

FOR SALE

1617 & 1623 Barton Chapel Rd

Augusta, GA 30909



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$305,000
Lot Size:	7.03 Acres
Price/Acre:	\$43,385
Zoning:	A & R-1B

- Heavy Traffic Counts
- Thriving Area
- Accessible Detention Pond Next Door

PROPERTY OVERVIEW

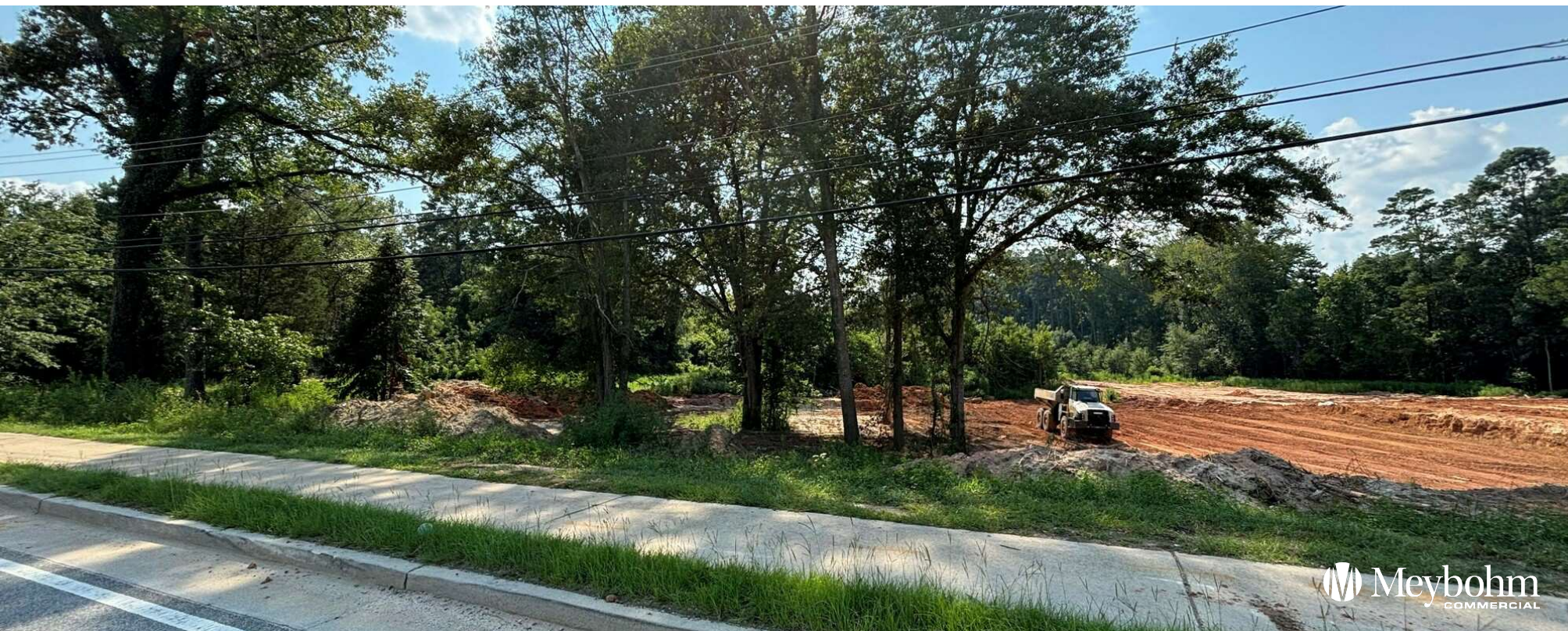
Meybohm Commercial Properties is pleased to exclusively represent this approximate seven-acre land tract on Barton Chapel Road, in Augusta Georgia. Ideal for many types of development, especially for office warehouse use which is prevalent in the area. New Circle K convenience store close by as well as other new developments. New "Drain Surgeon" headquarters being constructed on the site next door. The topography is gently sloping with detention in place on Drain Surgeon site which can service this site. Currently Zoned A & R-1B. 217' of frontage on Barton Chapel Road. Heavy traffic counts in this area. 30,800 VPD on Wrightsboro Road. 31,800 VPD on Gordon Hwy.

LOCATION OVERVIEW

Extremely convenient location with great access to I-520 Bobby Jones Expressway and Wrightsboro Road.
0.3 mile to Wrightsboro Road
0.5 mile to I-520
1 mile to Gordon Hwy
2.25 miles to I-20.









ACCORDING TO THE FEMA FLOOD MAP
132450105F 9/25/09
THIS PROPERTY IS NOT LOCATED
IN A 100 YEAR FLOOD ZONE

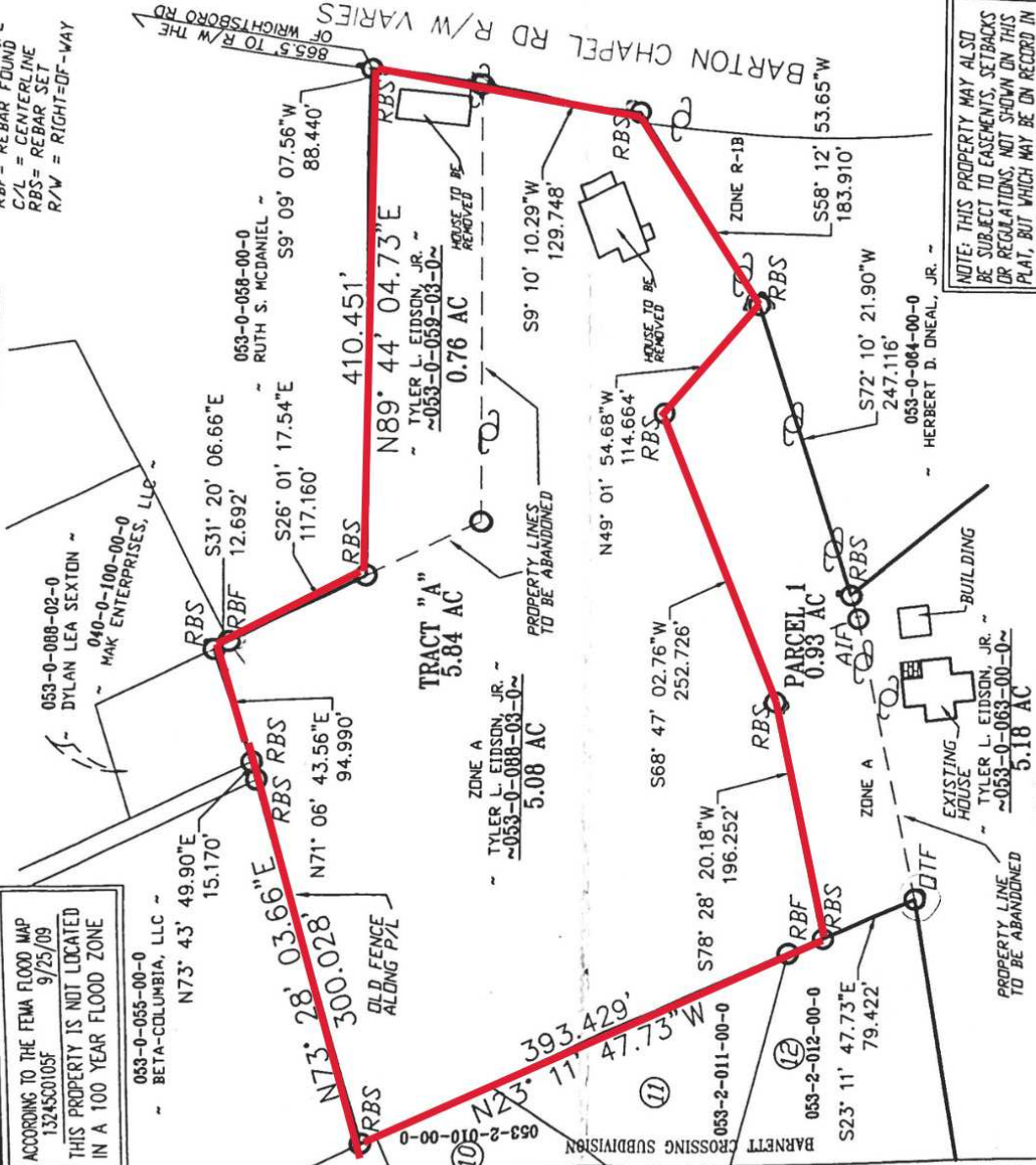
053-0-055-00-0
~ BETA-COLUMBIA, LLC ~
N73° 43' 49.90"E
15.170'

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

AREA CHART:

TRACT "A"	TRACT "B"
053-0-088-03-0 = 5.08 AC	053-0-063-00-0 = 5.18 AC
+ 053-0-059-02-0 = 0.76 AC	+ PARCEL 1 = 0.93 AC
= 5.84 AC	= 6.11 AC

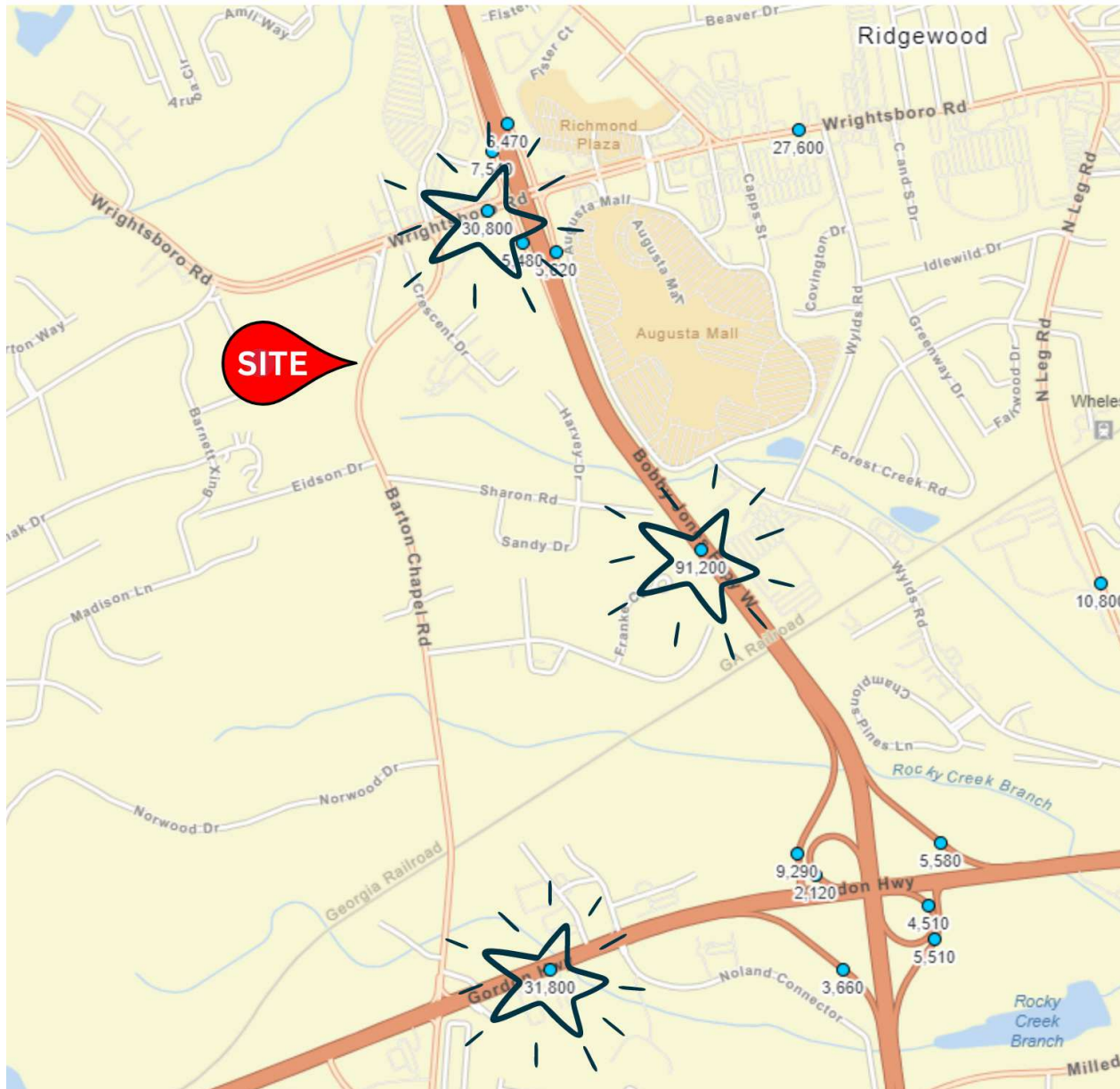
LEGEND
XX* = FENCE
O = POWER POLE
DTE = OPEN TOP PIPE
RBF = REBAR FOUND
C/L = CENTERLINE
R/S = REBAR SET
R/W = RIGHT-OF-WAY



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS OF LAW.		TRACT "B" - 6.11 AC (PLAT SHOWING PART OF TRACT "B")	
PLAT TITLE BLOCK:		TYLER EIDSON, JR.	
JOB # H17148		DRD. BY: TYLER EIDSON	
LOCATION: SHOWING A 5.08 AC, A 0.76 AC, A 0.93 AC AND PART OF A 5.18 AC		TAX PARCELS: 053-0-088-03-0, 053-0-059-03-0 & 053-0-063-00-0.	
AKA: 1617.1623 & 1631 BARTON CHAPEL RD		AUGUSTA-RICHMOND COUNTY STATE OF GEORGIA	
EQUIPMENT: CHAMPION TKD GPS		REFERENCES: AUGUSTA-RICHMOND RR 344 PG 669, RR 344 PG 673, 33-1 PG 601	
SURVEY DATE: 10/25/17		PLAT DATE: 11/03/17	
DRAWN BY: HAS		PLAT CLOSURE: 1/290000'	
FLD CLOS PRECISION = 1/16980'		SCALE 1" = 100'	
FLD ANG ERROR = 5" / PT		ADJ. BY: NO	
RULE		SOUTHERN LAND SURVEYORS	
THIS FIELD SURVEY AND PLAT WAS PREPARED AT THE REQUEST OF AND FOR THE EXCLUSIVE USE OF THE OWNER(S) OF THIS PROPERTY ON THE DATE THE FIELD SURVEY WAS COMPLETED.		4571-A COX ROAD EVANS, GEORGIA 30809 TEL. 706-855-6700	



Traffic Counts near 1617 & 1623 Barton Chapel Road, Augusta GA 30909



NEIGHBOR / 1617 & 1623 BARTON CHAPEL RD



FALL LINE
DESIGN LLC
ARCHITECTS + PLANNERS

BOX 126 GIBSON, GA 30801
(706) 551-3812
— FLDESIGN.ARCH@GMAIL.COM —
3037 BEAL STREET, SUITE 100

EXTERIOR ELEVATIONS

DATE:	FEB. 21, 2024
PROJECT NO:	2320
REVISION	DATE

PROJECT: **DRAIN SURGEON**
11613 BARTON CHAPEL ROAD
AUGUSTA, GEORGIA 30906

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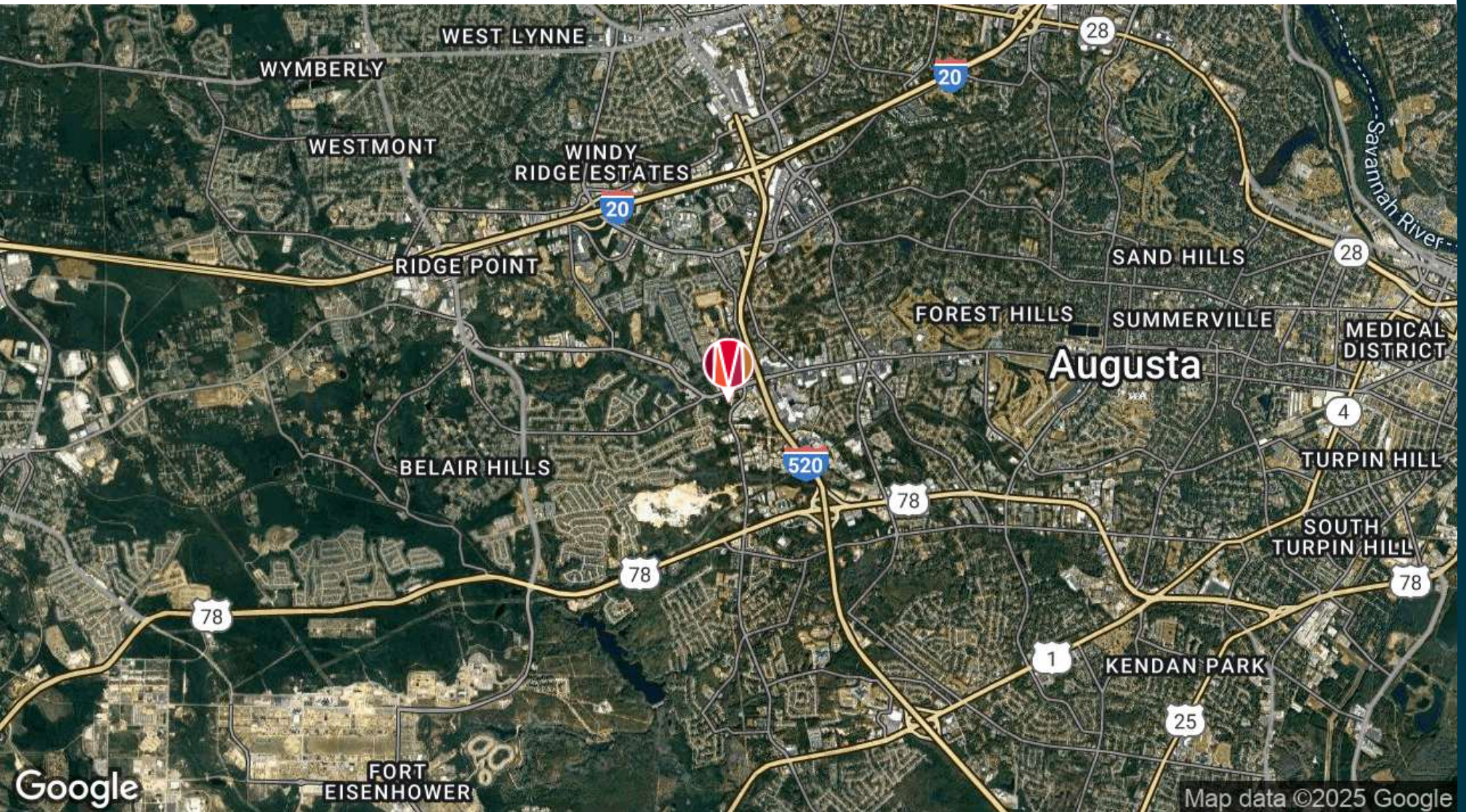
SCALE: 1/4" = 1'-0"

A3.1

DE 6040 979



LOCATION MAP

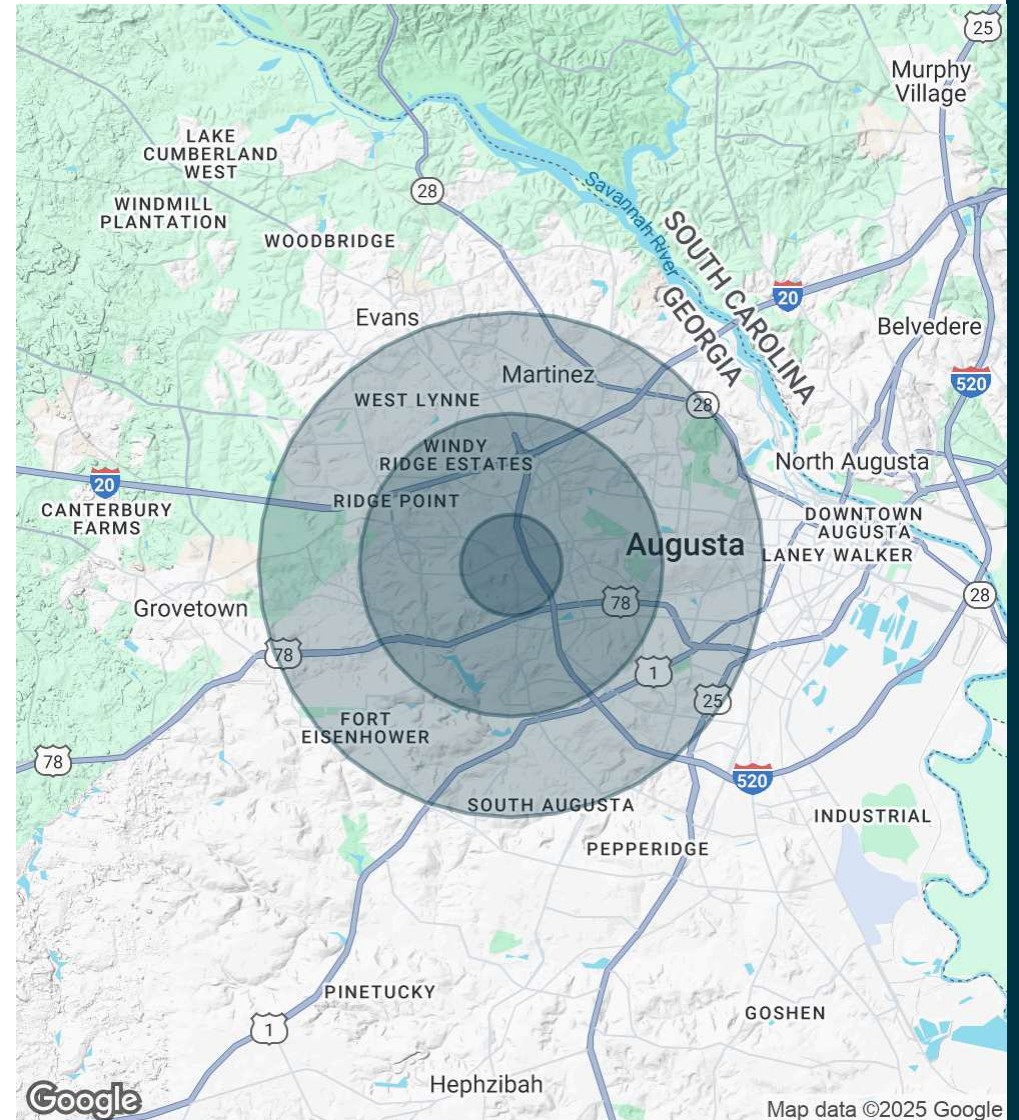


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,813	50,875	153,378
Average Age	39	39	39
Average Age (Male)	37	38	37
Average Age (Female)	40	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,654	21,850	62,526
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$69,438	\$83,535	\$84,199
Average House Value	\$197,608	\$238,843	\$230,919

Demographics data derived from AlphaMap





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 a Vice President and 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, having served as the Chair of the Trustees Board. David is a Paul Harris Fellow, awarded by Rotary International Foundation and currently serves as a Trustee of the Tuttle-Newton Home, Inc. and Piedmont Hospital Augusta. 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

MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com