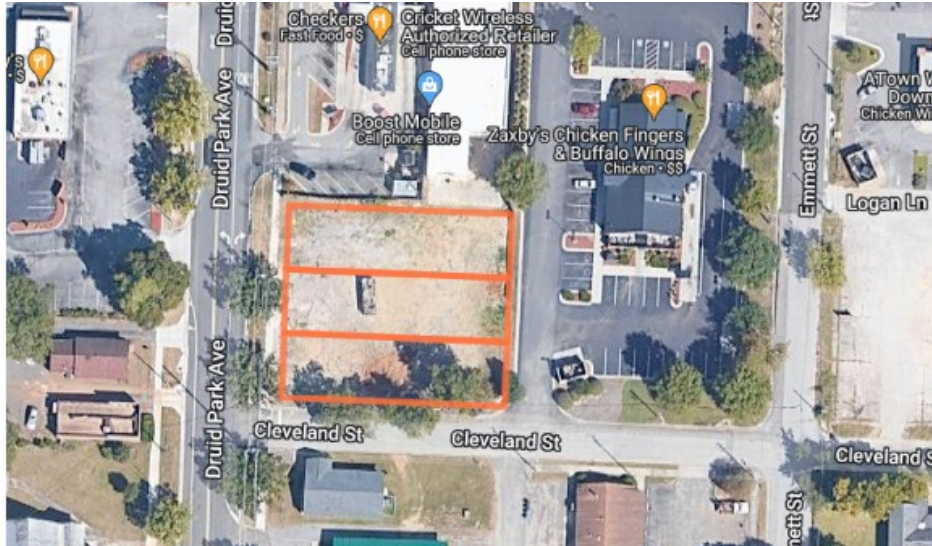


FOR SALE

0.39 Acre

912, 914, 916 Druid Park Avenue
Augusta, GA 30904

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$380,000
Zoning:	B1 (Neighborhood Business)

PROPERTY OVERVIEW

Meybohm Commercial Properties is pleased to exclusively represent this cleared site just off Walton Way in Midtown Augusta. The site consists of .39 acres and is zoned B1 (Neighborhood Business) per Richmond County Planning and Zoning. High traffic counts and just off Walton Way surrounded by banks, restaurants, and retail. New development happening all around this location.

LOCATION OVERVIEW

Located on Druid Park Avenue just feet away from the intersection of Druid Park Avenue and Walton Way in Midtown Augusta. Minutes away from the Medical Complexes and Downtown Augusta.

PROPERTY HIGHLIGHTS

- 0.39 Acres
- Just off Walton Way
- over 15,000 VPD

PHOTOS





APPENDIX D – GENERAL GUIDE TO ZONING DISTRICTS IN AUGUSTA, GEORGIA

This attachment is a summary of the basic zoning districts in Augusta-Richmond County, Georgia. It summarizes the permitted uses and special exceptions (conditional uses) within each zoning district and the applicable requirements related to minimum lot size and maximum density. It does not include the applicable limits / requirements related to such issues as building height, building and structure setbacks, maximum lot coverage and off-street parking. This summary should not be viewed as a substitute for careful reading of the text of the zoning ordinance to identify all of the applicable requirements and restrictions in each of the zoning districts.

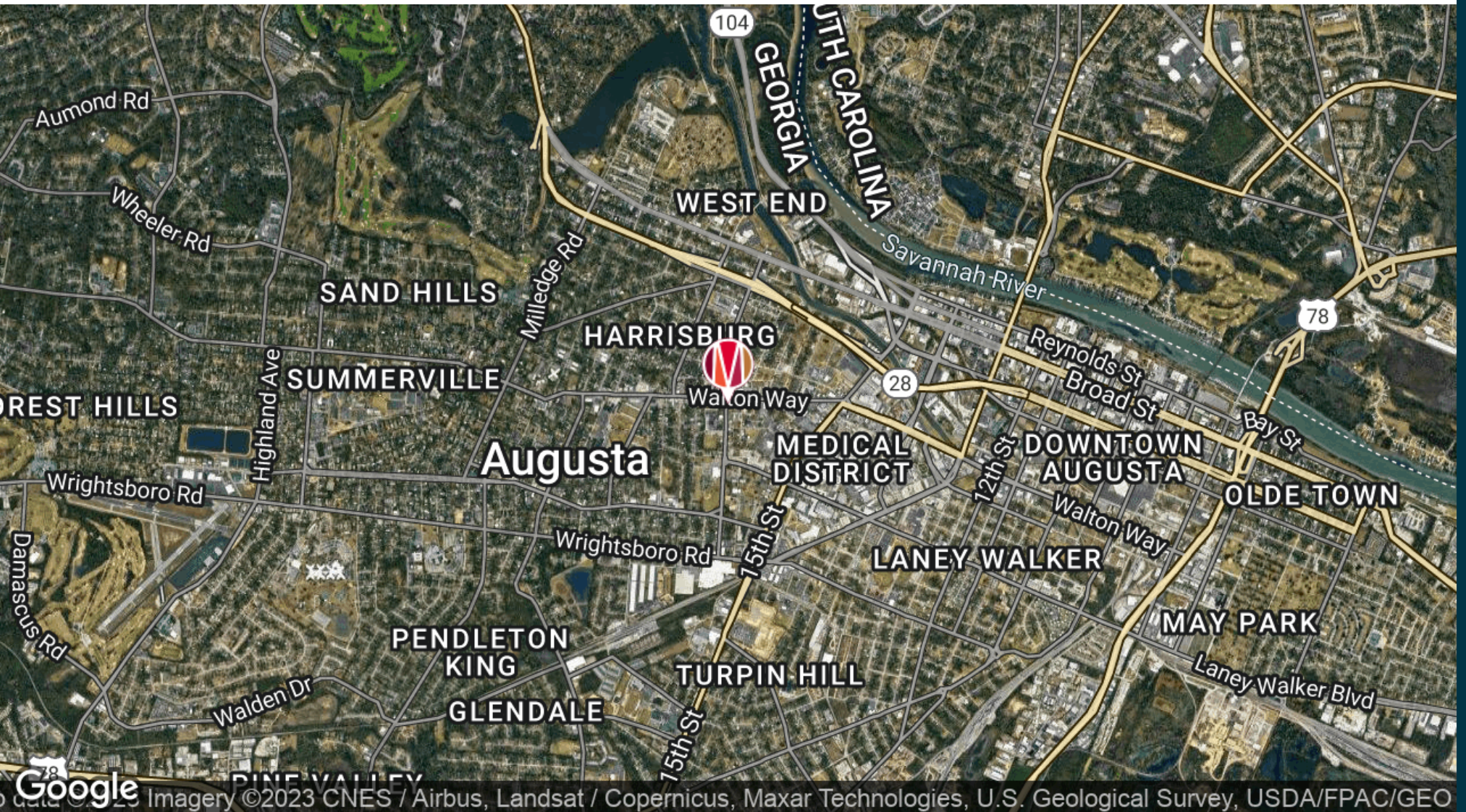
- **B-1 (Neighborhood Business) Zone** – All types of residential uses (single-family and multi-family) and office uses are permitted, subject to the restrictions in the respective zones. A number of different neighborhood-type businesses are permitted, some of which (e.g. restaurant, motel, drive-in type retail business, shopping center) likely generate more traffic and noise than others. Churches, transitional housing, group day care homes and nursing homes are some of the other uses permitted by right in this zoning district. Industrial uses and adult entertainment establishments are not permitted.

RETAILER MAP



Map
data
© 2022

LOCATION MAP

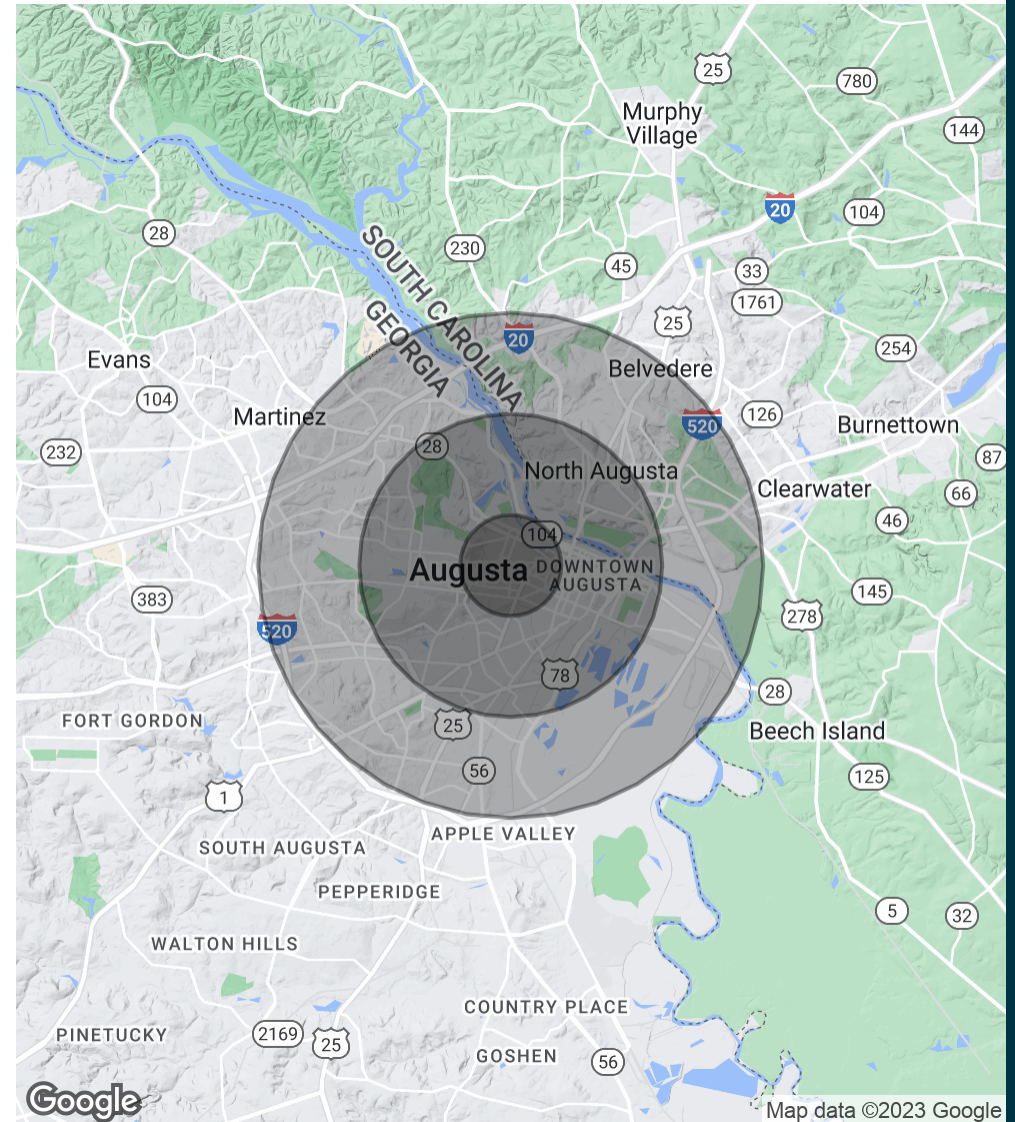


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,919	54,216	119,767
Average Age	30.6	36.6	36.5
Average Age (Male)	32.5	35.1	35.1
Average Age (Female)	29.5	38.1	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,550	23,507	51,741
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$32,140	\$45,920	\$48,850
Average House Value	\$136,484	\$141,234	\$134,624

** Demographic data derived from 2020 ACS - US Census*





**MEYBOHM COMMERCIAL
PROPERTIES**

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com

DAVID HOGG

Vice President, Associate Broker

Dhogg@Meybohm.Com

Cell: 706.394.3011

PROFESSIONAL BACKGROUND

David Hogg, Jr. is a native Augustan and holds a Bachelor of Arts Degree in Criminal Justice from Roanoke College in Salem, Virginia. David began his career with Trust Company Bank in Atlanta, known today as SunTrust. He later joined Georgia Bank and Trust Company in Augusta. His banking career spanned 20 years and throughout his career in banking, David focused on lending, private banking, trust, investment and asset management to clients who owned and managed their own commercial real estate portfolios.

David serves as an Associate Broker for Meybohm Commercial Properties and he specializes in commercial sales and leasing. David is an active member of Trinity on the Hill United Methodist Church, serving on the Board of Trustees. David is a Paul Harris Fellow, awarded by Rotary International Foundation and currently serves as a Trustee of the Tuttle-Newton Home, Inc. and The University Healthcare Foundation. David also serves in an appointed position, as the Chairman of the Augusta Richmond County Riverfront Development Review Board. David is married to Leigh Ann and has four children.

EDUCATION

B.A. Roanoke College Salem, Virginia 1994

GA #365568 // SC #94322