

NINETEEN ACRES IN THE SAND HILLS COMMUNITY OF AUGUSTA GO UP FOR SALE

For immediate release

October 21, 2022 – AUGUSTA, GA – Eleven houses, 23 residential lots, and the 2.2 acres of the almost 21,000 square feet **Weed School** has hit the Augusta real estate market. REALTOR Cliff Bramble states that “This is one of the best opportunities to hit the Augusta market, and, if 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 lot’s overlook the Augusta Country Club and are ready for building **nine attached units with incredible golf course views** (See example.) or dividing them into five separate lots. 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, on public sewer and water lines, and easements are already in place. All one needs to do is submit their architectural plans to the county, get approved, and begin to build. It is an excellent way to rebuild this 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.

The next two-acre property to hit the market is steps away from the lots. It’s **The Weed School**, and it brings the acreage to **9% of the neighborhood acres for sale**. The Weed School is currently **zoned for up to 60,000 sq. feet of condo’s or apartments**, but if rezoned, may be able to go to 100,000 square feet for best usage. The history of the Weed School is long and in the past, but the **future use is brighter and more exciting**. REALTOR Cliff Bramble says, “This property has so much potential, and we envision either condos/apartments, a food hall, an “eater”tainment venue, mixed use spaces, or shared offices being built into the school. The opportunities are endless, and we are looking for the right developer who is interested in purchasing the school and making the school’s legacy last for another one hundred years.” He adds, “**There have been food halls built throughout the state, and this area is perfect for bringing one to the area**. The atmosphere the building offers is exactly what other food halls like Krog Street Market and Ponce City Market in Atlanta have, and what future customers are looking for.” **Included in the sale of The Weed School are four buildings**: A cafeteria, an auditorium, an office, and a classroom building. The four buildings are connected via arched walkways, completely brick, and the structures of the buildings appear strong. As for the interior, after almost one-hundred years, the school still maintains the **original hardwood floors** in most of the buildings. The adjacent lot is perfect for either a **parking structure, or apartments surrounding the parking structure**. The school has sewer and water to the property, as well as easements in place. The Weed School is listed for \$1,299,000 and can be seen at www.revivesandhills.com or loopnet.

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



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



Current use of The Weed School



Opportunity for turning The Weed School into apartments or condo's



Opportunity to developing The Weed School into an “eater”tainment facility or food hall



Opportunity to developing The Weed School into a mixed-use development

