

SEVENTEEN ACRES IN THE SAND HILLS COMMUNITY OF AUGUSTA, GA UP FOR SALE

For immediate release

October 24, 2022 – AUGUSTA, GA – Eleven houses and 23 residential lots, have hit the Augusta real estate market. REALTOR Cliff Bramble states that “This is one of the best opportunities to hit the Augusta market, and, when the right buyer steps up, it could help revive an entire community.

The **eleven homes and lots** are walking distance from the most **exclusive golf clubs in America**, if not the world. Combined, the lots and homes total approximately **17 acres of the Sand Hills neighborhood**, or almost **8% of the 231 community acres**. Two premium acres of the ready-to-build lots overlook the Augusta Country Club and offer the opportunity for building **nine attached units up to 45 feet tall and will offer incredible golf course views**. (See example) The lots may also be divided into five separate parcels.

REALTOR Cliff Bramble states, “There is not a better landscape view of the golf course. The view is north-facing and once buildings are built, the top floor will have a **180-degree view of the golf course**.” (See photo.) Plus, a block away, there are an additional **2.41 acres that are perfect for building apartments**. The remaining lots are sized from 3672 to 50,000 sq. feet.

These properties are **surrounded by wealth**. For example, The Augusta Country Club and **one of the most well-known golf courses in America** is on one side, and the other side is surrounded by several million-dollar homes and **Augusta University**. They are within two miles of The Medical School, Piedmont Hospital, Fort Gordon, The Cyber School, and downtown Augusta. Once new homes are built, they may even help in easing the deficiency of student housing for the local colleges. The **benefit of these lots is they are within a community**, but the **location places it within reach of churches, schools, highways, and shopping**. Plus, the lots are ready to build, have utilities to the properties, are on public sewer and water lines, and have easements in place.

A buyer will need to submit their architectural plans to the county, get approved, and begin to build. This is an excellent way to rebuild the Sand Hills community and **look to the next fifty years to bettering the neighborhood**. The lots and homes are priced from \$25,000 to over one million and can be seen at www.revivesandhills.com or on Georgia MLS, and Loopnet. They can be purchased together or as one.

For more information, please contact Cliff Bramble at 678.488.9918 or visit www.revivesandhills.com

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View from the two acres for sale overlooking Augusta Country Club

Listing price: \$1,375,000.



Possibility of what nine townhouses will look like overlooking the golf course



Map outline of the lots and houses for sale in Sand Hills community of Augusta, GA.

*These outlines are approximate and must be verified by any buyer.



House and lot addresses for sale in Sand Hills community of Augusta, GA.

Houses - Rentals

2327 Gardner St - 4800 Sq Ft - 672 Heated
 2340 Fitten St - 20500 Sq Ft - 1704 Heated
 2411 Fitten St - 9900 Sq Ft - 1330 Heated
 2413 Fitten St - 9800 Sq Ft - 1444 Heated
 506 Weed St - 5785 Sq Ft - 912 Heated
 611 Weed St - 20420 Sq Ft - 1496 Heated
 619 Weed St - 6500 Sq Ft - 1189 Heated
 616 Montgomery St - 5000 Sq Ft - 1020 Heated
 618 Montgomery St - 5047 Sq Ft - 1836 Heated

Land - Ready to Build

2335 Fitten St - 27370 Sq Ft
 2334 Fitten St - 42,000 Sq Ft
 2354 Fitten St - 10,000 Sq Ft
 2370 Fitten St - 20,000 Sq Ft
 2348 Fitten St - 41,000 Sq Ft
 2324 Gardner St - 14,144 Sq Ft
 2355 Gardner St - 20,909 Sq Ft
 2365 Gardner St - 10,500 Sq Ft
 2438 Lawton St - 5760 Sq Ft
 2502 Porter St - 16,025 Sq Ft
 2444 Porter St - 42,541 Sq Ft
 2322 Fitten St - 11,000 Sq Ft
 616 Weed St - 105,400 Sq Ft
 708 Weed St - 30,750 Sq F
 2541 Wheeler Rd - 32,145 Sq Ft
 2442 Wheeler Rd - 9090 Sq Ft
 2533 Wheeler Rd - 44,375 Sq Ft
 526 Fleming Ave - 14,960 Sq Ft
 532 Fleming Ave - 18,700 Sq Ft
 2551 Mt Auburn Ave - 31,865 Sq Ft
 2504 Allen St - 9213 Sq Ft
 2433 Wheeler Rd - 3672 Sq Ft
 501 Montgomery Ave - 89,185 Sq Ft

9 Rental Houses Offered at \$1,075,000
 23 Ready To Build Lots Offered
 at \$4,135,000

Purchase all, homes, or lots

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*Buyer must verify sq footage of properties



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