

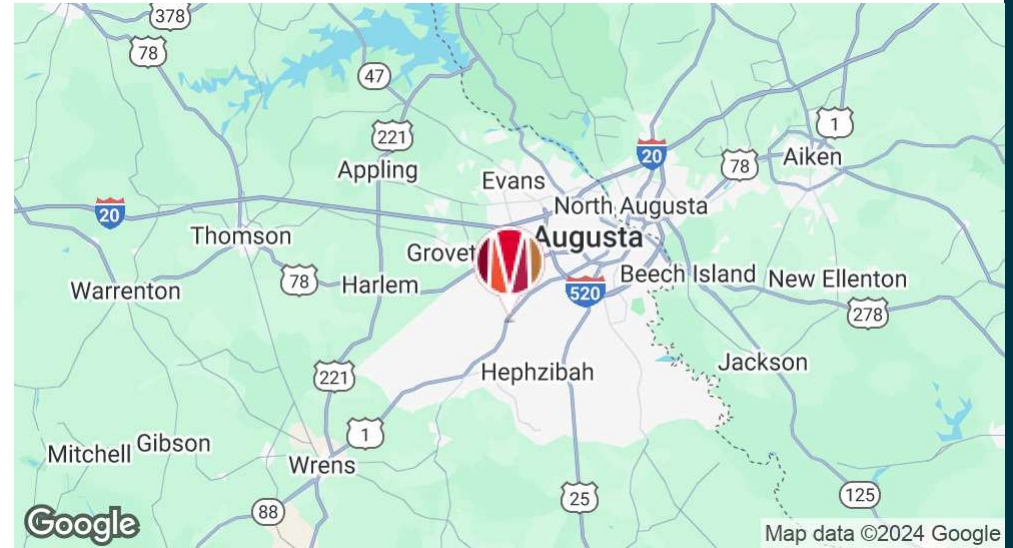
FOR SALE

57.49 Acres
3174 Birdwell Rd

Hephzibah, GA 30815



EXECUTIVE SUMMARY



OFFERING SUMMARY

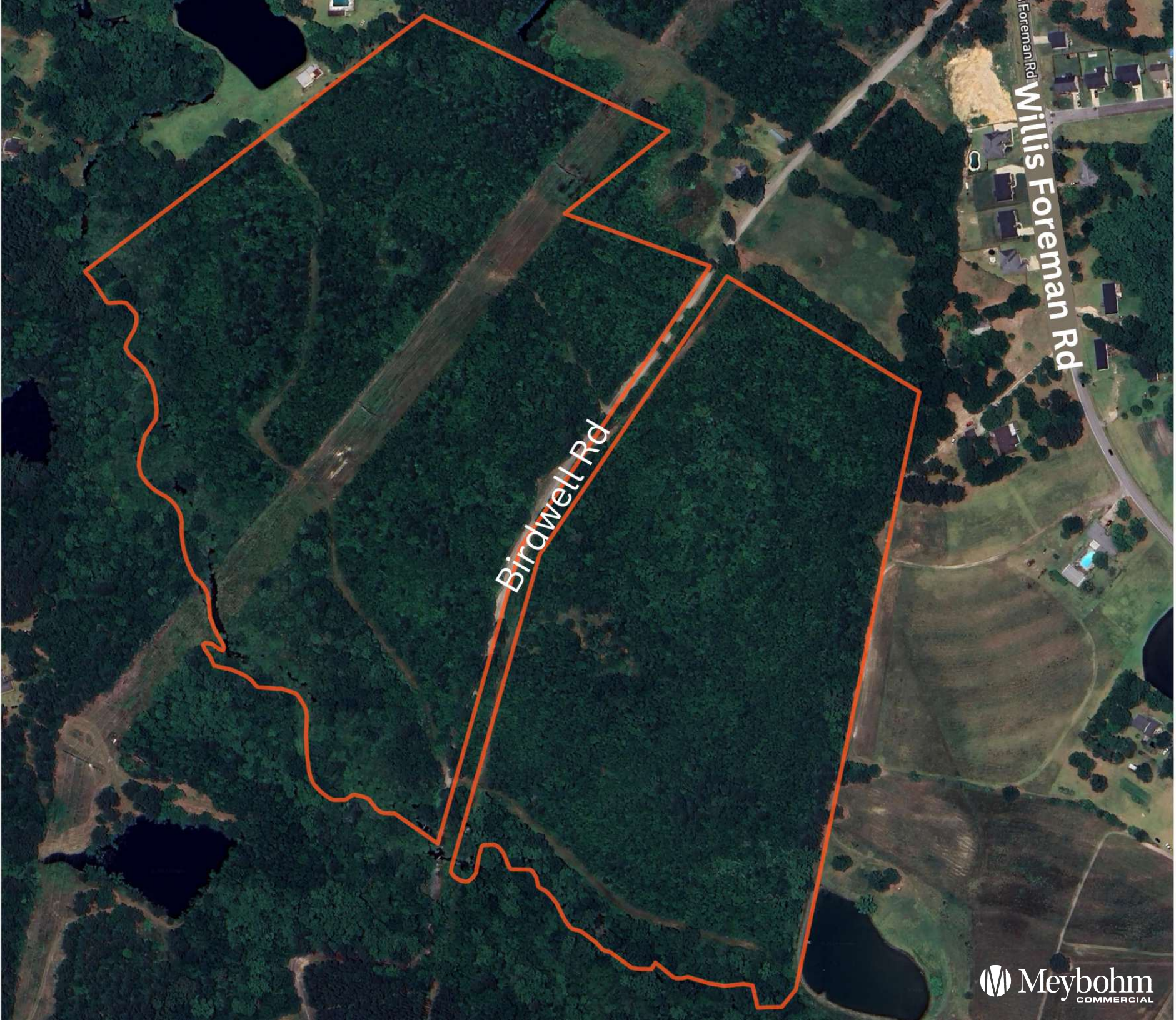
Sale Price:	\$1,667,210
Lot Size:	57.49 Acres
Price/Acre:	\$29,000
Zoning:	A5 (Agricultural)

PROPERTY OVERVIEW

This 57.49-acre developable tract is located just off Highway 1 and Willis Foreman Rd on county maintained Birdwell Rd in Richmond County Georgia. The property is less than two miles from the Tobacco Rd gate of Fort Eisenhower. The property is bordered by Spirit Creek on the southern and western sides which makes for exceptional green spaces and nature trails. Sewer and water are on-site and the property is zoned A5. \$29,000/acre

LOCATION OVERVIEW

The large tract of land is located in southwest Augusta, which is in north Hephzibah. Its only 1.5 miles from Deans Bridge Road and 2 miles from Tobacco Road. Close-by are: Gate 5 Fort Eisenhower (2 miles), Eisenhower Lakes Golf Club (5.5 miles), and Pinetucky Gun Club (3 miles).

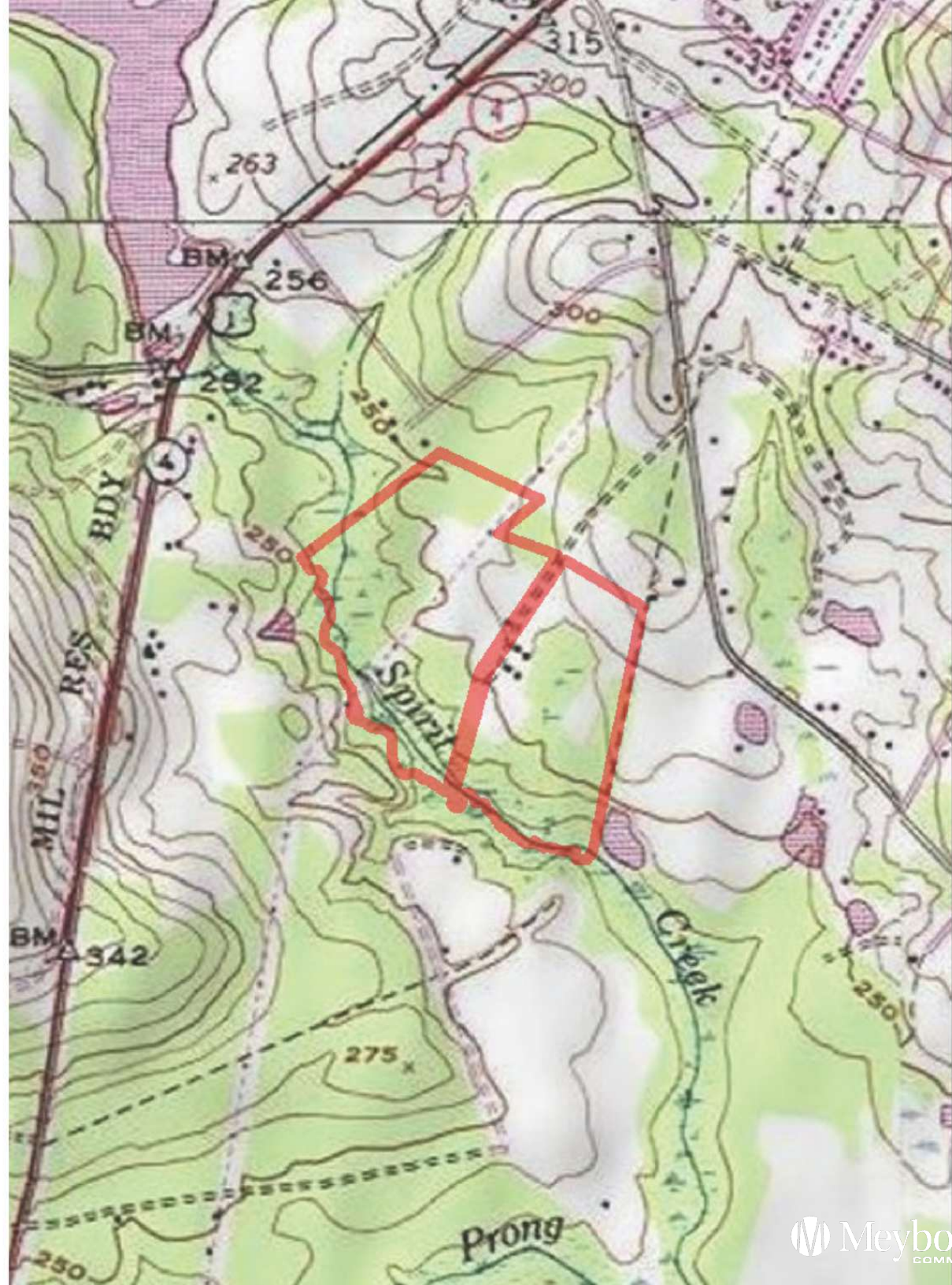


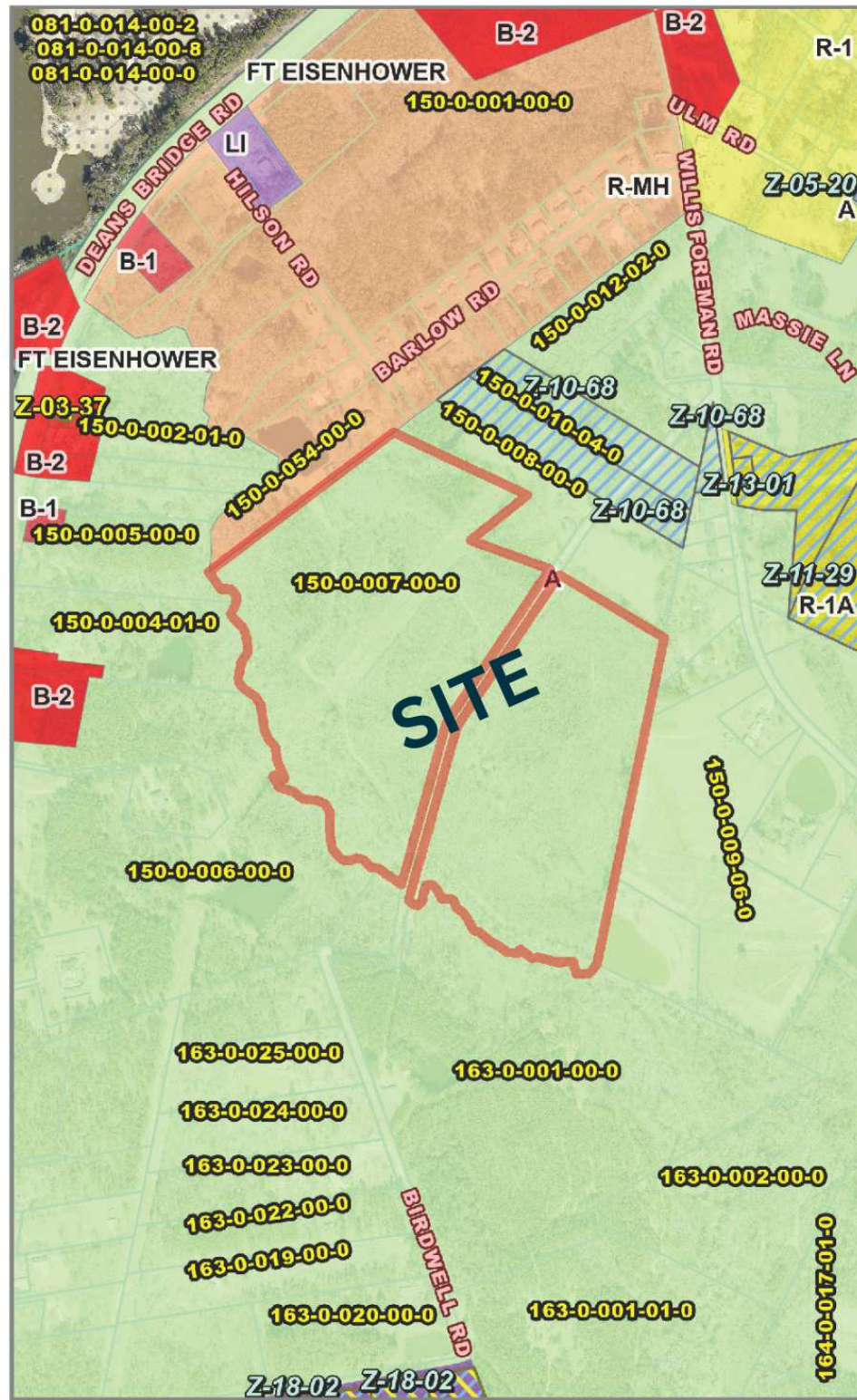
Birdwell Rd

Foreman Rd

Willis Foreman Rd

Topo Map





Map Layers

Zoning

Stipulations



Special Exceptions



Blanket Rezoning 1998



Zoning

A: Agriculture

R-1: One-Family Residential

R-1A: One-Family Residential

R-1B: One-Family Residential

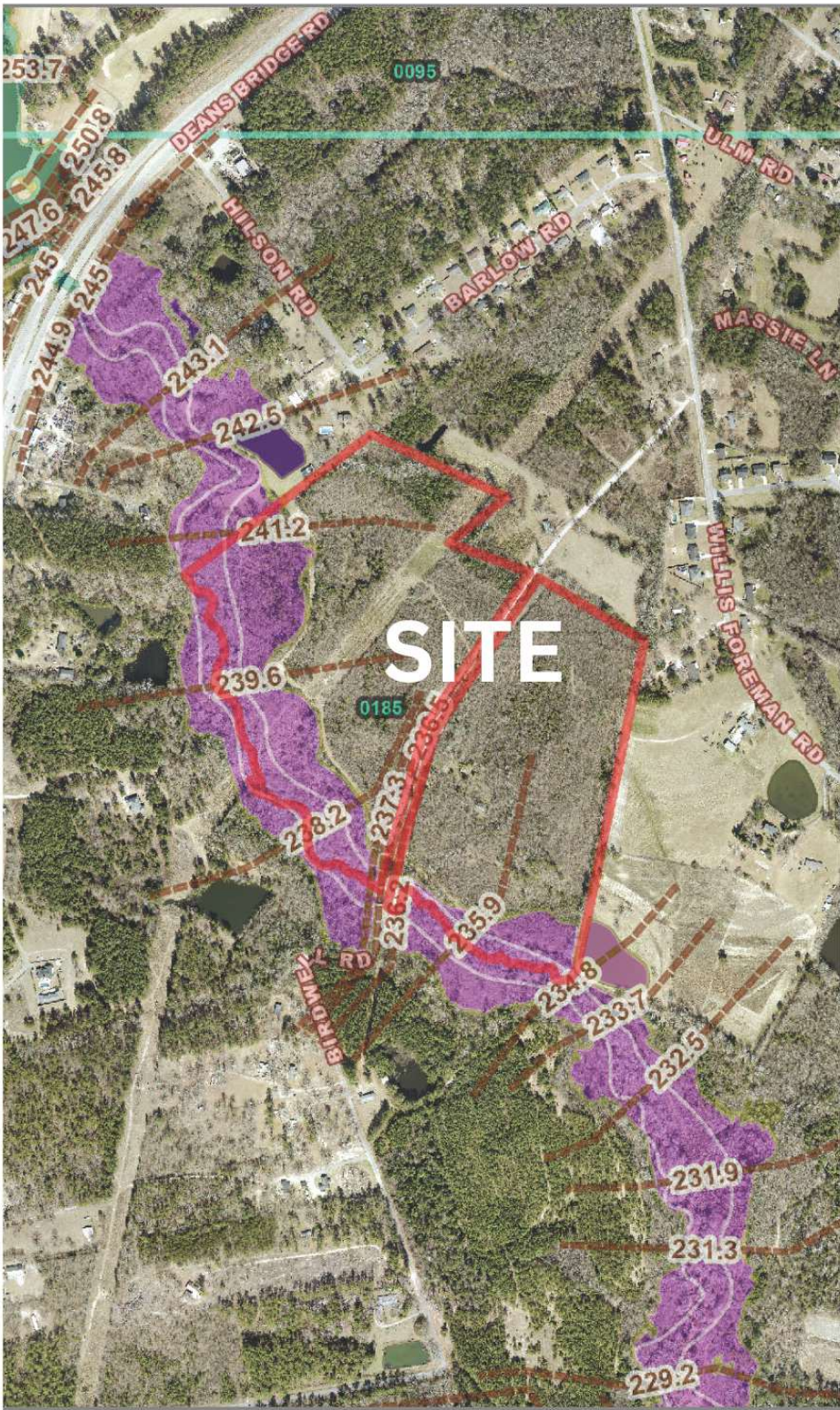
R-1C: One-Family Residential

R-1D: One-Family Residential

R-1E: One-Family Residential

R-1E: One-Family Residential

ZONING



Map Layers

FEMA Flood

LOMA Information



LOMR



Flood Buyout Properties

Grant #

HMGP 1311-002 (2000-2004)

PDMC-PJ-04-GA-2003-010 (2004-2007)

HMGP 1833-0046 (2010-2013)

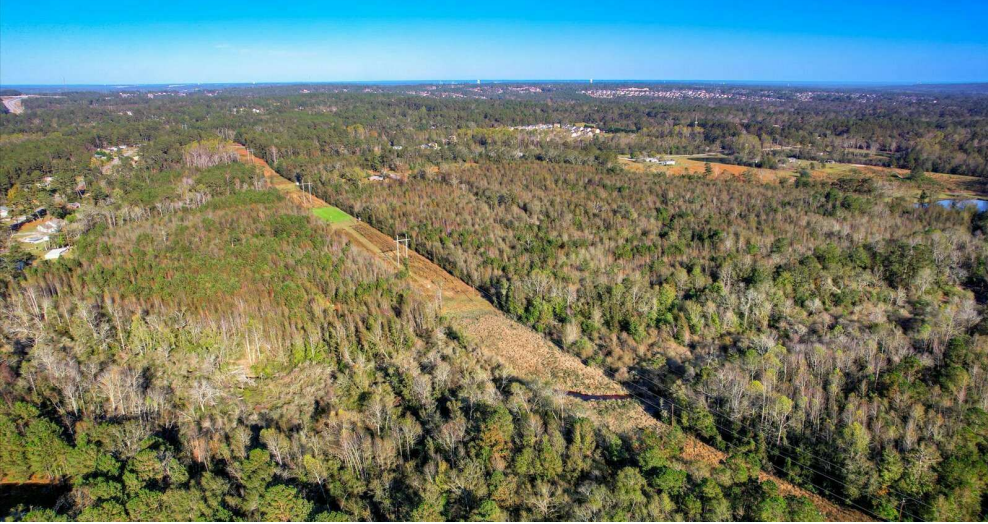
Augusta-Richmond County Flood Reduction Program (SPLOST V)

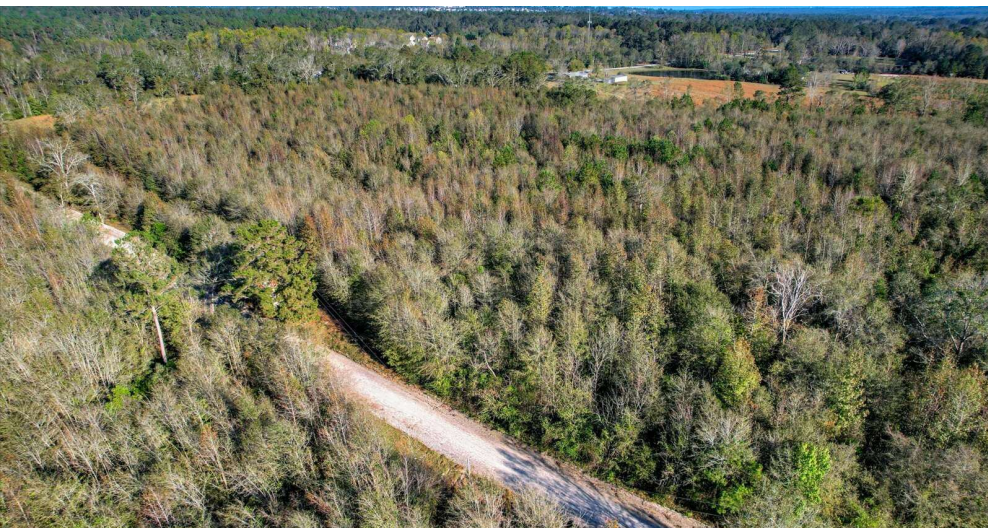
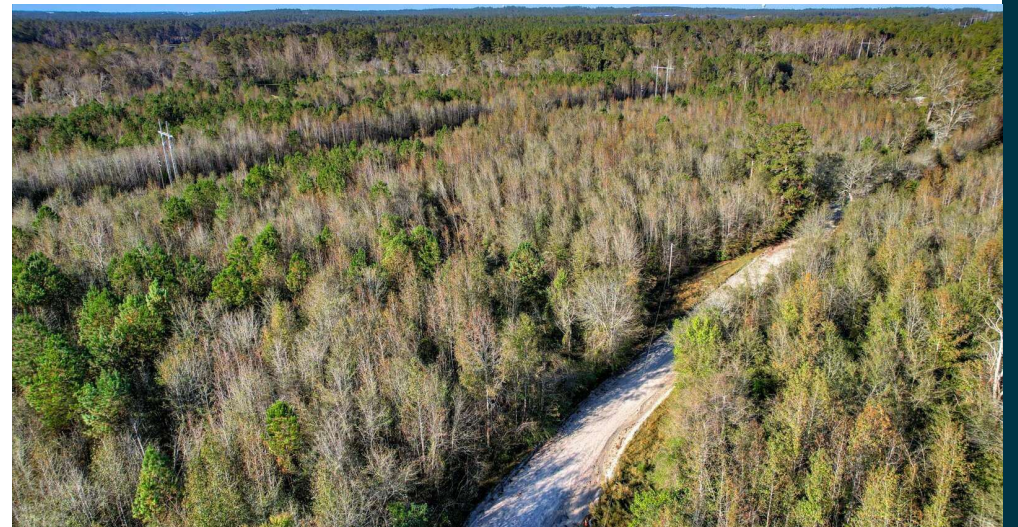
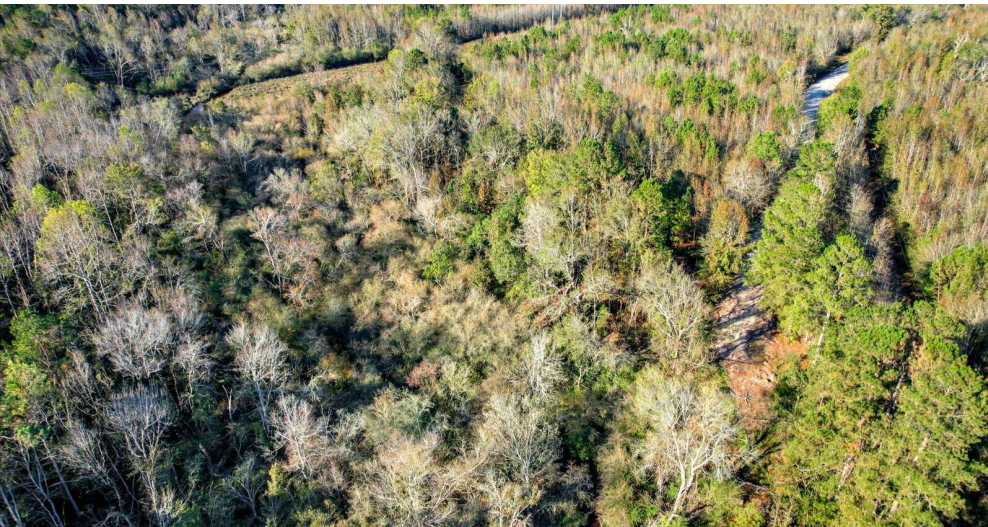
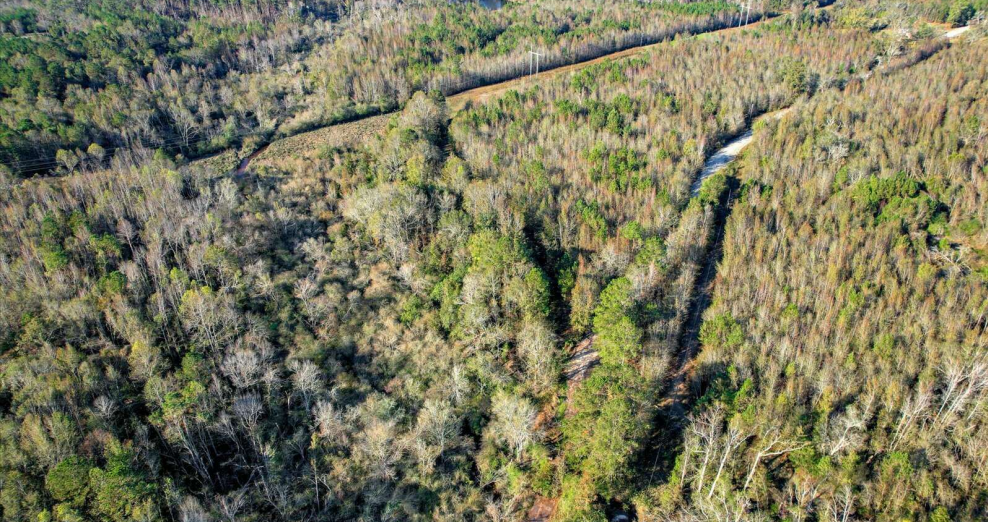
Donation from Land Bank Authority

Forced Sale - Taxes

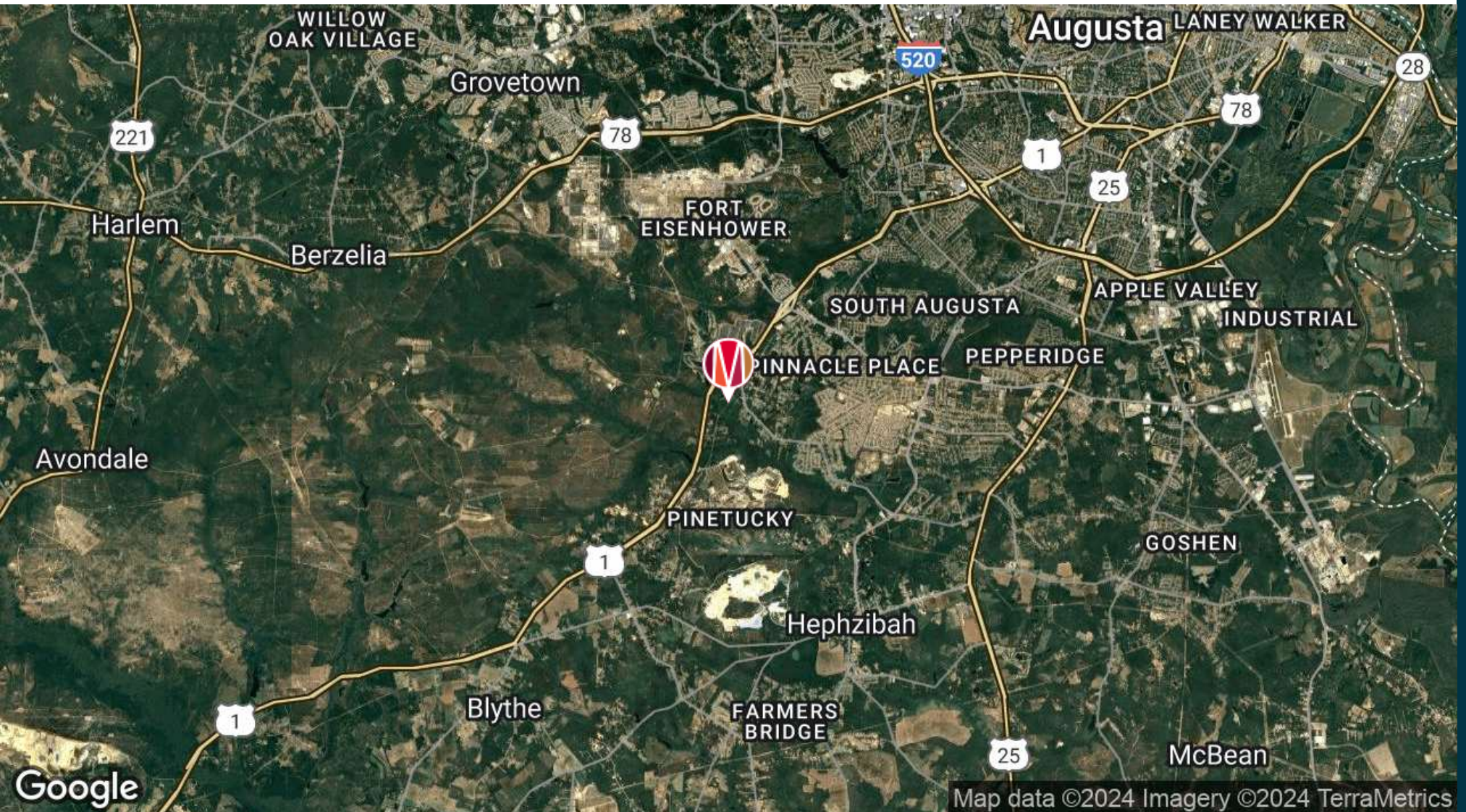
Other

Flood Map





LOCATION MAP

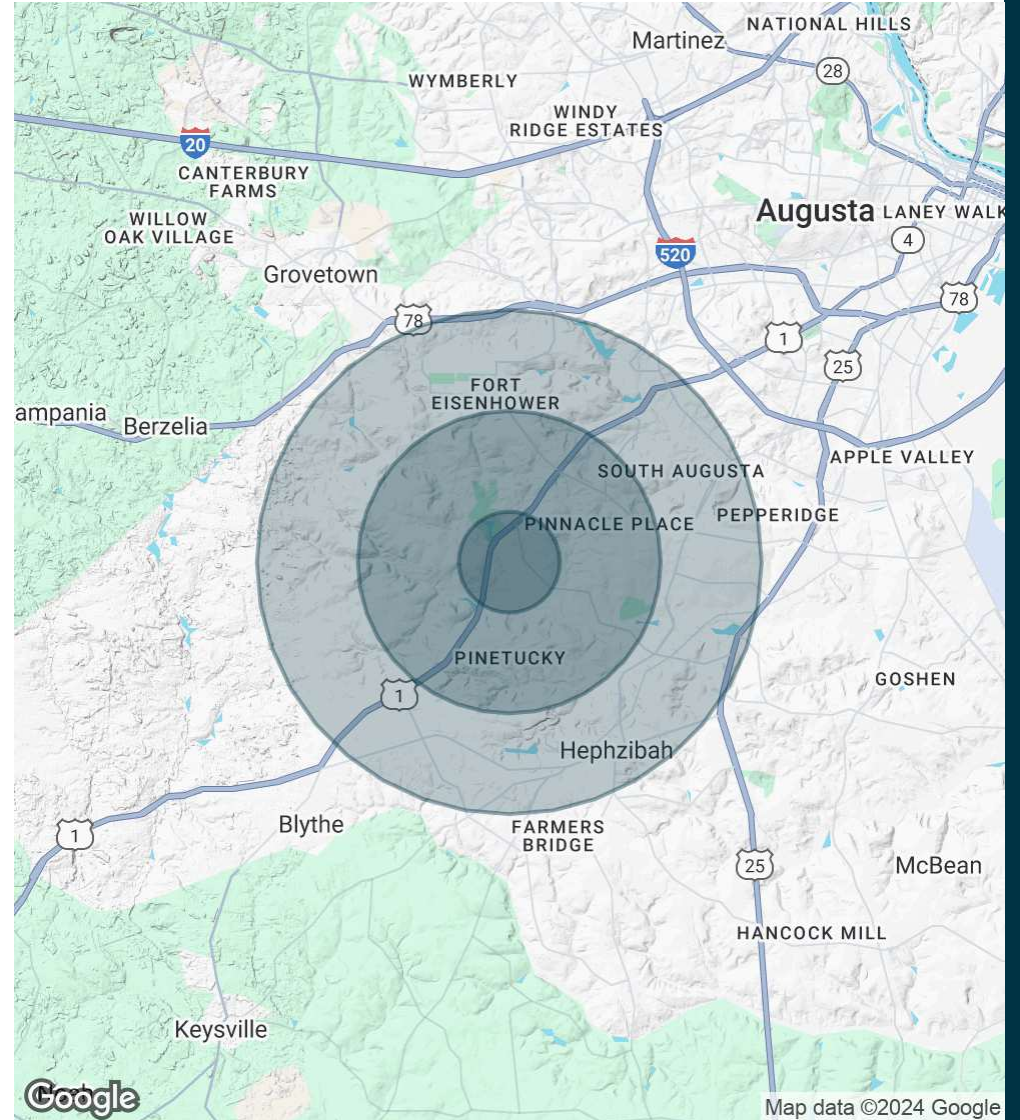


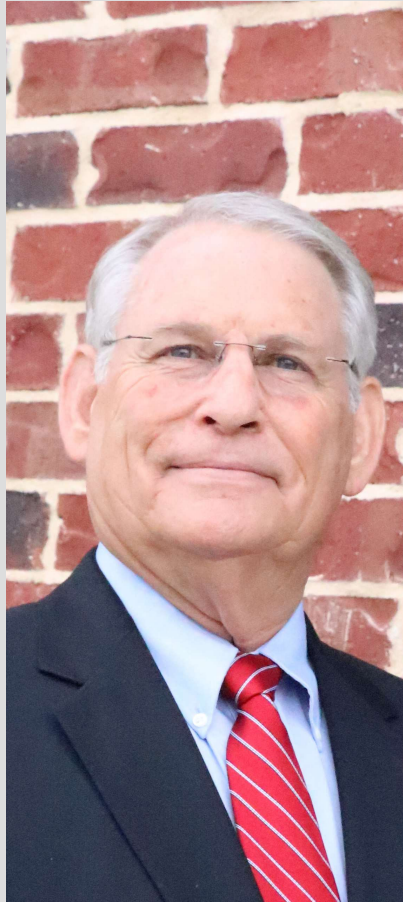
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,015	16,344	53,676
Average Age	38	38	36
Average Age (Male)	37	37	35
Average Age (Female)	39	39	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	383	5,819	17,195
# of Persons per HH	2.7	2.8	3.1
Average HH Income	\$85,957	\$87,568	\$80,499
Average House Value	\$258,165	\$260,570	\$204,954

Demographics data derived from AlphaMap





TRAVIS REED, CCIM

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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. In 1996 he was chosen Georgia Outstanding Logger of the Year, in 1998 Regional Outstanding Logger and in 2000 Travis was awarded the National Outstanding Logger Award by the Forest Resources Association. 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, sporting clays and bird hunting.

EDUCATION

BS in Forest Services, University of Georgia

MEMBERSHIPS & AFFILIATIONS

CCIM

GA #302716 // SC #67337

MEYBOHM COMMERCIAL PROPERTIES

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