

FOR SALE

1617 & 1623 Barton Chapel Rd

Augusta, GA 30909



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$325,000
Lot Size:	7.03 Acres
Price/Acre:	\$46,230
Zoning:	A & R-1B

- Heavy Traffic Counts
- Thriving Area
- Accessible Detention Pond Next Door

PROPERTY OVERVIEW

Meybohm Commercial Properties is pleased to exclusively represent this approximate seven-acre land tract on Barton Chapel Road, in Augusta Georgia. Ideal for many types of development, especially for office warehouse use which is prevalent in the area. New Circle K convenience store close by as well as other new developments. New "Drain Surgeon" headquarters being constructed on the site next door. The topography is gently sloping with detention in place on Drain Surgeon site which can service this site. Currently Zoned A & R-1B. 217' of frontage on Barton Chapel Road. Heavy traffic counts in this area. 30,800 VPD on Wrightsboro Road. 31,800 VPD on Gordon Hwy.

LOCATION OVERVIEW

Extremely convenient location with great access to I-520 Bobby Jones Expressway and Wrightsboro Road.
0.3 mile to Wrightsboro Road
0.5 mile to I-520
1 mile to Gordon Hwy
2.25 miles to I-20.



Augusta Mall

91,200
VPD

520

GERALD JONES
FORD

30,800
VPD

FOX
Appliance Parts

Public Storage

OVERHEAD DOOR

Wrightsboro Supply
Plumbing Electrical

Advance
Auto Parts

Wrightsboro Road
Wrightsboro Rd

Barton Chapel Road

For Sale
7.03 Acres

TRANE Supply

CAPITAL ELECTRIC & SUPPLY

Edison Dr

Crawford



30,800
VPD

Wrightsboro Road



91,200
VPD

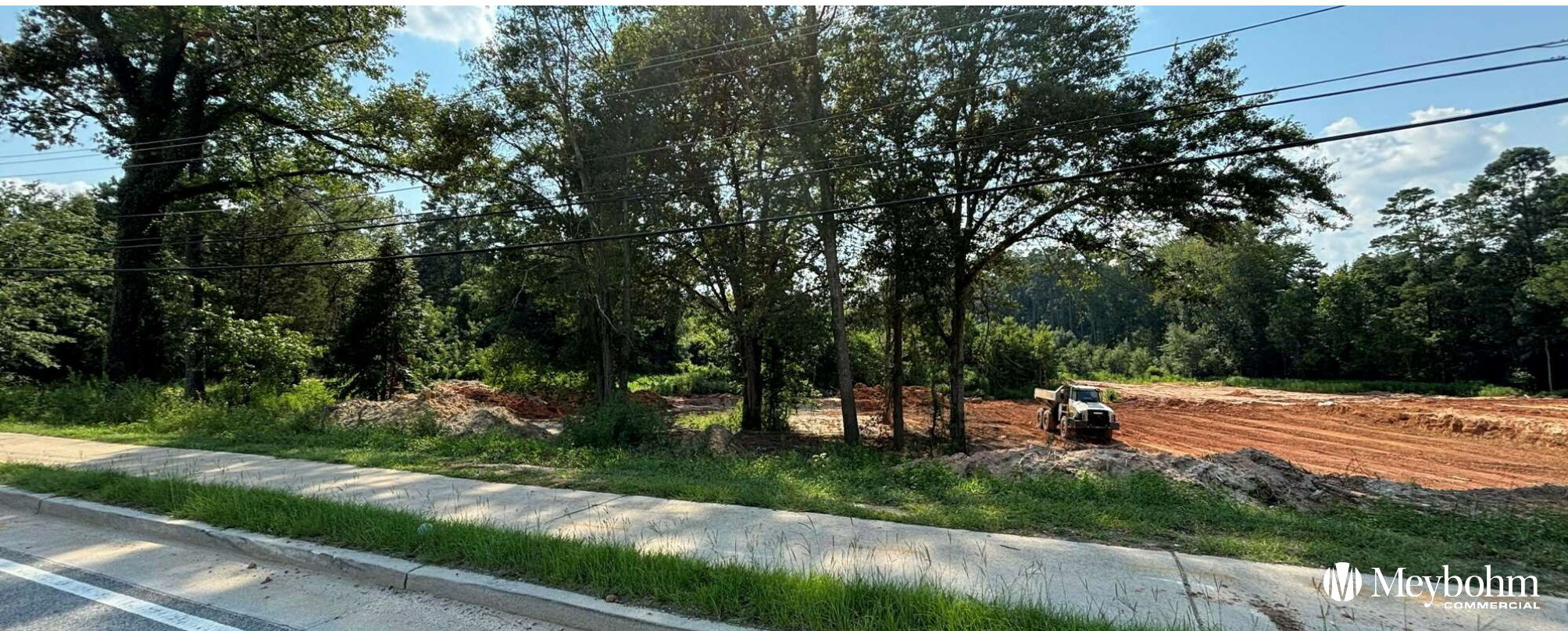
Barton Chapel Road



Wrightsboro Supply
Plumbing Electrical

For Sale
7.03 Acres







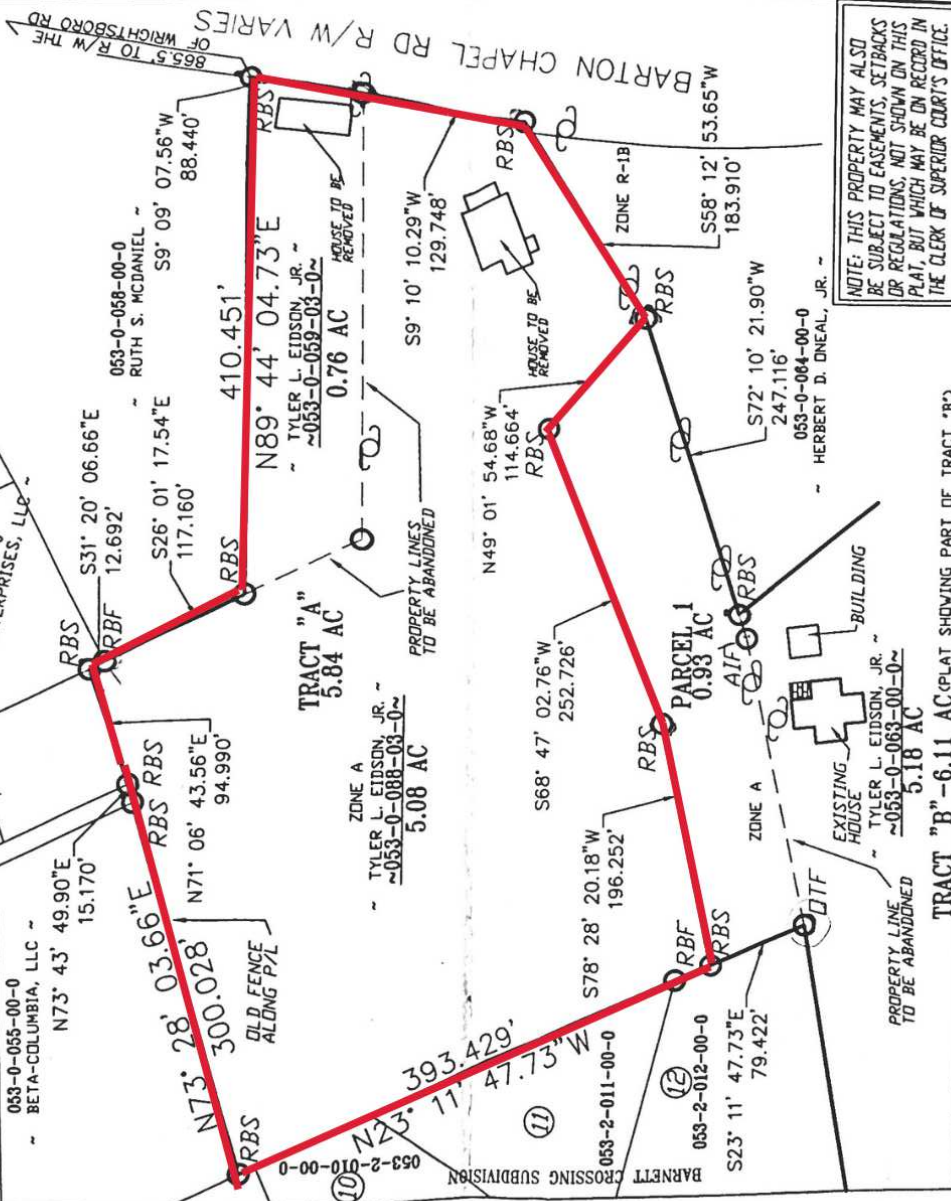
AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES 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.

AREA CHART:

TRACT "A"	TRACT "B"
053-0-088-03-0 = 5.08 AC	053-0-063-00-0 = 5.18 AC
+ 053-0-059-02-0 = 0.76 AC	+ PARCEL 1 = 0.93 AC
= 5.84 AC	= 6.11 AC

ACCORDING TO THE FEMA FLOOD MAP 13245C0105F 9/25/09 THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD ZONE

LEGEND
 XX* = FENCE
 O = POWER POLE
 DTF = OPEN TOP PIPE
 RBF = REBAR FOUND
 CZL = CENTERLINE
 RBS = REBAR SET
 R/W = RIGHT-OF-WAY



NOTE: THIS PROPERTY MAY ALSO BE SUBJECT TO EASEMENTS, SETBACKS OR REGULATIONS, NOT SHOWN ON THIS PLAT, BUT WHICH MAY BE ON RECORD IN THE CLERK OF SUPERIOR COURT'S OFFICE.

TRACT "B" - 6.11 AC (PLAT SHOWING PART OF TRACT "B")

PLAT TITLE: TYLER EIDSON, JR. BLOCK:

JOB #: H17148
 DRD. BY: TYLER EIDSON

LOCATION: SHOWING A 5.08 AC, A 0.76 AC, A 0.93 AC AND PART OF A 5.18 AC
 TAX PARCELS: 053-0-088-03-0, 053-0-059-03-0 & 053-0-063-00-0.
 AKA: 1617,1623 & 1631 BARTON CHAPEL RD
 AUGUSTA-RICHMOND COUNTY STATE OF GEORGIA

EQUIPMENT: CHAMPION TKD GPS
 REFERENCES: AUGUSTA-RICHMOND RR 344 PG 669, RR 344 PG 673, 33-T PG 601

SURVEY DATE:	10/25/17	PLAT DATE:	11/03/17
DRAWN BY:	HAS	PLAT CLOSURE:	1/290000'

FLD CLOS PRECISION = 1/16980'
 FLD ANG ERROR = 5" / PT
 AD. BY: _____ / RULE _____

SCALE 1" = 100'

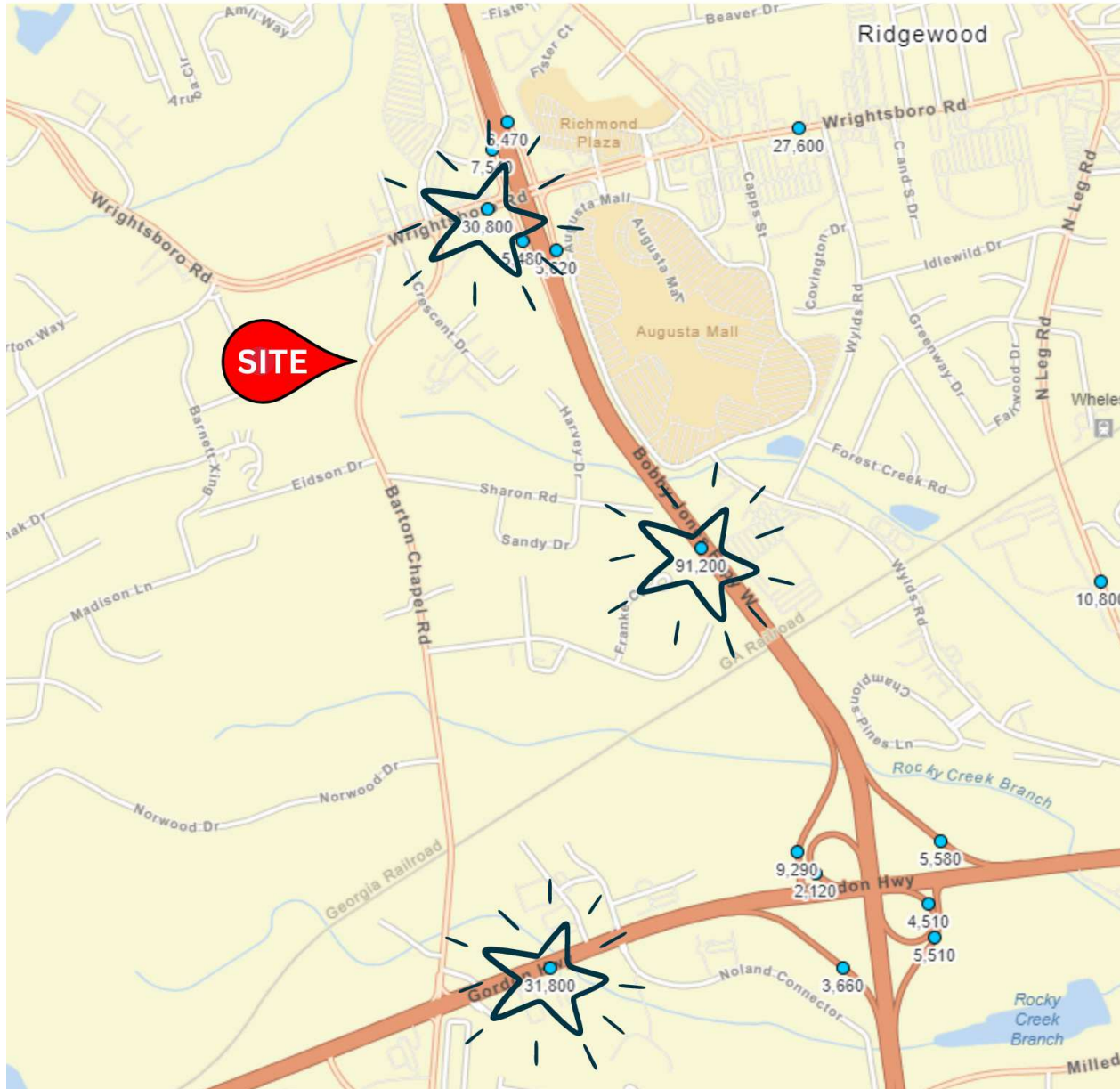
SOUTHERN LAND SURVEYORS
 4571-A COX ROAD
 EVANS, GEORGIA 30809
 TEL. 706-855-6700

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS OF LAW.

REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 1725
 BENNIE C. HARBIN

THIS FIELD SURVEY AND PLAT WAS PREPARED AT THE REQUEST OF AND FOR THE EXCLUSIVE USE OF THE OWNER(S) OF THIS PROPERTY ON THE DATE THE FIELD SURVEY WAS COMPLETED.

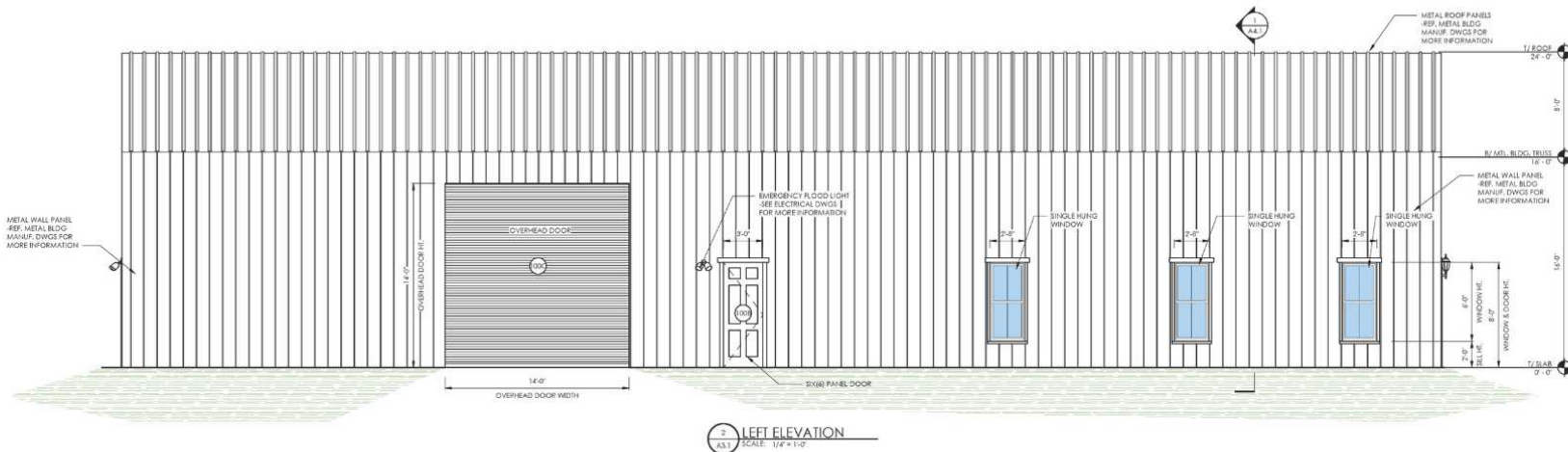
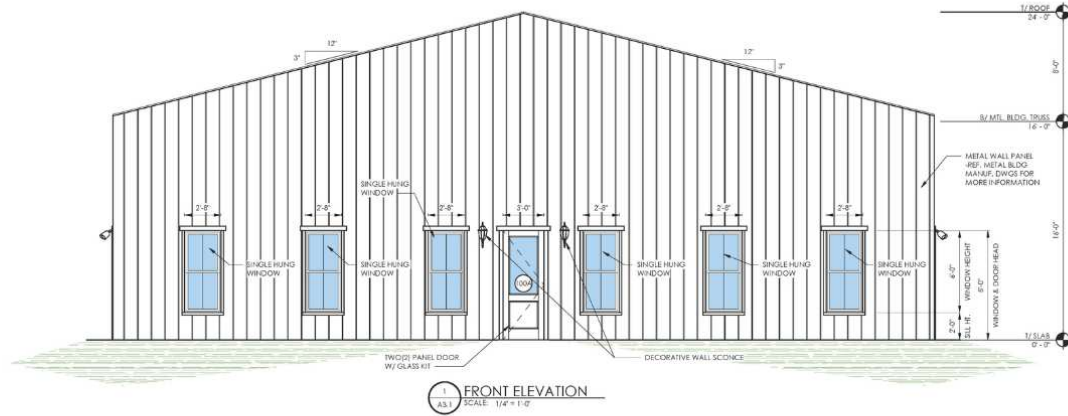
Traffic Counts near 1617 & 1623 Barton Chapel Road, Augusta GA 30909



Building Next Door Under Construction for “Drain Surgeon” Business 1613 Barton Chapel Road

EXTERIOR ELEVATION NOTES

1. CONTRACTOR TO VERIFY IN FIELD ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.
2. NOTIFY ARCHITECT IMMEDIATELY IF CONDITIONS IN FIELD DO NOT MATCH THOSE SHOWN ON THE CONSTRUCTION DOCUMENTS.
3. PROTECT ALL EXISTING TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
4. REFER TO PRE-ENGINEERED METAL BUILDING DRAWINGS FOR MORE INFORMATION.



FALL LINE
DESIGN LLC
ARCHITECTS + PLANNERS

BOX 126 GIBSON, GA 30810
(706) 551-3812
FALLLINE.ARCH@GMAIL.COM
100 FALL BERRY ROAD - SUITE 601 - 3009

EXTERIOR ELEVATIONS

DATE: FEB. 21, 2024
PROJECT NO: 2300
REVISION: 001

PROJECT:
DRAIN SURGEON
1613 BARTON CHAPEL ROAD
AUGUSTA, GEORGIA 30906



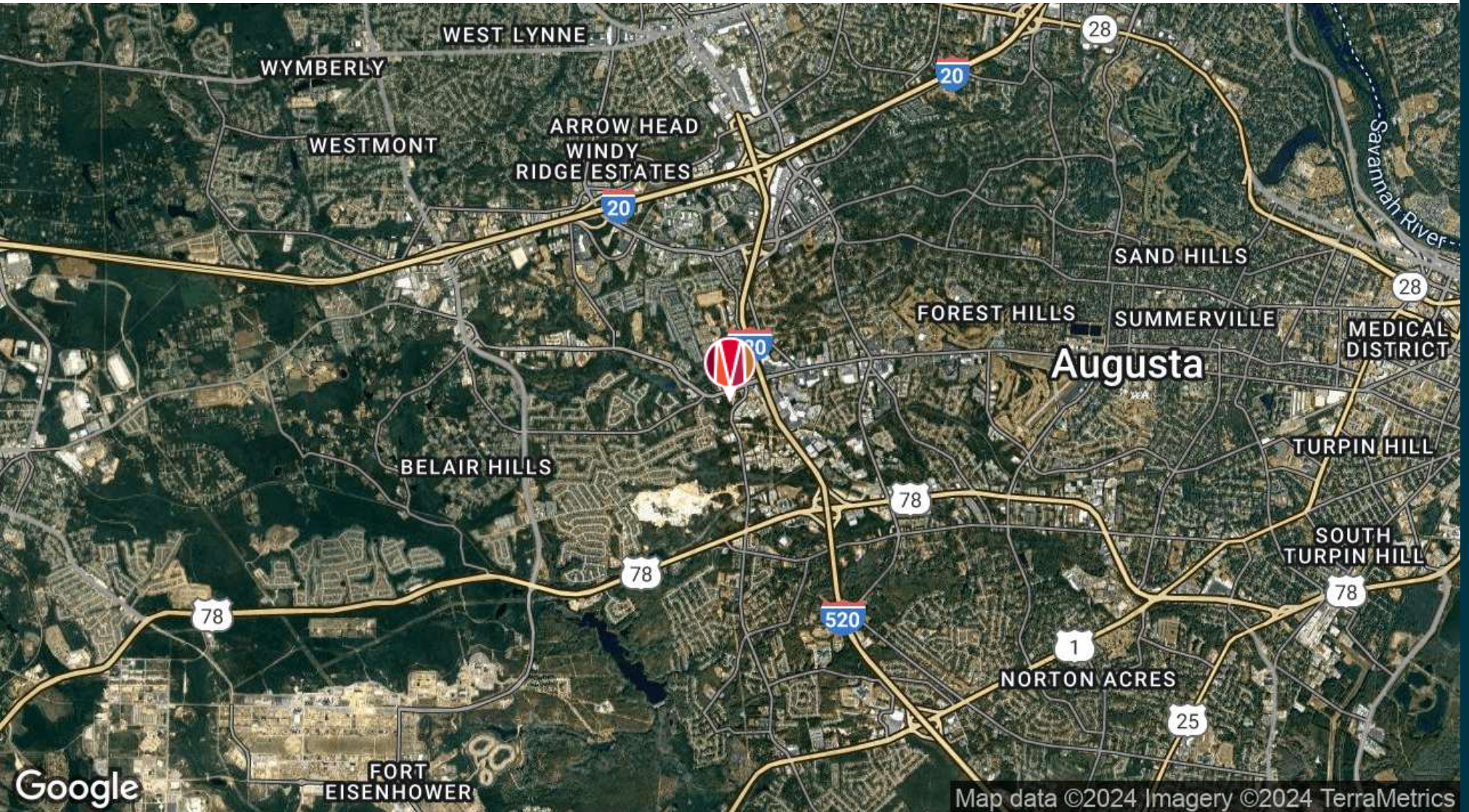
SCALE: 1/4" = 1'-0"

A3.1

DATE:



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

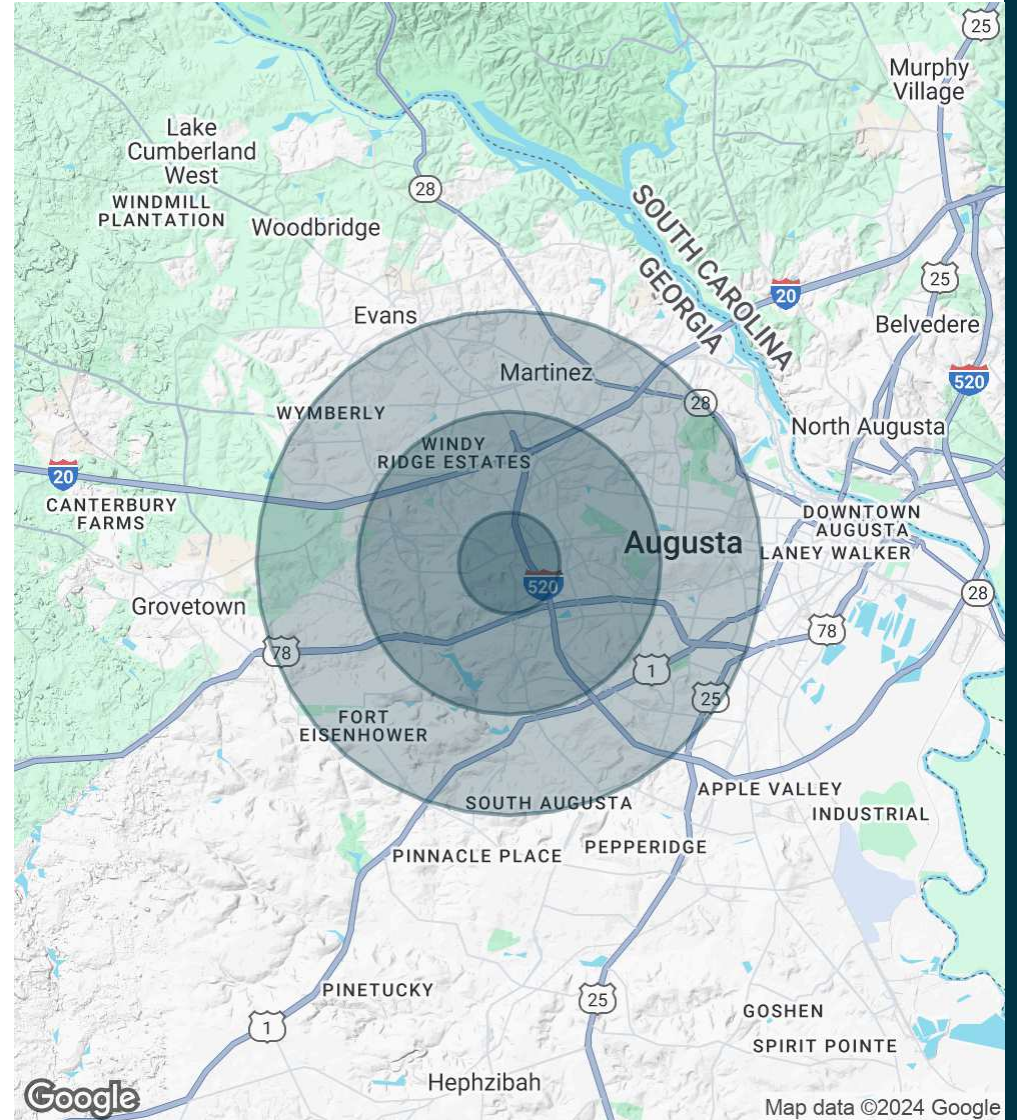
POPULATION	1 MILE	3 MILES	5 MILES
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Total Population	5,813	50,875	153,378
Average Age	39	39	39
Average Age (Male)	37	38	37
Average Age (Female)	40	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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Total Households	2,654	21,850	62,526
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$69,438	\$83,535	\$84,199
Average House Value	\$197,608	\$238,843	\$230,919

Demographics data derived from AlphaMap





DAVID HOGG

Vice President, Associate Broker

Dhogg@Meybohm.Com

Cell: 706.394.3011

PROFESSIONAL BACKGROUND

David Hogg, Jr. is a native Augustan and holds a Bachelor of Arts Degree in Criminal Justice from Roanoke College in Salem, Virginia. David began his career with Trust Company Bank in Atlanta, known today as SunTrust. He later joined Georgia Bank and Trust Company in Augusta. His banking career spanned 20 years and throughout his career in banking, David focused on lending, private banking, trust, investment and asset management to clients who owned and managed their own commercial real estate portfolios.

David serves as a Vice President and Associate Broker for Meybohm Commercial Properties and he specializes in commercial sales and leasing. David is an active member of Trinity on the Hill United Methodist Church, having served as the Chair of the Trustees Board. David is a Paul Harris Fellow, awarded by Rotary International Foundation and currently serves as a Trustee of the Tuttle-Newton Home, Inc. and The Piedmont Augusta Foundation. David also serves in an appointed position, as the Chairman of the Augusta Richmond County Riverfront Development Review Board. David is married to Leigh Ann and has four children.

EDUCATION

B.A. Roanoke College Salem, Virginia 1994

GA #365568 // SC #94322

MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com