

**FOR SALE**

**1600 Barton Chapel Road  
Augusta, GA**

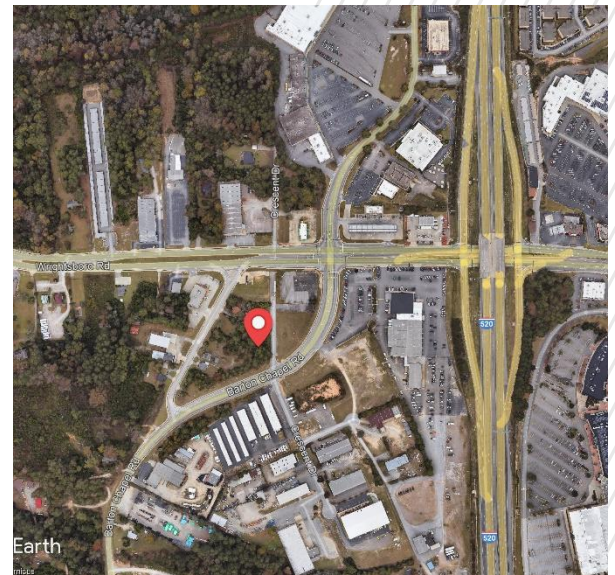


## PROPERTY HIGHLIGHTS

This second-row parcel on Wrightsboro Road offers a prime development opportunity. The site provides full-motion access via Barton Chapel Road, adjacent to a Circle K store. Utilities are readily available with sewer and water on site. The property features flat topography and is free from wetlands or floodplain issues, ensuring a straightforward development process.

<b>BUILDING SF</b>	0
<b>LAND SF</b>	137,214
<b>YEAR BUILT</b>	N/A
<b>PARKING</b>	N/A
<b>TRAFFIC COUNTS</b>	30,200 VPD

<b>SIGNAGE TYPE</b>	N/A
<b>1-MILE (POP.)</b>	5,100
<b>3-MILE (POP.)</b>	51,534
<b>MED. INCOME</b>	\$62,500
<b>SPACE USE</b>	Development Land



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### Location Description

This site is situated in a prime retail hub of Augusta, less than a mile from the Augusta Mall. It is surrounded by numerous national and local tenants, including McDonald's, TJ Maxx, Ross, Walmart, Dillard's, Harbor Freight, Ashley Home Store, and Gerald Jones Ford. Located on Wrightsboro Road, the site benefits from its position on a major artery in the Augusta area. Wrightsboro Road serves as a vital connector between Grovetown, Augusta, and Fort Eisenhower, ensuring continued growth and accessibility in this thriving area.



### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	041-0-040-01-0
<b>2023 RE TAXES</b>	\$8,880
<b>ZONING</b>	B-2



### RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

### OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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