

# LAND FOR SALE

3863 Mike Padgett Highway  
Augusta, GA 30906

\$18,000/acre | APN | 171-0-007-00-0 | 47.0 AC

**WIL KACOS**

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# Highlights

This site located on Mike Padgett Highway sits 1.05 miles South of Old Waynesboro Road. Approximately 47 acres of land, this parcel is perfect for multi-family or small, single family development.

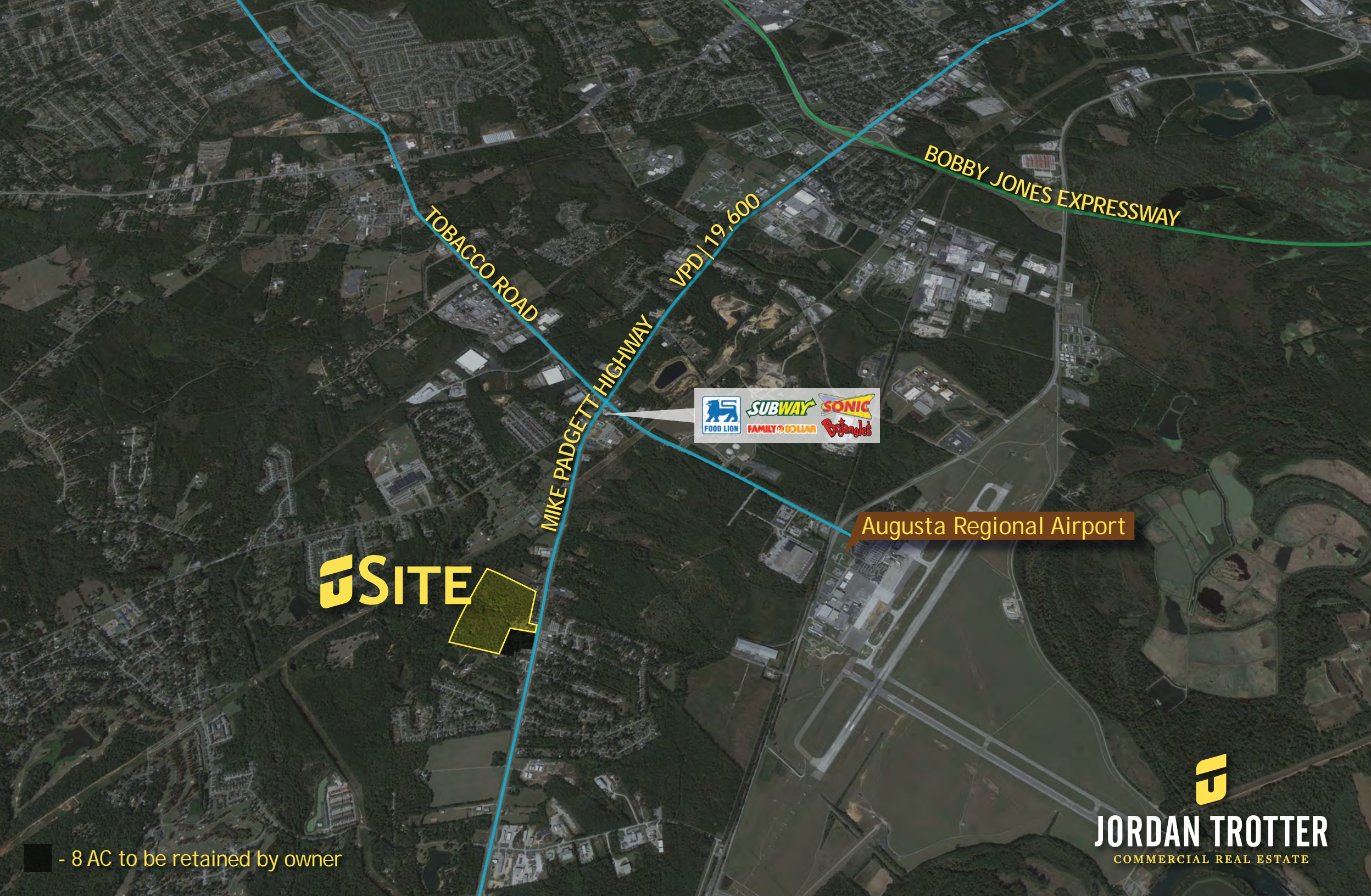
- The Site is located at a median break allowing for one full access ingress/egress
- Water on site
- Potential for sewer tie-in across Mike Padgett Highway
- Relatively flat topo and easy access makes this site easy to develop



- 8 AC to be retained by owner



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TOBACCO ROAD

BOBBY JONES EXPRESSWAY

VPD | 19,600

MIKE PADGETT HIGHWAY

FOOD LION	FAMILY DOLLAR	Bojangles

Augusta Regional Airport

**SITE**

- 8 AC to be retained by owner



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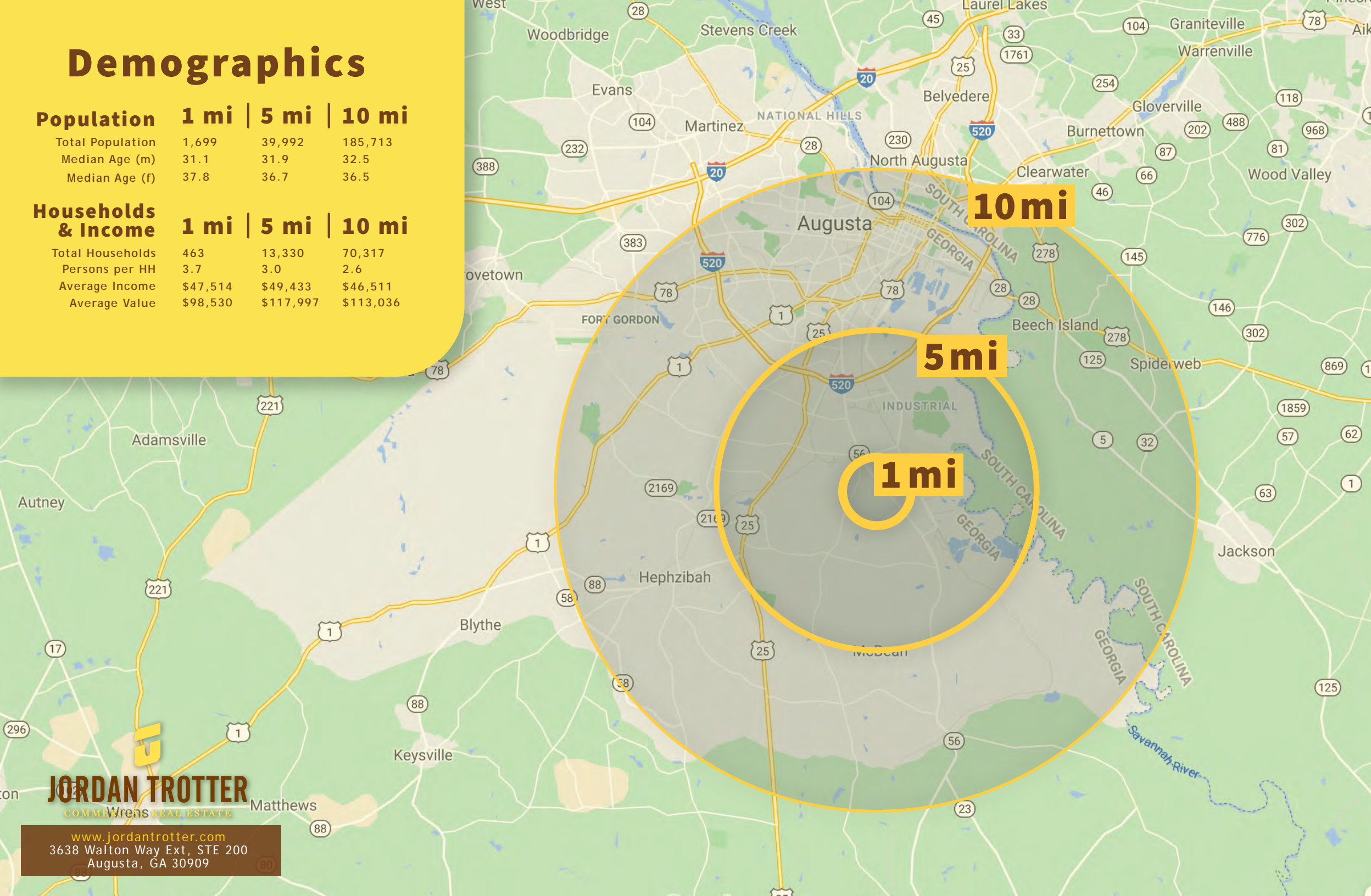
# Demographics

## Population 1 mi | 5 mi | 10 mi

Total Population	1,699	39,992	185,713
Median Age (m)	31.1	31.9	32.5
Median Age (f)	37.8	36.7	36.5

## Households & Income 1 mi | 5 mi | 10 mi

Total Households	463	13,330	70,317
Persons per HH	3.7	3.0	2.6
Average Income	\$47,514	\$49,433	\$46,511
Average Value	\$98,530	\$117,997	\$113,036



10mi

5mi

1mi

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