

FOR SALE COMMERCIAL DEVELOPMENT SITE

3780 Peach Orchard Rd, Augusta, GA 30906



ZACK HARTMAN

Commercial Sales Associate

zhartman@shermanandhemstreet.com

706.922.0395

**SHERMAN &
HEMSTREET**
Real Estate Company

Commercial Development Site

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PROPERTY OVERVIEW

This prime property is zoned B-2, offering a diverse range of potential uses. Currently occupied by the sellers, the structure will be vacated upon sale, presenting a seamless transition for new ownership. The building features a new roof and is well-suited for conversion into an office for commercial purposes, or it can be cleared for new development opportunities.

Potential applications for this land include, but are not limited to, free-standing retail, strip centers, and convenience stores. Don't miss the chance to capitalize on this versatile property in a thriving area!

LOCATION OVERVIEW

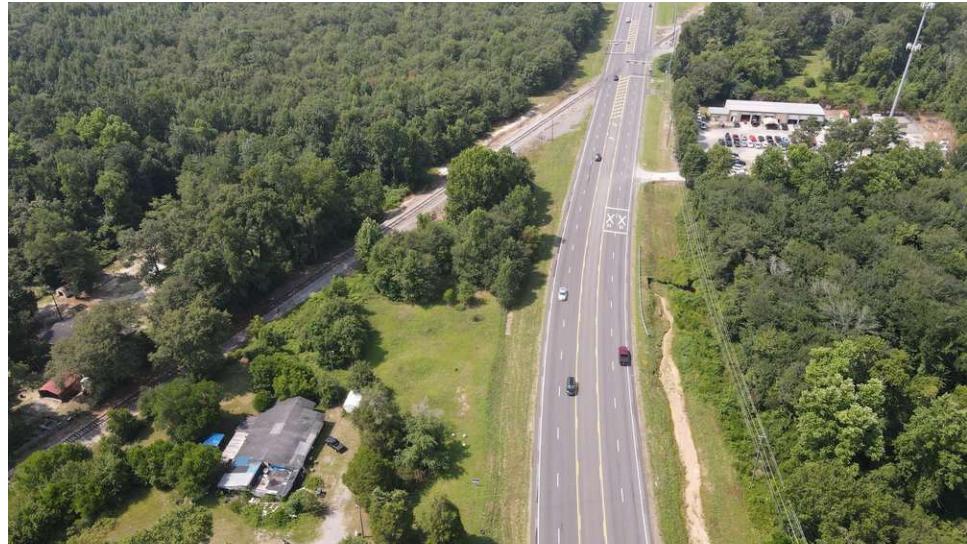
Just a 2 minute drive from Tobacco Rd and less than 10 minutes from I-520, this property on Peach Orchard Rd and is located right next to a recently completed neighborhood of single family homes.

OFFERING SUMMARY

Sale Price:	\$195,000
Lot Size:	1.57 Acres
Price / Acre:	\$124,204
Zoning:	B-2
Traffic Count:	26,000

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4316 Washington Road, Evans, GA 30809

shermanandhemstreet.com

706.722.8334

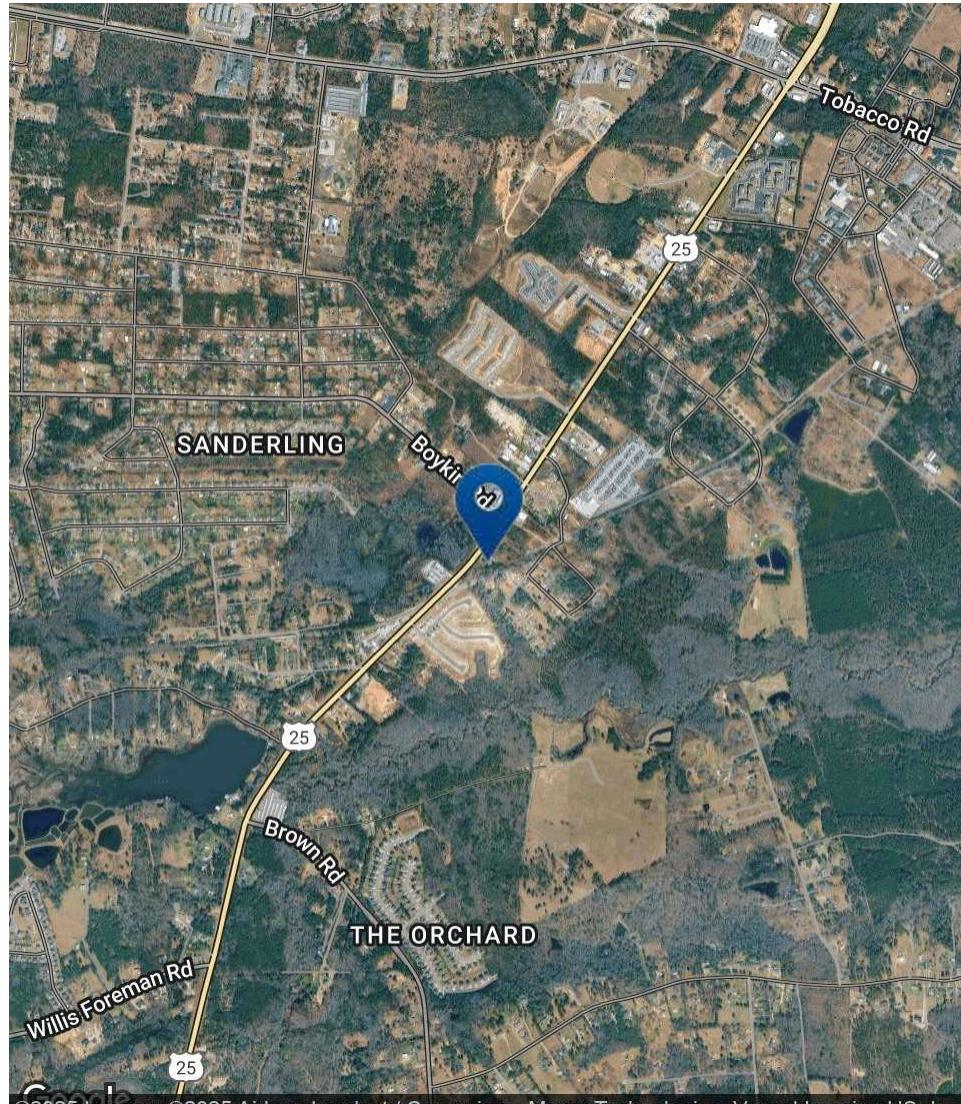
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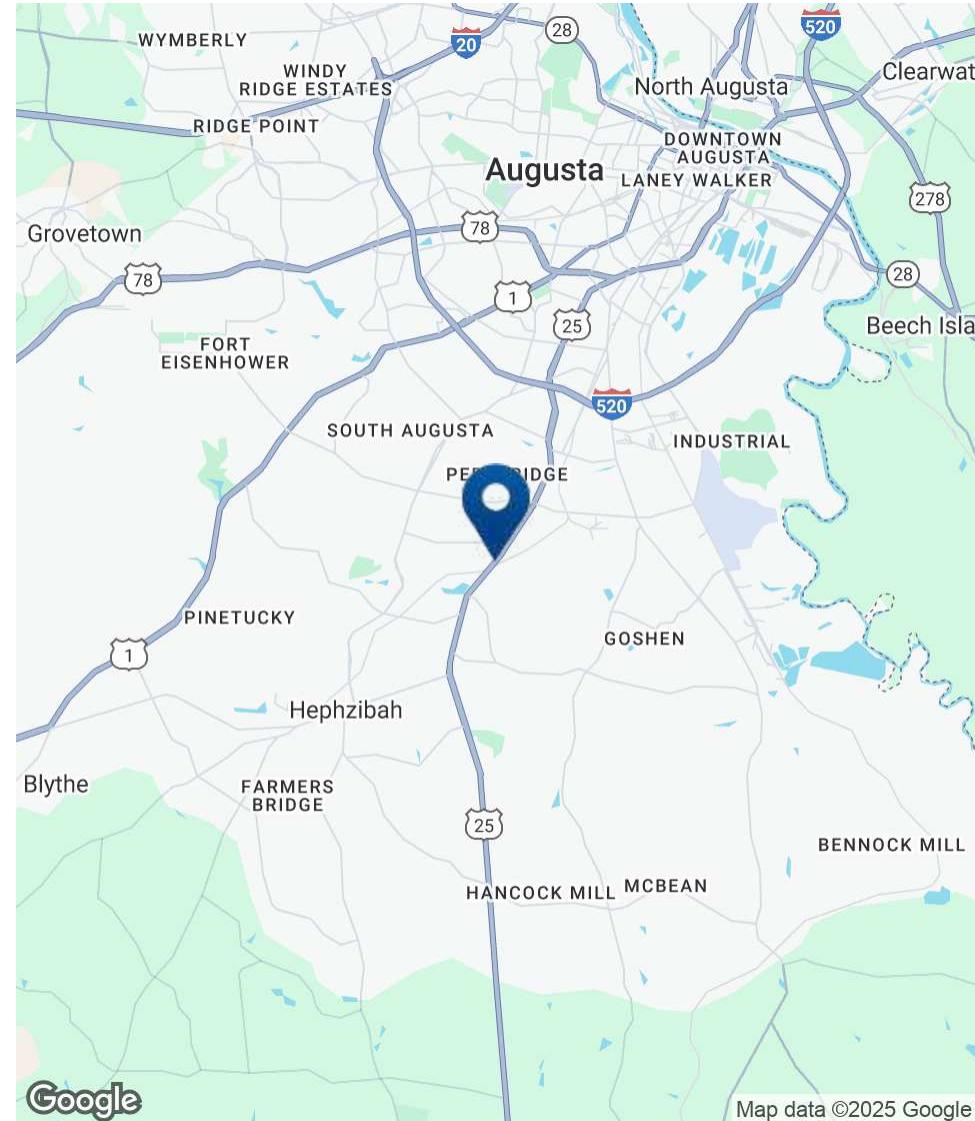
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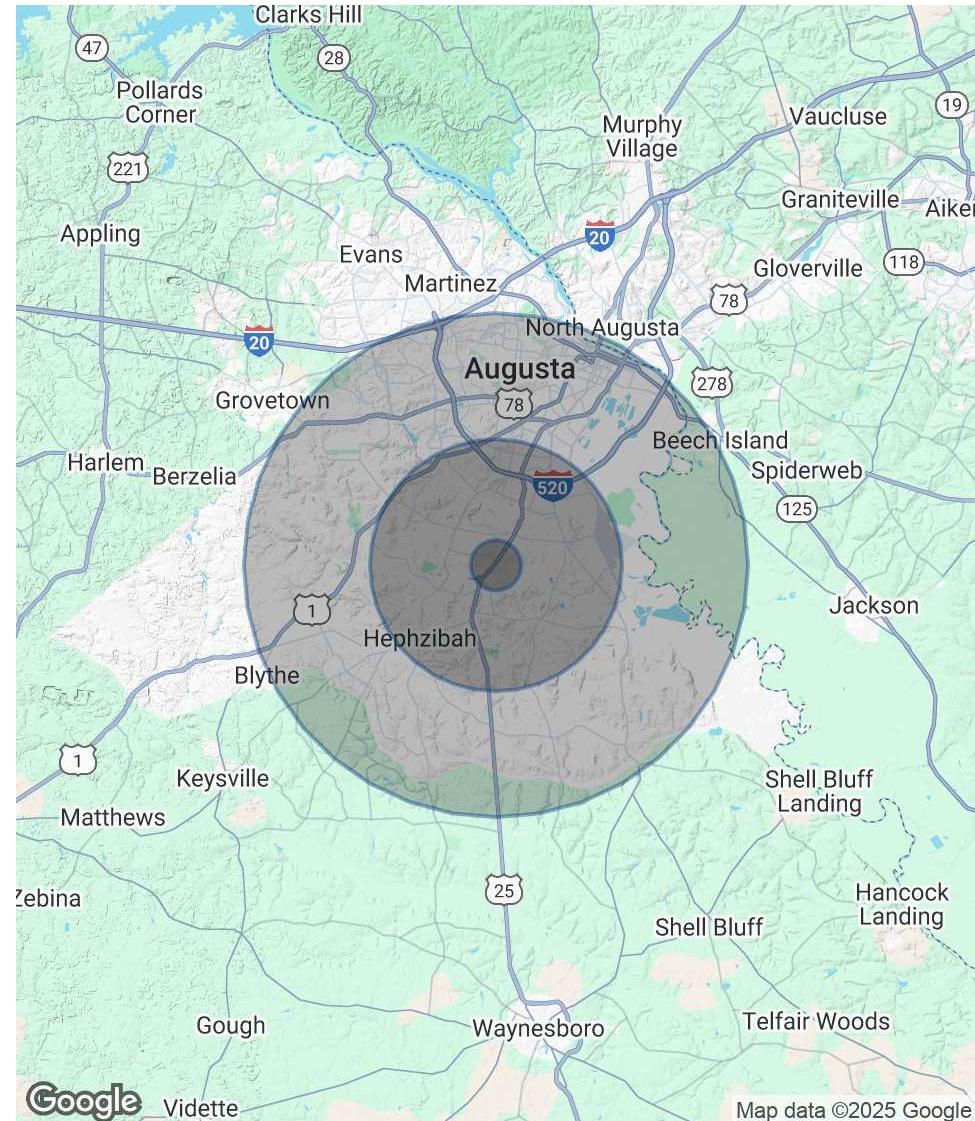
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,530	74,873	188,951
Average Age	35.8	35.3	35.7
Average Age (Male)	35.3	34.0	34.4
Average Age (Female)	41.4	37.2	37.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,001	27,923	80,661
# of Persons per HH	2.5	2.7	2.3
Average HH Income	\$42,619	\$50,931	\$49,735
Average House Value	\$99,126	\$113,516	\$119,371

* Demographic data derived from 2020 ACS - US Census



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Direct: 706.922.0395 | **Cell:** 706.699.5284

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.

Sherman & Hemstreet Real Estate Company

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