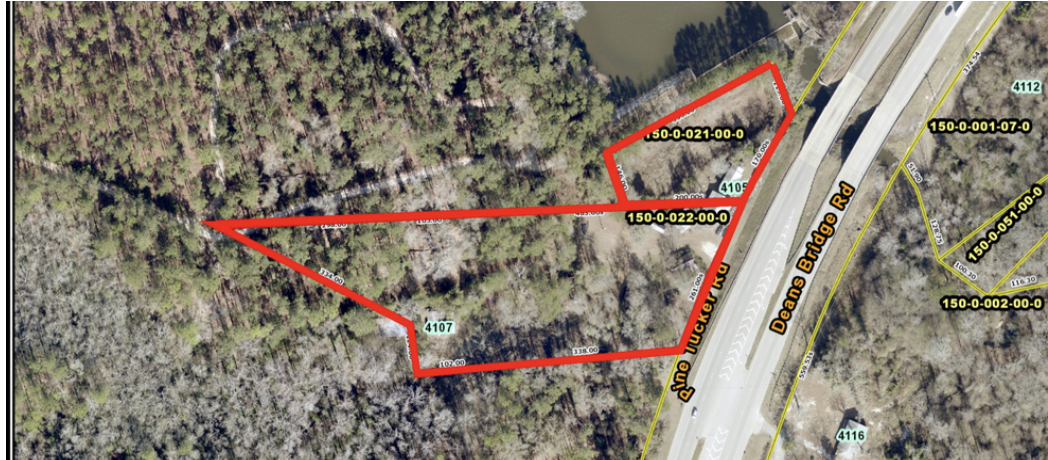


# 4107 Deans Bridge Road

Hephzibah, GA 30815



## OFFERING SUMMARY

Sale Price: \$125,000

Lot Size: 4.66 Acres

Zoning: B2

Market: South Augusta

Submarket: Hephzibah

Price / SF: \$0.62

## PROPERTY OVERVIEW

This property consists of two parcels 4107 and 4105 Deans Bridge Road totaling 4.66 acres. Zoned B2 which allows most retail businesses and/or a multi-family development. The property is adjacent to Fort Gordon which is currently experiencing rapid growth due to the Federal Cyber Security Hub relocating to the base. The explosion of people coming to the area makes this a very desirable property.

## PROPERTY HIGHLIGHTS

- Great property for a new retail or multi-family development
- Consists of two parcels 4107 and 4105 Deans Bridge Road
- Adjacent to Fort Gordon
- 4.66 acres total
- Zoned B2
- Traffic count of over 10,000
- Very desirable location

## SHERMAN & HEMSTREET REAL ESTATE COMPANY

624 Ellis St. , Augusta, GA 30901  
shermanandhemstreet.com  
706.722.8334

## ZACK HARTMAN

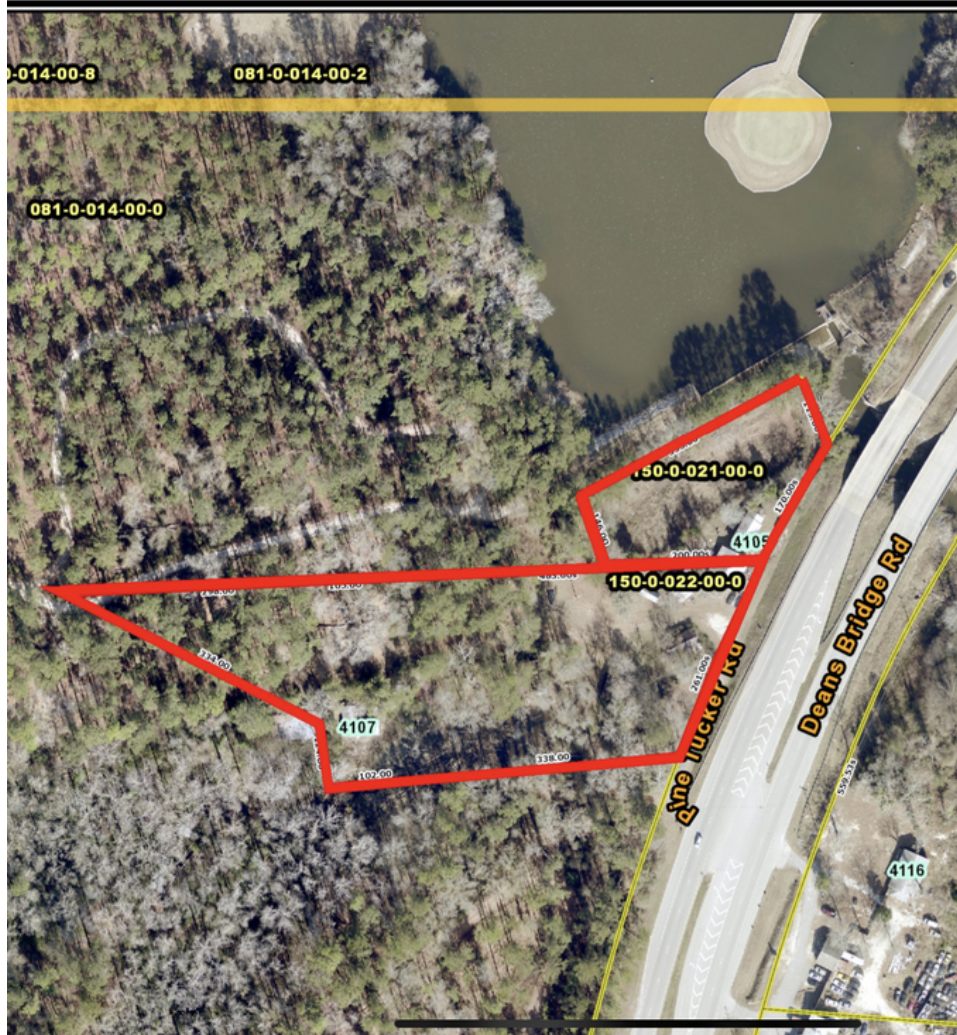
zhartman@shermanandhemstreet.com  
706.922.0395



# 4107 Deans Bridge Road

Hephzibah, GA 30815

## 4107 4105 Deans bridge Road





# 4107 Deans Bridge Road

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# 4107 Deans Bridge Road

Hephzibah, GA 30815

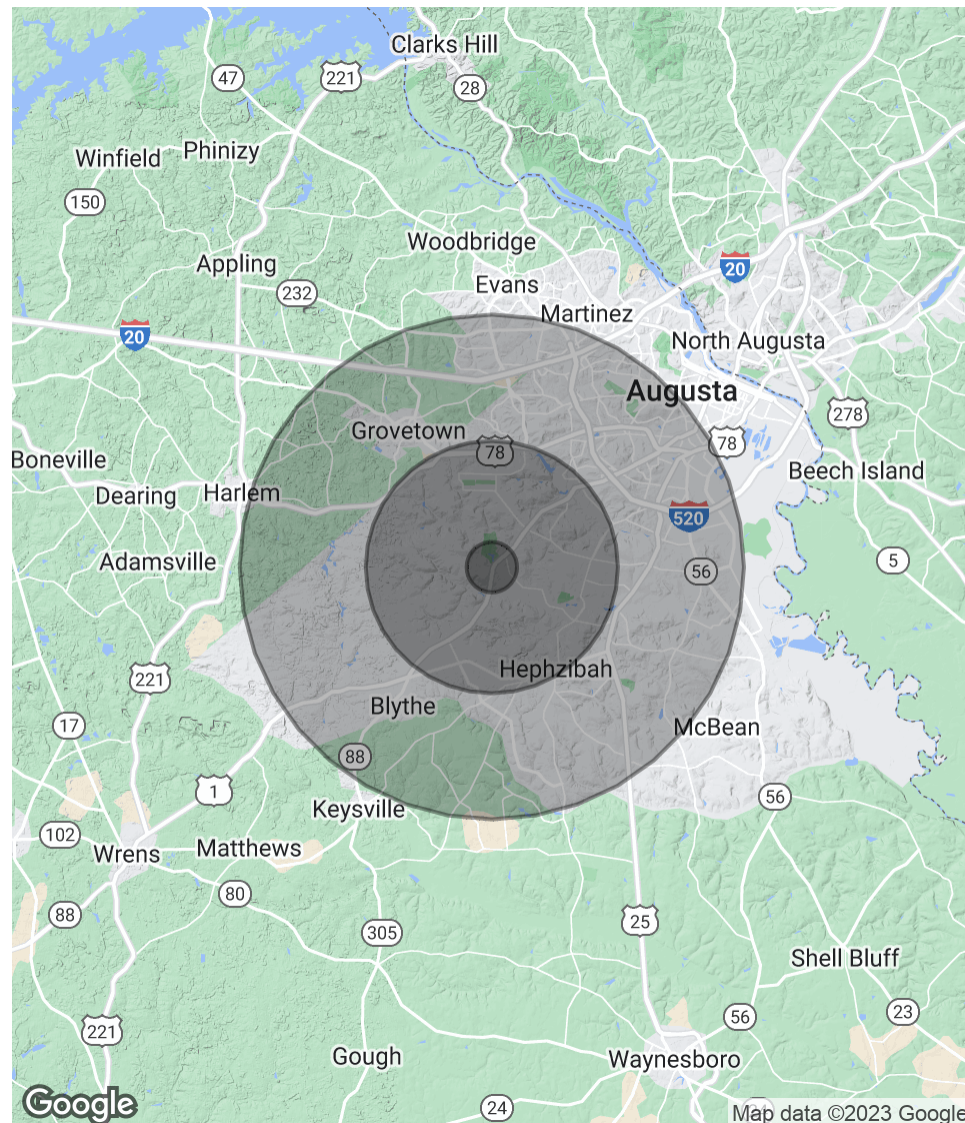
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,345	34,556	198,880
Average age	29.0	32.7	33.8
Average age (Male)	27.6	30.8	32.3
Average age (Female)	34.4	35.4	35.5

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	382	11,214	71,348
# of persons per HH	3.5	3.1	2.8
Average HH income	\$56,767	\$53,954	\$53,659
Average house value	\$125,319	\$124,608	\$124,520

\* Demographic data derived from 2020 ACS - US Census



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