

Land  
For Sale



## 316 Baston Road

Martinez, GA 30907

### Property features

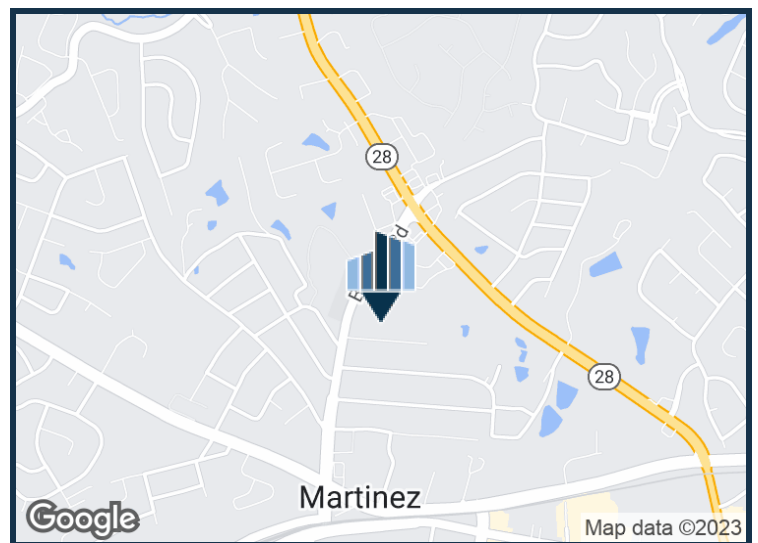
Listing Price: \$795,000

Property Size: 5.03 Acres

Price Per Acre: \$158,052

Parcel ID: 082B006

Zoning: S1 & R3



Presented By:

**Jonathan Crawford**

Development Associate

706.854.6738

jonathan.crawford@southeastern.company

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MARTINEZ, GA 30907

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<b>SALE PRICE</b>	<b>\$795,000</b>
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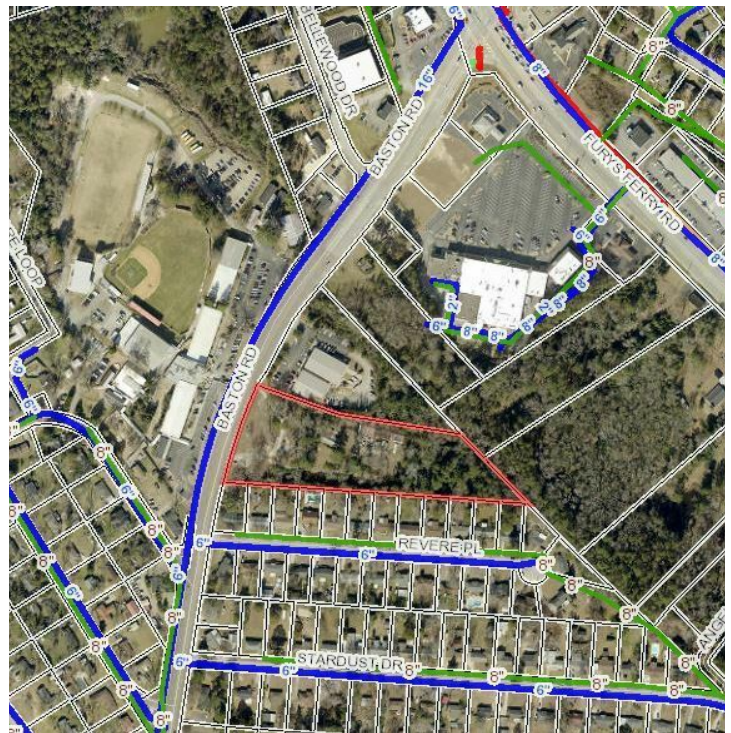
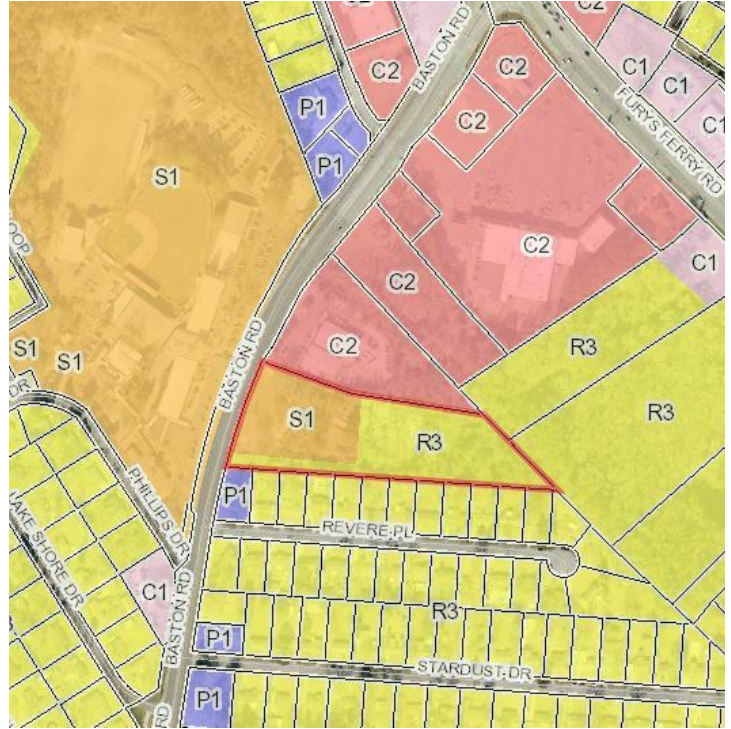
Property Address: 316 Baston Road, Martinez, GA 30907  
 Property Type: Land  
 APN: 082B006  
 Lot Size: 5.03 AC

## PROPERTY OVERVIEW

Prime redevelopment opportunity for both professional and commercial uses. Site has 340' of frontage along Baston Road with utilities nearby.

## LOCATION OVERVIEW

Infill site in the heart of Columbia County directly across from Augusta Christian Schools along Baston Road (10,700 VPD).



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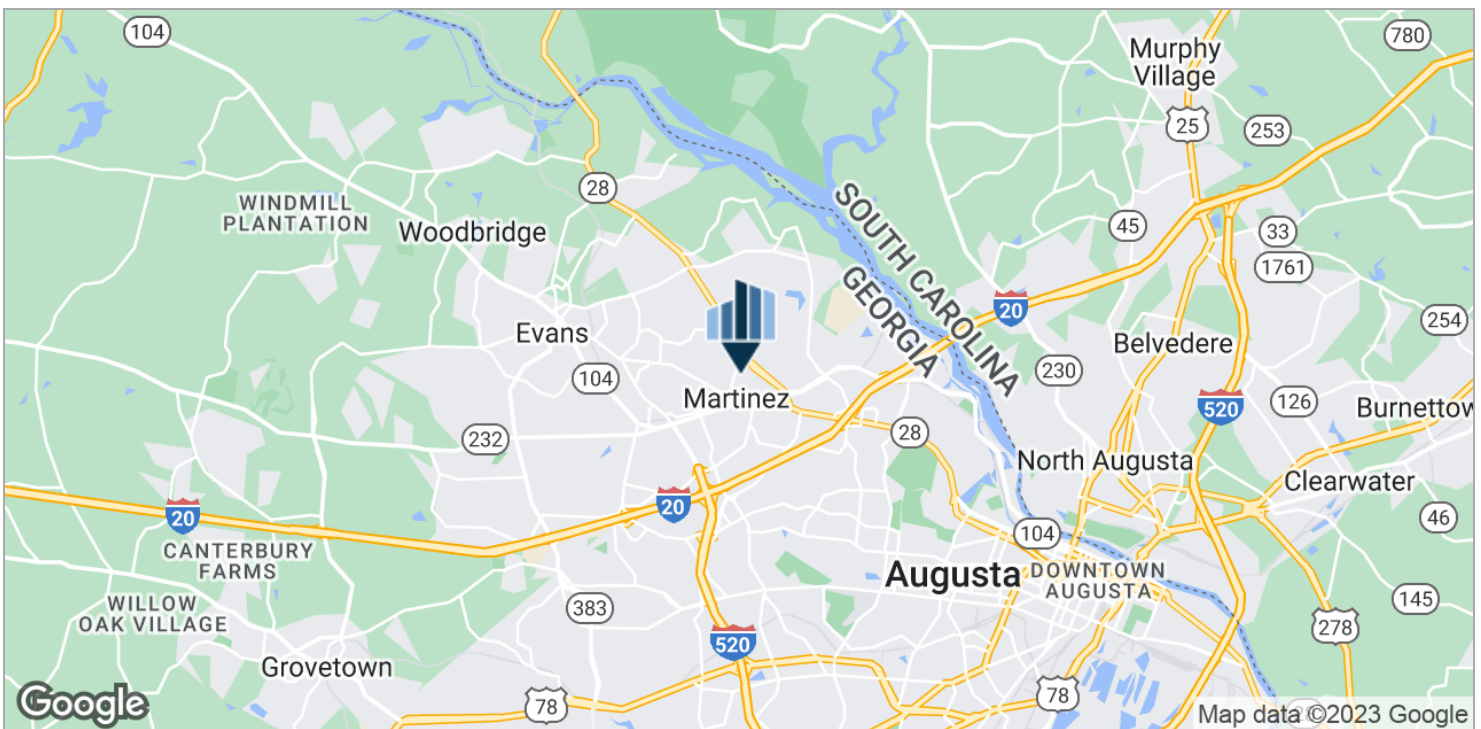
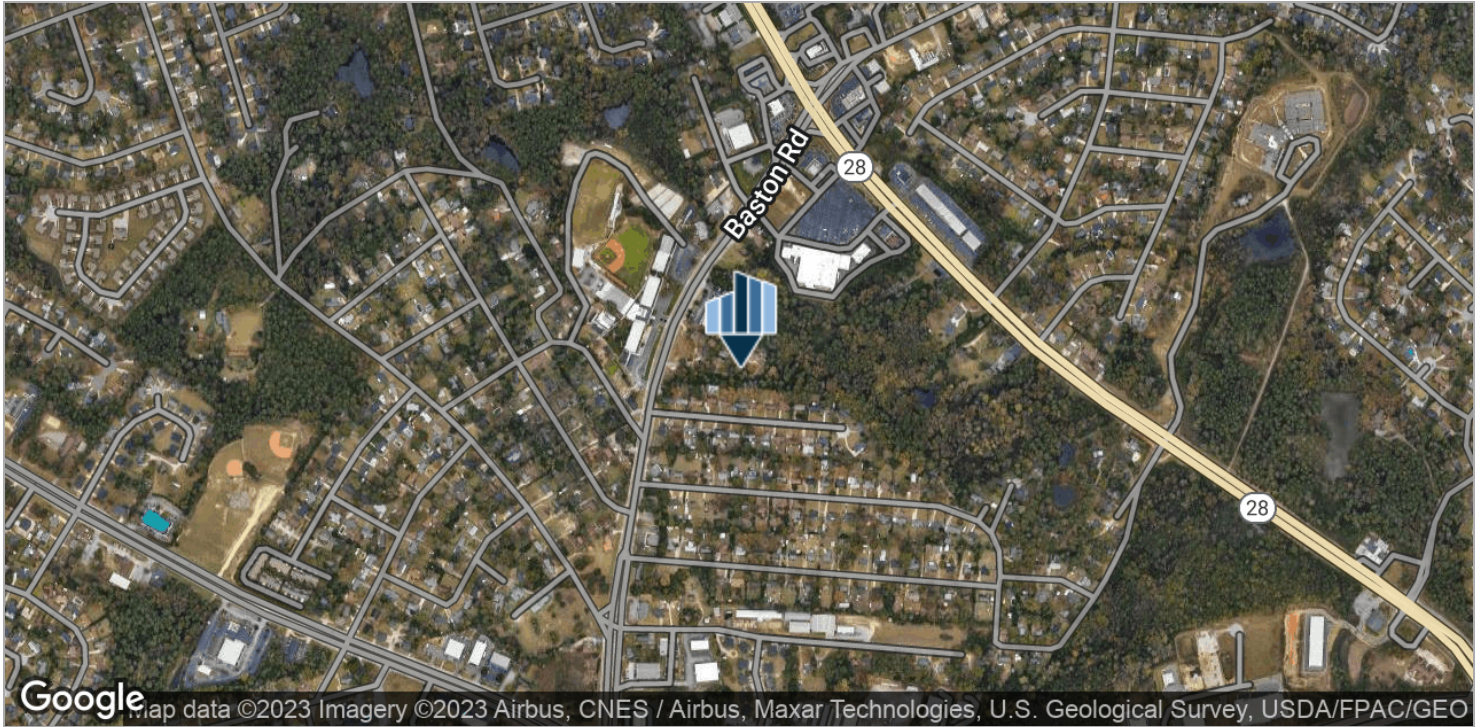
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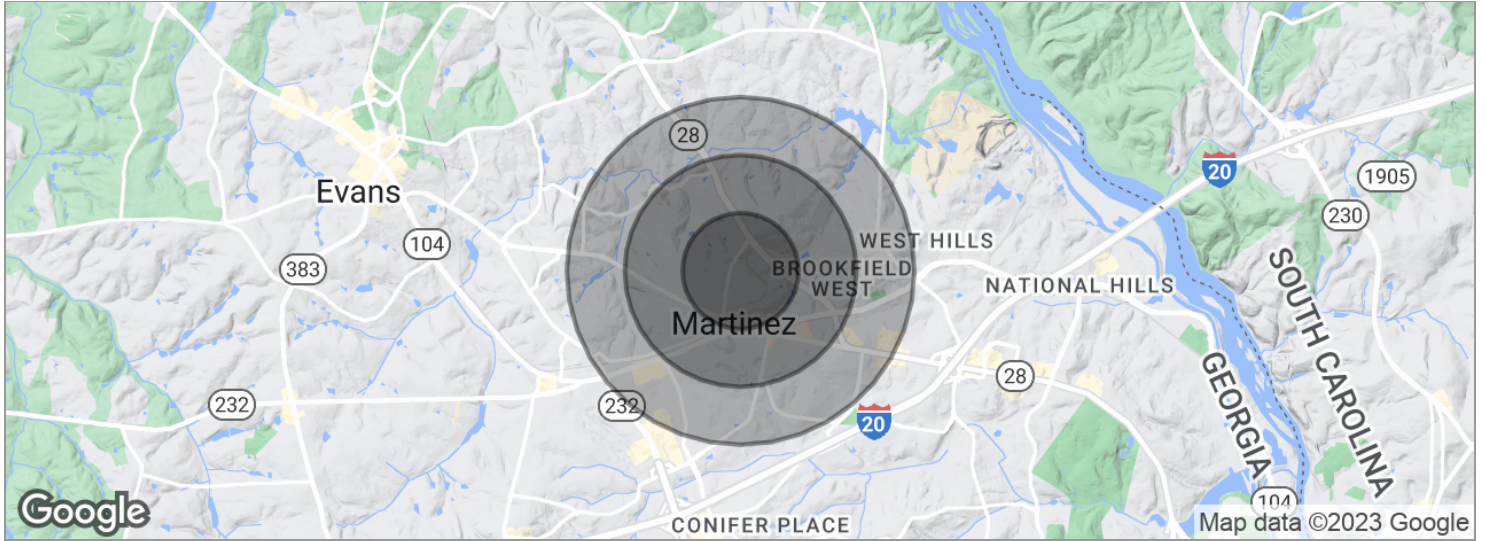
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## 316 BASTON ROAD

MARTINEZ, GA 30907



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	1,482	6,612	15,454
Median age	43.5	41.7	41.7
Median age (male)	47.0	44.1	42.7
Median age (Female)	43.0	42.8	42.3
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	753	3,292	7,405
# of persons per HH	2.0	2.0	2.1
Average HH income	\$73,368	\$75,811	\$79,315
Average house value	\$159,166	\$167,349	\$182,773

\* Demographic data derived from 2020 ACS - US Census

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