

2621 Barton Chapel Rd

±8.81 Acres Near Fort Eisenhower



REEDY

LAND CO.

A DIVISION OF REEDY PROPERTY GROUP

Parcel Overview

2621 Barton Chapel Road | Augusta, GA 30906

Richmond County Tax ID: 095-0-003-05-0



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Augusta, GA 30906

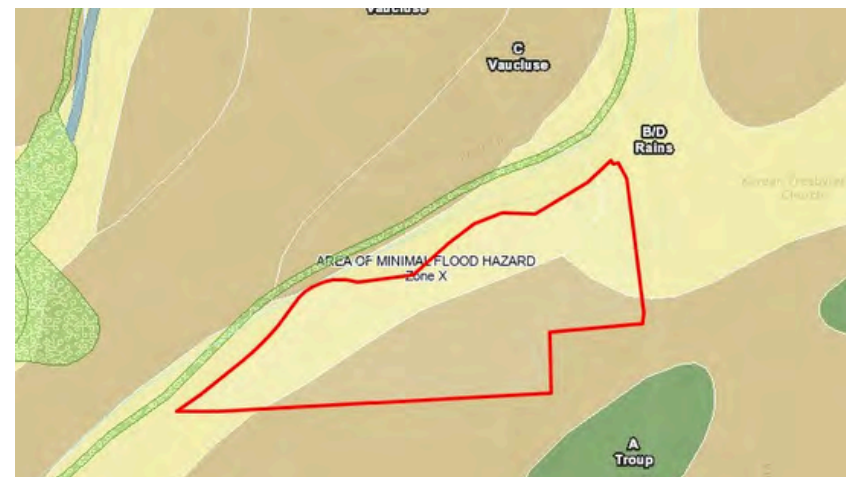
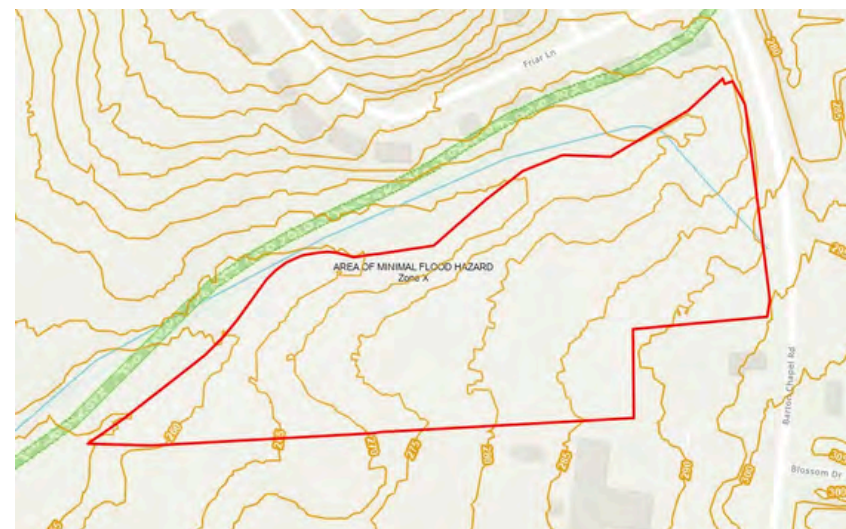
Property Highlights

- VPD: $\pm 15,000$ (GA AADT, '25)
- Full utilities available
- No Covenants or Restrictions
- $\pm 1/2$ mile to Hwy 1.
- ± 1.5 mile to Gordon Hwy.
- ± 3 minutes to Glenn Hills Elementary, Middle, and High School.
- ± 3 minutes to I520 connector.
- ± 9 minutes to Fort Eisenhower.
- ± 9 miles to Downtown Augusta, GA.
- ± 10 miles to Augusta National Golf Club.

Offering Summary

Lot Size: ± 8.81 Acres

Sale Price: \$170,000.00



Zoning Information

2621 Barton Chapel Rd

The property is zoned R-1A in the Front -

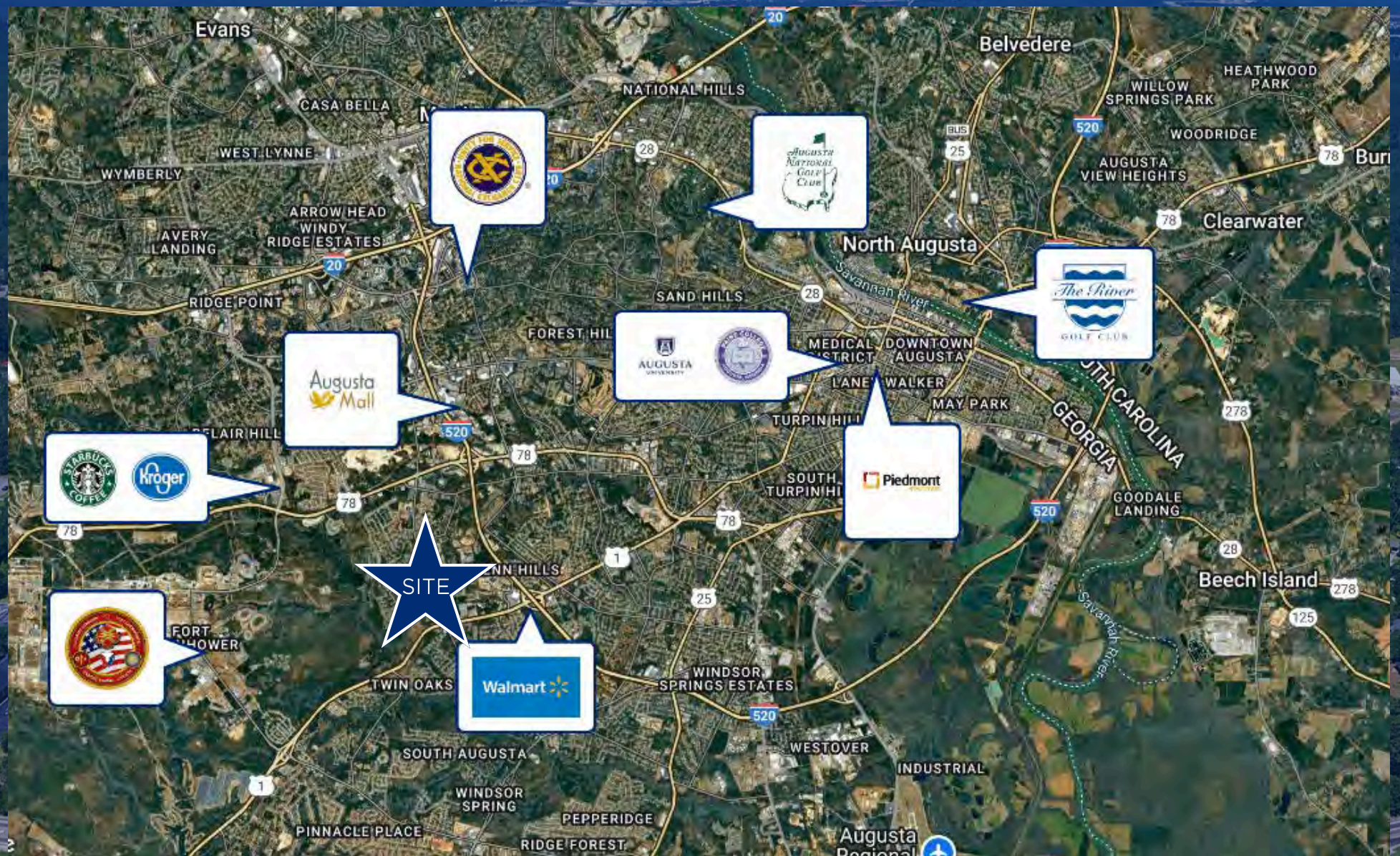
- **R-1A (One-Family Residential) Zone** – The permitted uses in this zone include any use permitted in an R-1 zone, subject to the restrictions of the R-1 zone. Every lot in an R-1A zone shall have a minimum lot width of 80 feet and a minimum lot area of 10,000 square feet. Conservation subdivisions are permitted by right at a density not to exceed four (4) lots per acre (see Section 28-D of the zoning ordinance for additional requirements). Uses permitted by special exception include single-family attached and detached dwellings and condominiums at a density not to exceed four (4) units per acre, and public parking areas.

The rest of the property is zoned A -

- **A (Agricultural) Zone** – The permitted uses in this zone district include single-family detached residences developed under the standards in the R-1 Zone; agriculture, dairying and ranching (and buildings incidental to such uses); buildings incidental to forestry; noncommercial boat piers, slips and boat houses; manufactured homes on individual lots developed in accordance with the applicable standards; conservation subdivisions at a density not to exceed 0.5 lots per acre (see Section 28-D of the zoning ordinance for additional requirements); parking of vehicles related to agricultural and forestry enterprises engaged in on the same lot or adjoining property; and parking of no more than two commercial vehicles, in excess of one ton capacity and three or more axles, on a lot exceeding one acre in area. Uses permitted by special exception include recreational vehicle (RV) parks, subject to the applicable standards, and animal kennels, boarding of animals and animal grooming establishments subject to conditions in the zoning ordinance
 - **Conservation Subdivisions** - Section 28-D of the zoning ordinance establishes the requirements for conservation subdivisions permitted by right in A, R-1, R-1A, R-1B and R-1C zones. Among the requirements are minimum tract size, minimum amount of greenspace, use of the greenspace, dwelling type limited to detached houses, minimum setbacks and maximum lot coverage. Special exceptions may be applied for where one or more lots in a proposed conservation subdivision are 60% or less of the minimum lot size for the applicable zone. The Planning Commission may grant variances from the other requirements for conservation subdivisions.

Map

Augusta, GA



Area Demographics

Augusta, GA

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	417	1,486	5,413
Average Age	40	39	37
Average Age (Male)	37	36	34
Average Age (Female)	42	41	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	152	537	1,951
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$58,337	\$59,812	\$56,996
Average House Value	\$164,928	\$139,174	\$131,997

Demographics data derived from AlphaMap



Contact Info

Reedy Land Co.



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