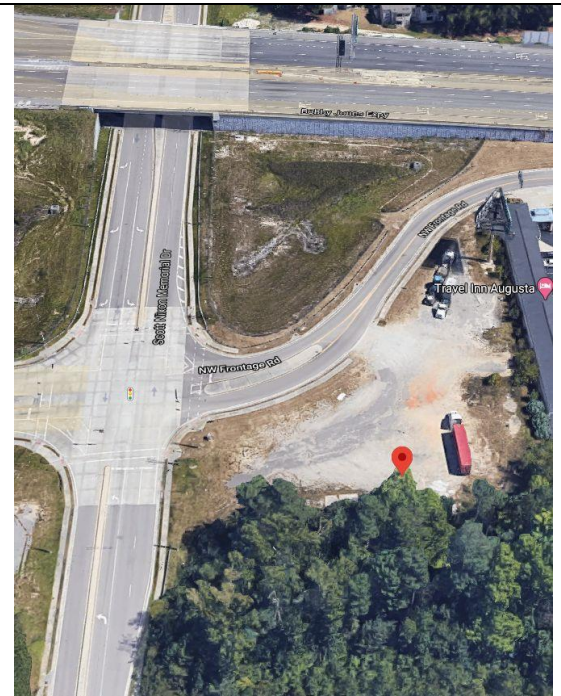


700 Scott Nixon Memorial Drive

Augusta, GA 30907

1.77 Acres of Land for Sale on a Strategic Corner!



**Zoned B-2 Commercial
Parcel Includes 599 Frontage Dr
For a Total of 1.77 Acres**

**Perfect for any business that wants
High Traffic & Exposure!**

This property is located at the intersection of Scott Nixon Memorial Drive and Frontage Drive across from the northwestern entrance to Bobby Jones Expressway and just north of Interstate 20. Has great potential for the development of a major retail, restaurant or other business. Home Depot, Wal-Mart, Sam's Club and many other businesses are just around the corner. Nearby traffic counts are almost 50,000 per day per the Georgia Department of Transportation. Feel free to call with any questions.

Asking Price \$1,695,000



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