

FOR SALE

**1632 & 1636 Walton Way and
1623 & 1637 Cleveland Street**

1.02 Acre in Augusta, GA 30904

Site

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	1.02 Acres
Price/Acre:	\$980,392
Zoning:	B-2 Conditional (General Business)

- Level & Ready for Development
- Zoned B-2
- Dimensions: 199' on Walton Way X 267' deep
- 18,500 VPD

PROPERTY OVERVIEW

Meybohm Commercial Properties is pleased to exclusively represent this 1.02 acre lot zoned B-2 (conditional) per Richmond county, located on Walton Way along the busy central business corridor. Traffic counts along this section of Walton Way are 18,500 vehicles per day. The area consists of a mix of national retailers, restaurants, medical, professional, office, Richmond County Resources as well as various residential uses. Minutes from the Downtown Medical District which includes The Charlie Norton VA Medical Center, WellStar MCG Health, and Piedmont Augusta. Owner purchased/assembled for hotel development. The site is level and all structures have been removed. Many possibilities on this site with dimensions of 199' on Walton Way X 267' deep.

LOCATION OVERVIEW

Situated in the heart of Augusta's vibrant Midtown market, the location offers a prime investment opportunity for Land/Retail investors. Surrounded by a mix of residential, commercial, and cultural developments, the area boasts a thriving and diverse community. Nearby, renowned landmarks such as the historic Augusta National Golf Club, The Augusta Museum of History, and the Augusta University Medical Center contribute to the area's allure and draws visitors year-round. The site is only 4.5 miles south of Interstate-20. 8.3 miles from the Augusta Regional Airport. 1.5 miles from North Augusta via the 13th Street bridge.

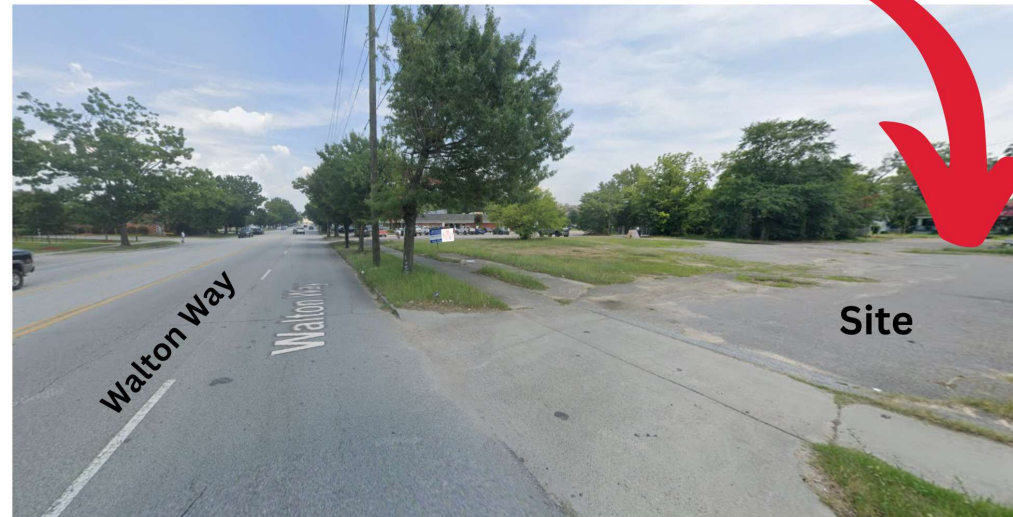
FOR SALE

1.02 Acre @ 1632 Walton Way, Augusta GA 30904

Zoned B-2



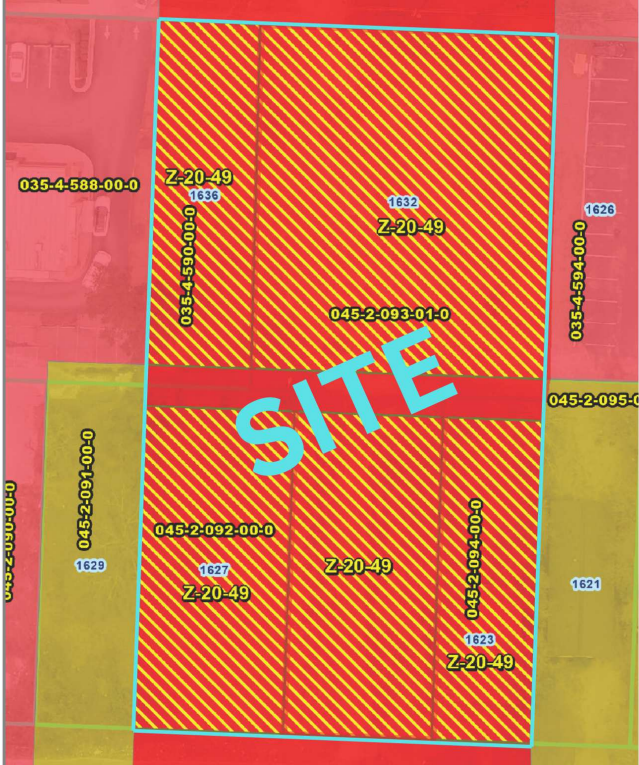
**1.02 Acre @ 1632 Walton Way
Looking East**



**1.02 Acre @ 1632 Walton Way
Looking West**



1.02 Acre @ 1632 Walton Way
View from Cleveland Street



1632 Walton Way
Zoning
B-2
Conditional



RECOMBINATION PLAT

PREPARED FOR:
GURU DARSHAN LLC

3530 EVANS TO LOCKS ROAD - MARTINEZ, GEORGIA 30907

PROPERTY LOCATED ON WALTON WAY & CLEVELAND STREET
AUGUSTA, RICHMOND COUNTY, GEORGIA

DATE : MARCH 27, 2025 SCALE : 1" = 30'

PREPARED BY :

SOUTHERN PARTNERS, INC.

ENGINEERS - SURVEYORS - PLANNERS - C.P.S.
1233 AUGUSTA WEST PARKWAY AUGUSTA GA. 30909 (706) 855-6000



As required by subsection (d) of O.C.G.A. Section 15-66-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording a evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

William F. 10700 JR. 3-27-25
GEORGIA REGISTERED LAND SURVEYOR #2506
COA LSF 000010



APPROVED-EXEMPT FOR RECORDING ONLY

03/27/25

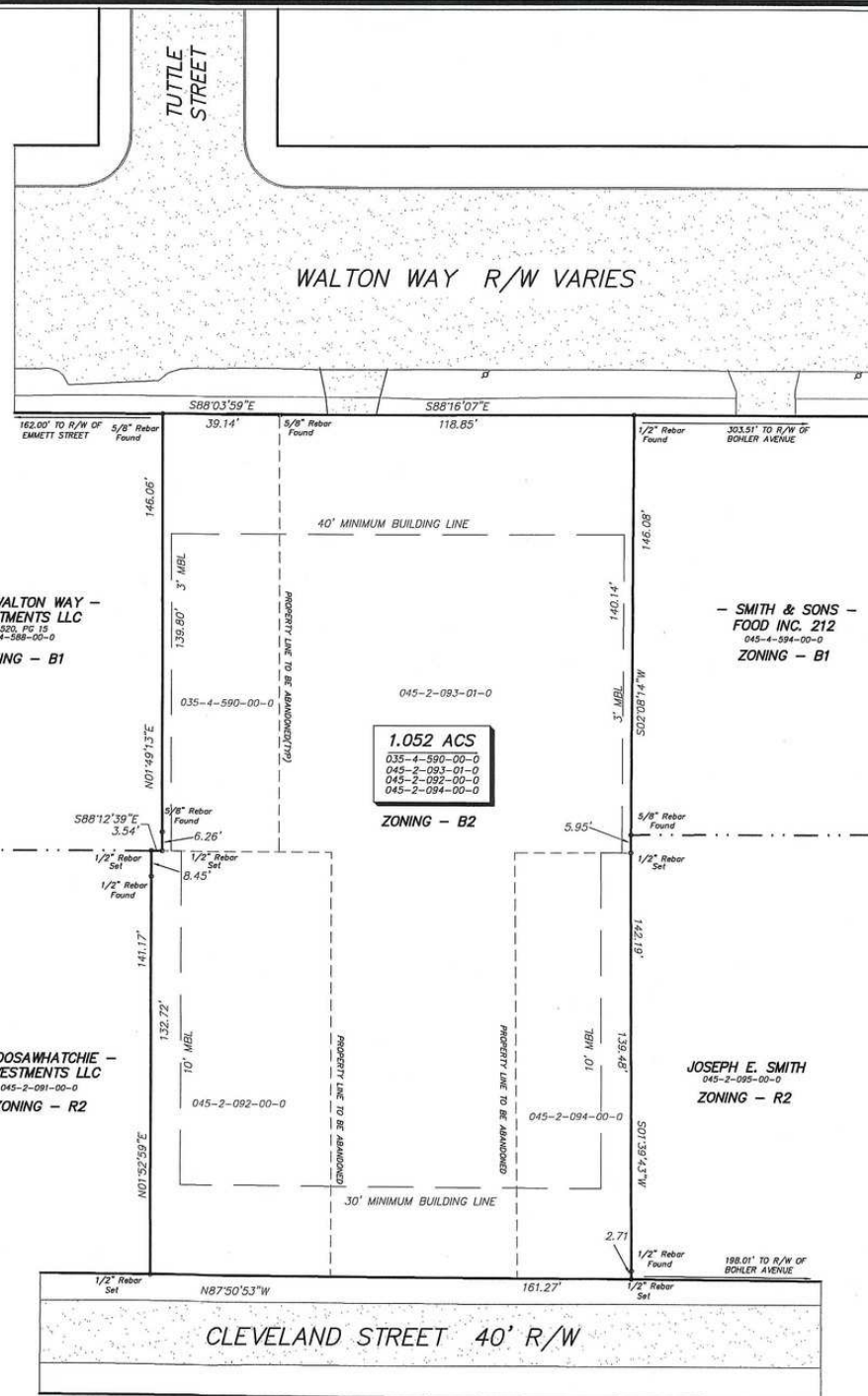
DATE

BY AUTHORITY OF AUGUSTA PLANNING
& DEVELOPMENT DEPARTMENT

According to the Flood Insurance
Rate Maps for Augusta-Richmond
County, Georgia Map 13245C0130H
dated 11/15/19 this property does
not lie in a special flood hazard area.

SP No. 27799-17

12/15/25 JURY:Y/27799-combine.dwg



FIELD DATA

LINEAR CLOSURE: 1'/34,080'
PLAT CLOSURE: 1'/218,363'
EQUIPMENT: SOKKIA IX603

RETAILER MAP





PLANNING & DEVELOPMENT DEPARTMENT

535 Telfair Street • Suite 300
Augusta, Georgia 30901

1803 Marvin Griffin Road
Augusta, Georgia 30906

November 3, 2020

Mr. Joe Edge
624 Ellis St.
Augusta GA 30901

To Whom It May Concern:

At its meeting on Tuesday, October 20, 2020 the Augusta Georgia Commission considered the following petition:

Z-20-49 – A petition by Joe Edge, on behalf of Hiral Enterprises Inc., Carolyn H. Usry Irrevocable Giving Trust and Guru Darsham, LLC, requesting a change of zoning from Zone B-2 (General Business) and Zone R-2 (Two-family Residential) to Zone B-2 affecting property containing 1.05 acres and known as 1632 and 1636 Walton Way and 1623 and 1627 Cleveland Street (property is bisected by Logan Lane). Tax Map 045-2-093-01-0, 035-4-590-00-0, 045-2-094-00-0 and 045-2-092-00-0

It was the decision of the Commission to APPROVE the petition with the following conditions:

1. Prior to any development, Logan Lane must be abandoned and all parcels must be platted as one.
2. If a drive thru concept is to be used, the internal and external circulation must be approved by Traffic Engineering and Planning & Development prior to submitting for site plan approval to insure safe vehicle ingress/egress and limit queuing into Walton Way.
3. The lighting for the lot shall be directed downward and away from the residential development on Cleveland Street.
4. This project shall comply with all development standards and regulations set forth by the City of Augusta, GA at the time of development.
5. If the abandonment of Logan Lane is denied, the zoning shall revert to the current zoning of each parcel in this petition.

Enclosed is an ordinance verifying this change and a zoning restriction agreement. The zoning restriction agreement must be properly signed and returned to our office for recording.

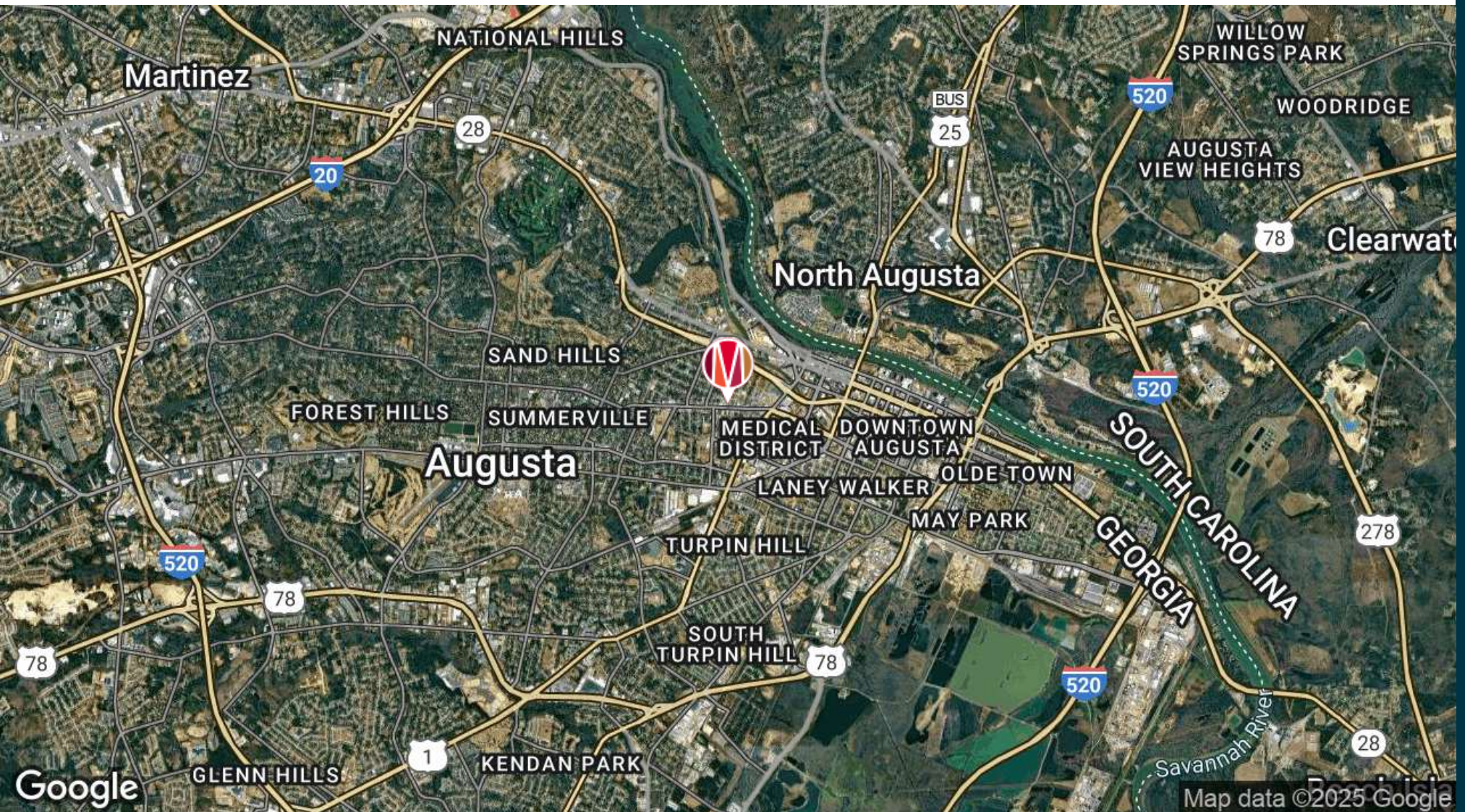
Until the agreement is received and recorded, the zoning does not become official. This decision is final.

Sincerely,

Robert Sherman *RS*

Robert Sherman
Director

LOCATION MAP

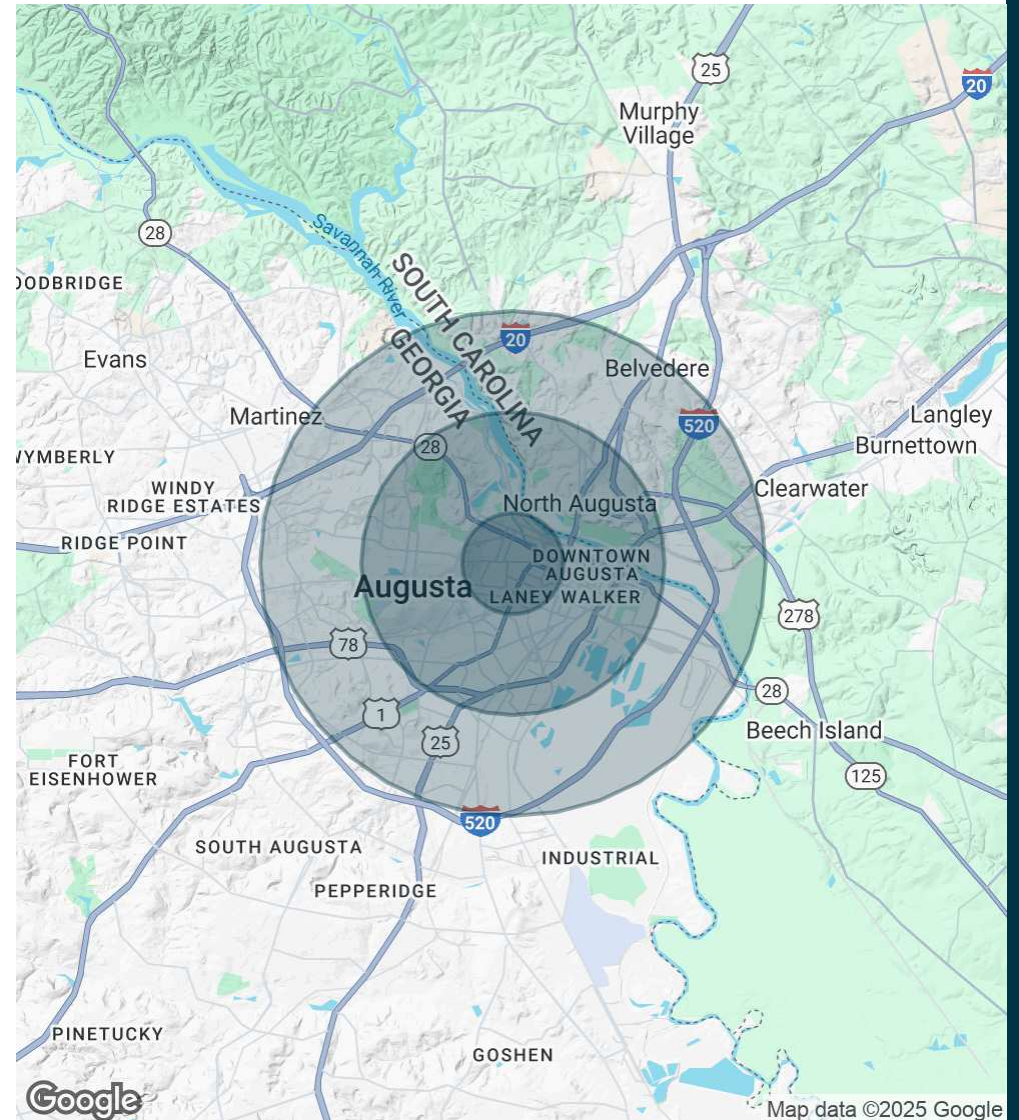


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,291	52,535	120,224
Average Age	39	41	40
Average Age (Male)	40	40	39
Average Age (Female)	39	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,456	23,968	53,743
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$62,118	\$69,545	\$76,486
Average House Value	\$209,393	\$242,766	\$231,911

Demographics data derived from AlphaMap





DAVID HOGG

Vice President, Associate Broker

Dhogg@Meybohm.Com

Cell: 706.394.3011

PROFESSIONAL BACKGROUND

David Hogg, Jr. is a native Augustan and holds a Bachelor of Arts Degree in Criminal Justice from Roanoke College in Salem, Virginia. David began his career with Trust Company Bank in Atlanta, known today as SunTrust. He later joined Georgia Bank and Trust Company in Augusta. His banking career spanned 20 years and throughout his career in banking, David focused on lending, private banking, trust, investment and asset management to clients who owned and managed their own commercial real estate portfolios.

David serves as a Vice President and Associate Broker for Meybohm Commercial Properties and he specializes in commercial sales and leasing. David is an active member of Trinity on the Hill United Methodist Church, having served as the Chair of the Trustees Board. David is a Paul Harris Fellow, awarded by Rotary International Foundation and currently serves as a Trustee of the Tuttle-Newton Home, Inc. and Piedmont Hospital Augusta. David also serves in an appointed position, as the Chairman of the Augusta Richmond County Riverfront Development Review Board. David is married to Leigh Ann and has four children.

EDUCATION

B.A. Roanoke College Salem, Virginia 1994

GA #365568 // SC #94322

MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com