

An aerial photograph of a multi-lane road cutting through a dense forest. The road has white lane markings and a few cars are visible. The surrounding area is heavily wooded with green trees. The image has a dark blue overlay.

FOR SALE

3778 PEACH ORCHARD

Augusta, GA 30906

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**ZACK HARTMAN**  
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# Executive Summary



## OFFERING SUMMARY

|               |            |
|---------------|------------|
| Sale Price:   | \$60,000   |
| Lot Size:     | 0.73 Acres |
| Price / Acre: | \$82,192   |

## PROPERTY OVERVIEW

Potential uses for this land are, but not limited to, Free Standing Retail, Strip Center, Convenience Store etc. This property can be purchased with an adjoining 1.57 acre parcel.

## LOCATION OVERVIEW

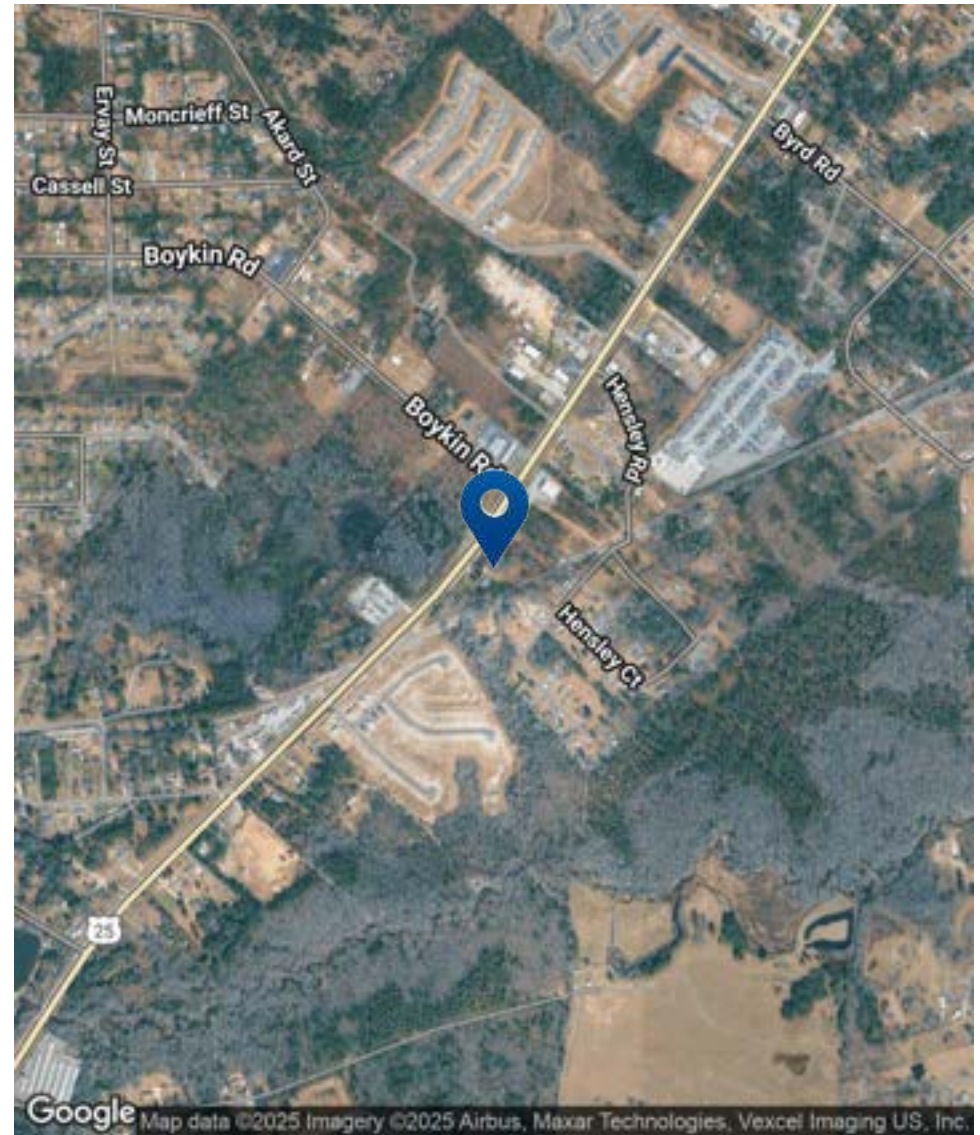
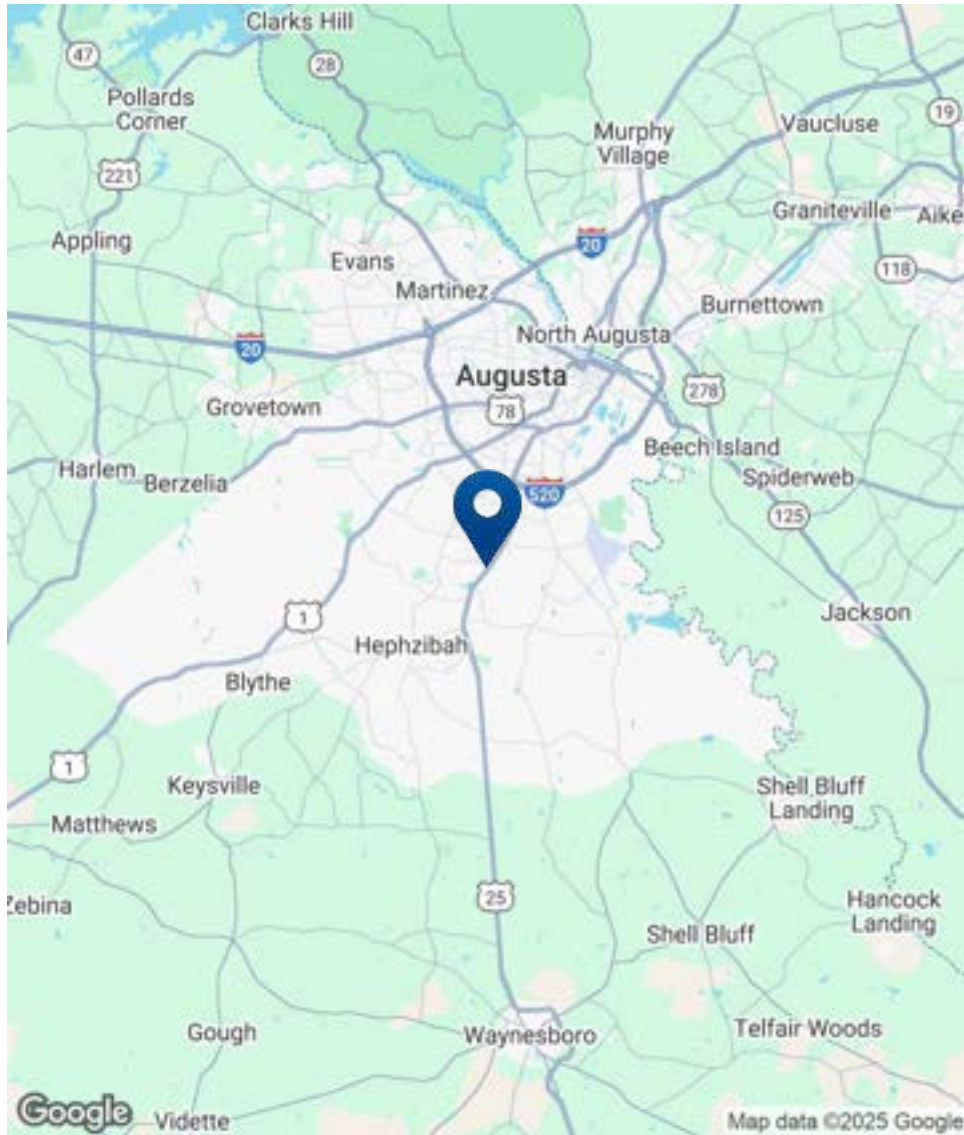
Just a 2 minute drive from Tobacco Rd and less that 10 minutes from I-520, this property on Peach Orchard Rd and is located right next to a recently completed neighborhood of single family homes.

## PROPERTY HIGHLIGHTS

- 26000 traffic count
- 111 ft frontage on Peach Orchard
- 10 min from Bobby Jones



# Location Map



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# Additional Photos



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FOR SALE | 3778 PEACH ORCHARD | AUGUSTA, GA 30906



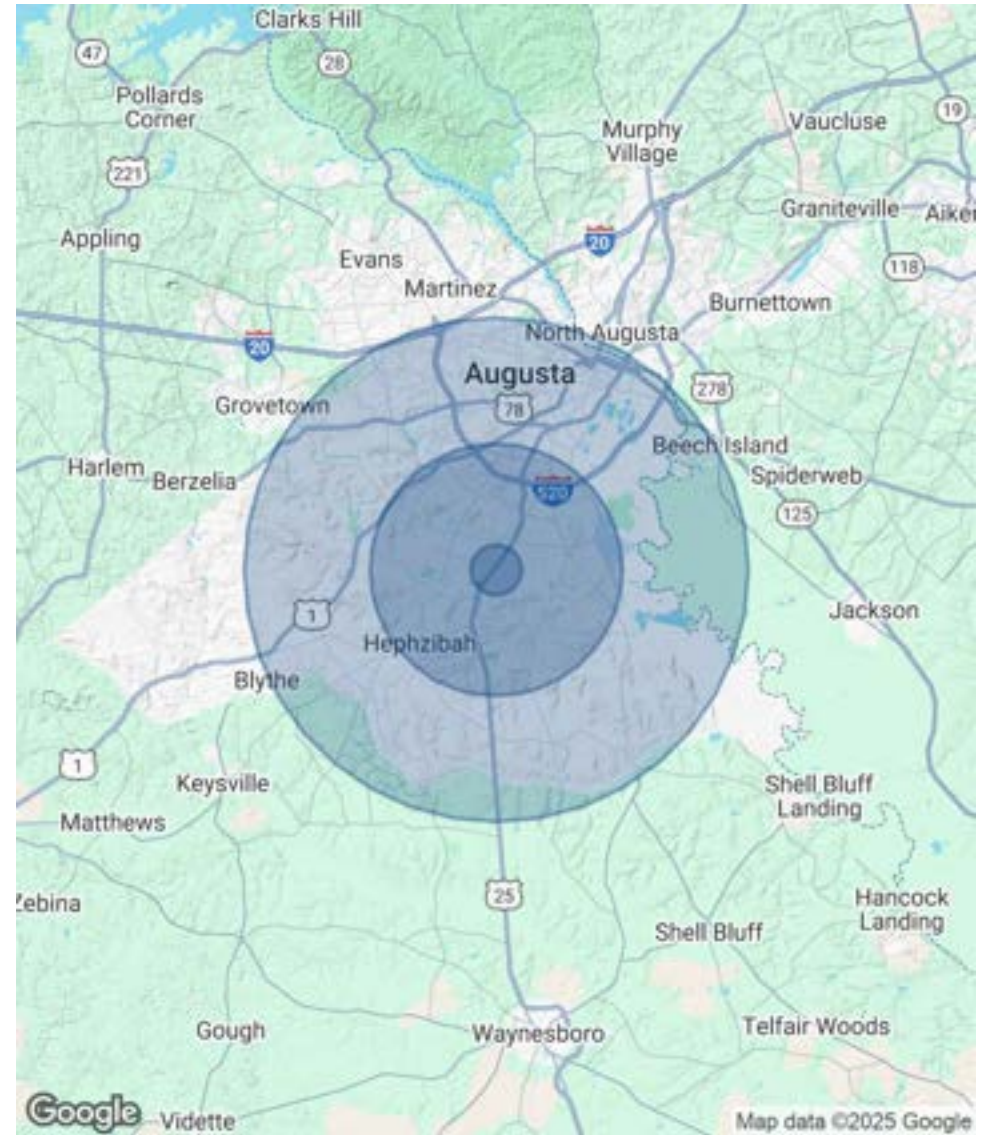
# Demographics Map & Report

| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 2,518  | 75,102  | 189,224  |
| Average Age          | 35.9   | 35.3    | 35.7     |
| Average Age (Male)   | 35.3   | 34.0    | 34.4     |
| Average Age (Female) | 41.3   | 37.2    | 37.4     |

| HOUSEHOLDS & INCOME | 1 MILE   | 5 MILES   | 10 MILES  |
|---------------------|----------|-----------|-----------|
| Total Households    | 999      | 28,011    | 80,832    |
| # of Persons per HH | 2.5      | 2.7       | 2.3       |
| Average HH Income   | \$42,562 | \$50,870  | \$49,748  |
| Average House Value | \$98,826 | \$113,374 | \$119,469 |

\* Demographic data derived from 2020 ACS - US Census



# Advisor Bio 1



## ZACK HARTMAN

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### PROFESSIONAL BACKGROUND

Zack, a proud native of Augusta, GA, launched his career with Sherman and Hemstreet in 2017. Initially focusing on property management across the Southeast, he dedicated two and a half years to enhancing low-income housing communities, adeptly identifying and resolving challenges to elevate property value for his clients. His enthusiasm for real estate and strong client relationships enabled him to expand his expertise to managing a diverse range of income-producing properties.

Leveraging his background in property management, Zack empowers property owners to recognize the true value of their investments and expertly guides them through the complexities of the current real estate market. Outside of his professional life, Zack is passionate about hands-on projects, whether building or repairing, and cherishes time spent outdoors with friends and family.

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