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VIDEO



55 AC FOR SALE

4150 Peach Orchard Road | Hephzibah, GA 30815

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DEVELOPMENT OPPORTUNITY

PRICE | \$15,000/AC



MC ELMURRAY ROAD

55 AC

PEACH ORCHARD ROAD

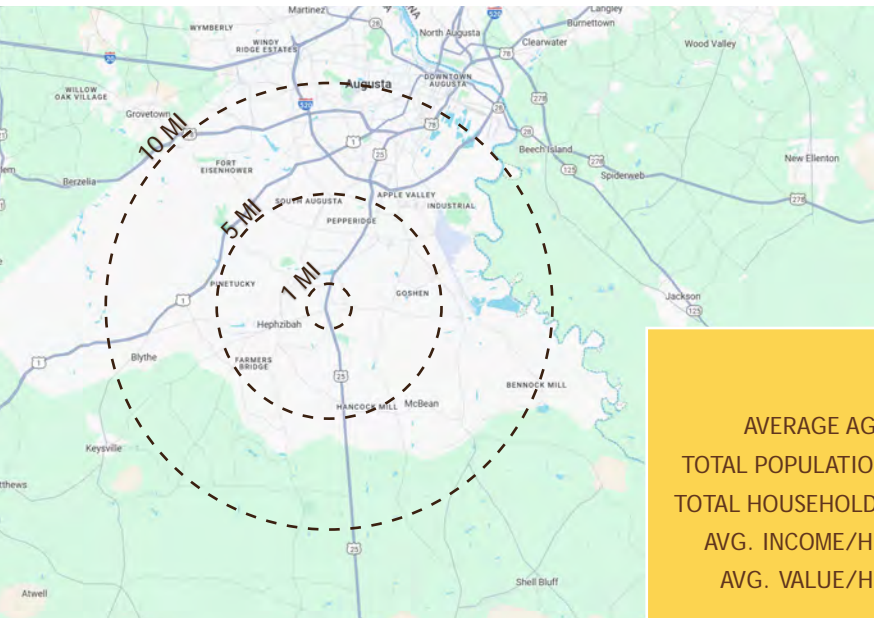
JORDAN TROTTER
LAND

4150 Peach Orchard Road offers 55 AC of land that sits near the intersection of Peach Orchard Road and Highway 88 in Hephzibah. This area of South Augusta is fast-growing with an abundance of residential development opportunities. The rear of the property is adjacent to Pine Hill Middle School. Peach Orchard Road sees 20,300 vehicles per day.

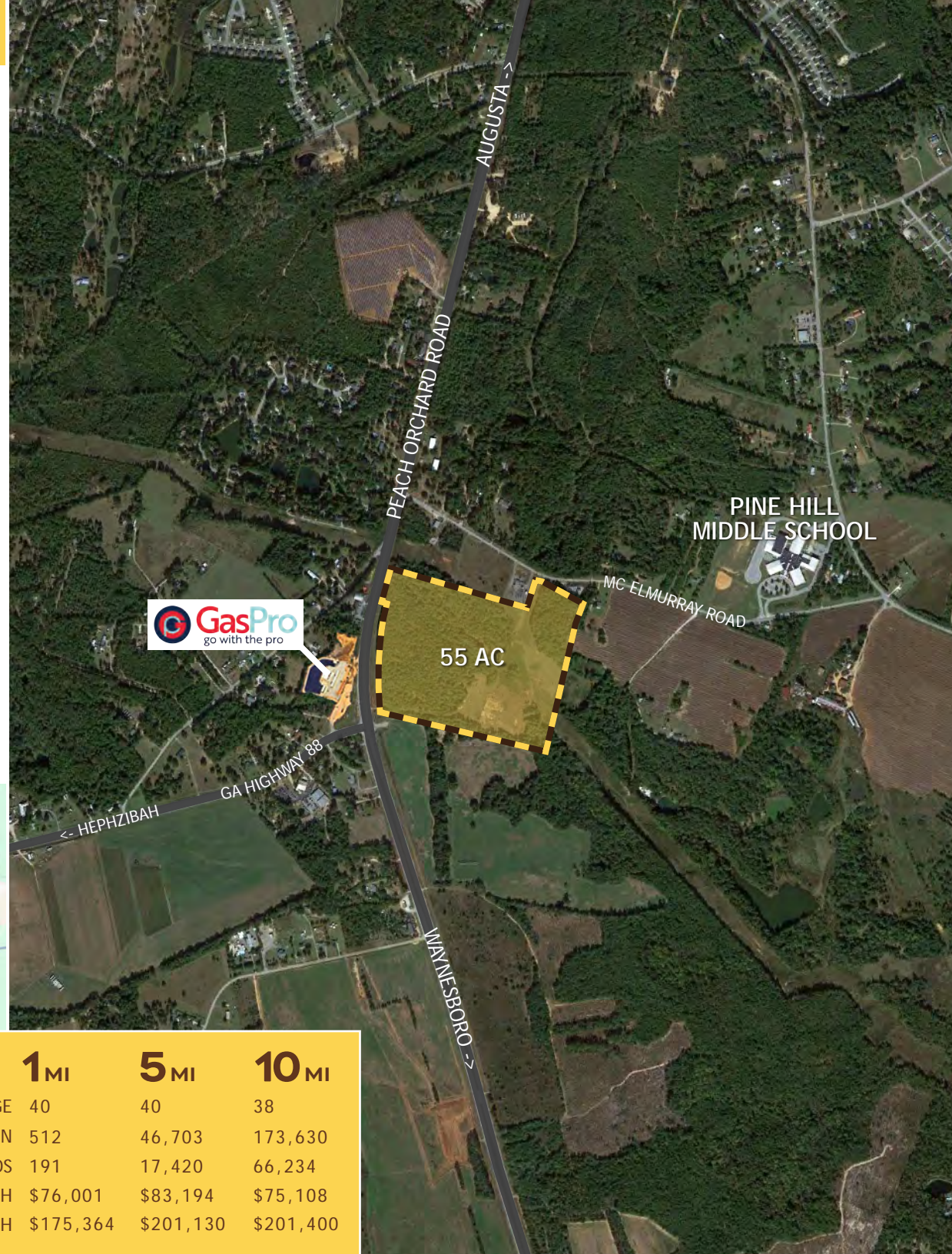
This 55 AC parcel is situated in an area of South Augusta that is exploding with new development. Explore this great land opportunity in Hephzibah with this exceptional property. Offering 1,396 feet of frontage on Peach Orchard Road and benefiting from 20,300 vehicles per day traffic count, the location offers great visibility. Zoned A_R-1 this property is ideal for residential development. With utilities and sewer easily accessible, the land presents a promising investment for residential development, with potential for commercial development along the Peach Orchard Road frontage.



- 1,396 feet of frontage on Peach Orchard Road
 - Peach Orchard Road VPD, 20,300
 - Utilities and sewer easily accessible
 - Potential for mixed use development



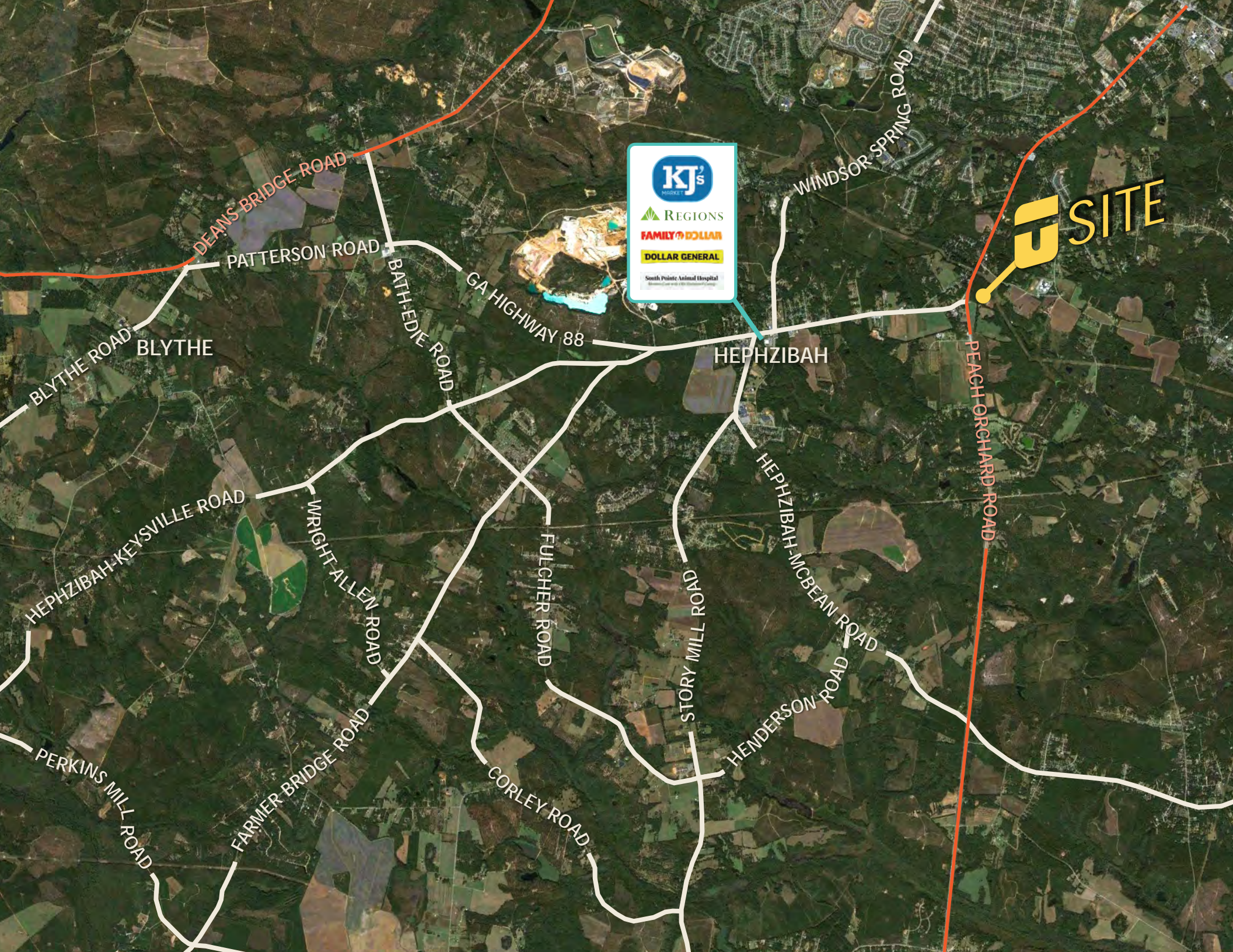
	1 MI	5 MI	10 MI
AVERAGE AGE	40	40	38
TOTAL POPULATION	512	46,703	173,630
TOTAL HOUSEHOLDS	191	17,420	66,234
AVG. INCOME/HH	\$76,001	\$83,194	\$75,108
AVG. VALUE/HH	\$175,364	\$201,130	\$201,400



PEACH ORCHARD ROAD

55 AC





DEANS BRIDGE ROAD

PATTERSON ROAD

BATH-EDIE ROAD

GA HIGHWAY 88

WINDSOR SPRING ROAD

SITE

PEACH ORCHARD ROAD

KJ's
 HIRKES
REGIONS
FAMILY DOLLAR
DOLLAR GENERAL
 South Pointe Animal Hospital
 Business Center with 24-hour Veterinary Care

BLYTHE ROAD

BLYTHE

HEPHZIBAH

HEPHZIBAH-KEYSVILLE ROAD

WRIGHT ALLEN ROAD

FULCHER ROAD

HEPHZIBAH-MCBEAN ROAD

STORY MILL ROAD

HENDERSON ROAD

PERKINS MILL ROAD

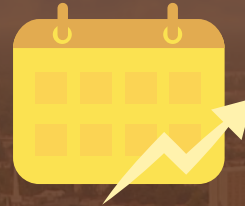
FARMER BRIDGE ROAD

CORLEY ROAD

RIVER REGION STATISTICS



River Region Population:
767,478



Annual Growth Rate:
0.89%



Average Commute:
23.5 mins



Trade Area Population:
767,478



Medium Income:
\$55,049



Unemployment Rate:
3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Eisenhower

Job Growth: Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

Cyber & Innovation: Georgia Cyber & Innovation Training Center

Major Industry: Fort Eisenhower, SRNS, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

