 6th nationally for net new businesses created and 3rd in the percentage of adults becoming entrepreneurs each month.

Georgia ranks 8th for change in capital invested over the last 5 years indicating the attraction of investment and innovation.



FUTURE OF TALENT

The state ranks 7th in terms of job growth of non-agriculture employment, ahead of most southern states.

Georgia continues to be a leader in job growth.

Georgia ranks 14th in the growth of high-tech employment and ranks 11th for the number of STEM doctorates. These are important indicators of a strong talent base



INFRASTRUCTURE OF THE FUTURE

The State's Logistics infrastructure continues to be a significant strength. Monthly TEU throughput in the port of Savannah has increased by 90% over the last decade.

Georgia ranks 4th in terms of growth in jobs in the warehouse sector over the last 5 years.

11M
Total State
Population

61%
Labor Force
Participation

268K
Jobs Created
Last 5 Years

134B
Invested in GA
in Last 5 Years

13M
2050 Projected
State Pop.

90%
Growth in Trade at
Port of Savannah
Over the Last Decade

**For inquiries,
contact us.**



www.finemgroup.com
dwright@finemgroup.com
706.214.2922



DUSTIN WRIGHT
ASSOCIATE BROKER
JECKLEY@FINEMGROUP.COM
706.214.2922