

3640 DEANS BRIDGE ROAD  
HEPHIZIBAH, GA 30815



**13.97 ACRES AVAILABLE FOR SALE**

**SALE PRICE \$425,000.00**

**Presented By:**

C. Ralph Kitchens, Jr. CCIM  
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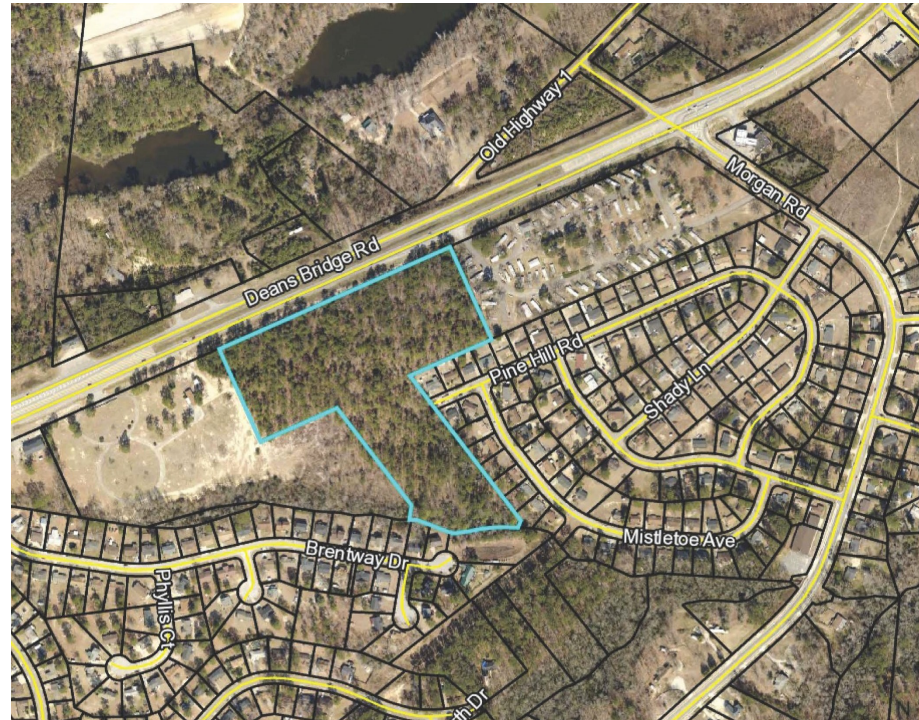


**Nichols Land & Investment Company**

2814 Hillcreek Dr. Suite B  
Augusta, GA 30909

706-364-3901

[www.nicholsland.net](http://www.nicholsland.net)



### PROPERTY SUMMARY

Sale Price: \$425,000.00

Lot Size: 13.97 Acres

### **PROPERTY OVERVIEW:**

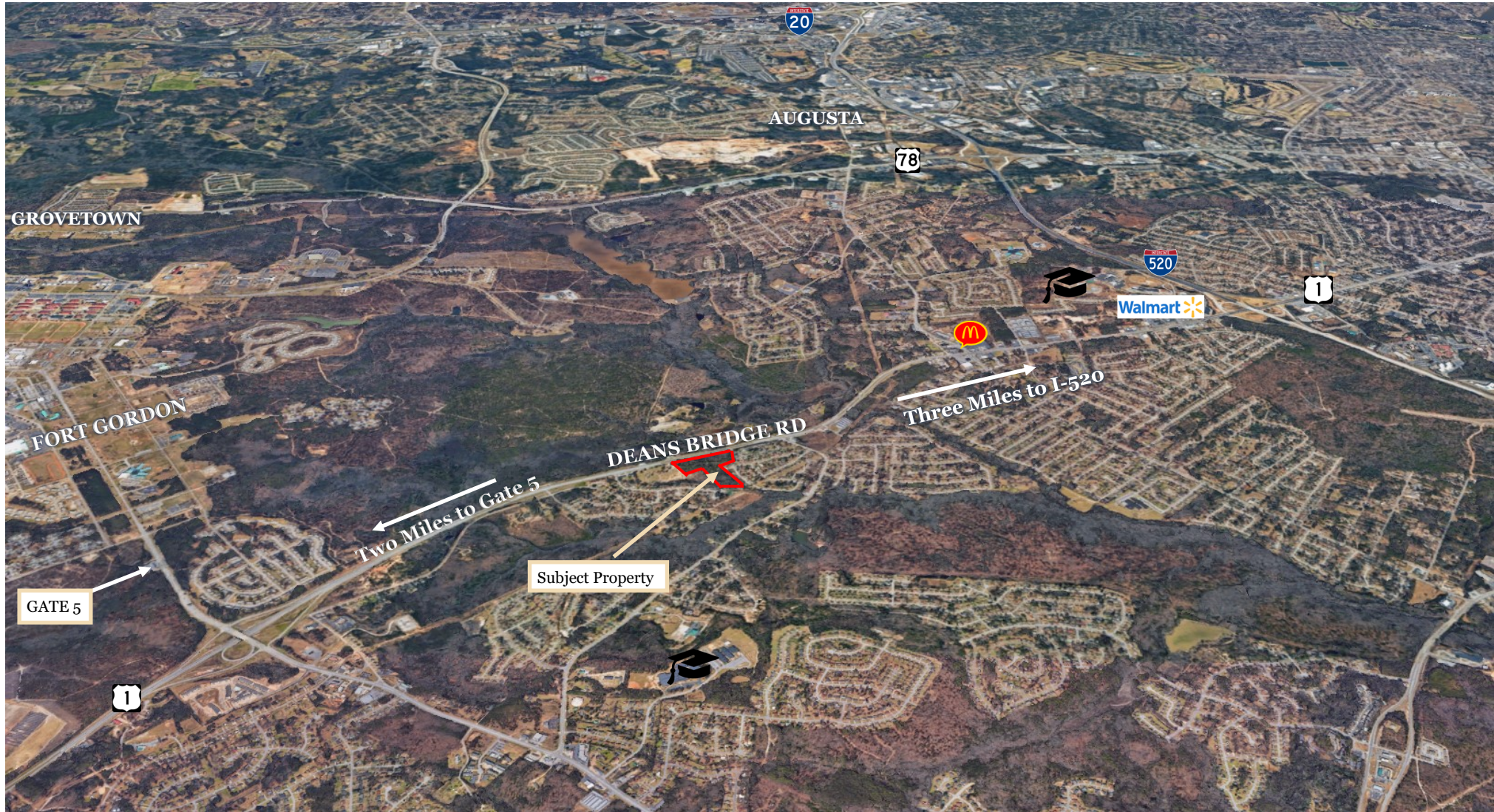
3640 Deans Bridge Road is an 13.97 Acre Tract, zoned R-3 with 900 feet of road frontage on Deans Bridge Road. Water and sewer available. Ideal for multifamily development.

### **LOCATION OVERVIEW:**

3640 Deans Bridge Road is located on Hwy 1, two miles from Fort Gordon Gate 5 and three miles to Interstate 520. Located 3 miles from public elementary, middle and high schools.



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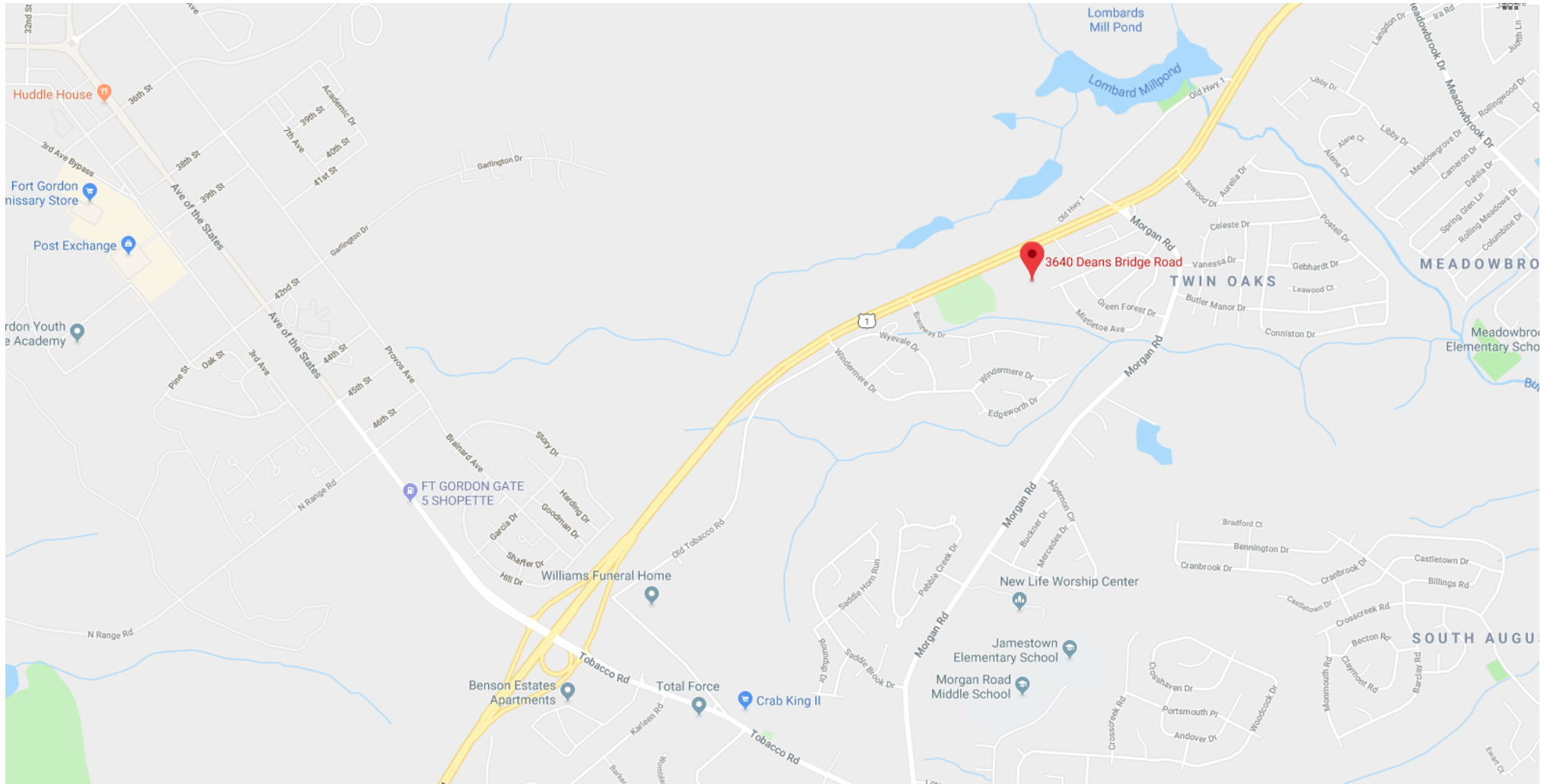


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\*\*The information contained herein is believed to be accurate & obtained from reliable sources, no warranty or representation is made. All parties should preform the necessary due diligence to confirm any statistics to their own satisfaction of investigation\*\*

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