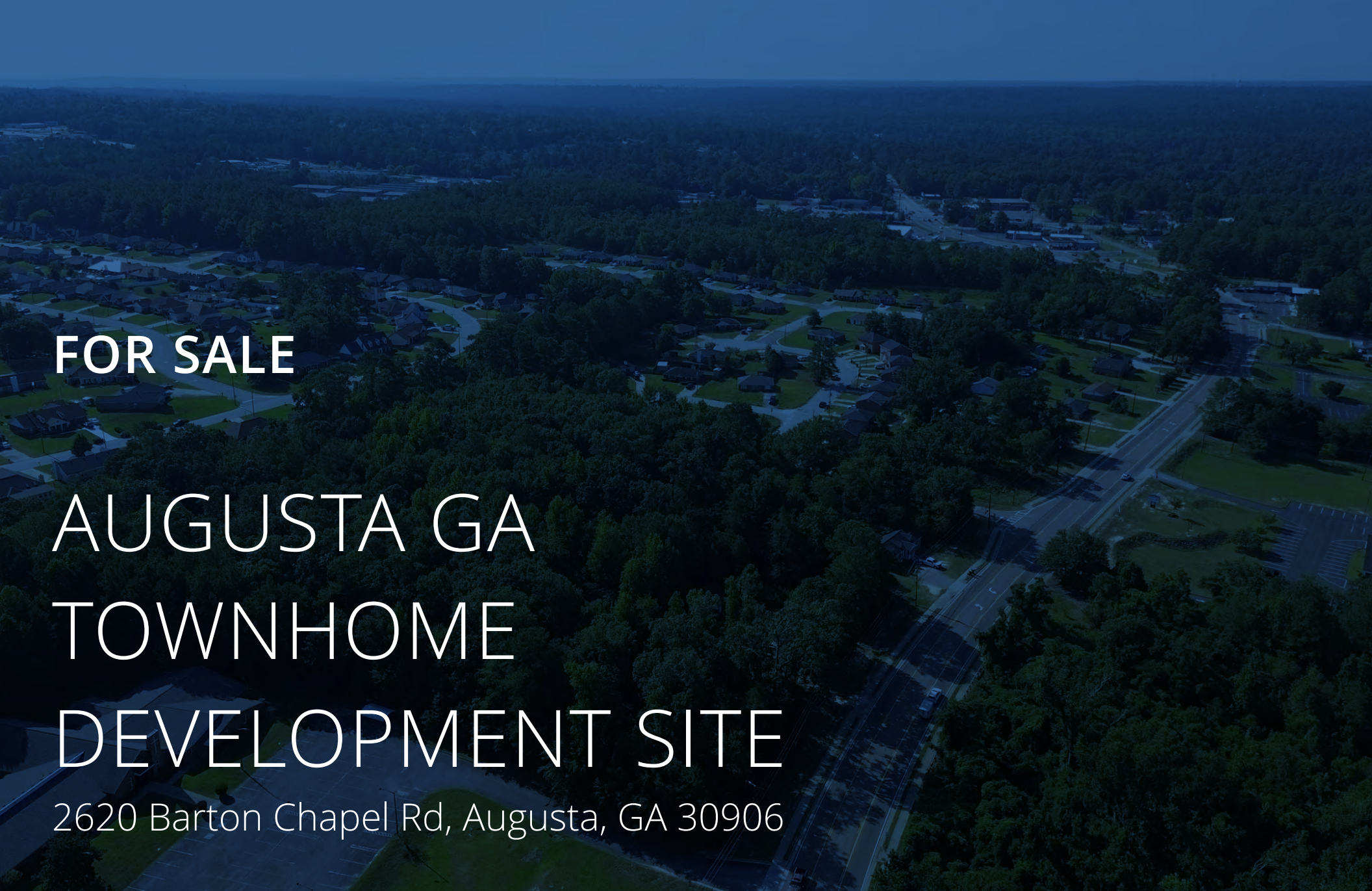




FOR SALE

AUGUSTA GA TOWNHOME DEVELOPMENT SITE

2620 Barton Chapel Rd, Augusta, GA 30906

Property Summary



LOCATION DESCRIPTION

Located at 2620 Barton Chapel Road in South Augusta, this townhome development site offers convenient access to Deans Bridge Road and Bobby Jones Expressway (I-520), connecting future residents to employment, shopping, and services throughout the Augusta area.

PROPERTY HIGHLIGHTS

- Site plan drawings for 46 two-story units
- Garage parking for every proposed unit
- Convenient access to I-520 and Deans Bridge Road
- Potential for build-to-rent or individual unit sales

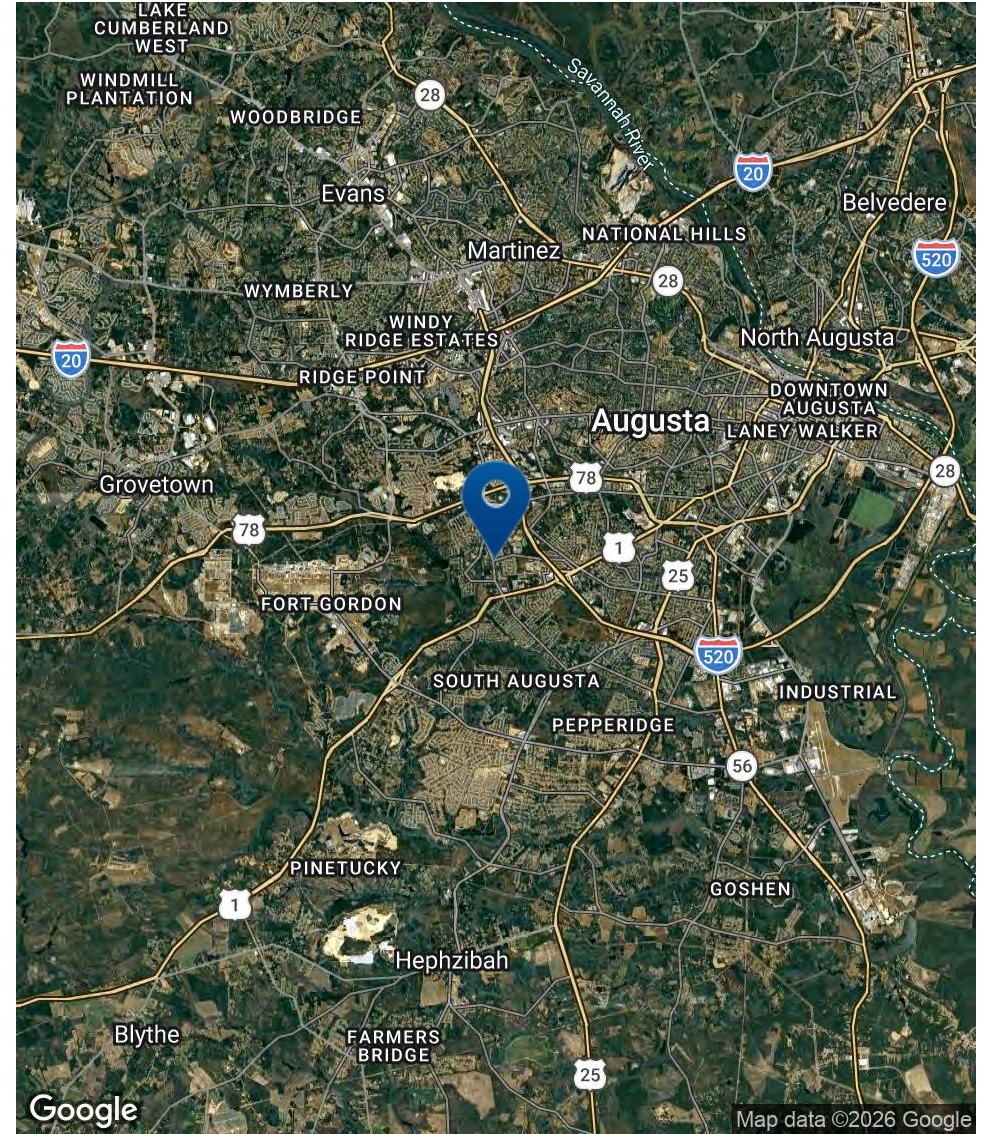
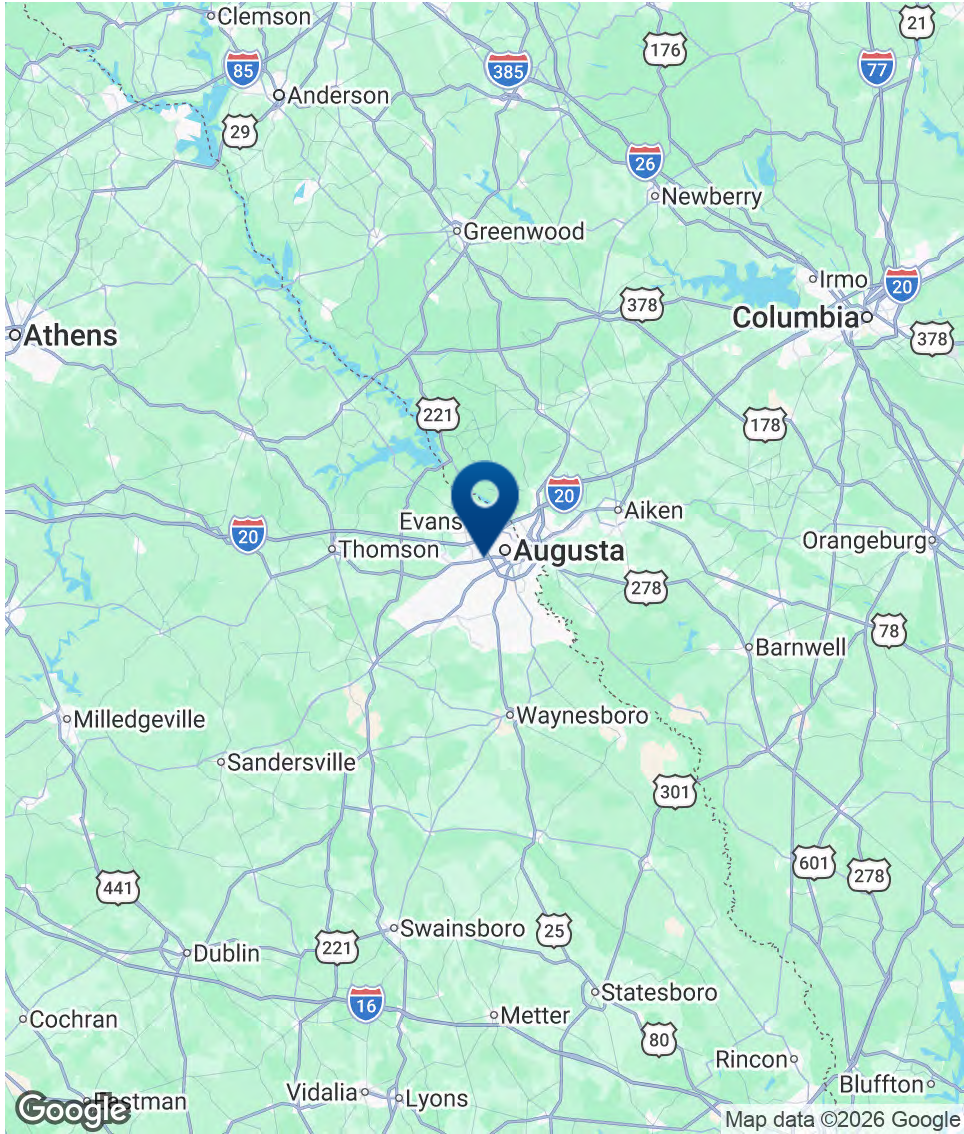
PROPERTY DESCRIPTION

This 5.36-acre townhome development opportunity in Augusta, GA includes site plan drawings for 46 two-story townhome units, each featuring garage parking. The proposed layout offers investors and developers a foundation for a new residential community with convenient access to Deans Bridge Road, Bobby Jones Expressway (I-520), and nearby shopping and dining. Well positioned for consideration as a build-to-rent community or individual townhome sales, the property offers flexibility for a variety of investment strategies.

OFFERING SUMMARY

Sale Price:	\$425,000
Lot Size:	5.36 Acres

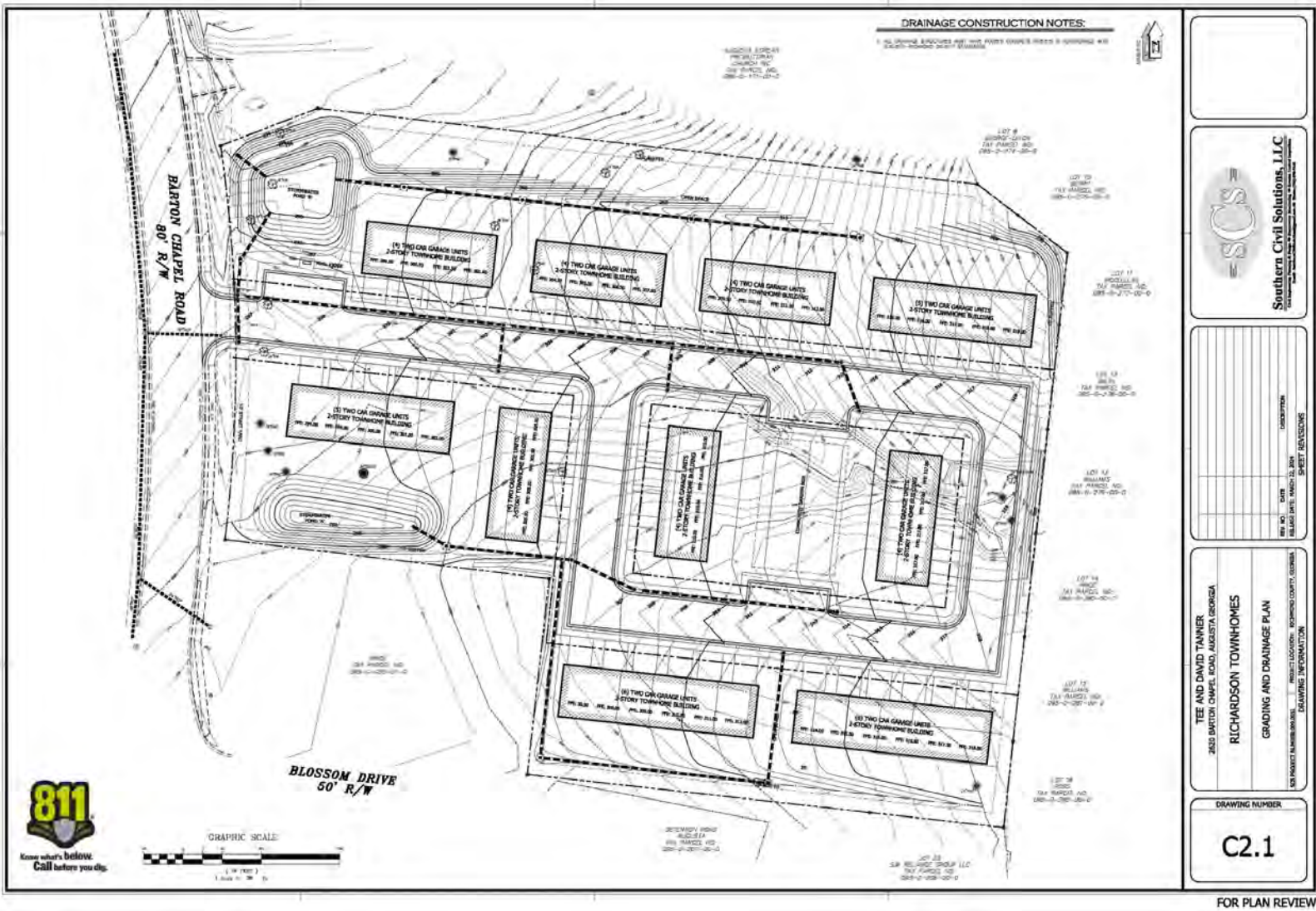
Location Map



**SHERMAN &
HEMSTREET**
Real Estate Company

ZACK HARTMAN
Commercial Sales Associate
zhartman@shermanandhemstreet.com
706.922.0395

Site Plan



SHERMAN & HEMSTREET
Real Estate Company

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Additional Photos



**SHERMAN &
HEMSTREET**
Real Estate Company

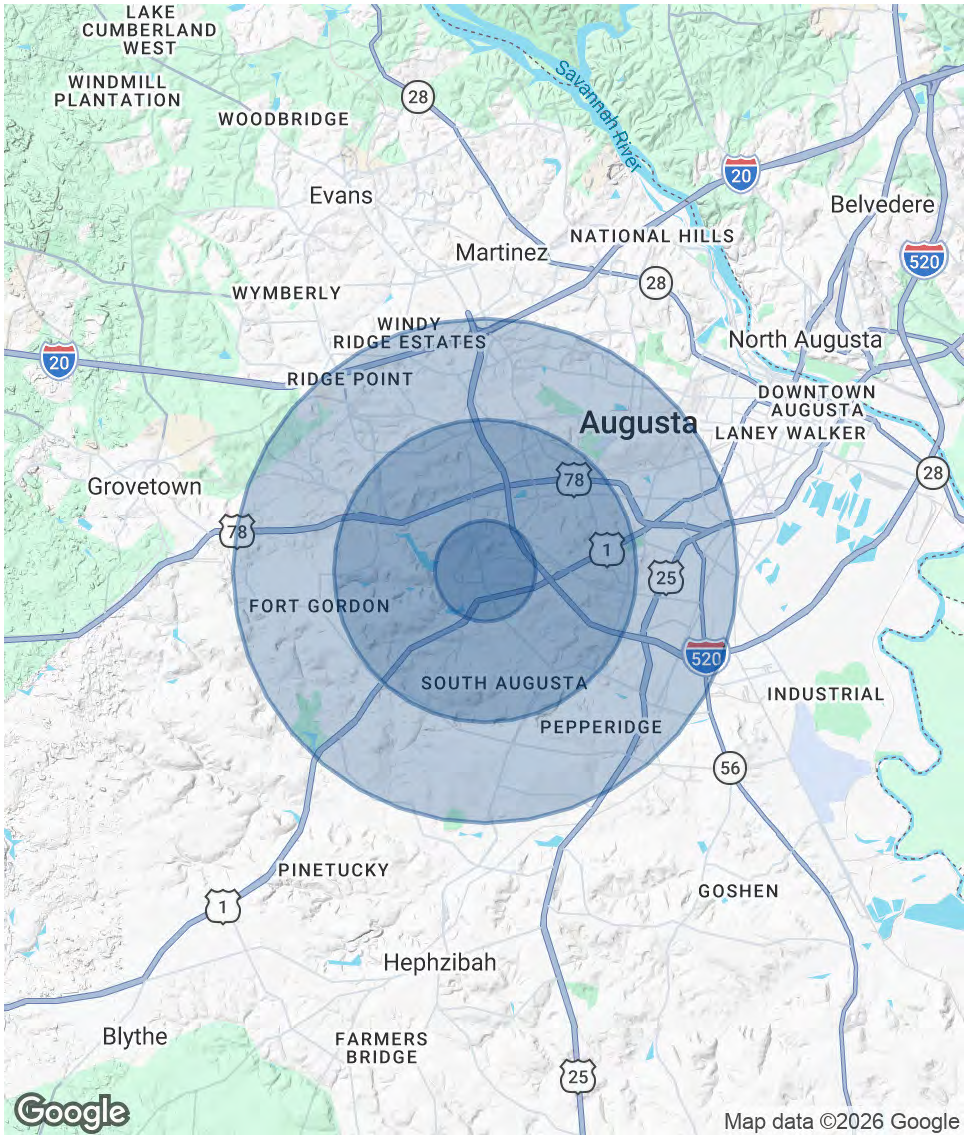
ZACK HARTMAN
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,291	47,898	125,696
Average Age	34.9	34.6	36.4
Average Age (Male)	35.0	31.7	34.1
Average Age (Female)	34.7	36.8	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,181	16,772	45,789
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$65,216	\$64,764	\$73,249
Average House Value	\$127,260	\$146,383	\$184,161

2023 American Community Survey (ACS)



Advisor Bio 1



ZACK HARTMAN

Commercial Sales Associate

zhartman@shermanandhemstreet.com

Direct: **706.922.0395** | Cell: **706.699.5284**

PROFESSIONAL BACKGROUND

Zack, a proud native of Augusta, GA, launched his career with Sherman and Hemstreet in 2017. Initially focusing on property management across the Southeast, he dedicated two and a half years to enhancing low-income housing communities, adeptly identifying and resolving challenges to elevate property value for his clients. His enthusiasm for real estate and strong client relationships enabled him to expand his expertise to managing a diverse range of income-producing properties.

Leveraging his background in property management, Zack empowers property owners to recognize the true value of their investments and expertly guides them through the complexities of the current real estate market. Outside of his professional life, Zack is passionate about hands-on projects, whether building or repairing, and cherishes time spent outdoors with friends and family.

Sherman & Hemstreet Real Estate Company

4316 Washington Road,
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706.722.8334



ZACK HARTMAN

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