

FOR SALE

2417 Doug Barnard Pkwy

Augusta, GA 30906



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$789,900
Lot Size:	8.69 Acres
Price/Acre:	\$90,898
Zoning:	Agricultural

- Development Opportunity - near I-520 and Augusta Regional Airport
- 346' Frontage with 83' rear access on Gravel Pit Rd
- Large mature hardwoods and pines
- Public water available. No sewer

PROPERTY OVERVIEW

Development opportunity in south Augusta on high traffic corridor of GA Hwy 56 - Doug Barnard Pkwy. Heavily wooded parcel is aprx 8.69 acre at the intersection of Doug Barnard & Nixon Rd. Magnificent large mature hardwoods and pines throughout. Topography relatively level, may have slight slope to middle and slightly rises to the rear. Frontage on Doug Barnard is approximately 346'. Potential rear access on Gravel Pit Rd with 83' frontage to parcel. Property is currently zoned Agricultural per Richmond County Planning & Zoning. Public water per Richmond Co. No sewer.

LOCATION OVERVIEW

Subject property is adjacent to Southern Parking and Storage. Bobby Jones Expressway (I-520) is aprx 2.0 miles and Augusta Regional Airport is aprx 2.5 miles. Numerous large industrial employers in the area. Easy to access all areas of Augusta, GA and North Augusta, SC.



For Sale
8.69 Acres

Southern
Park a Truck

American
International
Movers

Doug Barnard Pkwy

5,350
VPD



Nixon Rd

Estes
Express
Lines



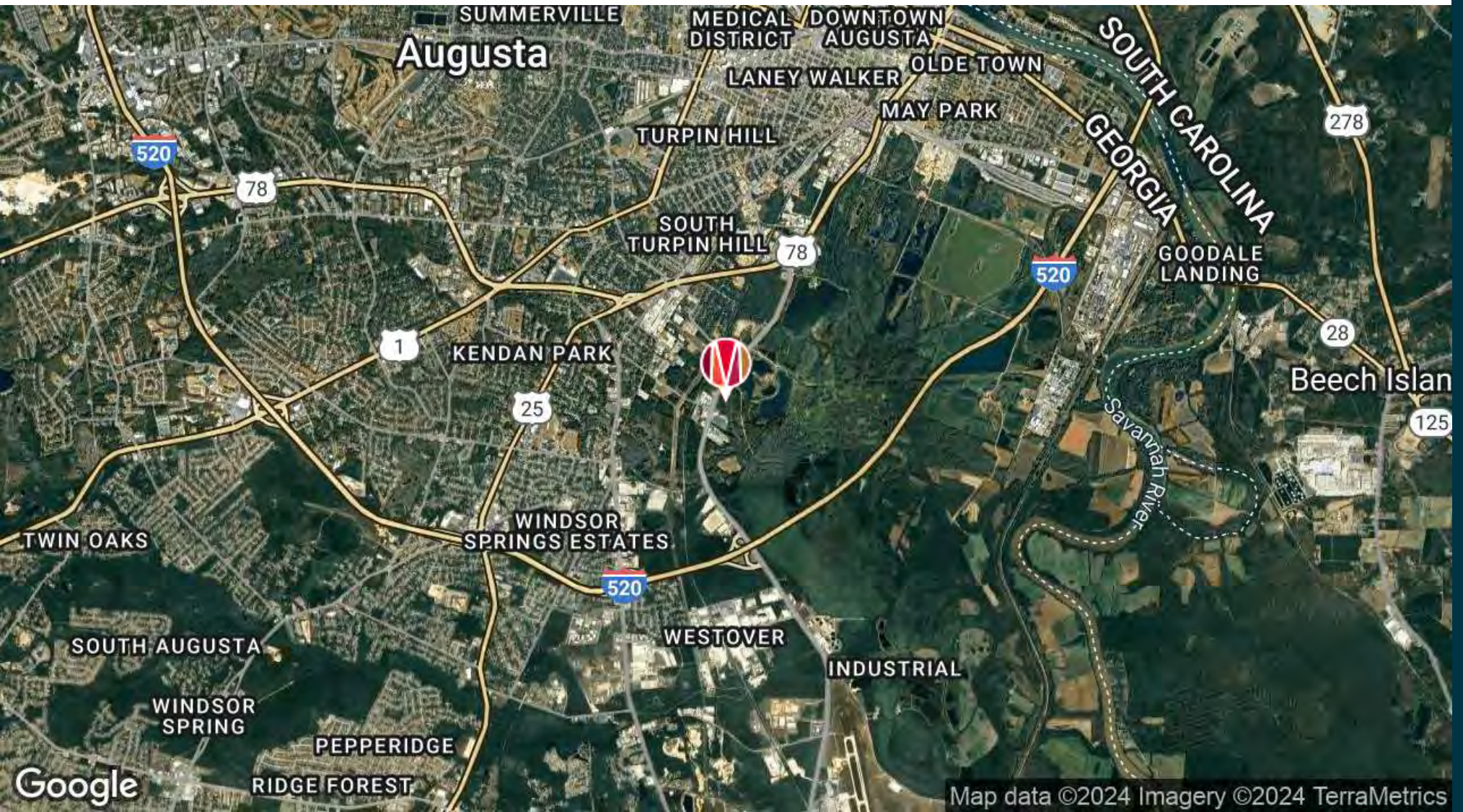


2417 Doug Barnard Pkwy





LOCATION MAP



Map data ©2024 Imagery ©2024 TerraMetrics

DEMOGRAPHICS MAP & REPORT

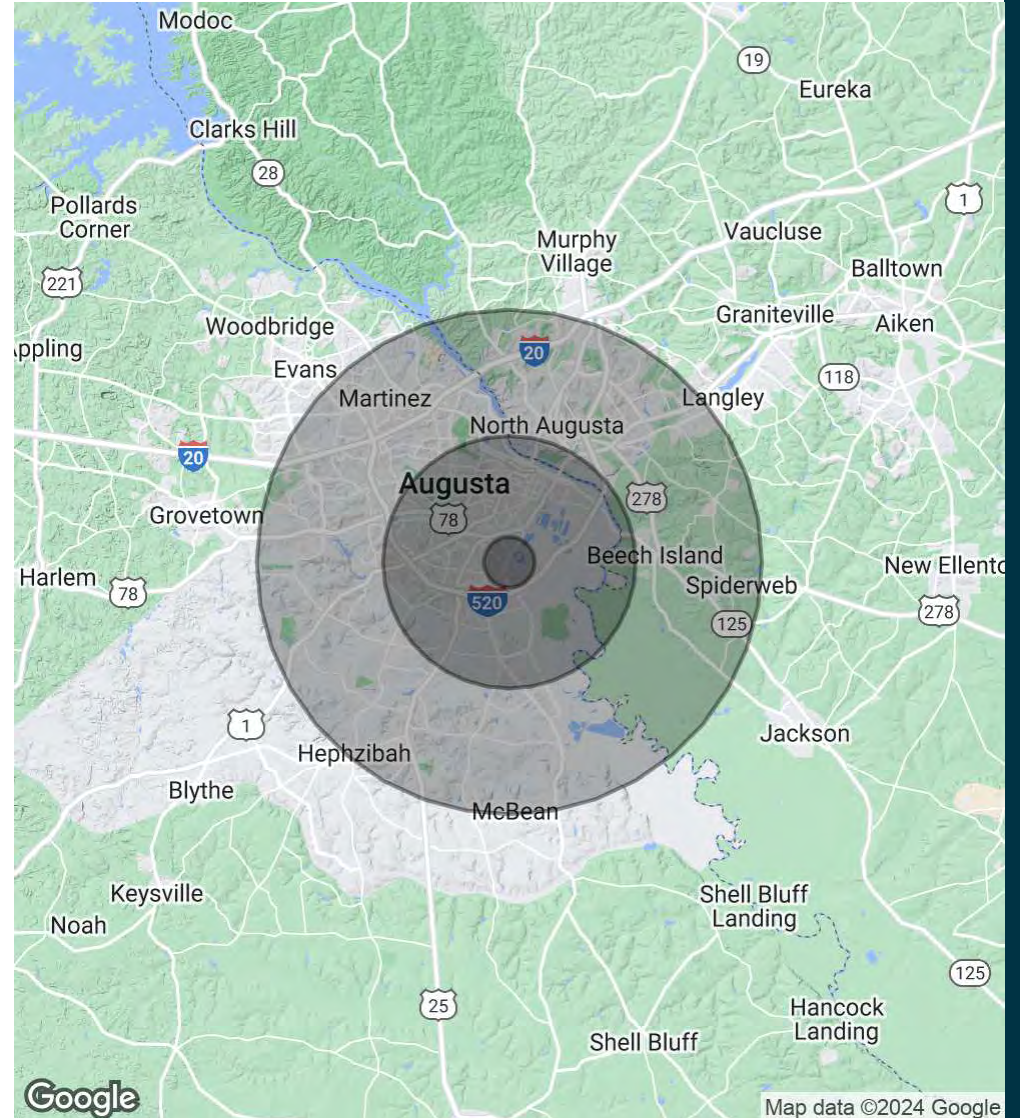
POPULATION	1 MILE	5 MILES	10 MILES
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Total Population	241	95,994	289,477
Average Age	37	39	40
Average Age (Male)	36	38	38
Average Age (Female)	39	41	41

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
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Total Households	100	39,772	117,912
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$33,072	\$62,086	\$80,827
Average House Value	\$76,836	\$187,167	\$217,934

Demographics data derived from AlphaMap





REBECCA WALL, CCIM

Assoc Broker, Sales & Leasing

Rwall@Ccim.Net

Cell: 706.495.2170

PROFESSIONAL BACKGROUND

Earning a Real Estate license in 1988, Rebecca joined Meybohm Commercial Properties, LLC in 2001. As a Commercial Realtor, Rebecca has a diverse range of experience in all property types: Retail, Sales, Leasing, Office, C-Stores, Industrial, Mobile Home Parks, Multi-Family, Land Sales, Apartments, and Developments.

Rebecca's goal is to help clients through sales acquisition and leasing process for a variety of different investment property holdings and 1031 investment exchange transactions. Licensed in Georgia and South Carolina, she is very active and involved in the community with like-minded professionals.

Rebecca's previous experience includes dental assistant, lighting consultant, advertising sales in radio and television. In 2004, Rebecca earned the prestigious designation of CCIM – Certified Commercial Investment Member – which is the elite of commercial investment real estate with over 270 hours of intense classroom study with national leaders in the commercial real estate industry. In 2009, Rebecca earned Real Estate Brokers License. Rebecca is Vice President with Meybohm Commercial Properties, LLC and continues to be a key producer and looks forward to serving you with any business or commercial property transactions.

MEMBERSHIPS & AFFILIATIONS

CCIM, ICSC, NAR

GA #146008 // SC #29992

MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com