



N Leg Rd

Wylds Rd

78 GORDON HWY

N Leg Rd

Wylds Rd

FOR SALE

REZONED TOWNHOME DEVELOPMENT - 240 LOTS

35.57 ACRES

AUGUSTA | GEORGIA 30909

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **2041 Gordon Hwy, 35.57 acres in Augusta, GA, Richmond County** ("Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Ackerman & Co. ("Broker") and the Seller ("Seller"). This Offering Memorandum was prepared by Broker, and the information contained herein has been obtained from sources that Broker deems to be reliable, and Broker has no reason to doubt its accuracy. However, neither Owner, its affiliates, officers, directors or employees, nor the Broker, nor any other party, make any warranty or representation, expressed or implied, as to the accuracy or completeness of the information contained herein, including but not limited to financial information and projections, and any engineering and environmental information and any downloadable files. Prospective purchasers should make their own investigations, projections, and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the Property, including such engineering inspections as they deem necessary to determine the condition of the Property. Ackerman & Co. represents the Owner in this transaction and makes no representations, expressed or implied, as to the foregoing matters.

This Offering Memorandum is exclusively presented by the Broker. For additional information or to schedule a property tour, please contact:

EDGAR HERNANDEZ

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Townhome Development Opportunity



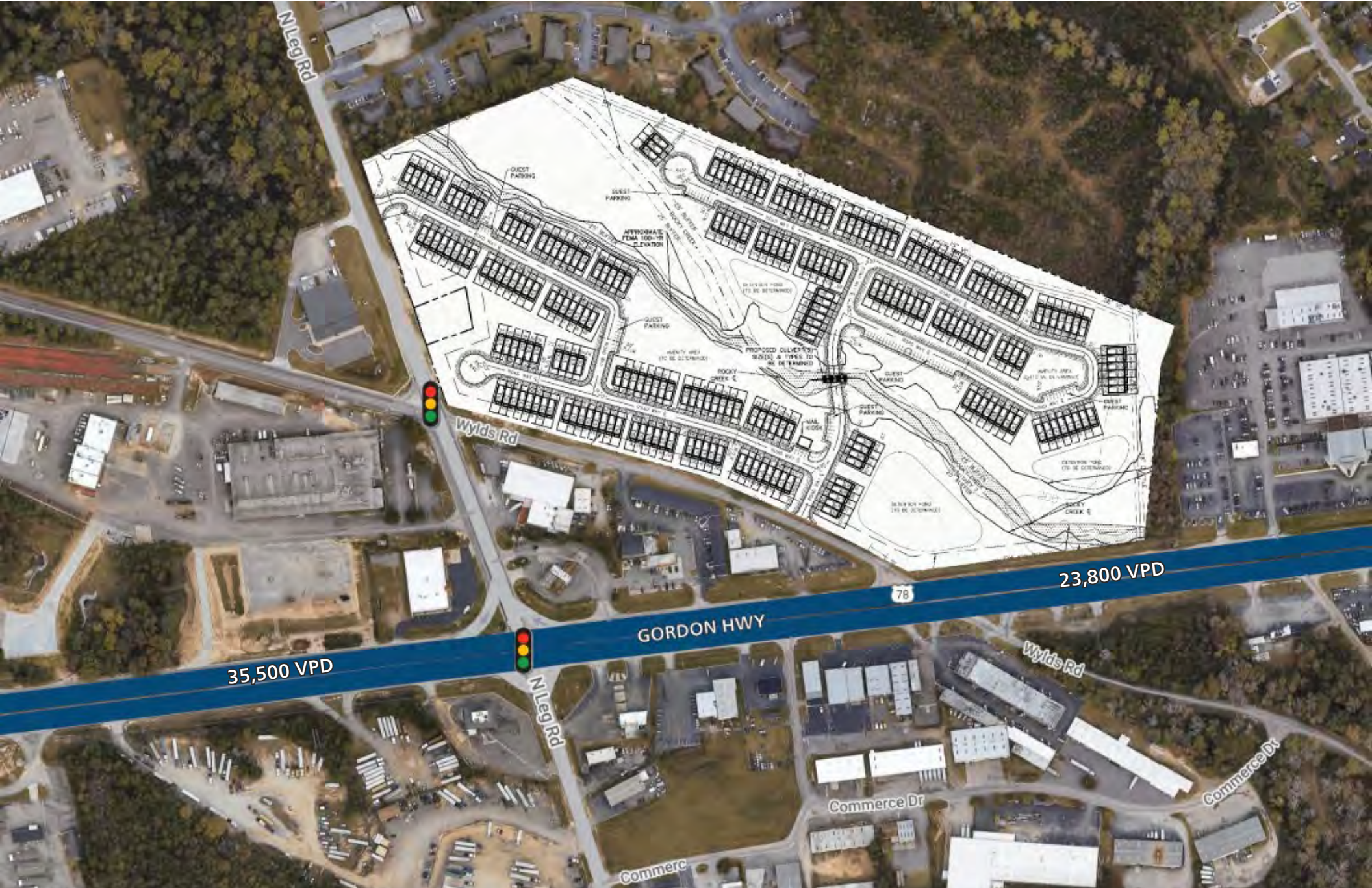
Ackerman & Co. is pleased to exclusively offer for sale the **35.57 acre property located at 2041 Gordon Hwy**. This property is in Augusta, GA, close to the Augusta Mall and with quick and easy access to I-520. The region's largest employer, Fort Eisenhower, with over 30,000 military, civilian, and contractor employees, is just 5 miles away.

PROPERTY HIGHLIGHTS

- 35.57 acres
- 240 approved townhome units
- All utilities on site
- 0.5 miles to I-520
- 1.5 miles to the Augusta Mall
- 5.2 miles to Fort Eisenhower

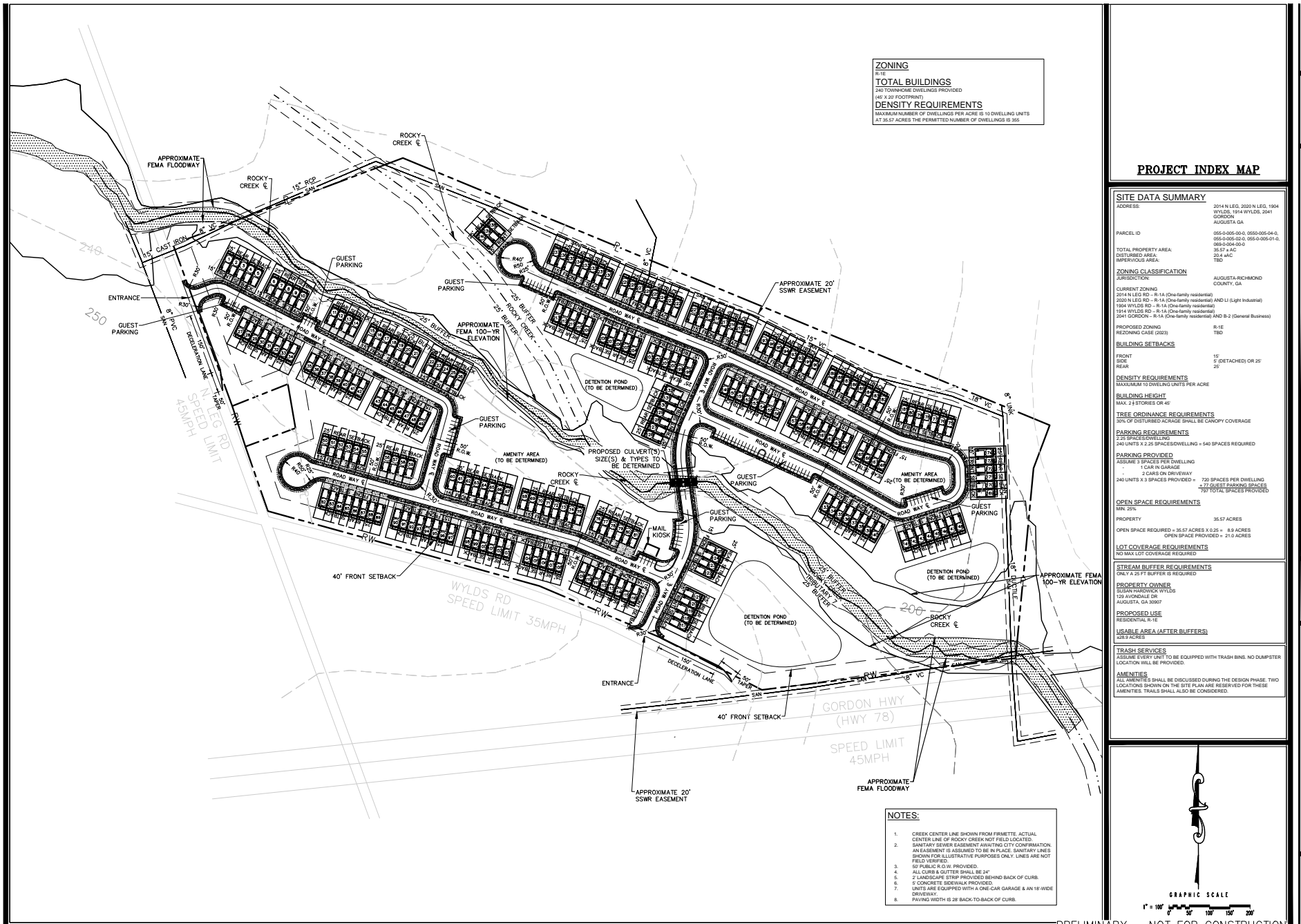
Aerial View

2041 GORDON HWY
AUGUSTA, GA



Development Option

2041 GORDON HWY
AUGUSTA, GA



ZONING
R-1E
TOTAL BUILDINGS
240 TOWNHOME DWELLINGS PROVIDED
(48 X 20 FOOTPRINT)
DENSITY REQUIREMENTS
MAXIMUM NUMBER OF DWELLINGS PER ACRE IS 10 DWELLING UNITS
AT 35.57 ACRES THE PERMITTED NUMBER OF DWELLINGS IS 355

PROJECT INDEX MAP

SITE DATA SUMMARY

ADDRESS: 2041 N LEG, 2020 N LEG, 1904 WYLD, 1914 WYLD, 2041 GORDON, AUGUSTA, GA

PARCEL ID: 055-0-005-00-0, 0550-005-04-0, 055-0-005-00-0, 055-0-005-01-0, 055-0-004-00-0

TOTAL PROPERTY AREA: 35.57 ± AC
DISTURBED AREA: 20 ± AC
IMPERVIOUS AREA: TBD

ZONING CLASSIFICATION
JURISDICTION: AUGUSTA-RICHMOND COUNTY, GA
CURRENT ZONING: 2041 N LEG RD - R-1A (One-family residential), 2020 N LEG RD - R-1B (One-family residential) AND U1 (Light Industrial), 1904 WYLD RD - R-1A (One-family residential), 1914 WYLD RD - R-1B (One-family residential), 2041 GORDON - R-1A (One-family residential) AND B-2 (General Business)

PROPOSED ZONING: R-1E
REZONING CASE: (2023) TBD

BUILDING SETBACKS
FRONT: 15'
REAR: 5' (DETACHED) OR 25'

DENSITY REQUIREMENTS
MAXIMUM TO DWELLING UNITS PER ACRE: TBD

BUILDING HEIGHT
MAX. 2.5 STORIES OR 45'

TREE ORDINANCE REQUIREMENTS
30% OF DISTURBED REGION SHALL BE CANOPY COVERAGE

PARKING REQUIREMENTS
2.25 SPACES/DWELLING
240 UNITS X 2.25 SPACES/DWELLING = 540 SPACES REQUIRED

PARKING PROVIDED
ASSUME 3 SPACES PER DWELLING
1 CAR IN GARAGE
2 CARS ON DRIVEWAY
240 UNITS X 3 SPACES PROVIDED = 720 SPACES PER DWELLING
+ 77 GUEST PARKING SPACES
797 TOTAL SPACES PROVIDED

OPEN SPACE REQUIREMENTS
MIN. 20%
PROPERTY: 35.57 ACRES
OPEN SPACE REQUIRED = 35.57 ACRES X 0.25 = 8.9 ACRES
OPEN SPACE PROVIDED = 21.0 ACRES

LOT COVERAGE REQUIREMENTS
NO MAX LOT COVERAGE REQUIRED

STREAM BUFFER REQUIREMENTS
ONLY A 25' BUFFER IS REQUIRED

PROPERTY OWNER
SUSAN HARDWICK WYLD
120 AVONDALE DR
AUGUSTA, GA 30607

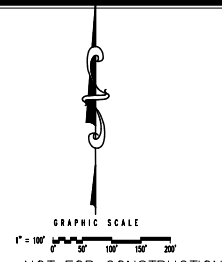
PROPOSED USE
RESIDENTIAL, R-1E

LEASABLE AREA (AFTER BUFFERS)
483.5 ACRES

TRASH SERVICES
ASSUME EVERY UNIT TO BE EQUIPPED WITH TRASH BIN. NO DUMPSTER LOCATION WILL BE PROVIDED.

AMENITIES
ALL AMENITIES SHALL BE DISCUSSED DURING THE DESIGN PHASE. TWO LOCATIONS SHOWN ON THE SITE PLAN ARE RESERVED FOR THESE AMENITIES. TRAILS SHALL ALSO BE CONSIDERED.

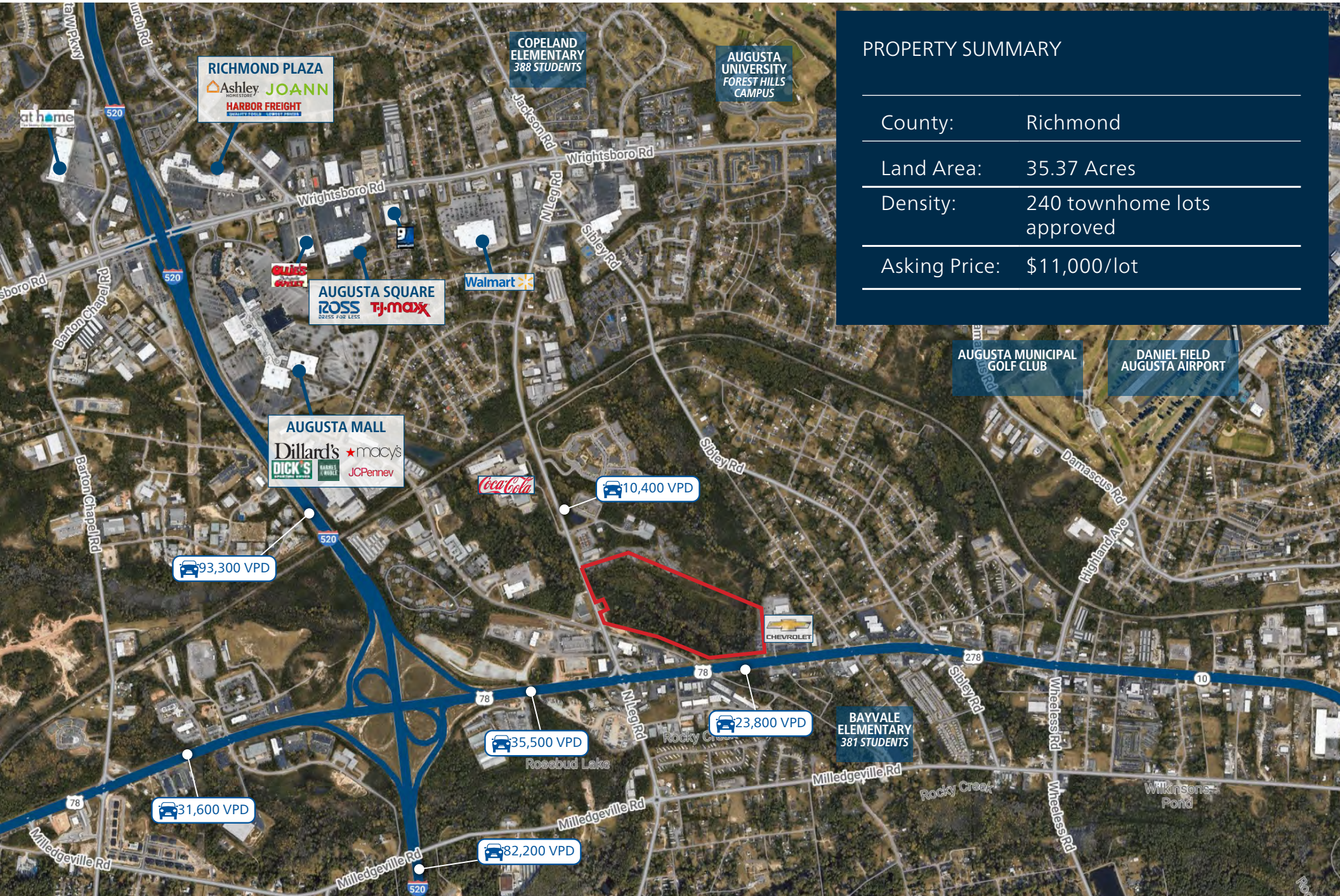
- NOTES:**
1. CREEK CENTER LINE SHOWN FROM FRMETTE. ACTUAL CENTER LINE OF ROCKY CREEK NOT FIELD LOCATED.
 2. SANITARY SEWER EASEMENT AWAITING CITY CONFIRMATION. AN EASEMENT IS ASSUMED TO BE IN PLACE. SANITARY LINES SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. LINES ARE NOT FIELD VERIFIED.
 3. 50' PUBLIC R.O.W. PROVIDED.
 4. ALL CURBS & GUTTERS SHALL BE 24"
 5. 2' LANDSCAPE STRIP PROVIDED BEHIND BACK OF CURB.
 6. 2' CONCRETE SIDEWALK PROVIDED.
 7. UNITS ARE EQUIPPED WITH A ONE-CAR GARAGE & AN 18'-WIDE DRIVEWAY.
 8. PAVING WIDTH IS 28' BACK-TO-BACK OF CURB.



PRELIMINARY - NOT FOR CONSTRUCTION

Aerial Map/Property Overview

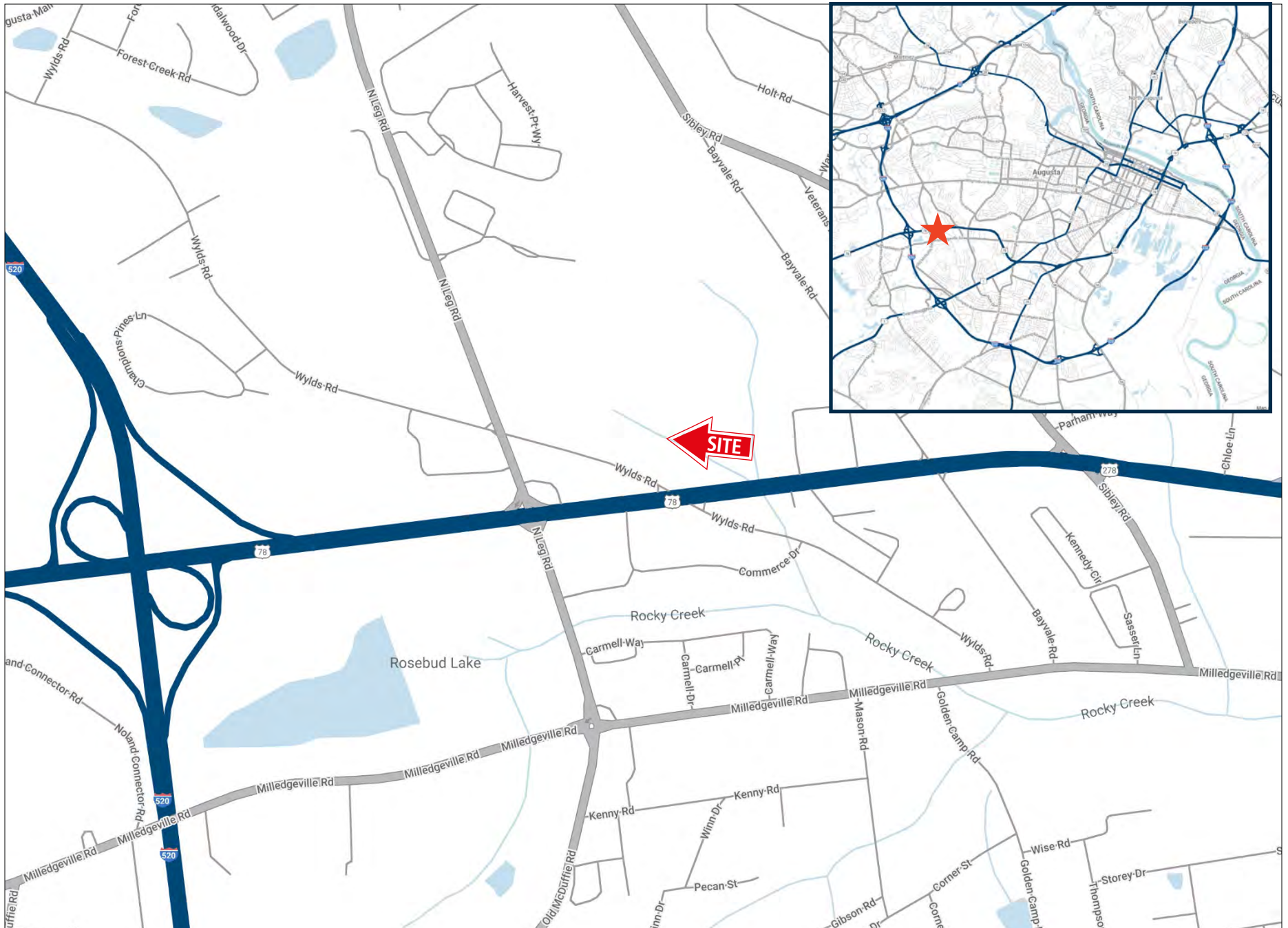
2041 GORDON HWY
AUGUSTA, GA



PROPERTY SUMMARY	
County:	Richmond
Land Area:	35.37 Acres
Density:	240 townhome lots approved
Asking Price:	\$11,000/lot

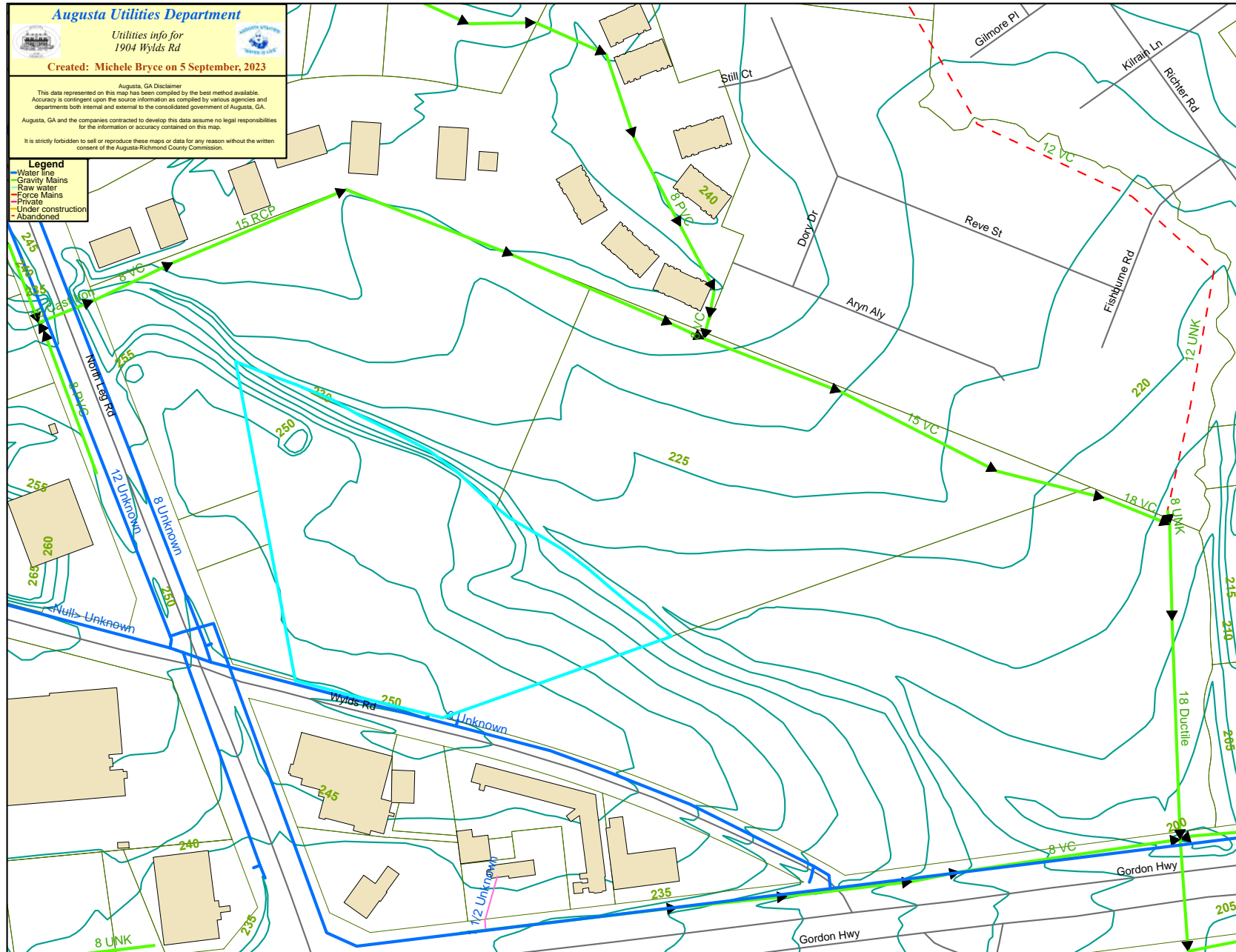
Location Map

2041 GORDON HWY
AUGUSTA, GA



Water/Sewer Map

2041 GORDON HWY
AUGUSTA, GA



Market Overview - Augusta, GA

Augusta's housing sector is in growth mode as developers bring projects to market to meet demand spurred by the metro area's steady population growth. The current population of metro Augusta is 461,000, up from 388,000 in 2010. Developers and buyers are increasingly setting their sights on Augusta and other Southeast tertiary markets to take advantage of lower pricing and higher yields compared to major markets such as Atlanta, Charlotte and Nashville.



The city is famous as the host of the Masters Tournament, renowned as the world's most prestigious golf tournament, but the city's advantages extend well beyond this high-profile sporting event.

Market Overview - Augusta, GA

Augusta is attracting both large manufacturing employers and startups, and the city is a growing hub for cybersecurity and defense employment. Less than five miles from the subject property, Fort Eisenhower employs more than 16,000 military service members and 13,500 civilian personnel. The installation is home to the U.S. Cyber Center of Excellence, one of only three National Security Installations in the world. NSA Georgia, also housed at Fort Eisenhower, is one of four cryptologic centers in the U.S., responsible for conducting time-sensitive tactical operations serving global and regional security objectives.



Manufacturers are a major employer in Augusta. The city's largest manufacturing employer is EZGO Textron, a golf cart and utility vehicle manufacturer, which has its headquarters in Augusta and employs 1,350 people. Other manufacturers include Graphic Packaging (bleached paperboard, 963 employees); Ferrara USA (cookies and crackers, 900 employees); FPL Food (beef products, 660 employees); and Morgan Thermal Ceramics (ceramic fiber, 400 employees).

Augusta is also known for its outdoor attractions. Popular destinations include the Augusta Riverwalk, featuring gardens, an amphitheater and two museums. The North Augusta Greenway offers a 12-mile paved trail popular with walkers, runners and cyclists. Augusta's minor league baseball team attracts fans to SRP Park in North Augusta, which is the centerpiece of the Riverside Village development of hotels, residences, offices and retailers. Broad Street, the main thoroughfare in Downtown Augusta, is the heart of the city's retail district, and also offers popular music venues, theaters, parks and museums.



2023 Demographics

2041 GORDON HWY
AUGUSTA, GA

2041 Gordon Hwy Augusta, GA 30909	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2023)	5,400	61,732	145,373
Projected Population (2028)	5,525	62,764	149,236
Census Population (2020)	5,345	62,857	146,847
Census Population (2010)	4,864	60,377	145,613
Projected Annual Growth (2023-2028)	125 0.5%	1,032 0.3%	3,863 0.5%
Historical Annual Growth (2020-2023)	55 -	-1,125 -0.6%	-1,474 -0.3%
Historical Annual Growth (2010-2020)	481 1.0%	2,480 0.4%	1,234 -
Estimated Population Density (2023)	1,720 <i>psm</i>	2,184 <i>psm</i>	1,852 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>
Households			
Estimated Households (2023)	2,359	27,011	61,829
Projected Households (2028)	2,392	27,051	62,632
Census Households (2020)	2,361	27,315	61,839
Census Households (2010)	2,117	25,366	58,953
Projected Annual Growth (2023-2028)	33 0.3%	40 -	803 0.3%
Historical Annual Change (2010-2023)	242 0.9%	1,644 0.5%	2,875 0.4%
Average Household Income			
Estimated Average Household Income (2023)	\$54,709	\$76,971	\$73,818
Projected Average Household Income (2028)	\$57,699	\$82,448	\$78,254
Census Average Household Income (2010)	\$36,226	\$49,204	\$48,134
Census Average Household Income (2000)	\$36,450	\$47,393	\$46,222
Projected Annual Change (2023-2028)	\$2,990 1.1%	\$5,478 1.4%	\$4,435 1.2%
Historical Annual Change (2000-2023)	\$18,259 2.2%	\$29,578 2.7%	\$27,596 2.6%
Median Household Income			
Estimated Median Household Income (2023)	\$40,946	\$59,262	\$58,636
Projected Median Household Income (2028)	\$40,799	\$59,867	\$59,133
Census Median Household Income (2010)	\$30,890	\$37,306	\$38,422
Census Median Household Income (2000)	\$26,538	\$34,994	\$35,516
Projected Annual Change (2023-2028)	-\$147 -	\$605 0.2%	\$497 0.2%
Historical Annual Change (2000-2023)	\$14,408 2.4%	\$24,268 3.0%	\$23,120 2.8%
Per Capita Income			
Estimated Per Capita Income (2023)	\$23,968	\$33,775	\$31,849
Projected Per Capita Income (2028)	\$25,051	\$35,629	\$33,283
Census Per Capita Income (2010)	\$15,775	\$20,679	\$19,492
Census Per Capita Income (2000)	\$14,565	\$18,865	\$17,825
Projected Annual Change (2023-2028)	\$1,083 0.9%	\$1,854 1.1%	\$1,435 0.9%
Historical Annual Change (2000-2023)	\$9,403 2.8%	\$14,910 3.4%	\$14,024 3.4%
Estimated Average Household Net Worth (2023)	\$209,330	\$333,746	\$307,877

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2041 Gordon Hwy Augusta, GA 30909	1 mi radius	3 mi radius	5 mi radius
Race and Ethnicity			
Total Population (2023)	5,400	61,732	145,373
White (2023)	1,397 25.9%	18,895 30.6%	49,492 34.0%
Black or African American (2023)	3,331 61.7%	37,654 61.0%	81,537 56.1%
American Indian or Alaska Native (2023)	18 0.3%	144 0.2%	329 0.2%
Asian (2023)	158 2.9%	1,444 2.3%	4,227 2.9%
Hawaiian or Pacific Islander (2023)	7 0.1%	83 0.1%	190 0.1%
Other Race (2023)	238 4.4%	1,106 1.8%	3,031 2.1%
Two or More Races (2023)	252 4.7%	2,407 3.9%	6,566 4.5%
Population < 18 (2023)	1,251 23.2%	13,729 22.2%	31,116 21.4%
White Not Hispanic	269 21.5%	3,400 24.8%	9,042 29.1%
Black or African American	801 64.1%	9,019 65.7%	18,951 60.9%
Asian	26 2.1%	264 1.9%	757 2.4%
Other Race Not Hispanic	45 3.6%	485 3.5%	1,113 3.6%
Hispanic	109 8.7%	561 4.1%	1,252 4.0%
Not Hispanic or Latino Population (2023)	4,881 90.4%	58,541 94.8%	138,007 94.9%
Not Hispanic White	1,285 26.3%	18,183 31.1%	47,668 34.5%
Not Hispanic Black or African American	3,280 67.2%	37,181 63.5%	80,534 58.4%
Not Hispanic American Indian or Alaska Native	9 0.2%	88 0.2%	205 0.1%
Not Hispanic Asian	152 3.1%	1,416 2.4%	4,176 3.0%
Not Hispanic Hawaiian or Pacific Islander	7 0.1%	69 0.1%	156 0.1%
Not Hispanic Other Race	9 0.2%	132 0.2%	1,083 0.8%
Not Hispanic Two or More Races	140 2.9%	1,471 2.5%	4,185 3.0%
Hispanic or Latino Population (2023)	519 9.6%	3,191 5.2%	7,366 5.1%
Hispanic White	112 21.5%	712 22.3%	1,824 24.8%
Hispanic Black or African American	50 9.7%	473 14.8%	1,003 13.6%
Hispanic American Indian or Alaska Native	9 1.8%	55 1.7%	124 1.7%
Hispanic Asian	6 1.2%	28 0.9%	51 0.7%
Hispanic Hawaiian or Pacific Islander	- -	14 0.4%	34 0.5%
Hispanic Other Race	229 44.1%	974 30.5%	1,948 26.4%
Hispanic Two or More Races	112 21.6%	935 29.3%	2,381 32.3%
Not Hispanic or Latino Population (2020)	4,772 89.3%	59,469 94.6%	138,890 94.6%
Hispanic or Latino Population (2020)	572 10.7%	3,388 5.4%	7,957 5.4%
Not Hispanic or Latino Population (2010)	4,494 92.4%	57,887 95.9%	139,614 95.9%
Hispanic or Latino Population (2010)	370 7.6%	2,489 4.1%	5,998 4.1%
Not Hispanic or Latino Population (2028)	5,000 90.5%	59,488 94.8%	141,584 94.9%
Hispanic or Latino Population (2028)	525 9.5%	3,276 5.2%	7,652 5.1%
Projected Annual Growth (2023-2028)	5 0.2%	85 0.5%	286 0.8%
Historical Annual Growth (2010-2020)	202 5.5%	899 3.6%	1,959 3.3%

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2023 Demographics

2041 GORDON HWY
AUGUSTA, GA

2041 Gordon Hwy Augusta, GA 30909				
	1 mi radius	3 mi radius	5 mi radius	
Total Age Distribution (2023)				
Total Population	5,400	61,732	145,373	
Age Under 5 Years	396 7.3%	4,178 6.8%	9,257 6.4%	
Age 5 to 9 Years	331 6.1%	3,775 6.1%	8,578 5.9%	
Age 10 to 14 Years	330 6.1%	3,544 5.7%	8,233 5.7%	
Age 15 to 19 Years	345 6.4%	3,577 5.8%	8,676 6.0%	
Age 20 to 24 Years	478 8.8%	4,771 7.7%	11,944 8.2%	
Age 25 to 29 Years	432 8.0%	5,138 8.3%	12,373 8.5%	
Age 30 to 34 Years	417 7.7%	4,935 8.0%	11,832 8.1%	
Age 35 to 39 Years	334 6.2%	3,973 6.4%	9,558 6.6%	
Age 40 to 44 Years	328 6.1%	3,625 5.9%	8,246 5.7%	
Age 45 to 49 Years	245 4.5%	3,125 5.1%	7,297 5.0%	
Age 50 to 54 Years	270 5.0%	3,193 5.2%	7,572 5.2%	
Age 55 to 59 Years	292 5.4%	3,647 5.9%	8,639 5.9%	
Age 60 to 64 Years	319 5.9%	3,887 6.3%	9,106 6.3%	
Age 65 to 69 Years	302 5.6%	3,527 5.7%	8,222 5.7%	
Age 70 to 74 Years	253 4.7%	2,869 4.6%	6,593 4.5%	
Age 75 to 79 Years	154 2.9%	1,865 3.0%	4,327 3.0%	
Age 80 to 84 Years	96 1.8%	1,138 1.8%	2,677 1.8%	
Age 85 Years or Over	80 1.5%	964 1.6%	2,241 1.5%	
Median Age	35.0	36.3	36.5	
Age 19 Years or Less	1,401 26.0%	15,074 24.4%	34,745 23.9%	
Age 20 to 64 Years	3,114 57.7%	36,294 58.8%	86,568 59.5%	
Age 65 Years or Over	885 16.4%	10,364 16.8%	24,060 16.6%	
Female Age Distribution (2023)				
Female Population	2,845 52.7%	33,411 54.1%	77,008 53.0%	
Age Under 5 Years	201 7.1%	2,067 6.2%	4,482 5.8%	
Age 5 to 9 Years	153 5.4%	1,781 5.3%	4,107 5.3%	
Age 10 to 14 Years	154 5.4%	1,775 5.3%	4,093 5.3%	
Age 15 to 19 Years	180 6.3%	1,825 5.5%	4,206 5.5%	
Age 20 to 24 Years	253 8.9%	2,611 7.8%	6,146 8.0%	
Age 25 to 29 Years	219 7.7%	2,703 8.1%	6,266 8.1%	
Age 30 to 34 Years	208 7.3%	2,563 7.7%	6,090 7.9%	
Age 35 to 39 Years	157 5.5%	2,106 6.3%	5,019 6.5%	
Age 40 to 44 Years	157 5.5%	1,922 5.8%	4,390 5.7%	
Age 45 to 49 Years	121 4.2%	1,733 5.2%	3,940 5.1%	
Age 50 to 54 Years	148 5.2%	1,749 5.2%	4,145 5.4%	
Age 55 to 59 Years	161 5.6%	2,030 6.1%	4,735 6.1%	
Age 60 to 64 Years	171 6.0%	2,242 6.7%	5,101 6.6%	
Age 65 to 69 Years	182 6.4%	2,072 6.2%	4,696 6.1%	
Age 70 to 74 Years	169 5.9%	1,772 5.3%	3,901 5.1%	
Age 75 to 79 Years	96 3.4%	1,096 3.3%	2,540 3.3%	
Age 80 to 84 Years	61 2.1%	707 2.1%	1,639 2.1%	
Age 85 Years or Over	55 1.9%	656 2.0%	1,511 2.0%	
Female Median Age	37.6	38.4	38.6	
Age 19 Years or Less	688 24.2%	7,449 22.3%	16,889 21.9%	
Age 20 to 64 Years	1,594 56.0%	19,659 58.8%	45,832 59.5%	
Age 65 Years or Over	563 19.8%	6,303 18.9%	14,287 18.6%	

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2041 Gordon Hwy Augusta, GA 30909					
	1 mi radius	3 mi radius	5 mi radius		
Male Age Distribution (2023)					
Male Population	2,555 47.3%	28,321 45.9%	68,365 47.0%		
Age Under 5 Years	195 7.6%	2,111 7.5%	4,775 7.0%		
Age 5 to 9 Years	178 7.0%	1,994 7.0%	4,471 6.5%		
Age 10 to 14 Years	175 6.9%	1,769 6.2%	4,139 6.1%		
Age 15 to 19 Years	165 6.5%	1,752 6.2%	4,470 6.5%		
Age 20 to 24 Years	225 8.8%	2,161 7.6%	5,798 8.5%		
Age 25 to 29 Years	213 8.3%	2,435 8.6%	6,107 8.9%		
Age 30 to 34 Years	210 8.2%	2,372 8.4%	5,742 8.4%		
Age 35 to 39 Years	177 6.9%	1,866 6.6%	4,540 6.6%		
Age 40 to 44 Years	171 6.7%	1,703 6.0%	3,856 5.6%		
Age 45 to 49 Years	124 4.9%	1,392 4.9%	3,356 4.9%		
Age 50 to 54 Years	122 4.8%	1,444 5.1%	3,427 5.0%		
Age 55 to 59 Years	131 5.1%	1,617 5.7%	3,903 5.7%		
Age 60 to 64 Years	148 5.8%	1,645 5.8%	4,006 5.9%		
Age 65 to 69 Years	120 4.7%	1,455 5.1%	3,526 5.2%		
Age 70 to 74 Years	84 3.3%	1,098 3.9%	2,693 3.9%		
Age 75 to 79 Years	59 2.3%	768 2.7%	1,787 2.6%		
Age 80 to 84 Years	35 1.4%	431 1.5%	1,037 1.5%		
Age 85 Years or Over	25 1.0%	308 1.1%	730 1.1%		
Male Median Age	32.5	34.1	34.3		
Age 19 Years or Less	713 27.9%	7,626 26.9%	17,855 26.1%		
Age 20 to 64 Years	1,520 59.5%	16,635 58.7%	40,736 59.6%		
Age 65 Years or Over	322 12.6%	4,061 14.3%	9,774 14.3%		
Males per 100 Females (2023)					
Overall Comparison	90	85	89		
Age Under 5 Years	97 49.2%	102 50.5%	107 51.6%		
Age 5 to 9 Years	116 53.7%	112 52.8%	109 52.1%		
Age 10 to 14 Years	114 53.2%	100 49.9%	101 50.3%		
Age 15 to 19 Years	92 47.9%	96 49.0%	106 51.5%		
Age 20 to 24 Years	89 47.0%	83 45.3%	94 48.5%		
Age 25 to 29 Years	97 49.3%	90 47.4%	97 49.4%		
Age 30 to 34 Years	101 50.3%	93 48.1%	94 48.5%		
Age 35 to 39 Years	113 53.0%	89 47.0%	90 47.5%		
Age 40 to 44 Years	109 52.0%	89 47.0%	88 46.8%		
Age 45 to 49 Years	103 50.6%	80 44.5%	85 46.0%		
Age 50 to 54 Years	82 45.1%	83 45.2%	83 45.3%		
Age 55 to 59 Years	82 44.9%	80 44.3%	82 45.2%		
Age 60 to 64 Years	87 46.4%	73 42.3%	79 44.0%		
Age 65 to 69 Years	66 39.8%	70 41.2%	75 42.9%		
Age 70 to 74 Years	50 33.1%	62 38.3%	69 40.8%		
Age 75 to 79 Years	61 38.0%	70 41.2%	70 41.3%		
Age 80 to 84 Years	57 36.5%	61 37.9%	63 38.8%		
Age 85 Years or Over	45 31.1%	47 32.0%	48 32.6%		
Age 19 Years or Less	104 50.9%	102 50.6%	106 51.4%		
Age 20 to 39 Years	99 49.6%	88 46.9%	94 48.5%		
Age 40 to 64 Years	92 47.9%	81 44.6%	83 45.4%		
Age 65 Years or Over	57 36.4%	64 39.2%	68 40.6%		

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2023 Demographics

2041 GORDON HWY
AUGUSTA, GA

2041 Gordon Hwy Augusta, GA 30909	1 mi radius	3 mi radius	5 mi radius
Household Type (2023)			
Total Households	2,359	27,011	61,829
Households with Children	447 18.9%	6,576 24.3%	15,130 24.5%
Average Household Size	2.2	2.3	2.3
Household Density per Square Mile	751	956	788
Population Family	4,152 76.9%	46,830 75.9%	109,957 75.6%
Population Non-Family	1,148 21.3%	13,989 22.7%	30,508 21.0%
Population Group Quarters	99 1.8%	913 1.5%	4,908 3.4%
Family Households	1,339 56.8%	15,380 56.9%	36,243 58.6%
Married Couple Households	656 49.0%	7,893 51.3%	19,489 53.8%
Other Family Households with Children	683 51.0%	7,487 48.7%	16,754 46.2%
Family Households with Children	447 33.4%	6,534 42.5%	15,046 41.5%
Married Couple with Children	85 19.0%	2,178 33.3%	5,845 38.8%
Other Family Households with Children	362 81.0%	4,356 66.7%	9,201 61.2%
Family Households No Children	892 66.6%	8,846 57.5%	21,197 58.5%
Married Couple No Children	571 64.0%	5,715 64.6%	13,644 64.4%
Other Family Households No Children	321 36.0%	3,131 35.4%	7,553 35.6%
Non-Family Households	1,020 43.2%	11,631 43.1%	25,585 41.4%
Non-Family Households with Children	- -	42 0.4%	84 0.3%
Non-Family Households No Children	1,020 100.0%	11,589 99.6%	25,501 99.7%
Average Family Household Size	3.1	3.0	3.0
Average Family Income	\$67,921	\$93,915	\$88,067
Median Family Income	\$56,367	\$69,612	\$70,834
Average Non-Family Household Size	1.1	1.2	1.2
Marital Status (2023)			
Population Age 15 Years or Over	4,343	50,234	119,305
Never Married	2,265 52.2%	22,236 44.3%	53,480 44.8%
Currently Married	1,048 24.1%	13,930 27.7%	34,074 28.6%
Previously Married	1,030 23.7%	14,068 28.0%	31,751 26.6%
Separated	176 17.0%	3,056 21.7%	7,305 23.0%
Widowed	319 31.0%	4,058 28.8%	8,839 27.8%
Divorced	536 52.0%	6,954 49.4%	15,607 49.2%
Educational Attainment (2023)			
Adult Population Age 25 Years or Over	3,521	41,886	98,684
Elementary (Grade Level 0 to 8)	95 2.7%	1,331 3.2%	3,112 3.2%
Some High School (Grade Level 9 to 11)	381 10.8%	3,682 8.8%	8,793 8.9%
High School Graduate	1,598 45.4%	13,370 31.9%	29,800 30.2%
Some College	686 19.5%	8,084 19.3%	20,462 20.7%
Associate Degree Only	320 9.1%	4,378 10.5%	9,507 9.6%
Bachelor Degree Only	267 7.6%	6,126 14.6%	15,158 15.4%
Graduate Degree	173 4.9%	4,914 11.7%	11,853 12.0%
Any College (Some College or Higher)	1,447 41.1%	23,502 56.1%	56,980 57.7%
College Degree + (Bachelor Degree or Higher)	441 12.5%	11,040 26.4%	27,011 27.4%

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2041 Gordon Hwy Augusta, GA 30909	1 mi radius	3 mi radius	5 mi radius
Housing			
Total Housing Units (2023)	2,692	30,444	69,618
Total Housing Units (2020)	2,676	30,399	69,067
Historical Annual Growth (2020-2023)	17 -	45 -	551 -
Housing Units Occupied (2023)	2,359 87.6%	27,011 88.7%	61,829 88.8%
Housing Units Owner-Occupied	1,096 46.5%	12,865 47.6%	30,606 49.5%
Housing Units Renter-Occupied	1,263 53.5%	14,146 52.4%	31,222 50.5%
Housing Units Vacant (2023)	334 12.4%	3,433 11.3%	7,790 11.2%
Household Size (2023)			
Total Households	2,359	27,011	61,829
1 Person Households	870 36.9%	9,883 36.6%	21,589 34.9%
2 Person Households	689 29.2%	8,256 30.6%	19,301 31.2%
3 Person Households	387 16.4%	4,022 14.9%	9,250 15.0%
4 Person Households	226 9.6%	2,723 10.1%	6,400 10.4%
5 Person Households	120 5.1%	1,350 5.0%	3,262 5.3%
6 Person Households	47 2.0%	492 1.8%	1,304 2.1%
7 or More Person Households	20 0.9%	286 1.1%	723 1.2%
Household Income Distribution (2023)			
HH Income \$200,000 or More	56 2.4%	1,687 6.2%	3,179 5.1%
HH Income \$150,000 to \$199,999	69 2.9%	1,122 4.2%	3,189 5.2%
HH Income \$125,000 to \$149,999	41 1.8%	984 3.6%	2,397 3.9%
HH Income \$100,000 to \$124,999	135 5.7%	2,053 7.6%	4,472 7.2%
HH Income \$75,000 to \$99,999	335 14.2%	3,718 13.8%	8,232 13.3%
HH Income \$50,000 to \$74,999	256 10.8%	4,486 16.6%	11,337 18.3%
HH Income \$35,000 to \$49,999	274 11.6%	2,816 10.4%	7,278 11.8%
HH Income \$25,000 to \$34,999	489 20.7%	2,871 10.6%	6,807 11.0%
HH Income \$15,000 to \$24,999	313 13.3%	3,637 13.5%	6,834 11.1%
HH Income \$10,000 to \$14,999	208 8.8%	1,448 5.4%	2,857 4.6%
HH Income Under \$10,000	182 7.7%	2,187 8.1%	5,247 8.5%
Household Vehicles (2023)			
Households 0 Vehicles Available	345 14.6%	2,664 9.9%	6,007 9.7%
Households 1 Vehicle Available	865 36.7%	11,870 43.9%	27,053 43.8%
Households 2 Vehicles Available	657 27.8%	8,030 29.7%	18,719 30.3%
Households 3 or More Vehicles Available	492 20.9%	4,448 16.5%	10,050 16.3%
Total Vehicles Available	3,788	43,220	98,918
Average Vehicles per Household	1.6	1.6	1.6
Owner-Occupied Household Vehicles	2,440 64.4%	25,608 59.3%	60,342 61.0%
Average Vehicles per Owner-Occupied Household	2.2	2.0	2.0
Renter-Occupied Household Vehicles	1,349 35.6%	17,611 40.7%	38,575 39.0%
Average Vehicles per Renter-Occupied Household	1.1	1.2	1.2
Travel Time (2023)			
Worker Base Age 16 years or Over	2,162	28,307	66,348
Travel to Work in 14 Minutes or Less	716 33.1%	9,514 33.6%	21,845 32.9%
Travel to Work in 15 to 29 Minutes	920 42.6%	11,804 41.7%	26,918 40.6%
Travel to Work in 30 to 59 Minutes	423 19.6%	4,313 15.2%	11,215 16.9%
Travel to Work in 60 Minutes or More	16 0.7%	749 2.6%	1,868 2.8%
Work at Home	87 4.0%	1,927 6.8%	4,503 6.8%
Average Minutes Travel to Work	17.3	16.9	17.4

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2023 Demographics

2041 GORDON HWY
AUGUSTA, GA

2041 Gordon Hwy Augusta, GA 30909	1 mi radius	3 mi radius	5 mi radius
Transportation To Work (2023)			
Worker Base Age 16 years or Over	2,162	28,307	66,348
Drive to Work Alone	1,721 79.6%	21,924 77.5%	51,387 77.4%
Drive to Work in Carpool	226 10.4%	2,409 8.5%	5,830 8.8%
Travel to Work by Public Transportation	64 3.0%	443 1.6%	920 1.4%
Drive to Work on Motorcycle	-	50 0.2%	101 0.2%
Bicycle to Work	2	18	149 0.2%
Walk to Work	32 1.5%	493 1.7%	1,354 2.0%
Other Means	31 1.4%	1,043 3.7%	2,103 3.2%
Work at Home	87 4.0%	1,927 6.8%	4,503 6.8%
Daytime Demographics (2023)			
Total Businesses	281	3,333	8,312
Total Employees	2,347	30,031	74,052
Company Headquarter Businesses	10 3.4%	73 2.2%	205 2.5%
Company Headquarter Employees	253 10.8%	2,636 8.8%	7,189 9.7%
Employee Population per Business	8.4 to 1	9.0 to 1	8.9 to 1
Residential Population per Business	19.2 to 1	18.5 to 1	17.5 to 1
Adj. Daytime Demographics Age 16 Years or Over	4,414	50,445	122,508
Labor Force			
Labor Population Age 16 Years or Over (2023)	4,269	49,456	117,581
Labor Force Total Males (2023)	1,965 46.0%	22,037 44.6%	54,089 46.0%
Male Civilian Employed	1,165 59.3%	13,250 60.1%	31,526 58.3%
Male Civilian Unemployed	28 1.4%	403 1.8%	1,190 2.2%
Males in Armed Forces	27 1.4%	564 2.6%	2,380 4.4%
Males Not in Labor Force	745 37.9%	7,819 35.5%	18,994 35.1%
Labor Force Total Females (2023)	2,305 54.0%	27,419 55.4%	63,491 54.0%
Female Civilian Employed	998 43.3%	15,057 54.9%	34,823 54.8%
Female Civilian Unemployed	183 7.9%	854 3.1%	2,072 3.3%
Females in Armed Forces	13 0.6%	170 0.6%	396 0.6%
Females Not in Labor Force	1,111 48.2%	11,337 41.3%	26,201 41.3%
Unemployment Rate	211 4.9%	1,257 2.5%	3,262 2.8%
Occupation (2023)			
Occupation Population Age 16 Years or Over	2,162	28,307	66,348
Occupation Total Males	1,165 53.9%	13,250 46.8%	31,526 47.5%
Occupation Total Females	998 46.1%	15,057 53.2%	34,823 52.5%
Management, Business, Financial Operations	200 9.3%	2,671 9.4%	7,002 10.6%
Professional, Related	392 18.2%	6,766 23.9%	16,394 24.7%
Service	379 17.5%	5,859 20.7%	13,185 19.9%
Sales, Office	581 26.9%	6,656 23.5%	15,132 22.8%
Farming, Fishing, Forestry	1	15	22
Construction, Extraction, Maintenance	234 10.8%	1,929 6.8%	4,664 7.0%
Production, Transport, Material Moving	375 17.3%	4,412 15.6%	9,949 15.0%
White Collar Workers	1,174 54.3%	16,092 56.8%	38,529 58.1%
Blue Collar Workers	988 45.7%	12,215 43.2%	27,820 41.9%

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2041 Gordon Hwy Augusta, GA 30909	1 mi radius	3 mi radius	5 mi radius
Units In Structure (2023)			
Total Units	2,359	27,011	61,829
1 Detached Unit	1,380 58.5%	15,708 58.2%	37,558 60.7%
1 Attached Unit	40 1.7%	1,064 3.9%	3,020 4.9%
2 Units	37 1.6%	768 2.8%	1,760 2.8%
3 to 4 Units	195 8.2%	2,228 8.3%	4,623 7.5%
5 to 9 Units	324 13.7%	3,653 13.5%	7,032 11.4%
10 to 19 Units	119 5.0%	1,399 5.2%	2,782 4.5%
20 to 49 Units	63 2.7%	464 1.7%	1,166 1.9%
50 or More Units	58 2.5%	532 2.0%	1,680 2.7%
Mobile Home or Trailer	141 6.0%	1,180 4.4%	2,178 3.5%
Other Structure	2	14	30
Homes Built By Year (2023)			
Homes Built 2014 or later	10 0.4%	150 0.5%	732 1.1%
Homes Built 2010 to 2013	297 11.0%	2,544 8.4%	5,819 8.4%
Homes Built 2000 to 2009	180 6.7%	3,024 9.9%	6,410 9.2%
Homes Built 1990 to 1999	214 7.9%	2,886 9.5%	7,393 10.6%
Homes Built 1980 to 1989	287 10.7%	4,129 13.6%	9,667 13.9%
Homes Built 1970 to 1979	316 11.7%	4,447 14.6%	10,829 15.6%
Homes Built 1960 to 1969	568 21.1%	3,302 10.8%	7,141 10.3%
Homes Built 1950 to 1959	319 11.9%	3,555 11.7%	7,001 10.1%
Homes Built 1940 to 1949	72 2.7%	1,556 5.1%	3,165 4.5%
Homes Built Before 1939	97 3.6%	1,417 4.7%	3,672 5.3%
Median Age of Homes	47.1 yrs	46.6 yrs	45.9 yrs
Home Values (2023)			
Owner Specified Housing Units	1,096	12,865	30,606
Home Values \$1,000,000 or More	6 0.6%	133 1.0%	296 1.0%
Home Values \$750,000 to \$999,999	8 0.7%	255 2.0%	412 1.3%
Home Values \$500,000 to \$749,999	28 2.5%	667 5.2%	1,280 4.2%
Home Values \$400,000 to \$499,999	22 2.0%	634 4.9%	1,294 4.2%
Home Values \$300,000 to \$399,999	56 5.1%	901 7.0%	2,174 7.1%
Home Values \$250,000 to \$299,999	70 6.4%	973 7.6%	2,158 7.0%
Home Values \$200,000 to \$249,999	122 11.1%	1,318 10.2%	3,492 11.4%
Home Values \$175,000 to \$199,999	53 4.9%	924 7.2%	2,405 7.9%
Home Values \$150,000 to \$174,999	71 6.5%	805 6.3%	2,218 7.2%
Home Values \$125,000 to \$149,999	128 11.7%	956 7.4%	2,765 9.0%
Home Values \$100,000 to \$124,999	134 12.2%	1,502 11.7%	3,672 12.0%
Home Values \$90,000 to \$99,999	59 5.4%	601 4.7%	1,272 4.2%
Home Values \$80,000 to \$89,999	121 11.1%	600 4.7%	1,345 4.4%
Home Values \$70,000 to \$79,999	74 6.8%	692 5.4%	1,419 4.6%
Home Values \$60,000 to \$69,999	41 3.7%	469 3.6%	1,095 3.6%
Home Values \$50,000 to \$59,999	14 1.3%	213 1.7%	537 1.8%
Home Values \$35,000 to \$49,999	29 2.6%	393 3.1%	872 2.8%
Home Values \$25,000 to \$34,999	19 1.8%	332 2.6%	819 2.7%
Home Values \$10,000 to \$24,999	35 3.2%	368 2.9%	833 2.7%
Home Values Under \$10,000	6 0.6%	126 1.0%	249 0.8%
Owner-Occupied Median Home Value	\$135,913	\$174,727	\$164,770
Renter-Occupied Median Rent	\$677	\$774	\$795

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2023 Demographics

2041 GORDON HWY
AUGUSTA, GA

2041 Gordon Hwy Augusta, GA 30909	1 mi radius	3 mi radius	5 mi radius
Total Annual Consumer Expenditure (2023)			
Total Household Expenditure	\$108.16 M	\$1.55 B	\$3.48 B
Total Non-Retail Expenditure	\$57.37 M	\$825.07 M	\$1.84 B
Total Retail Expenditure	\$50.79 M	\$729.7 M	\$1.63 B
Apparel	\$3.77 M	\$54.77 M	\$122.24 M
Contributions	\$3.36 M	\$50.63 M	\$111.57 M
Education	\$3.03 M	\$47.05 M	\$102.76 M
Entertainment	\$5.91 M	\$86.92 M	\$193.94 M
Food and Beverages	\$16.15 M	\$229.58 M	\$514.72 M
Furnishings and Equipment	\$3.66 M	\$53.87 M	\$120.4 M
Gifts	\$2.51 M	\$38.46 M	\$84.12 M
Health Care	\$9.32 M	\$131.03 M	\$294.6 M
Household Operations	\$4.18 M	\$60.96 M	\$135.77 M
Miscellaneous Expenses	\$2.02 M	\$29.32 M	\$65.56 M
Personal Care	\$1.45 M	\$20.83 M	\$46.6 M
Personal Insurance	\$701.18 K	\$10.63 M	\$23.6 M
Reading	\$233.44 K	\$3.39 M	\$7.57 M
Shelter	\$23.3 M	\$331.88 M	\$740.96 M
Tobacco	\$756.08 K	\$9.81 M	\$22.25 M
Transportation	\$19.42 M	\$279.86 M	\$628.34 M
Utilities	\$8.4 M	\$115.78 M	\$260.83 M
Monthly Household Consumer Expenditure (2023)			
Total Household Expenditure	\$3,821	\$4,797	\$4,685
Total Non-Retail Expenditure	\$2,027 53.0%	\$2,545 53.1%	\$2,481 53.0%
Total Retail Expenditures	\$1,794 47.0%	\$2,251 46.9%	\$2,203 47.0%
Apparel	\$133 3.5%	\$169 3.5%	\$165 3.5%
Contributions	\$119 3.1%	\$156 3.3%	\$150 3.2%
Education	\$107 2.8%	\$145 3.0%	\$138 3.0%
Entertainment	\$209 5.5%	\$268 5.6%	\$261 5.6%
Food and Beverages	\$571 14.9%	\$708 14.8%	\$694 14.8%
Furnishings and Equipment	\$129 3.4%	\$166 3.5%	\$162 3.5%
Gifts	\$89 2.3%	\$119 2.5%	\$113 2.4%
Health Care	\$329 8.6%	\$404 8.4%	\$397 8.5%
Household Operations	\$148 3.9%	\$188 3.9%	\$183 3.9%
Miscellaneous Expenses	\$71 1.9%	\$90 1.9%	\$88 1.9%
Personal Care	\$51 1.3%	\$64 1.3%	\$63 1.3%
Personal Insurance	\$25 0.6%	\$33 0.7%	\$32 0.7%
Reading	\$8 0.2%	\$10 0.2%	\$10 0.2%
Shelter	\$823 21.5%	\$1,024 21.3%	\$999 21.3%
Tobacco	\$27 0.7%	\$30 0.6%	\$30 0.6%
Transportation	\$686 18.0%	\$863 18.0%	\$847 18.1%
Utilities	\$297 7.8%	\$357 7.4%	\$352 7.5%

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