



FOR SALE

SITE

# EVANS DEVELOPMENT SITE

3921 Evans To Locks Rd, Evans, GA 30809

# Property Summary



## PROPERTY DESCRIPTION

This development site is ideal for retail or specialty use. The desirable 11.37-Acre corner site surrounded by established, affluent neighborhoods in Columbia County, Georgia. Located in Evans, Georgia, one of the fastest growing areas in the southeastern United States. This tract has 460' of frontage on Furys Ferry Road and 315' of frontage on Evans-to-Locks Road. Great location, visibility and exposure. Zoned C-1; all utilities available. Road construction in the vicinity of the property will result in a widened Furys Ferry Rd which will greatly increase traffic to the site.

## LOCATION DESCRIPTION

Site is located in the northwest quadrant of the intersection of Evans-to-Locks Road and Furys Ferry Road (GA Hwy 28), in Evans (Columbia County), Georgia, immediately northwest of Augusta. This site offers easy access to River Watch Parkway, Washington Road, I-20 and I-520 as well as the shopping and dining areas of the Augusta Exchange, Evans Town Centre and the Columbia County Government Complex.

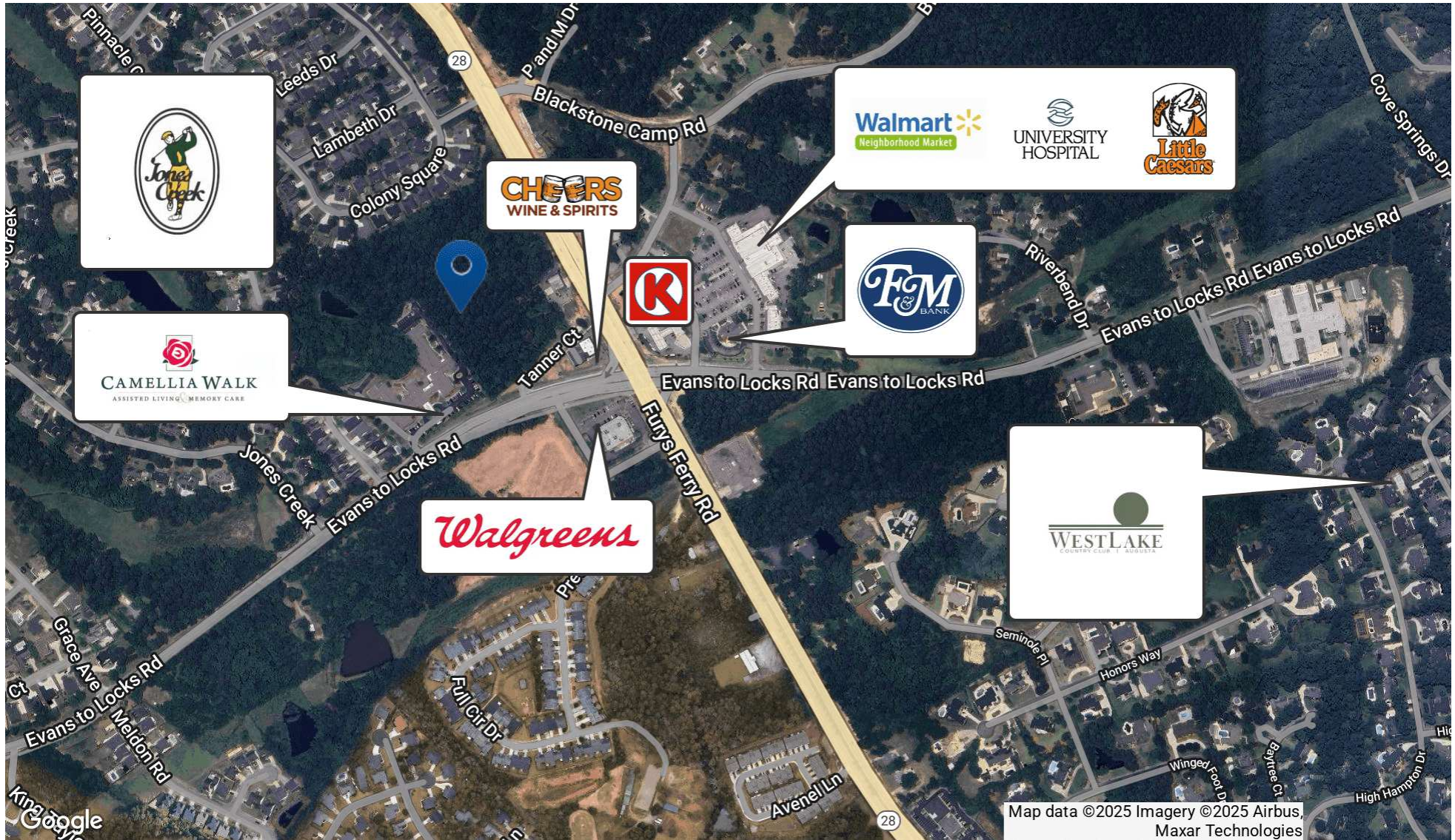
## OFFERING SUMMARY

Sale Price:	\$2,495,000
Lot Size:	11.37 Acres



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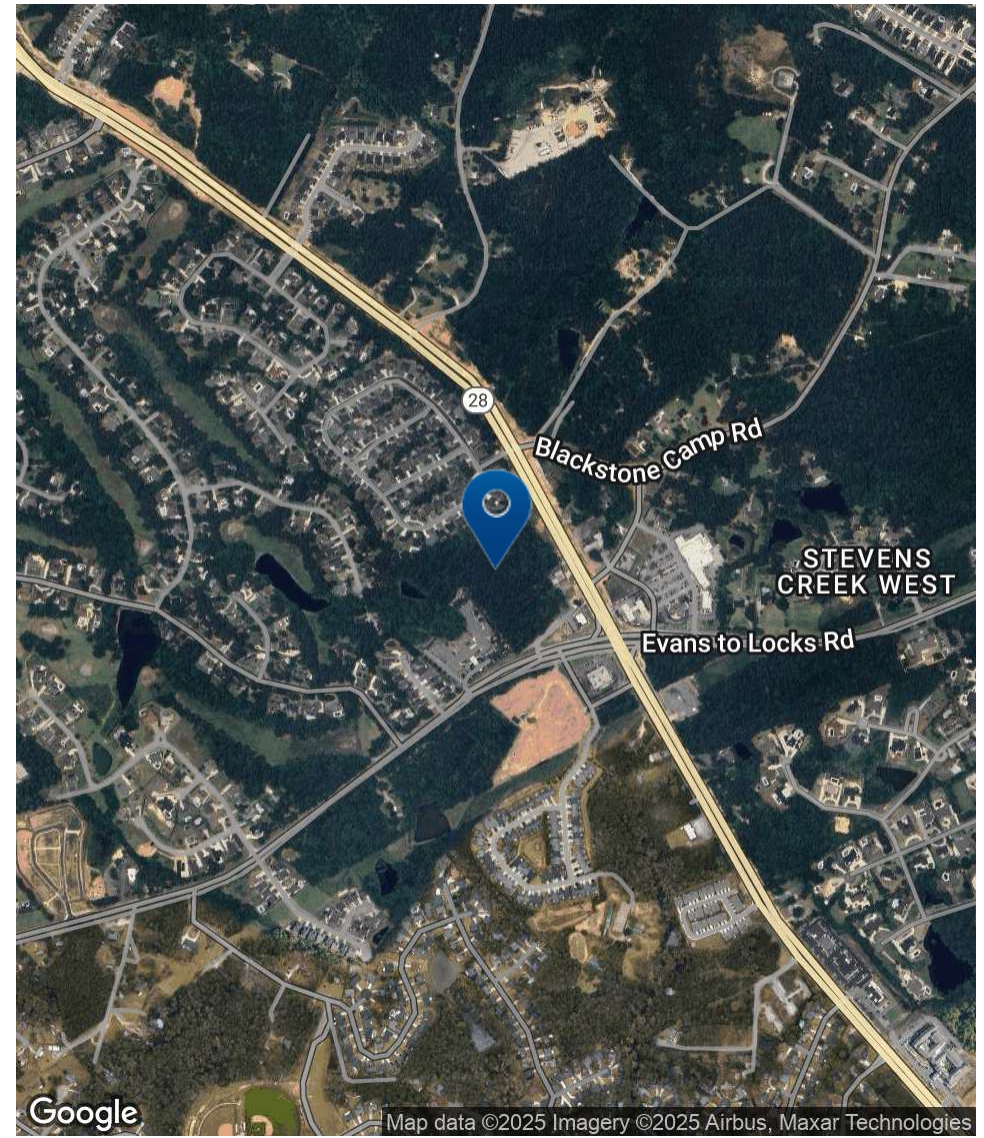
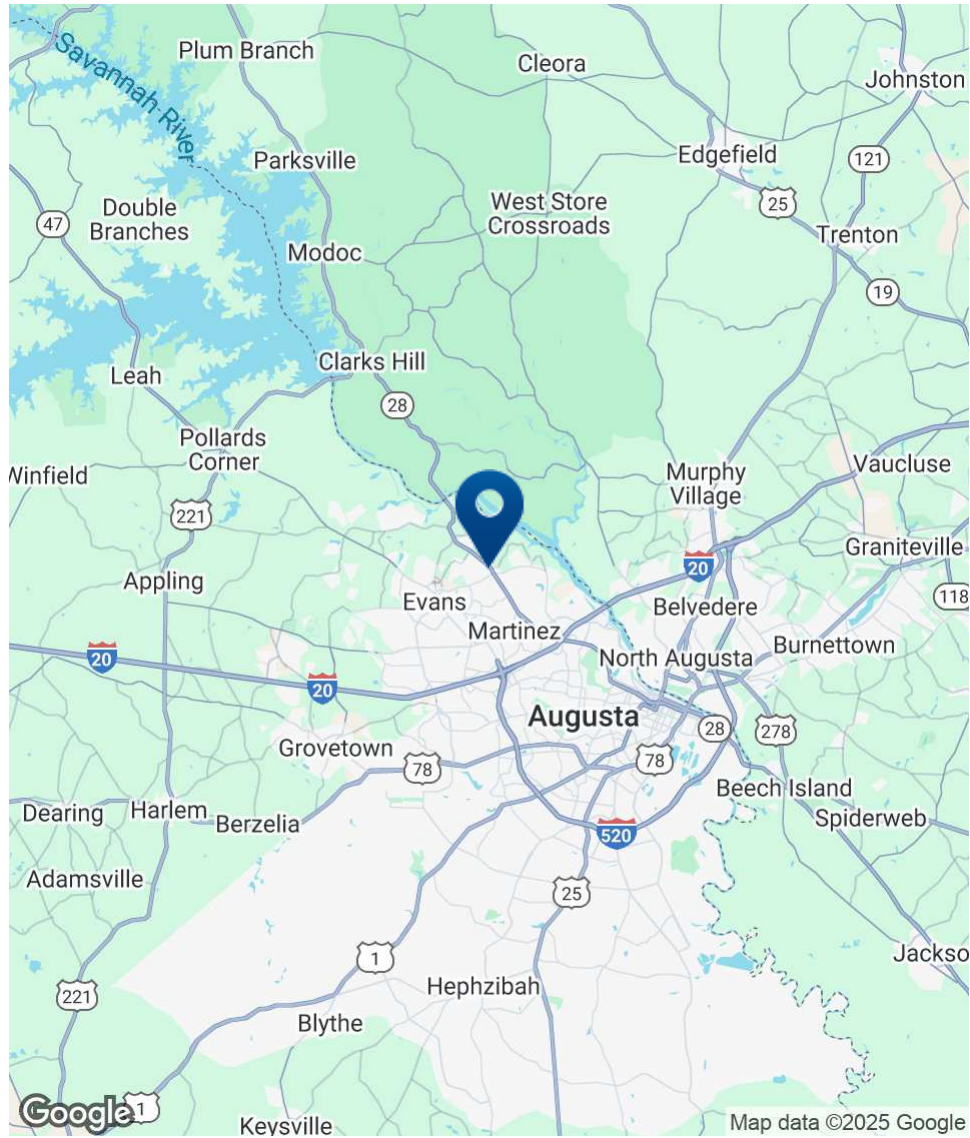
# Retailer Map



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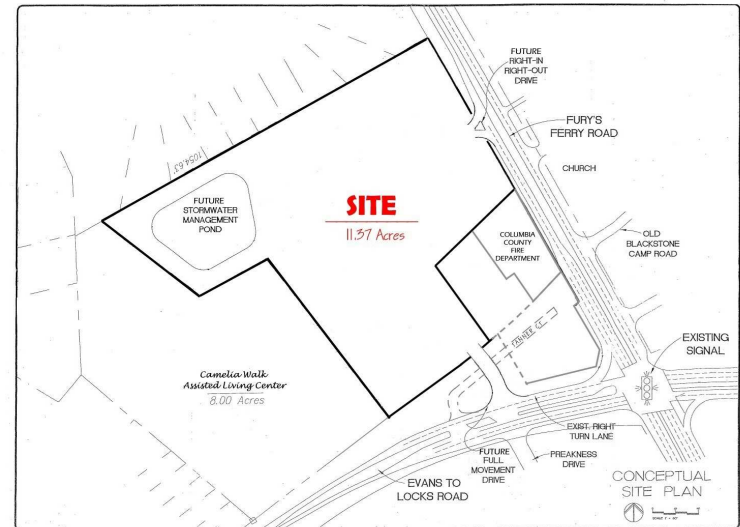
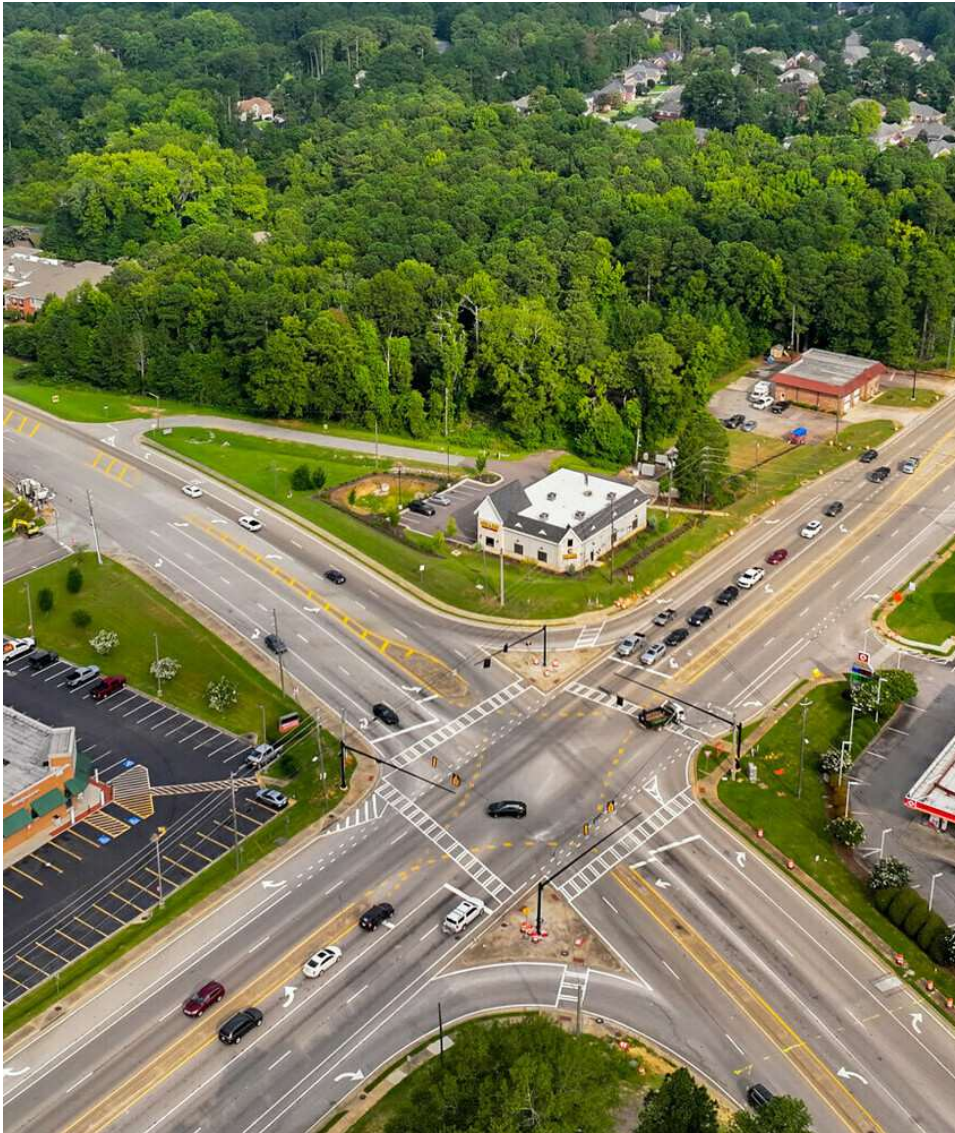
# Location Map



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# Additional Photos



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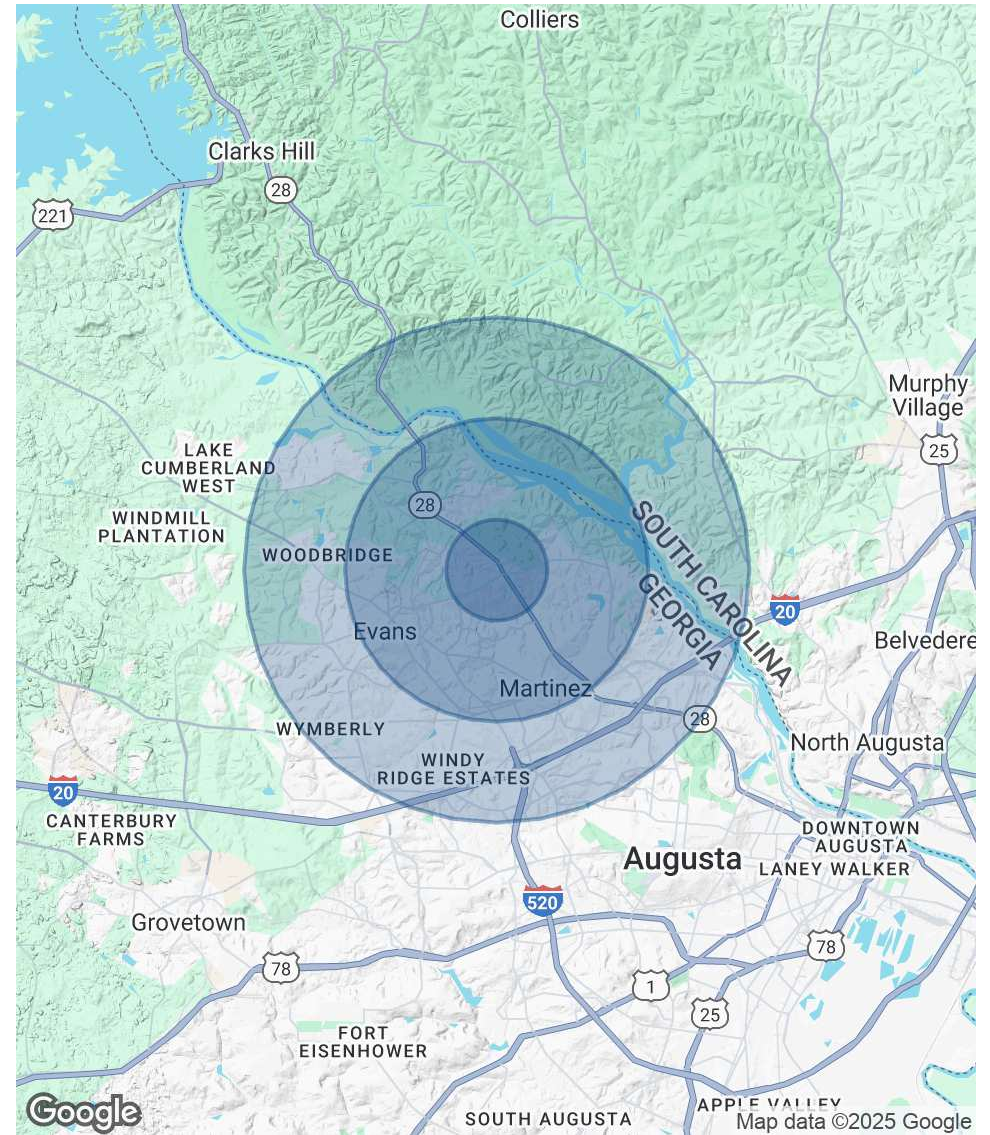
# Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,709	42,914	104,711
Average Age	43	42	41
Average Age (Male)	42	40	40
Average Age (Female)	44	43	42

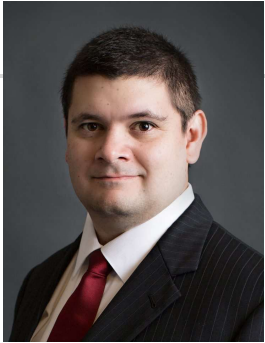
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,044	16,098	43,179
# of Persons per HH	2.8	2.7	2.4
Average HH Income	\$165,872	\$147,079	\$121,892
Average House Value	\$438,511	\$349,840	\$305,921

Demographics data derived from AlphaMap



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# Advisor Bio 1



**JOE EDGE, SIOR, CCIM**

President & Broker

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## PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for nearly two decades. After four years of serving in the Marine Corps, Joe started his career in real estate shortly thereafter acquiring the then 90-year-old firm Sherman & Hemstreet, Augusta, GA's largest commercial real estate firm in 2006. Currently, S&H is the largest CRE firm in the Augusta, GA region and provides commercial real estate services for all of the southeastern United States.

Currently Sherman & Hemstreet manages over 10 million square feet of office, industrial and retail space.

Currently, Joe holds both the CCIM and SIOR designations and is a CPM (Certified Property Manager) candidate. The CCIM is the highest designation an investment sales broker can obtain. The SIOR designation is the most prestigious designation any office or industrial broker can receive requiring a very high commission threshold. Several S&H agents hold these designations. To learn more about these designations go to [www.ccim.com](http://www.ccim.com) or [www.sior.com](http://www.sior.com).

## MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

### Sherman & Hemstreet Real Estate Company

4316 Washington Road  
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