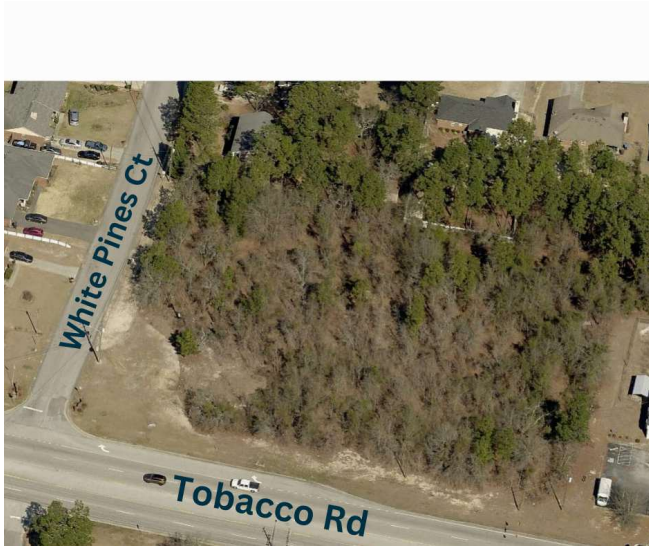


**FOR SALE**

**2385 Tobacco Road &  
4202 White Pine Court  
Augusta, GA 30906**



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$300,000
Lot Size:	1.9 Acres
Price/Acre:	\$157,895
Zoning:	Agriculture

- Almost 2 Acres
- High Traffic Counts
- Great Location for Commercial Use

## PROPERTY OVERVIEW

Meybohm Commercial Properties is pleased to exclusively represent these two development parcels containing approximately 2 acres situated at the entrance to Ridge Forest neighborhood which is located on Tobacco Road between Windsor Spring and Peach Orchard Roads. Flat land with access to all utilities. Traffic counts more than 12,600 VPD. Great location for many commercial uses. Currently zoned Agriculture.

## LOCATION OVERVIEW

This property is on the southside of Augusta. Only 1 mile from a Walmart Neighborhood Market. 4 miles from Interstate-520. And 4 miles from the Augusta Regional Airport.



# RETAILER MAP



# TRAFFIC COUNTS







Looking East from 2385 Tobacco Road



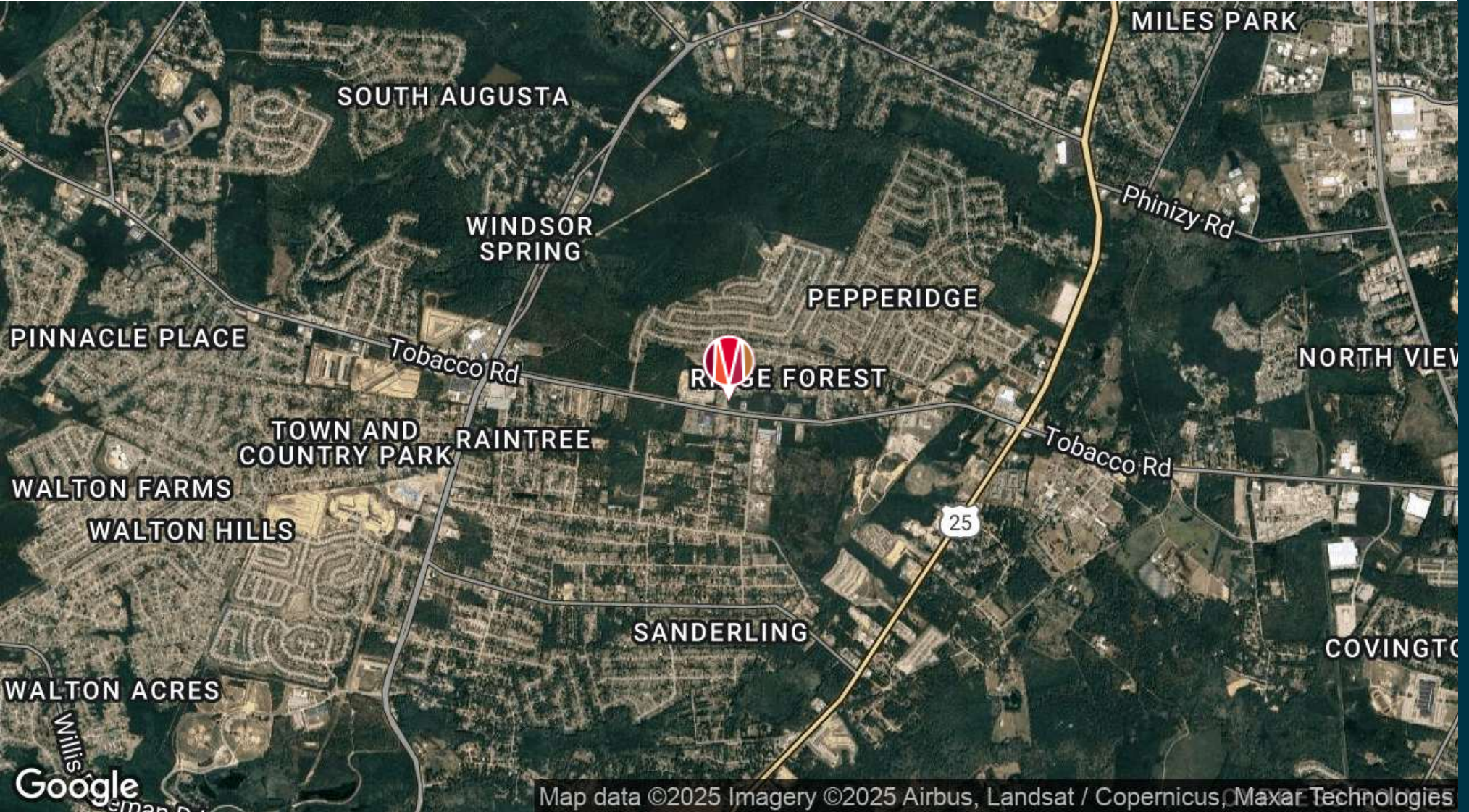
Looking West from 2385 Tobacco Road



View across the street from 2385 Tobacco Road



# LOCATION MAP





# DEMOGRAPHICS MAP & REPORT

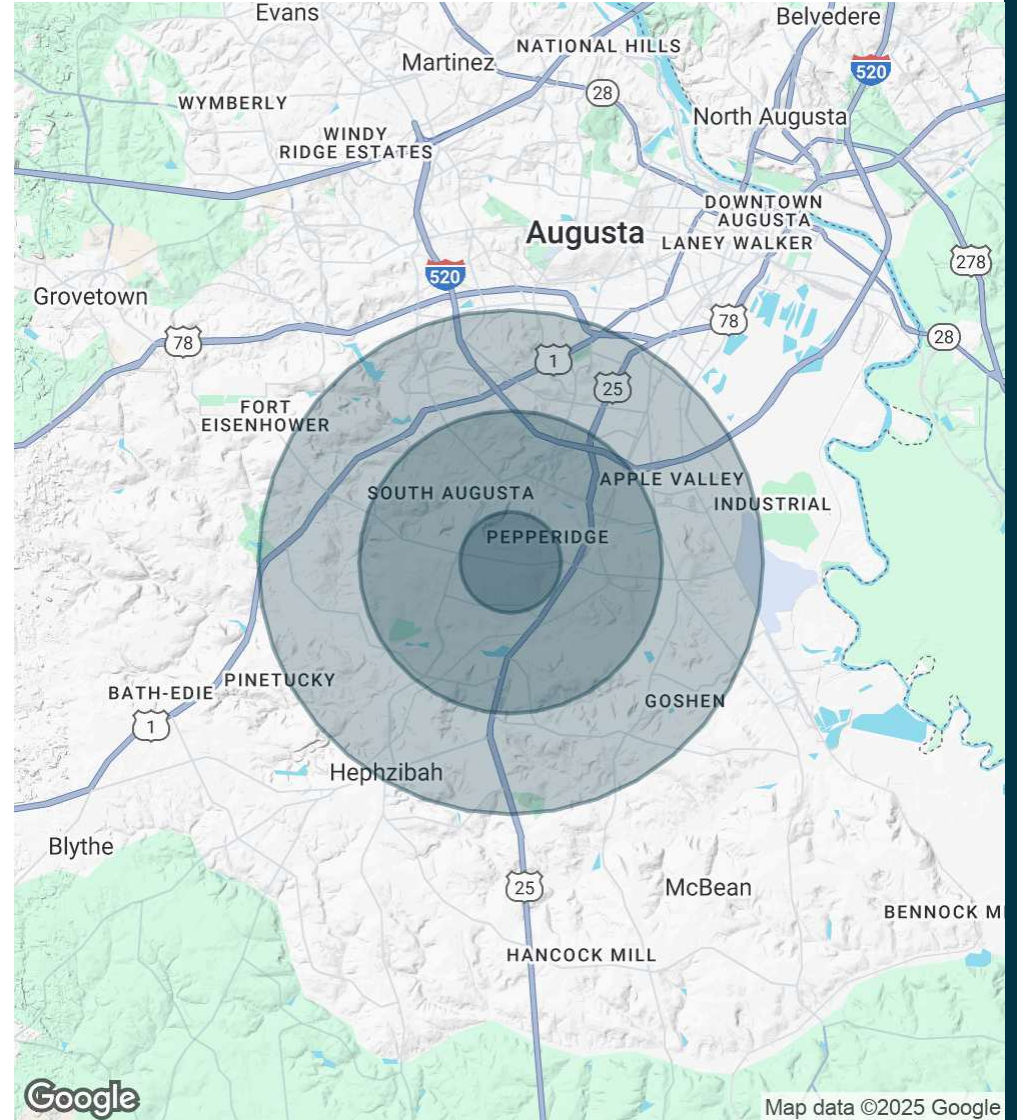
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,894	41,467	85,256
Average Age	40	39	39
Average Age (Male)	38	37	37
Average Age (Female)	41	41	40

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,854	15,315	31,862
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$87,204	\$72,887	\$68,524
Average House Value	\$186,795	\$179,160	\$163,820

\* Demographic data derived from 2020 ACS - US Census







## 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

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MeybohmCommercial.com