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# 6.52 AC FOR SALE

0 Washington Road | Martinez, GA 30907

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ZONE | C-2 General Commercial

PRICE | \$978,000



6.52 acres of commercially zoned land located in Martinez, Columbia County, Georgia. The property has access from Washington Road (27,100 VPD) through easement and also access from King Road. The surrounding area is a mix of residential neighborhoods and well established commercial businesses including Headway Collision, Storage Rentals of America, and Master Buick GMC. This property also offers quick access to major thoroughfares and sits 2 miles from I-20 and I-520.

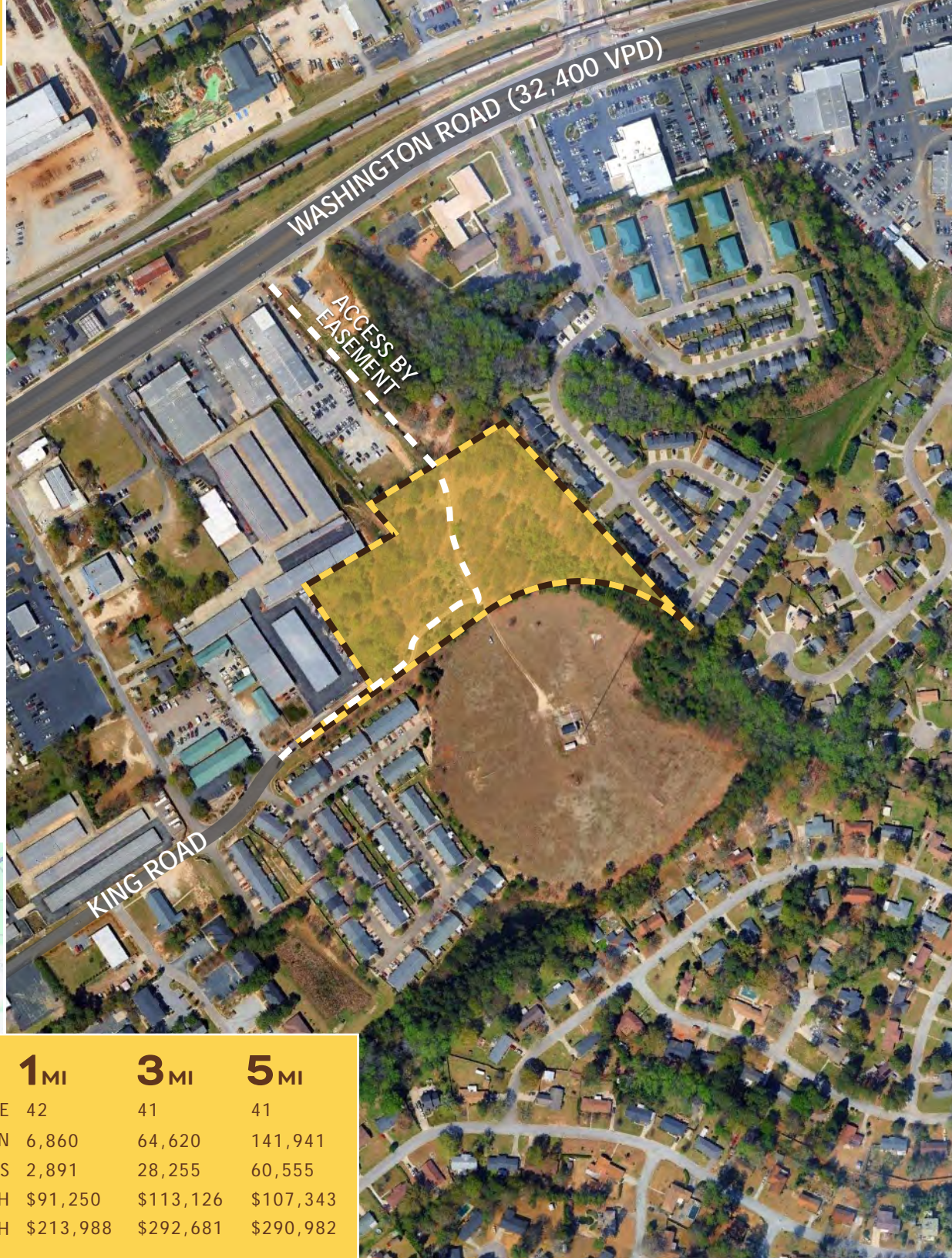
This 6.52-acre parcel offers a rare opportunity within Martinez, GA, and the broader Columbia County market, where available commercial land is increasingly limited. Zoned C-2 General Commercial, the property allows for a wide range of potential uses, including retail centers, medical offices, restaurants, automotive services, hospitality, and other high-traffic businesses. County water and sewer are available, adding to the site's development readiness and appeal. With commercial land in such short supply, this site presents a strategic opportunity for developers and end-users looking to establish a presence in one of the region's most in-demand corridors.



- Zoned C-2 General Commercial
- Access from Washington Road
- Water & sewer on site



	1 MI	3 MI	5 MI
AVERAGE AGE	42	41	41
TOTAL POPULATION	6,860	64,620	141,941
TOTAL HOUSEHOLDS	2,891	28,255	60,555
AVG. INCOME/HH	\$91,250	\$113,126	\$107,343
AVG. VALUE/HH	\$213,988	\$292,681	\$290,982





WASHINGTON ROAD (32,400 VPD)

ACCESS BY EASEMENT





RIVERWATCH PARKWAY

BASTON ROAD

FURYS FERRY ROAD

WESTSIDE HIGH SCHOOL

WASHINGTON ROAD

MARTINEZ

**U** SITE



COLUMBIA ROAD

DAVIS 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

