

FOR SALE

**Shell Tract Hephzibah GA –
Large Lot, Single-Family,
Builder/Developer Opportunity**

Rheney Rd, Hephzibah, GA 30815

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$525,000
Lot Size:	39.81 Acres
Price/Acre:	\$13,188

- Single Family Residential Development
- City Approved
- Ten 3-Acre Lots

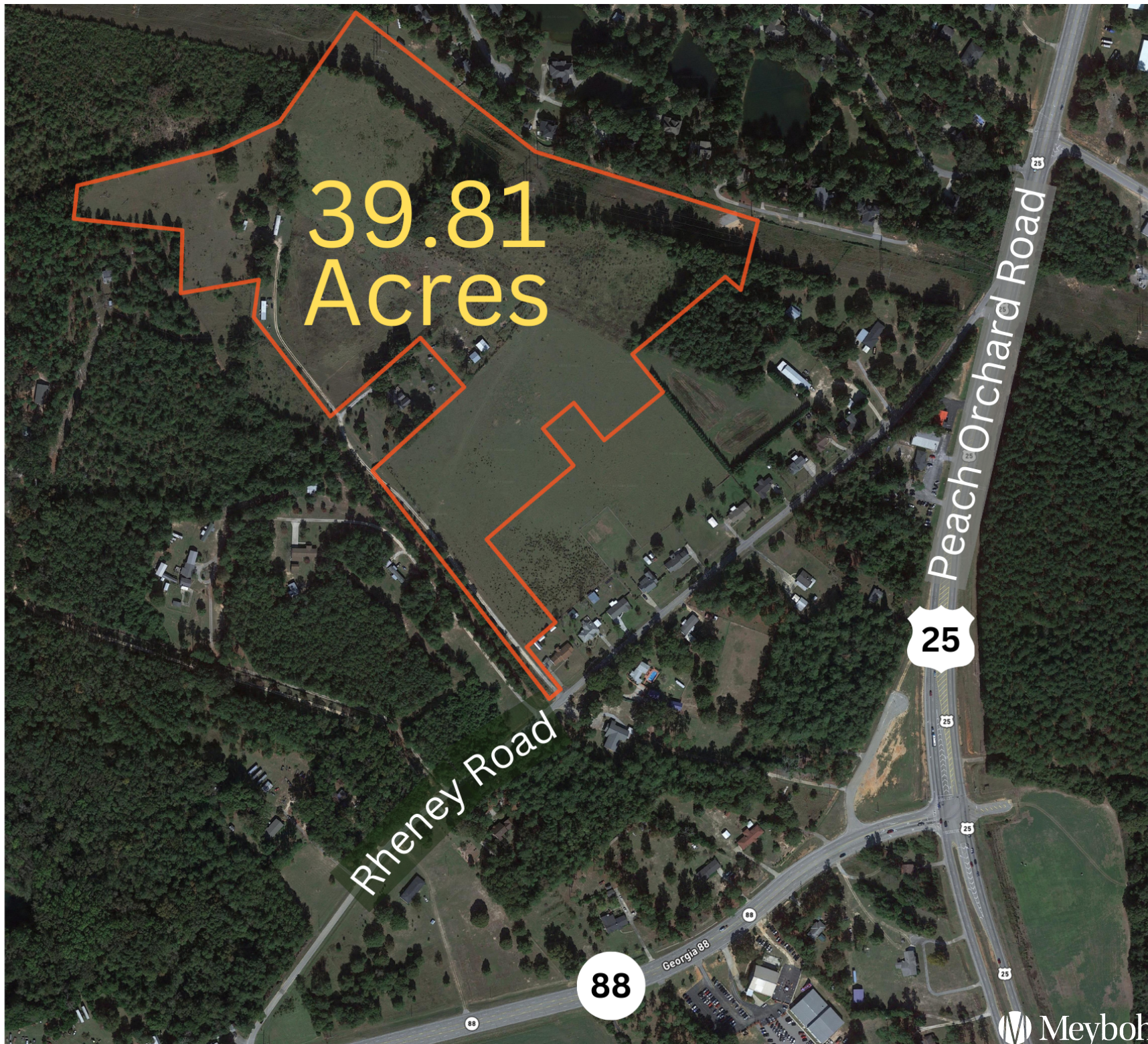
PROPERTY OVERVIEW

Meybohm Commercial is proud to exclusively present this ten lot, 39.81 acre, single family residential development opportunity near Hephzibah, Georgia. Originally pastureland, this site has been approved by the city of Hephzibah to be subdivided into 10 three-acre single family lots. There is city water along Rheney Road and sewer access at the northwest border if use is deemed necessary by the developer. The mobile homes currently on the property are to be removed. This large lot approval by the city allows the access road to be graveled as opposed to much more expensive asphalt with curb and gutters construction. The property is being offered in total to builder/developers and the sale of individual lots will not be considered.

This large lot subdivision makes for a country living experience just outside of the City of Augusta with easy access to all of the conveniences of the city. Richmond County Parcel Number: 2110001050

LOCATION OVERVIEW

Located just off Peach Orchard Road (GA Highway 25) and GA Highway 88 near Hephzibah, Georgia in Richmond County makes for easy access to Augusta and the surrounding area. 12 miles from Fort Eisenhower.



BOUNDARY SURVEY FOR

MARY NELL CROSBY

SHOWING PROPERTY KNOWN AS TAX MAP 2110001050
DEED BOOK 267-1485

1134th G.M.D. 39.83 ACRES

AUGUSTA-RICHMOND COUNTY, GEORGIA

SCALE: 1"=200' MARCH 25, 2023 (FIELD WORK)
APRIL 10, 2023 (PLAT COMPLETED)

TOPCON GPT 1003-HIPER V
TRAVERSE CLOSURE 1/11,881'
ANGLE ERROR 2" PER POINT
LEAST SQUARES ADJUSTMENT
MAP CHECK 1/116,880'

- - 1/2" REBAR SET
- - 1/2" REBAR FOUND
- - 1/2" PIPE FOUND
- - 1" PIPE FOUND

THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY
AND PROTECTIVE COVENANTS OF RECORD.

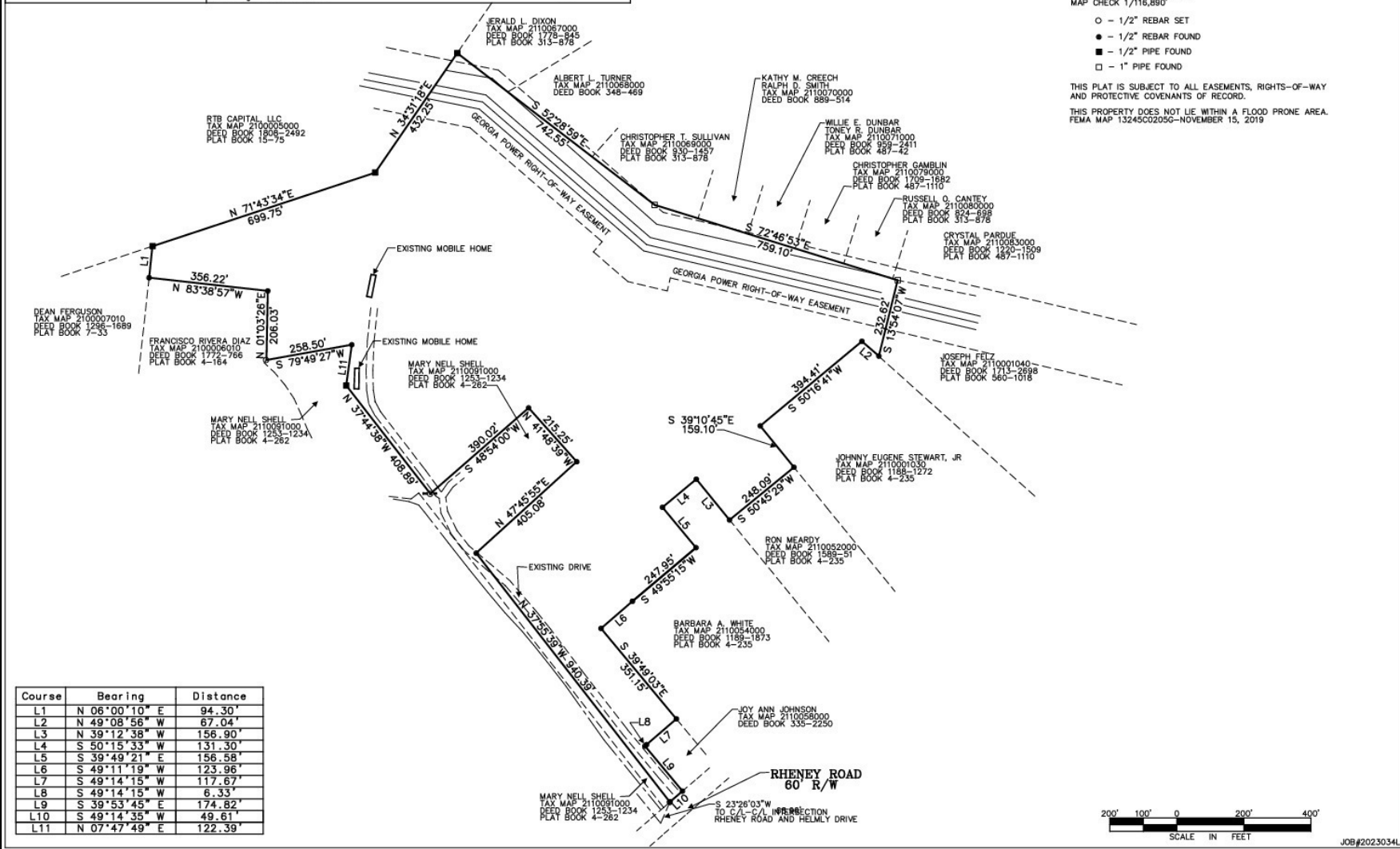
THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA.
FEMA MAP 13245C0205G-NOVEMBER 15, 2019

RESERVED FOR THE CLERK OF SUPERIOR COURT

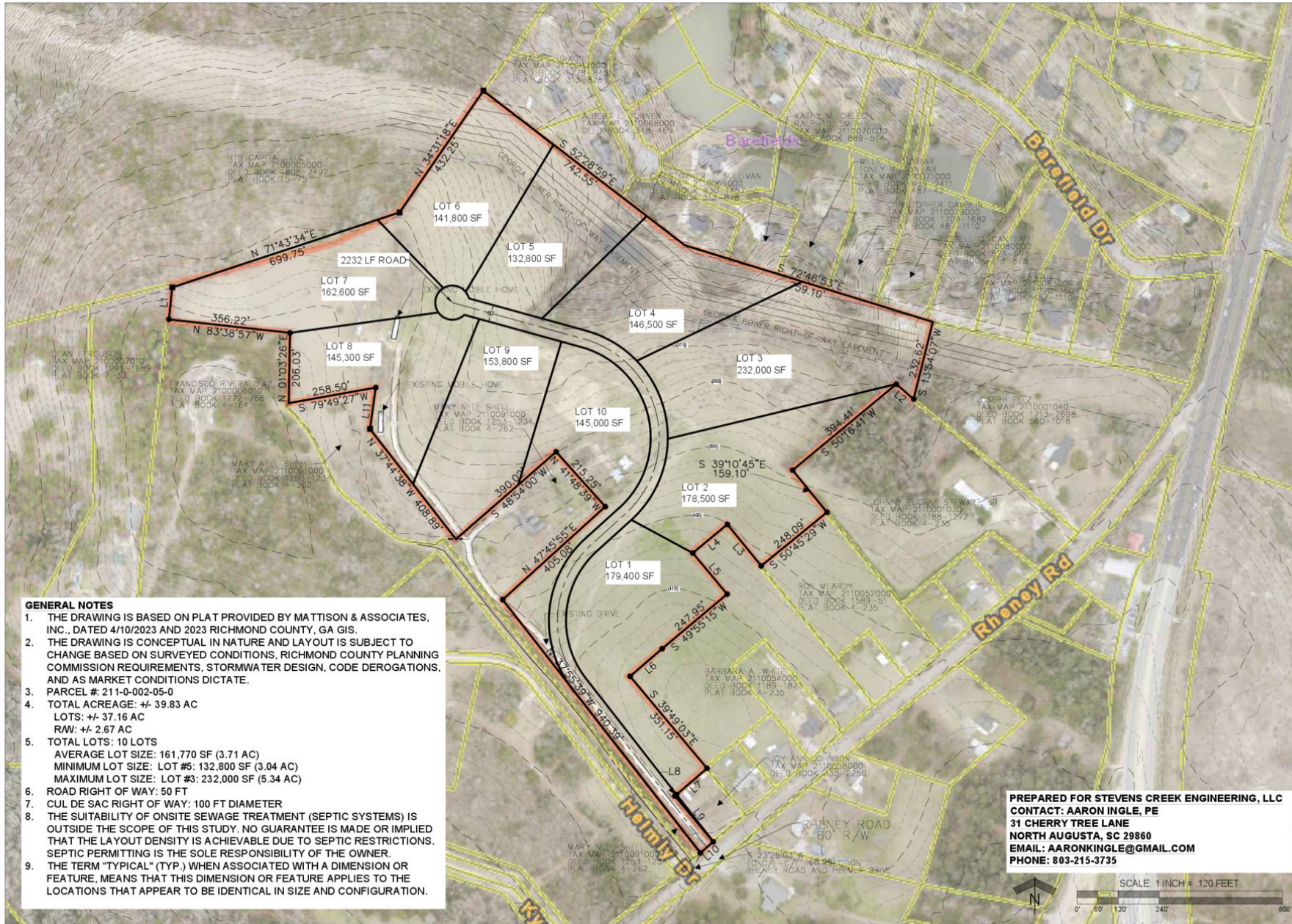
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT
SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY
BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER
INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREIN.
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION,
AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR
SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND
SURVEYOR CERTIFIES THAT THIS PLAT COMPLES 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.

James F. Mattison, IV
JAMES F. MATTISON, IV, P.L.S. #2701 DATE: 4/10/2023

MATTISON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION LSF00690
P.O. BOX 714
LINCOLN, GEORGIA 30817
706-359-5893
EMAIL: jfmatt12@nu-z.net



JOB #2023034L



GENERAL NOTES

1. THE DRAWING IS BASED ON PLAT PROVIDED BY MATTISON & ASSOCIATES, INC., DATED 4/10/2023 AND 2023 RICHMOND COUNTY, GA GIS.
2. THE DRAWING IS CONCEPTUAL IN NATURE AND LAYOUT IS SUBJECT TO CHANGE BASED ON SURVEYED CONDITIONS, RICHMOND COUNTY PLANNING COMMISSION REQUIREMENTS, STORMWATER DESIGN, CODE DEROGATIONS, AND AS MARKET CONDITIONS DICTATE.
3. PARCEL #: 211-0-002-05-0
4. TOTAL ACREAGE: \pm 39.83 AC
LOTS: \pm 37.16 AC
RW: \pm 2.67 AC
5. TOTAL LOTS: 10 LOTS
AVERAGE LOT SIZE: 161,770 SF (3.71 AC)
MINIMUM LOT SIZE: LOT #5: 132,800 SF (3.04 AC)
MAXIMUM LOT SIZE: LOT #3: 232,000 SF (5.34 AC)
6. ROAD RIGHT OF WAY: 50 FT
7. CUL DE SAC RIGHT OF WAY: 100 FT DIAMETER
8. THE SUITABILITY OF ONSITE SEWAGE TREATMENT (SEPTIC SYSTEMS) IS OUTSIDE THE SCOPE OF THIS STUDY. NO GUARANTEE IS MADE OR IMPLIED THAT THE LAYOUT DENSITY IS ACHIEVABLE DUE TO SEPTIC RESTRICTIONS. SEPTIC PERMITTING IS THE SOLE RESPONSIBILITY OF THE OWNER.
9. THE TERM "TYPICAL" (TYP.) WHEN ASSOCIATED WITH A DIMENSION OR FEATURE, MEANS THAT THIS DIMENSION OR FEATURE APPLIES TO THE LOCATIONS THAT APPEAR TO BE IDENTICAL IN SIZE AND CONFIGURATION.

PREPARED FOR STEVENS CREEK ENGINEERING, LLC
CONTACT: AARON INGLE, PE
31 CHERRY TREE LANE
NORTH AUGUSTA, SC 29860
EMAIL: AARONKINGLE@GMAIL.COM
PHONE: 803-215-3735

****PRELIMINARY****
FOR REVIEW PURPOSE ONLY

K&S
K&S Surveying & Mapping, LLC
201 Williams Ave, Suite 200
North Augusta, SC 29850
(803) 201-0100
www.kandsurveying.com

DATE	DATE
06/06/2023	
1" = 120' (SHEET 24/30)	
1" = 240' (SHEET 12/10)	
SCALE	
CHECKED	ABC

CONCEPTUAL LOT LAYOUT
HEPHZIBAH LAYOUT
4241 RHOENY RD
HEPHZIBAH, GA 30815

SHEET NO.
CL1
OF 01



Aerial with Boundary



Eastern View



Looking Northwest



Looking Southeast 25 & 88



Northern Corner



Northern Side



Northwest View



Shell Home

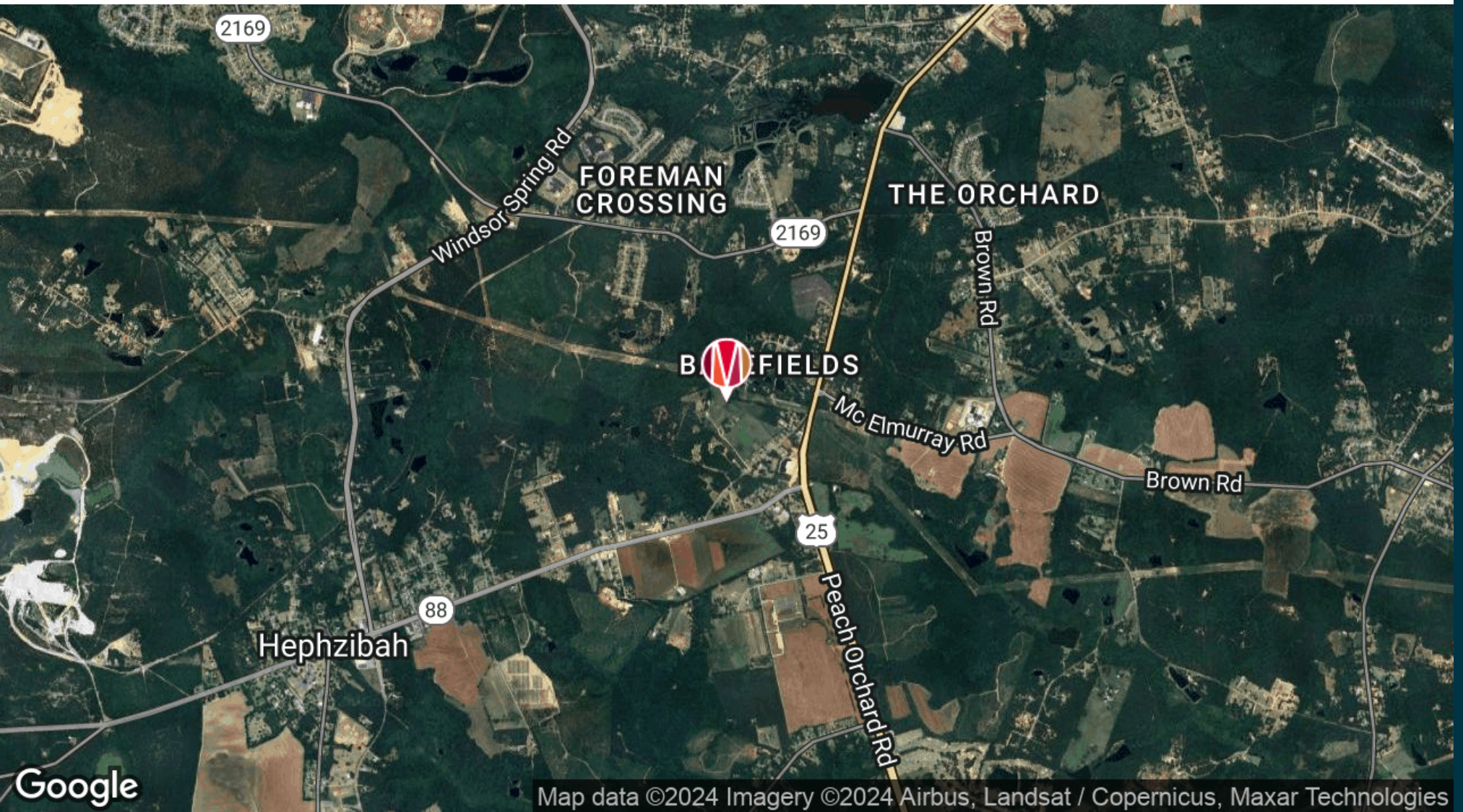


Southwest View and Entrance



Western Corner

LOCATION MAP

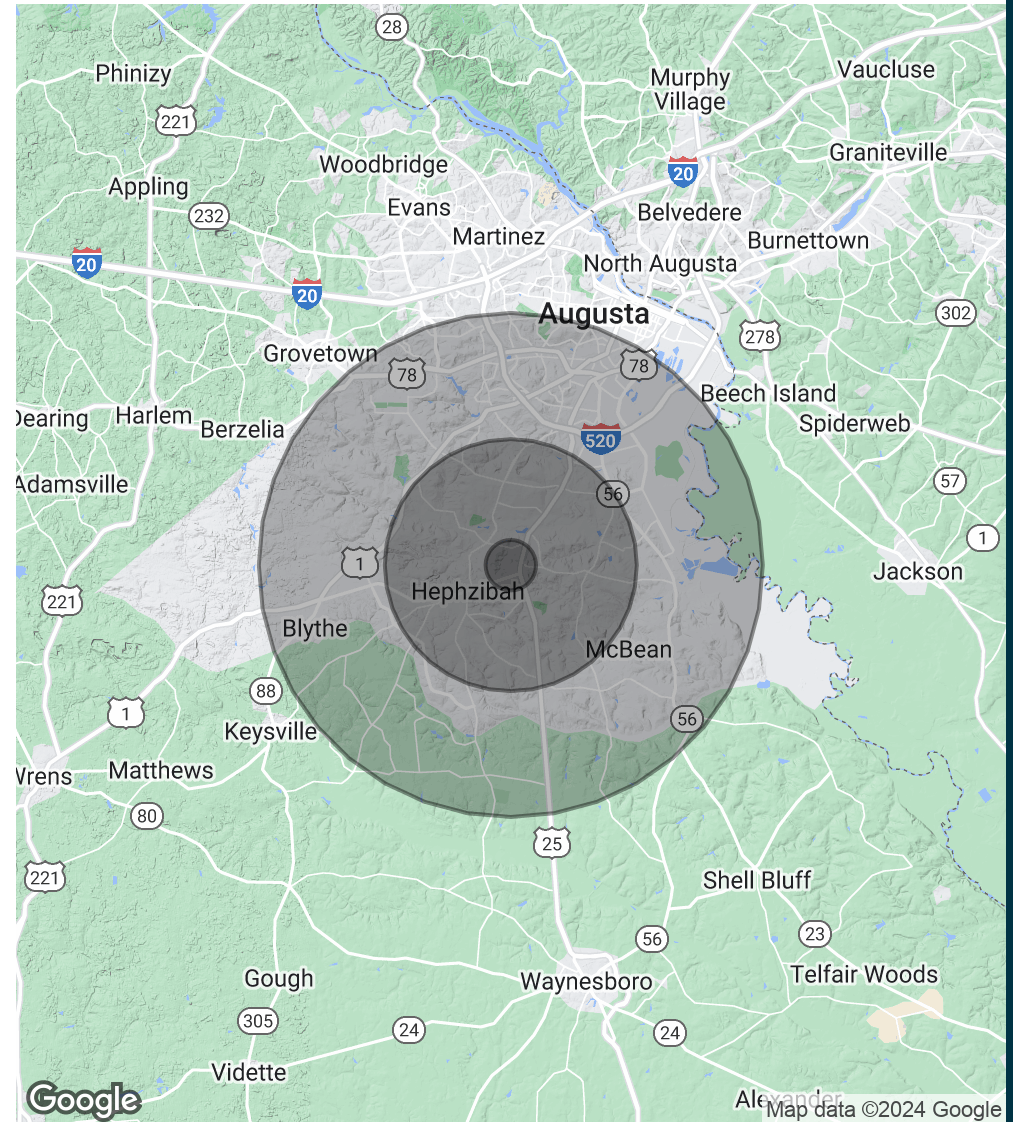


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,079	47,947	142,116
Average Age	38	40	38
Average Age (Male)	36	38	37
Average Age (Female)	40	41	40

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	378	17,966	53,103
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$76,295	\$80,954	\$70,915
Average House Value	\$178,198	\$201,844	\$177,974

Demographics data derived from AlphaMap





**MEYBOHM COMMERCIAL
PROPERTIES**

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com

TRAVIS REED, CCIM

Vice President, Associate Broker

Treed@Meybohm.Com

Cell: 706.836.8091

PROFESSIONAL BACKGROUND

Travis is a broker specializing in commercial properties, forestry, development and construction. A native of Lincolnton, Georgia, Travis earned a Bachelor of Science degree in Forest Resources from the University of Georgia and served as president of Reed Logging, Inc. for 25 years. Before joining the family logging business in the mid-1980s, Travis worked for Barco International, an international agricultural construction company, as head of its Middle Eastern/North African division, spending six years in Iraq and Egypt. After Barco, he spent time in England working with Middle East Econometrics Limited researching and writing feasibility studies for Middle Eastern clients of the World Bank. Travis has two daughters, Shelli and Whitney, and five grandchildren and lives with his wife, Gail, in Evans, Georgia. As a graduate forester and a lifetime spent in the forest industry, Travis is committed to land and timber conservation. He enjoys shooting trap and sporting clays and serves on the board of directors of Pinetucky Gun Club.

EDUCATION

BS in Forest Services, University of Georgia

MEMBERSHIPS & AFFILIATIONS

CCIM

GA #302716 // SC #67337