



FOR SALE

# LUMPKIN ROAD DEVELOPMENT OPPORTUNITY

2559 Lumpkin Rd, Augusta, GA 30906

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**CONNIE WILSON, CCIM**  
Sr. VP, Associate Broker  
cwilson@shermanandhemstreet.com  
706.722.8334 x202

**JODI LYLES**  
Sales Administrator  
creads@shermanandhemstreet.com  
706.288.1067

# Property Summary



## PROPERTY DESCRIPTION

Great location central to the entire Augusta area. All Utilities are in place, property fenced and ready for development. This opportunity through the Big Beautiful Bill combined with location and amount of land offers an excellent opportunity to develop this site into a wonderful investment. For Buyers this property qualifies for 100% bonus depreciation. This means every dollar of 5, 7, and 15-year property identified in cost segregation studies becomes immediately deductible - forever.

### Why This Changes Everything:

Under current law, properties placed in service in 2025 get 40% bonus depreciation. Under this new proposal, those same properties get 100% bonus depreciation. You are essentially buying the property at a 37% discount!

The homestead on this site is very solid, well constructed. It was re-roofed from deck boards to shingles 15 years ago, and has a warranty on 50 yr shingles. walls

## OFFERING SUMMARY

Sale Price:	\$290,000
Lot Size:	4.02 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	256	731	3,112
Total Population	626	1,816	7,673
Average HH Income	\$64,931	\$63,897	\$59,120



**CONNIE WILSON, CCIM**  
 Sr. VP, Associate Broker  
 cwilson@shermanandhemstreet.com  
 706.722.8334 x202

# Property Details & Highlights

Building Name	Lumpkin Road Development Opportunity
Property Type	Land
Property Subtype	Other
APN	096-4-062-01-0
Building Size	0 SF
Lot Size	4.02 Acres
Number of Lots	3
Number of Buildings	0

Great location central to the entire Augusta area. All Utilities are in place, property fenced and ready for development. This opportunity through the Big Beautiful Bill combined with location and amount of land offers an excellent opportunity to develop this site into a wonderful investment. For Buyers this property qualifies for 100% bonus depreciation. This means every dollar of 5, 7, and 15-year property identified in cost segregation studies becomes immediately deductible - forever.

## Why This Changes Everything:

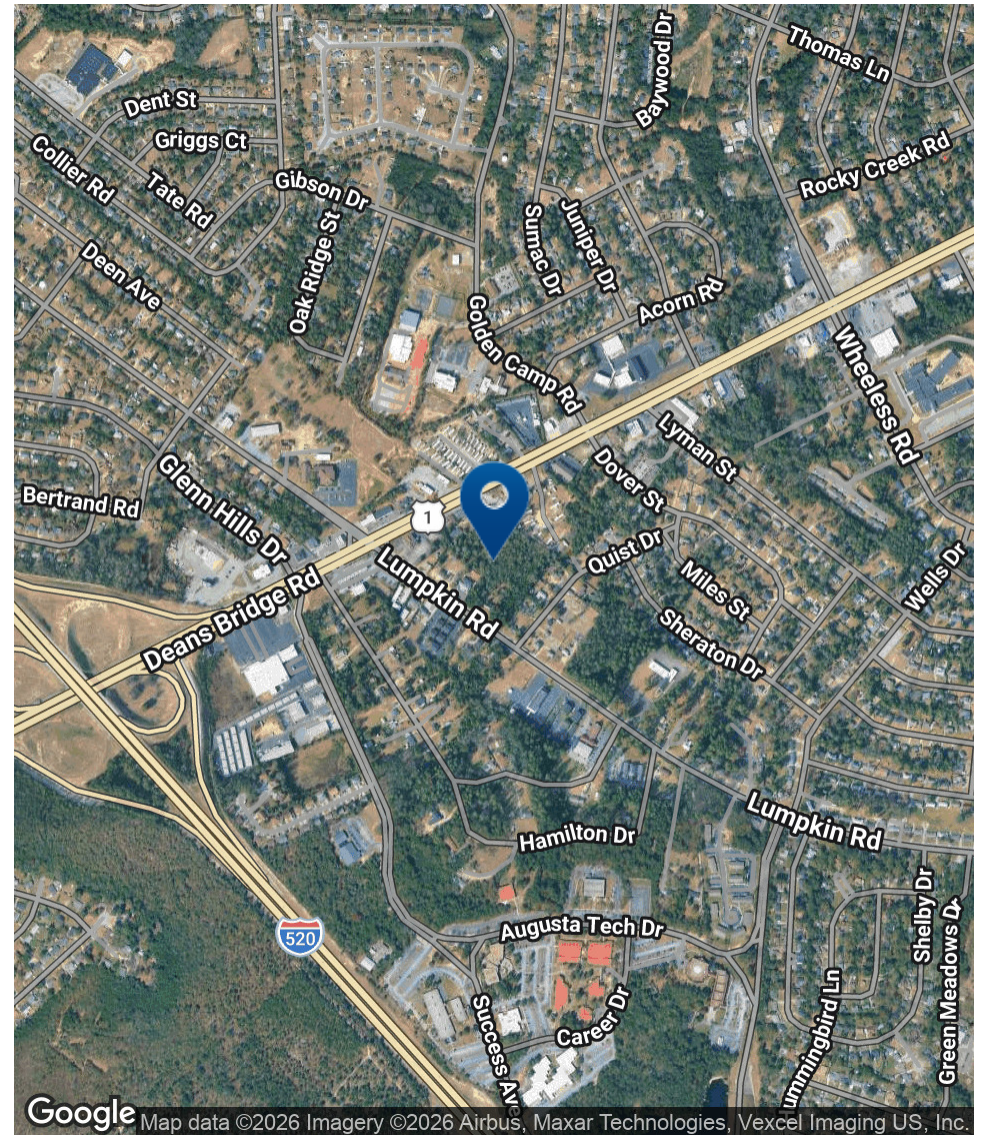
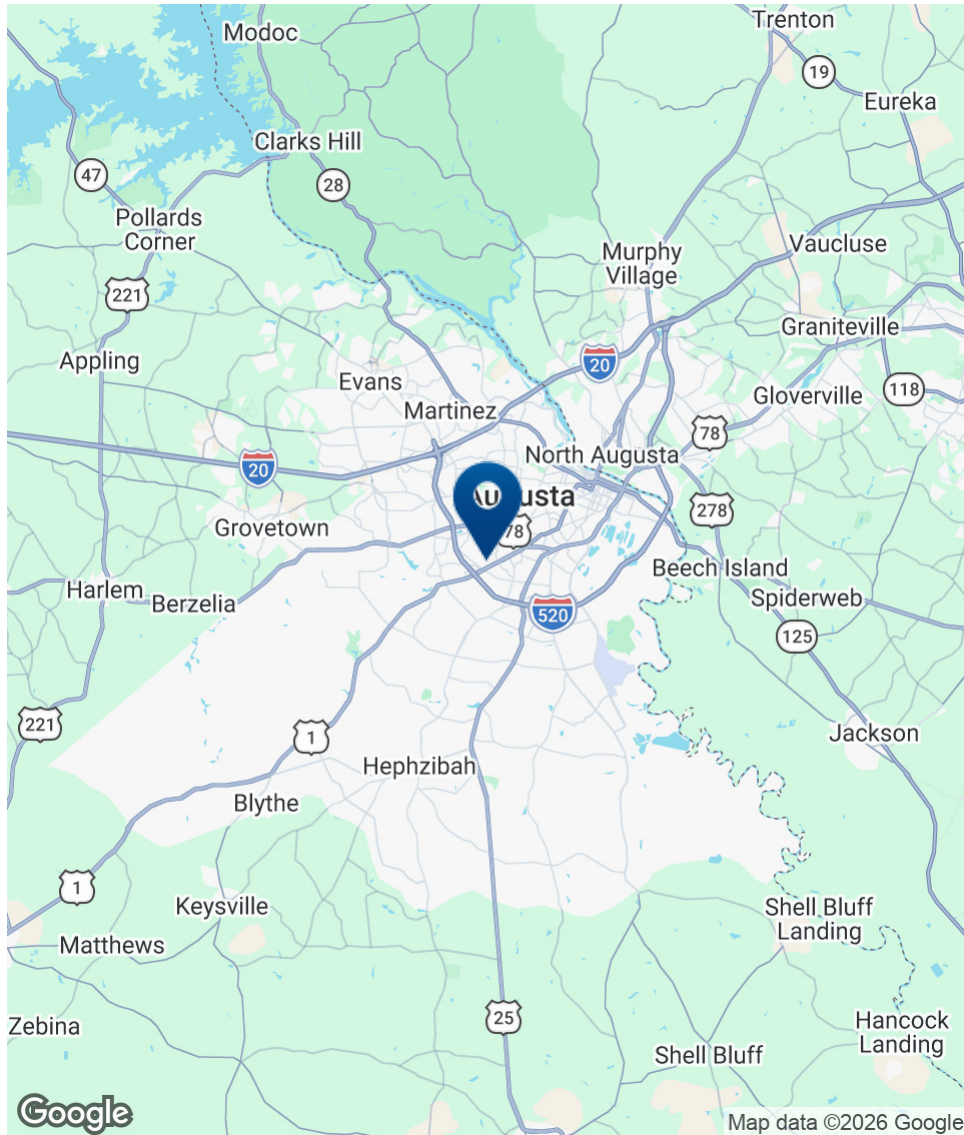
Under current law, properties placed in service in 2025 get 40% bonus depreciation. Under this new proposal, those same properties get 100% bonus depreciation. You are essentially buying the property at a 37% discount!

The homestead on this site is very solid, well constructed. It was re-roofed from deck boards to shingles 15 years ago, and has a warranty on 50 yr shingles. walls are double thick, and hardwood floors, although needing refinishing are in excellent shape.



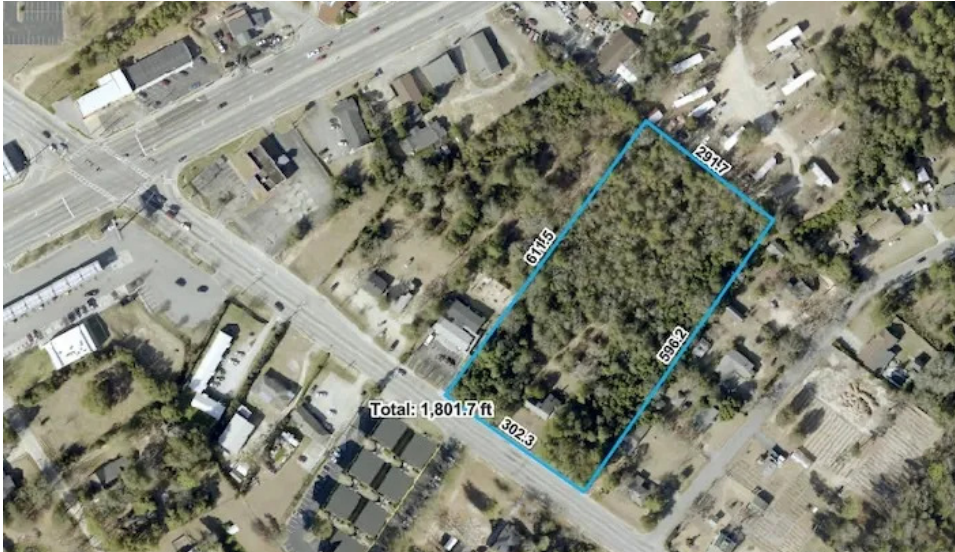
- 4+ acres for development
- Prime location in Augusta area
- Literally around the corner from gate to Augusta Technical College
- Short drive from Fort Gordon gates
- 300+ feet of frontage

# Location Map



**CONNIE WILSON, CCIM**  
Sr. VP, Associate Broker  
cwilson@shermanandhemstreet.com  
706.722.8334 x202

# Additional Photos



**SHERMAN &  
HEMSTREET**  
Real Estate Company

**CONNIE WILSON, CCIM**  
Sr. VP, Associate Broker  
cwilson@shermanandhemstreet.com  
706.722.8334 x202

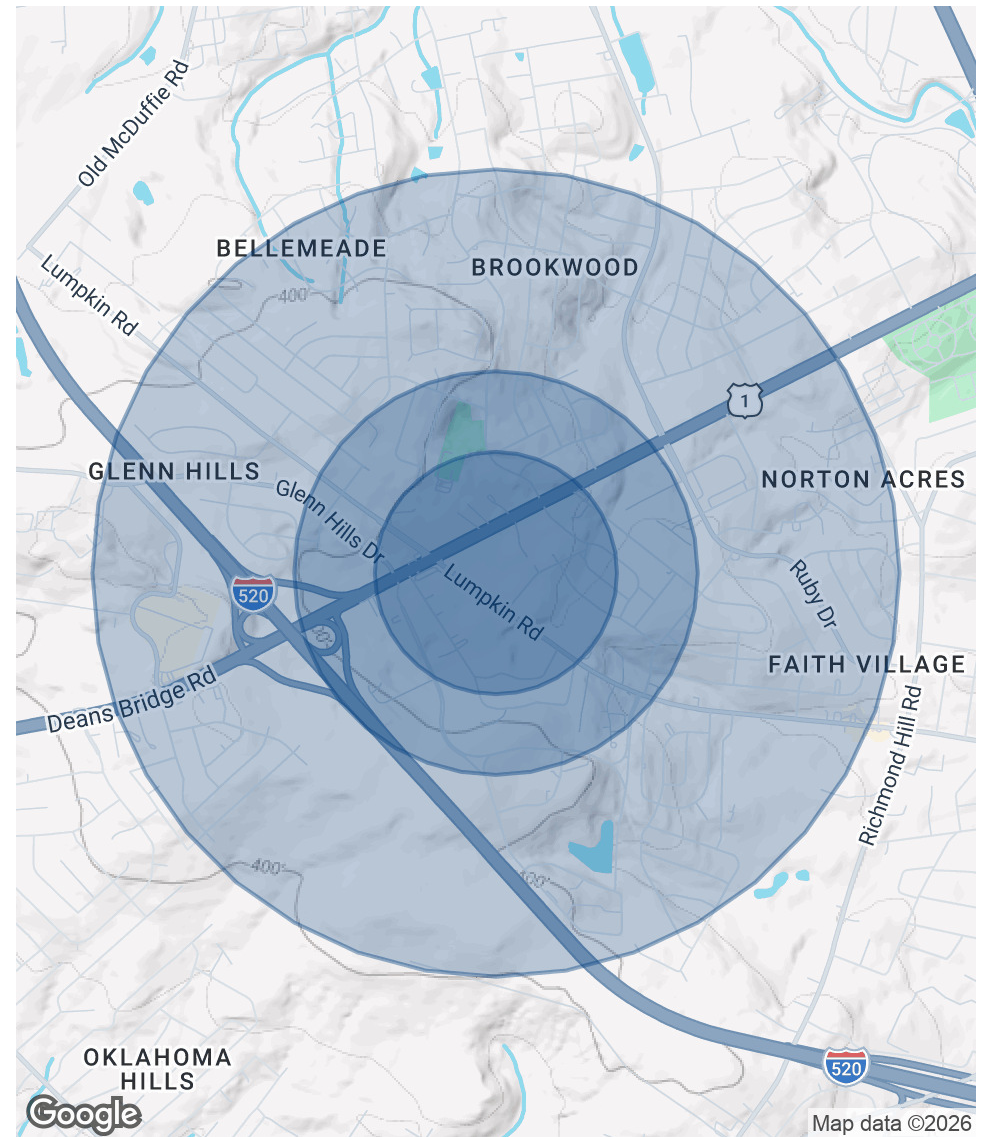
# Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	626	1,816	7,673
Average Age	40	40	40
Average Age (Male)	38	38	38
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	256	731	3,112
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$64,931	\$63,897	\$59,120
Average House Value	\$165,003	\$156,394	\$143,719

2020 American Community Survey (ACS)



**CONNIE WILSON, CCIM**  
 Sr. VP, Associate Broker  
 cwilson@shermanandhemstreet.com  
 706.722.8334 x202