

WALTON WAY CORNER LOT FOR SALE  
1916 WALTON WAY  
AUGUSTA, GA 30904



**.93 ACRES AVAILABLE FOR SALE**

**Presented By:**

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# 1916 WALTON WAY, AUGUSTA, GA 30901



## PROPERTY SUMMARY

Lot Size: .93 Acres

Zoned: B-1

## **PROPERTY OVERVIEW:**

1916 Walton Way is a .93 acre lot located at the corner of Walton Way and Merry Street. This property is zoned B-1 with 136 feet of frontage on Walton Way and 280 feet of frontage on Merry Street. Site ready and all utilities available.

## **LOCATION OVERVIEW:**

The site is conveniently located in the retail corridor between Augusta University and Augusta's Medical District, on a main artery that feeds to the medical complex as well as downtown shopping, restaurants and nightlife district. The artery is bordered on both sides by schools and residential properties.

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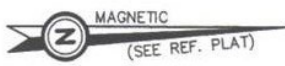
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NOTES:  
 EQUIPMENT USED: TOPCON GTS -- 225 & PRISM.  
 INTERPRETATION OF FIRM COMMUNITY-PANEL INDICATES THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN.  
 UTILITIES SERVING THIS PROPERTY ARE COVERED BY BLANKET EASEMENTS FOR INGRESS, EGRESS & MAINTENANCE OF THE UTILITIES.  
 THE FIELD DATA UPON WHICH THIS PLAT OR MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,362 FEET AND AN ANGULAR ERROR OF 4" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.  
 DATE OF SURVEY 08-10-05  
 THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 92,746 FEET.



Walton Way - 90' R/W

REFERENCE PLAT  
Ready Reel 662, Pg 1136

Plat for Chattahoochee Partners, LLP  
Prepared by Ayer Corp., Dated 08-30-00  
Plat Cabinet B, Slide 78, Plat B

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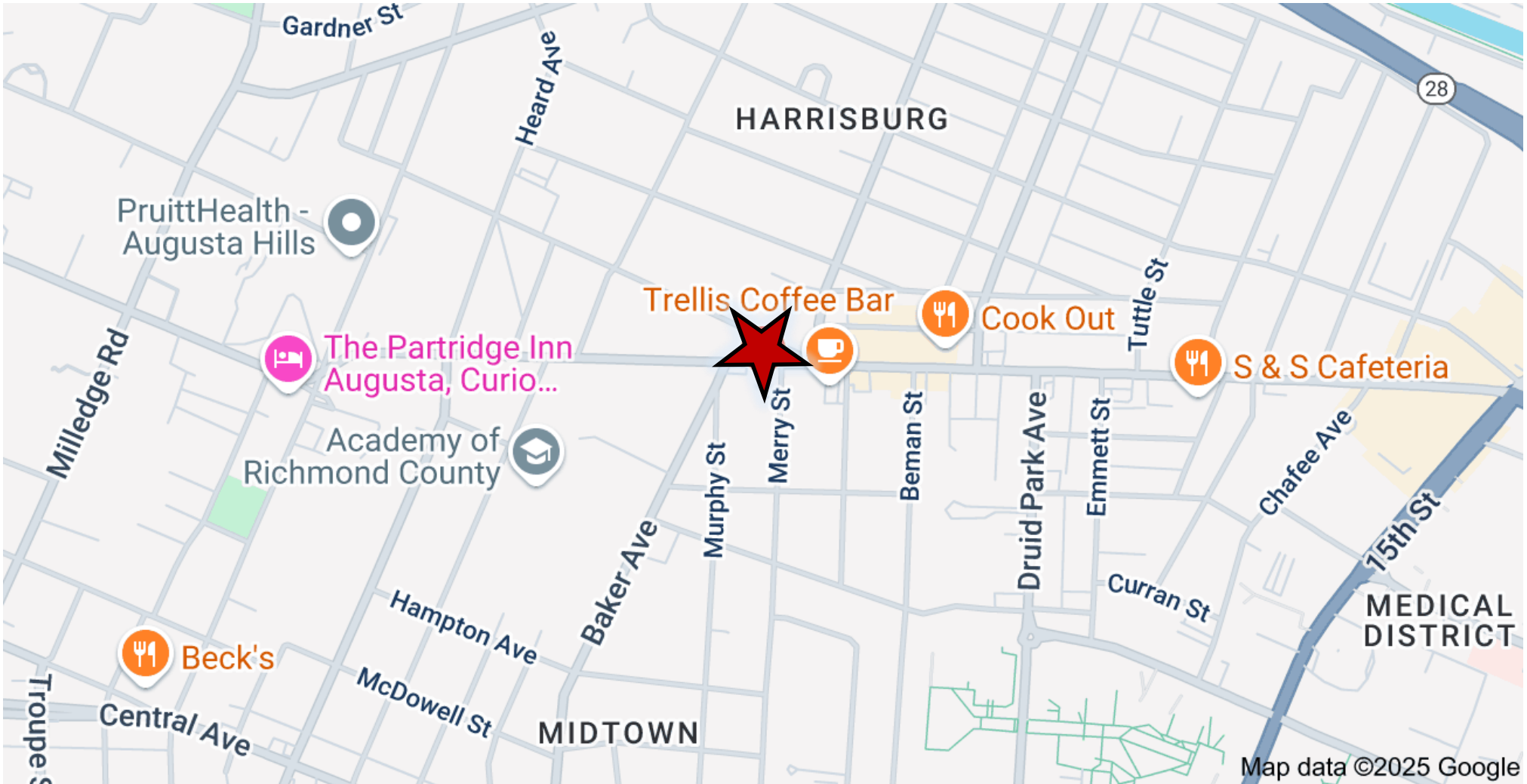
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\*\*The information contained herein is believed to be accurate & obtained from reliable sources, no warranty or representation is made. All parties should preform the necessary due diligence to confirm any statistics to their own satisfaction of investigation\*\*

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