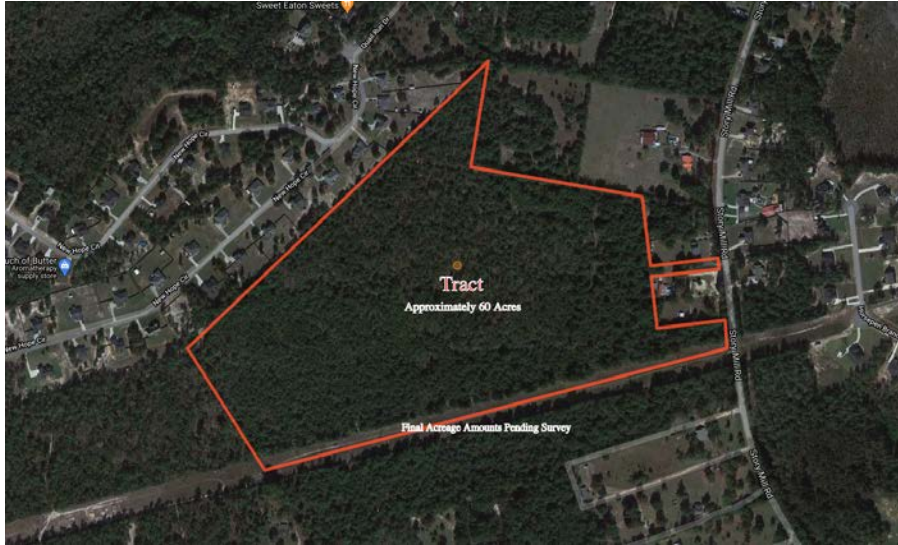


FOR SALE

60 ACRES ON STOREY MILL, HEPHZIBAH



OFFERING SUMMARY

Sale Price:	\$175,150
Lot Size:	60 Acres
Price / Acre:	\$2,919
Zoning:	City of Heph - AG

PROPERTY OVERVIEW

Meybohm Commercial is proud to exclusively present this 60 acre property for sale in Hephzibah, GA. This beautiful tract is generally flat, with a power line easement running directly to the south. The property has access from the East directly on Storey Mill Road. Ideal use would be as a home site. Would also be perfect for recreation and timber for a long-term investment. Homes have been selling well in Quail Run, and this would be ideal for development.

LOCATION OVERVIEW

Located on Storey Mill Road, one mile south of Hephzibah High and Middle Schools. The property is 15 minutes from Gate 5 at Fort Gordon on Tobacco Road, and 15 minutes from I-520. The property is zoned for Hephzibah Elementary, Middle, and High School.

MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

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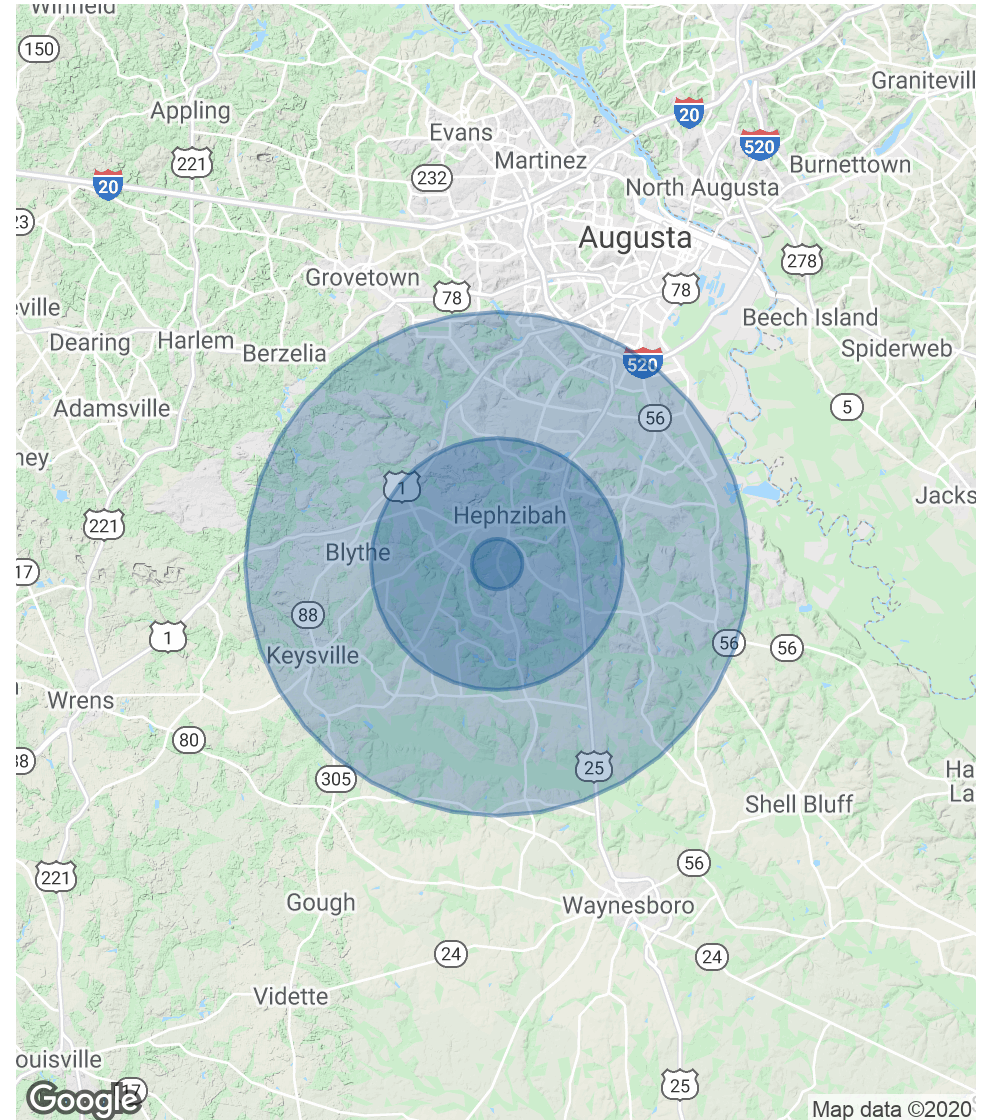
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60 ACRES ON STOREY MILL, HEPHZIBAH

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	336	10,815	86,020
Average age	41.7	38.7	33.5
Average age (Male)	42.7	37.1	30.8
Average age (Female)	40.8	40.0	35.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	115	3,726	28,232
# of persons per HH	2.9	2.9	3.0
Average HH income	\$64,926	\$57,971	\$53,545
Average house value		\$125,553	\$115,782

* Demographic data derived from 2010 US Census



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