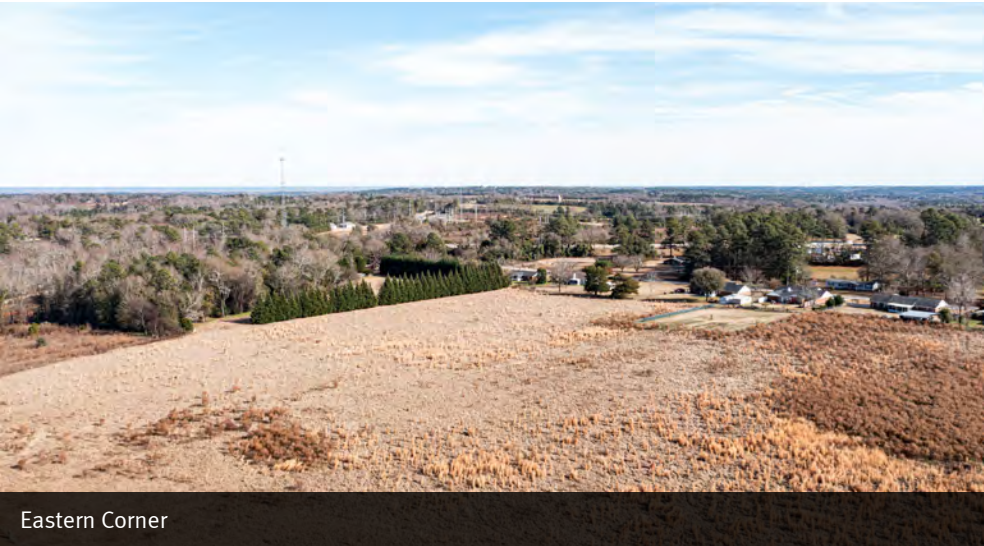


**FOR SALE**

**Shell Tract Hephzibah GA –  
Large Lot, Single-Family,  
Builder/Developer Opportunity**

Rheney Rd, Hephzibah, GA 30815

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$395,000
Lot Size:	39.81 Acres
Price/Acre:	\$9,922

- Single Family Residential Development
- City Approved
- Ten 3-Acre Lots

## PROPERTY OVERVIEW

Meybohm Commercial is proud to exclusively present this ten lot, 39.81 acre, single family residential development opportunity near Hephzibah, Georgia. Originally pastureland, this site has been approved by the city of Hephzibah to be subdivided into 10 three-acre single family lots. There is city water along Rheney Road and sewer access at the northwest border if use is deemed necessary by the developer. The mobile homes currently on the property are to be removed. This large lot approval by the city allows the access road to be graveled as opposed to much more expensive asphalt with curb and gutters construction. The property is being offered in total to builder/developers and the sale of individual lots will not be considered.

This large lot subdivision makes for a country living experience just outside of the City of Augusta with easy access to all of the conveniences of the city. Richmond County Parcel Number: 2110001050

## LOCATION OVERVIEW

Located just off Peach Orchard Road (GA Highway 25) and GA Highway 88 near Hephzibah, Georgia in Richmond County makes for easy access to Augusta and the surrounding area. 12 miles from Fort Eisenhower.



39.81  
Acres

Rheney Road

Peach Orchard Road

88

25

RESERVED FOR THE CLERK OF SUPERIOR COURT

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND, FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*James F. Mattison*  
 JAMES F. MATTISON, IV, P.L.S. #2701 DATE: 4/10/2023

MATTISON & ASSOCIATES, INC.  
 CERTIFICATE OF AUTHORIZATION LSF00690  
 P.O. BOX 714  
 LINCOLNTON, GEORGIA 30817  
 706-339-5853  
 EMAIL: JFmatt@tbnz.net



BOUNDARY SURVEY FOR

# MARY NELL CROSBY

SHOWING PROPERTY KNOWN AS TAX MAP 2110001050  
 DEED BOOK 267-1485

1134th G.M.D. 39.83 ACRES

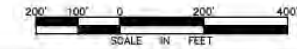
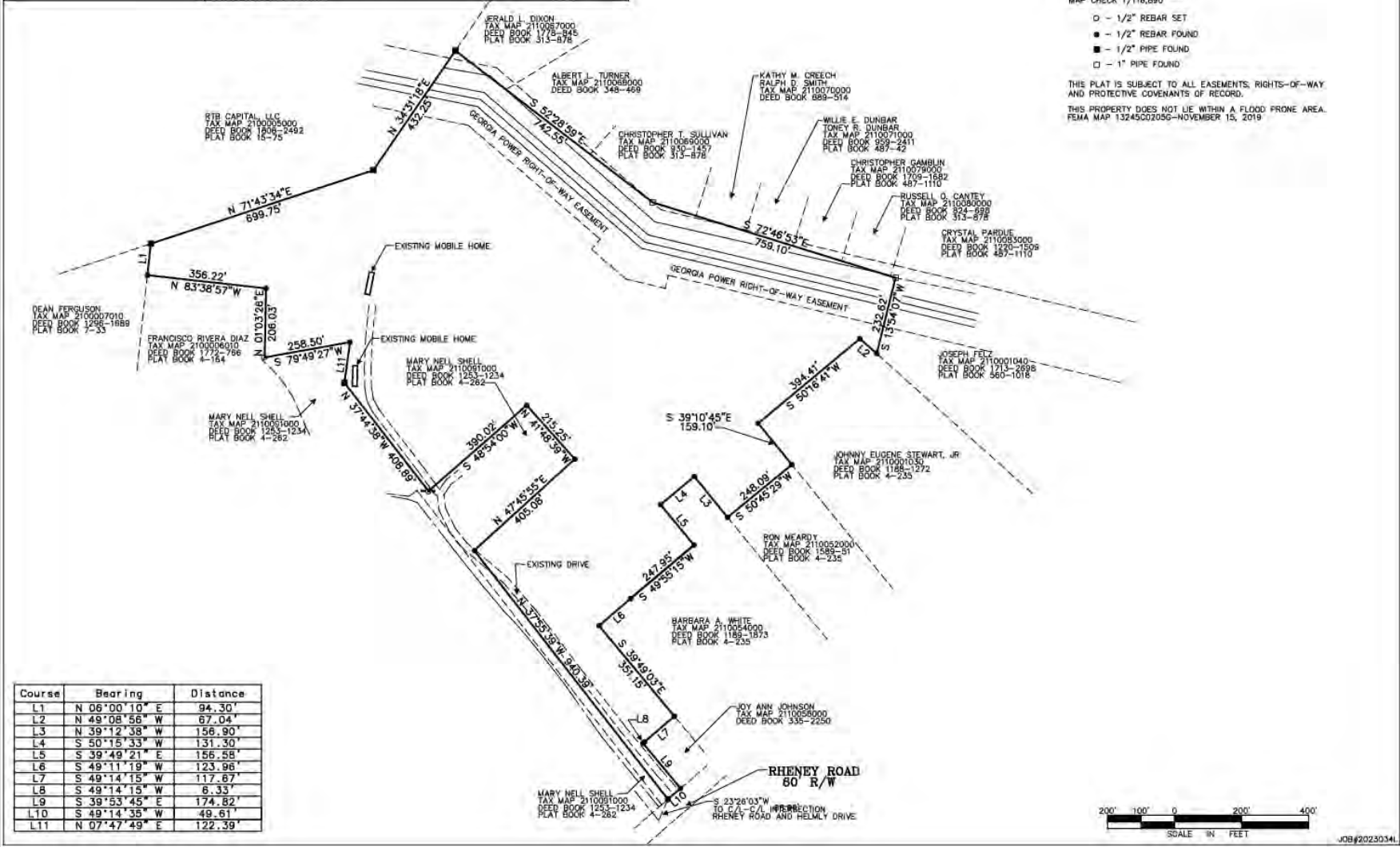
AUGUSTA-RICHMOND COUNTY, GEORGIA

SCALE: 1"=200' MARCH 25, 2023 (FIELD WORK)  
 APRIL 10, 2023 (PLAT COMPLETED)

TIPSON OPT 1003-HIPER V.  
 TRAVERSE CLOSURE 1/11,661'  
 ANGLE ERROR 2" PER POINT  
 LEAST SQUARES ADJUSTMENT  
 MAP CHECK 1/116,660'

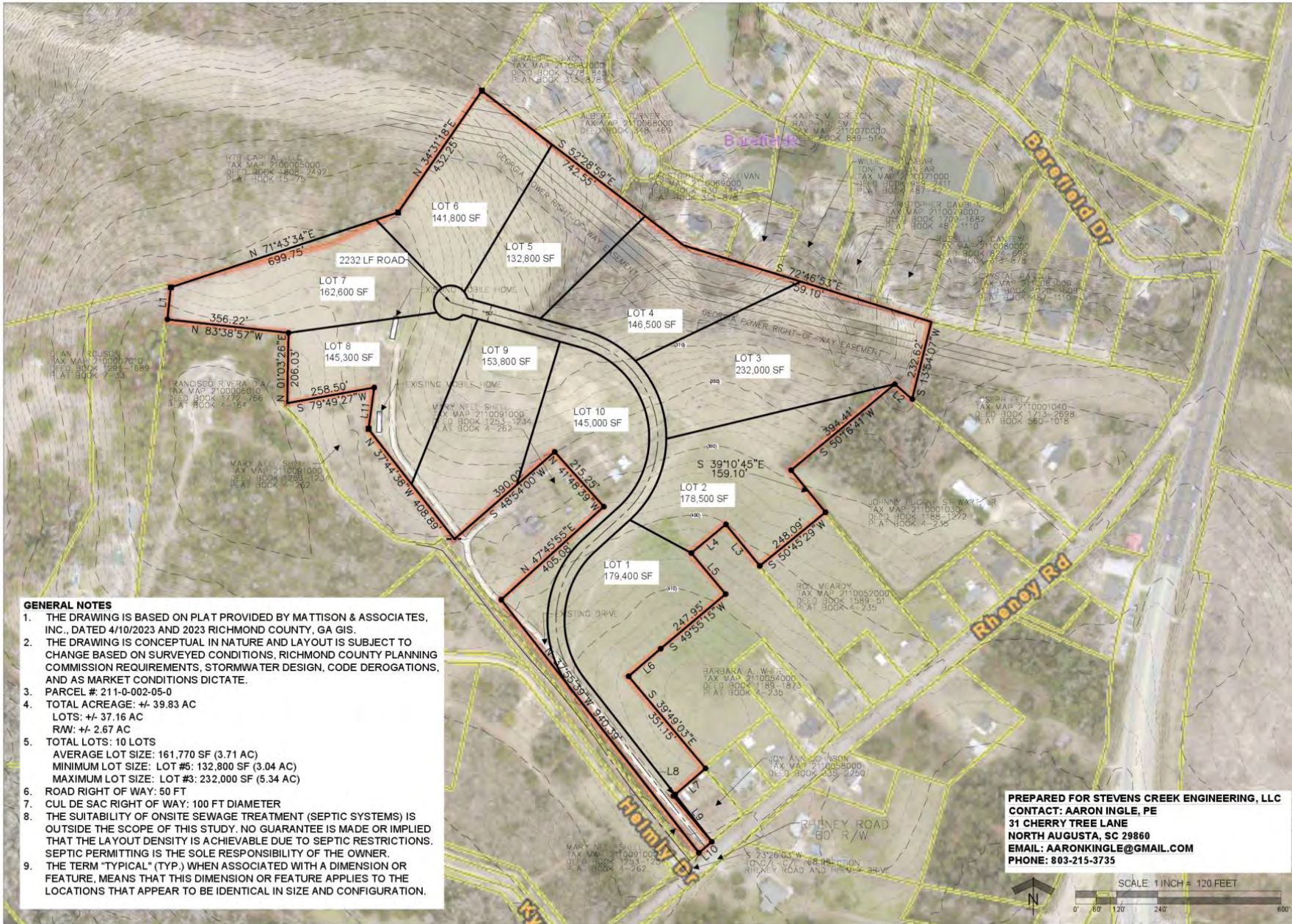
- - 1/2" REBAR SET
- - 1/2" REBAR FOUND
- - 1/2" PIPE FOUND
- - 1" PIPE FOUND

THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY  
 AND PROTECTIVE COVENANTS OF RECORD.  
 THIS PROPERTY DOES NOT LIE WITHIN A FLOOD FRONE AREA.  
 FEMA MAP 13245C0205G-NOVEMBER 15, 2019



JOB#20230341

PLAT / SHELL TRACT HEPHZIBAH GA - LARGE LOT, SINGLE-FAMILY, BUILDER/DEVELOPER OPPORTUNITY



**GENERAL NOTES**

1. THE DRAWING IS BASED ON PLAT PROVIDED BY MATTISON & ASSOCIATES, INC., DATED 4/10/2023 AND 2023 RICHMOND COUNTY, GA GIS.
2. THE DRAWING IS CONCEPTUAL IN NATURE AND LAYOUT IS SUBJECT TO CHANGE BASED ON SURVEYED CONDITIONS, RICHMOND COUNTY PLANNING COMMISSION REQUIREMENTS, STORMWATER DESIGN, CODE DEROGATIONS, AND AS MARKET CONDITIONS DICTATE.
3. PARCEL # 2110-002-05-0
4. TOTAL ACREAGE: +/- 39.83 AC  
LOTS: +/- 37.16 AC  
R/W: +/- 2.67 AC
5. TOTAL LOTS: 10 LOTS  
AVERAGE LOT SIZE: 161,770 SF (3.71 AC)  
MINIMUM LOT SIZE: LOT #5: 132,800 SF (3.04 AC)  
MAXIMUM LOT SIZE: LOT #3: 232,000 SF (5.34 AC)
6. ROAD RIGHT OF WAY: 50 FT
7. CUL DE SAC RIGHT OF WAY: 100 FT DIAMETER
8. THE SUITABILITY OF ONSITE SEWAGE TREATMENT (SEPTIC SYSTEMS) IS OUTSIDE THE SCOPE OF THIS STUDY. NO GUARANTEE IS MADE OR IMPLIED THAT THE LAYOUT DENSITY IS ACHIEVABLE DUE TO SEPTIC RESTRICTIONS. SEPTIC PERMITTING IS THE SOLE RESPONSIBILITY OF THE OWNER.
9. THE TERM "TYPICAL" (TYP.) WHEN ASSOCIATED WITH A DIMENSION OR FEATURE, MEANS THAT THIS DIMENSION OR FEATURE APPLIES TO THE LOCATIONS THAT APPEAR TO BE IDENTICAL IN SIZE AND CONFIGURATION.

PREPARED FOR STEVENS CREEK ENGINEERING, LLC  
 CONTACT: AARON INGLE, PE  
 31 CHERRY TREE LANE  
 NORTH AUGUSTA, SC 29860  
 EMAIL: AARONKINGLE@GMAIL.COM  
 PHONE: 803-215-3735

**\*\* PRELIMINARY \*\***  
 FOR REVIEW PURPOSE ONLY

**K&S**  
 Stevens Creek Engineering, LLC  
 231 Williams Circle, Suite 200  
 North Augusta, SC 29860  
 (803) 215-3735

REVISED	DATE	BY	REASON

DATE: 06-06-2023  
 SCALE: 1" = 120' (SHEET 24/30)  
 DRAWN: AIC  
 CHECKED: ABC

**CONCEPTUAL LOT LAYOUT**  
 HEPHZIBAH LAYOUT  
 4247 RHENEY RD  
 HEPHZIBAH, GA 30815

SHEET NO.  
**CL1**  
 OF 01





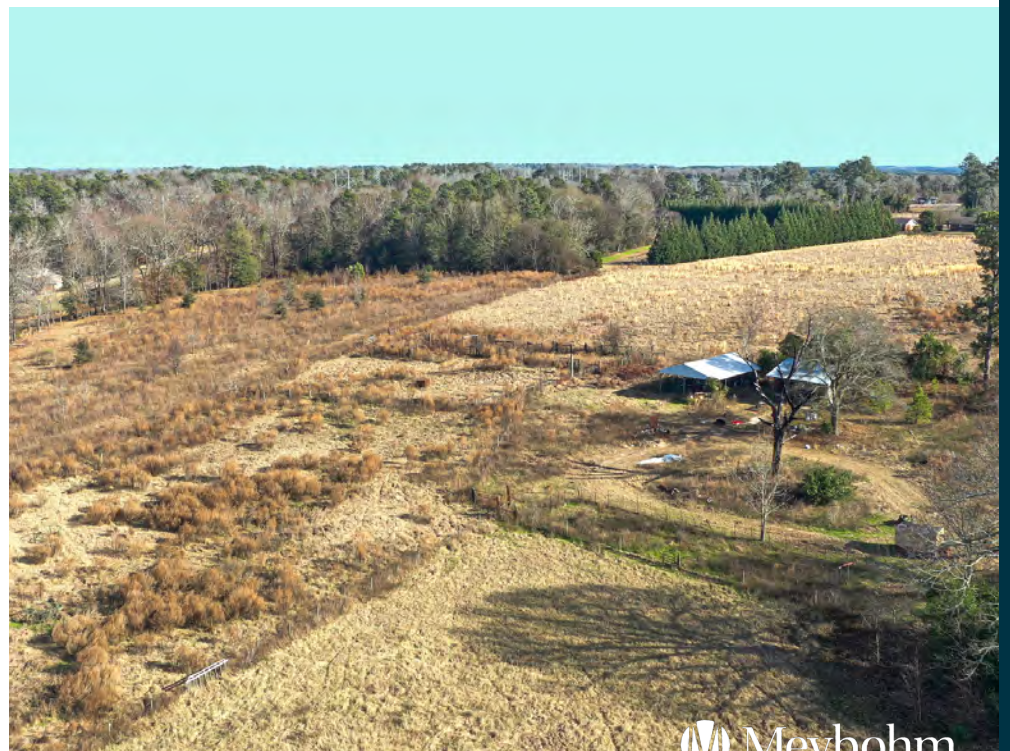
Aerial with Boundary



Eastern View



Looking Northwest



Looking Southeast 25 & 88

ADDITIONAL PHOTOS / SHELL TRACT HEPHIZBAH GA - LARGE LOT, SINGLE-FAMILY, BUILDER/DEVELOPER OPPORTUNITY



Northern Corner



Northern Side



Northwest View



Shell Home



Southwest View and Entrance



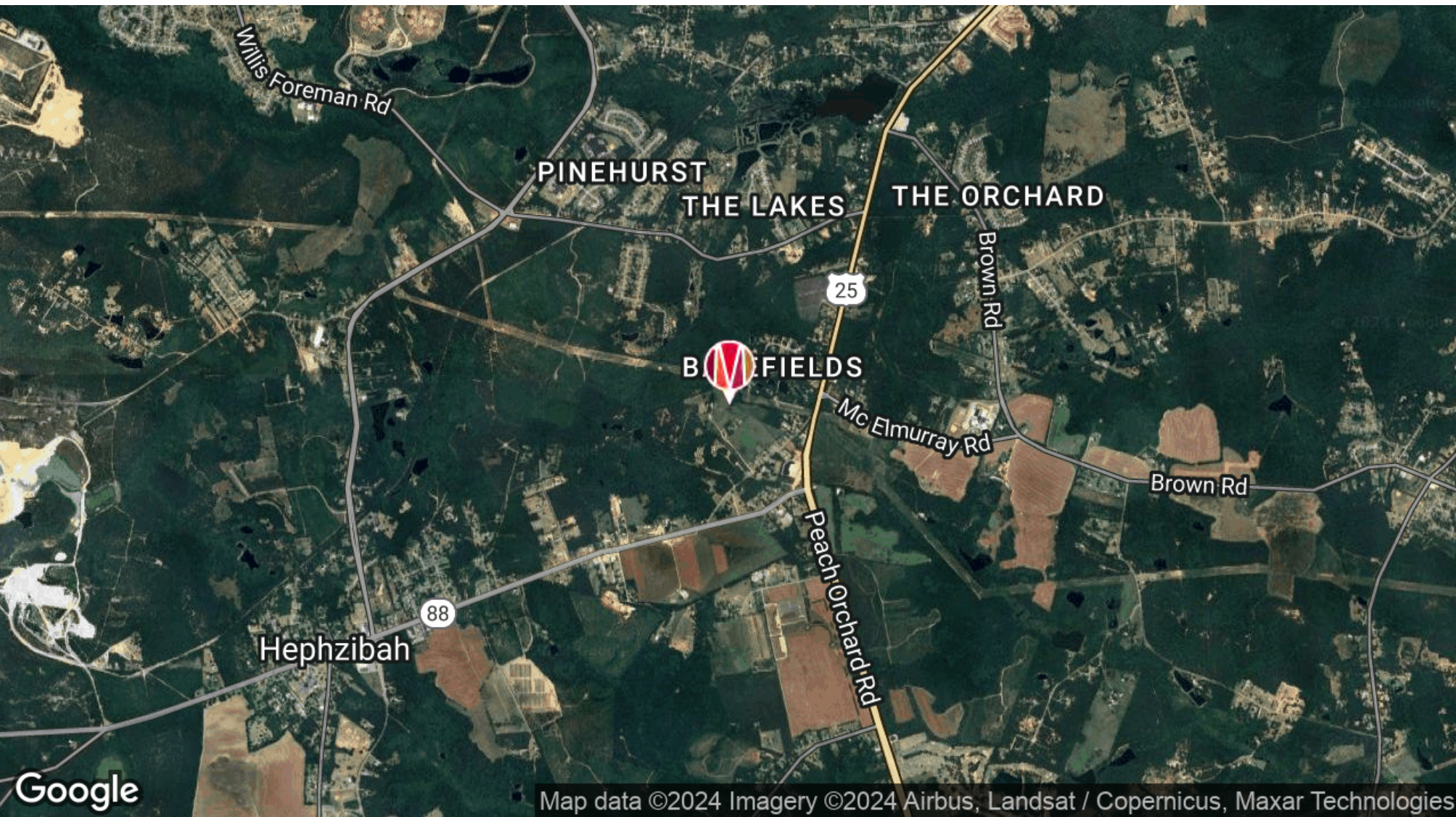
Western Corner



ADDITIONAL PHOTOS / SHELL TRACT HEPHZIBAH GA – LARGE LOT, SINGLE-FAMILY, BUILDER/DEVELOPER OPPORTUNITY



# LOCATION MAP



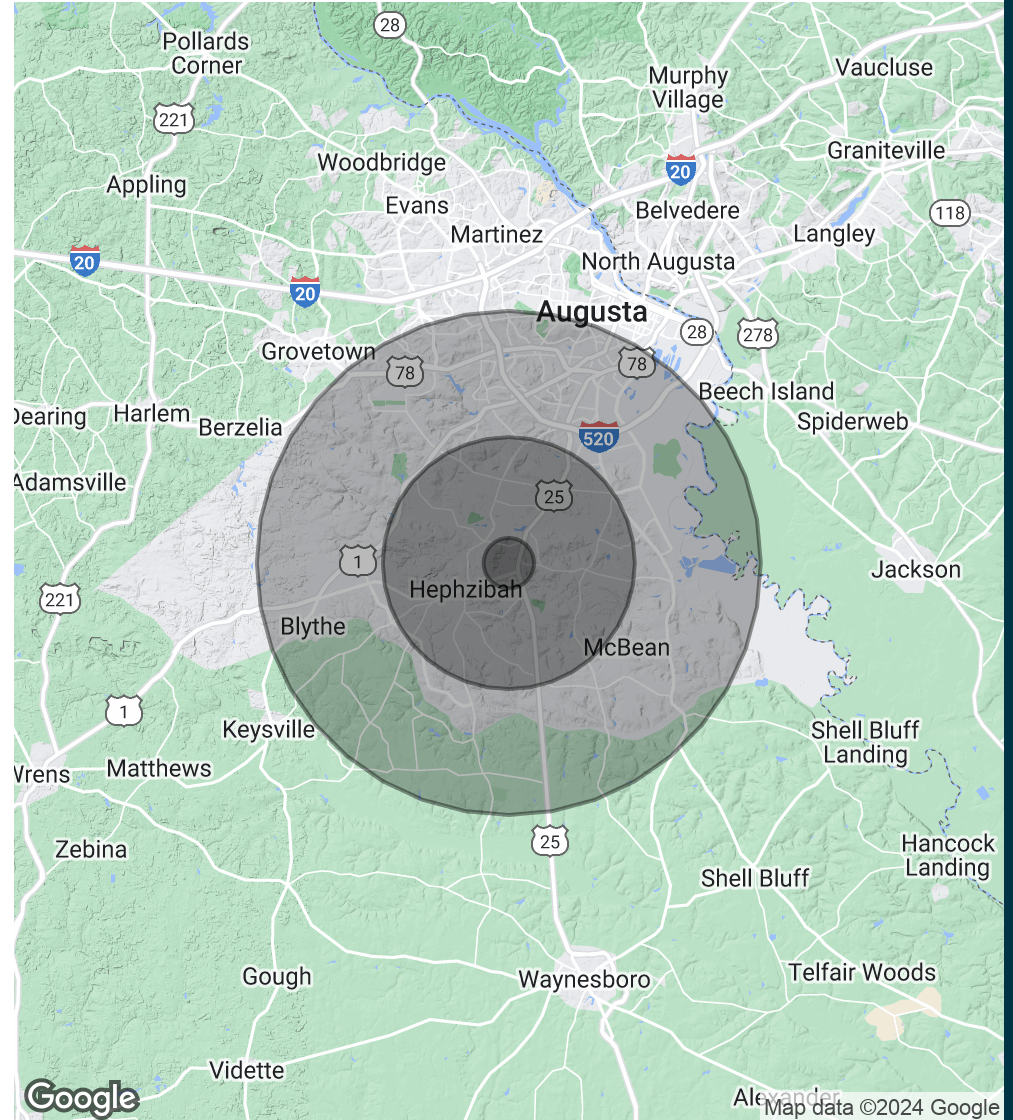
Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,079	47,947	142,116
Average Age	38	40	38
Average Age (Male)	36	38	37
Average Age (Female)	40	41	40

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	378	17,966	53,103
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$76,295	\$80,954	\$70,915
Average House Value	\$178,198	\$201,844	\$177,974

*Demographics data derived from AlphaMap*





## TRAVIS REED, CCIM

Vice President, Associate Broker

Treed@Meybohm.Com

Cell: 706.836.8091

### PROFESSIONAL BACKGROUND

Travis is a broker specializing in commercial properties, forestry, development and construction. A native of Lincolnton, Georgia, Travis earned a Bachelor of Science degree in Forest Resources from the University of Georgia and served as president of Reed Logging, Inc. for 25 years. Before joining the family logging business in the mid-1980s, Travis worked for Barco International, an international agricultural construction company, as head of its Middle Eastern/North African division, spending six years in Iraq and Egypt. After Barco, he spent time in England working with Middle East Econometrics Limited researching and writing feasibility studies for Middle Eastern clients of the World Bank. Travis has two daughters, Shelli and Whitney, and five grandchildren and lives with his wife, Gail, in Evans, Georgia. As a graduate forester and a lifetime spent in the forest industry, Travis is committed to land and timber conservation. He enjoys shooting trap and sporting clays and serves on the board of directors of Pinetucky Gun Club.

### EDUCATION

BS in Forest Services, University of Georgia

### MEMBERSHIPS & AFFILIATIONS

CCIM

GA #302716 // SC #67337

### MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road  
Augusta, GA 30909

706.736.0700  
MeybohmCommercial.com