

**SALE**

# Evans to Locks Development Site

**4227 EVANS TO LOCKS ROAD**

Evans, GA 30809

**PRESENTED BY:**

**DAMIEN LANCIOS, CCIM**

O: 706.945.6652

damien.lanclos@svn.com

SHENANDOAH WOODS

BRADFORD PLACE

HALIFAX NORTH  
SECTION 1



4227

604

602

588

586

584

582

EVANS TO LOCKS RD

EVANS TO LOCKS RD

EVANS TO LOCKS RD

490

4232

4224

732

743

741

730

728

739

578

579

4204

4200

608

601

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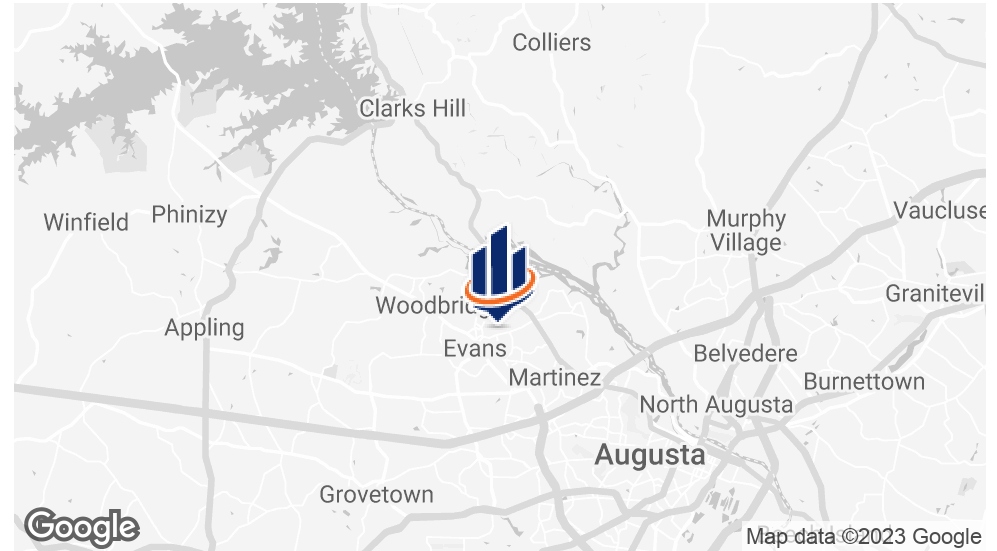
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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## PROPERTY SUMMARY



### OFFERING SUMMARY

|                    |                           |
|--------------------|---------------------------|
| <b>SALE PRICE:</b> | Market to Determine       |
| <b>LOT SIZE:</b>   | 17.87 Acres               |
| <b>ZONING:</b>     | M2                        |
| <b>MARKET:</b>     | Augusta                   |
| <b>SUBMARKET:</b>  | Evans                     |
| <b>VIDEO:</b>      | <a href="#">View Here</a> |

### PROPERTY OVERVIEW

SVN is pleased to present this seventeen plus acre development tract. Improvements on the tract include a large 4 bedroom, 3 bath, Southern Colonial Estate Home with a holly lined driveway, horse barn and stables along with a riding pasture, paddock area. M2 zoning uses are mainly geared towards Industrial uses. Please see the M2 Zoning Fact Sheet under the Documents Tab.

### PROPERTY HIGHLIGHTS

- Heart of Columbia County
- Heralded - Best Place to Live in America, Money Magazine, 2020
- M2 Zoning
- Excellent Topography
- Water and Sewer to Site

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# DEMOGRAPHICS MAP & REPORT

## POPULATION

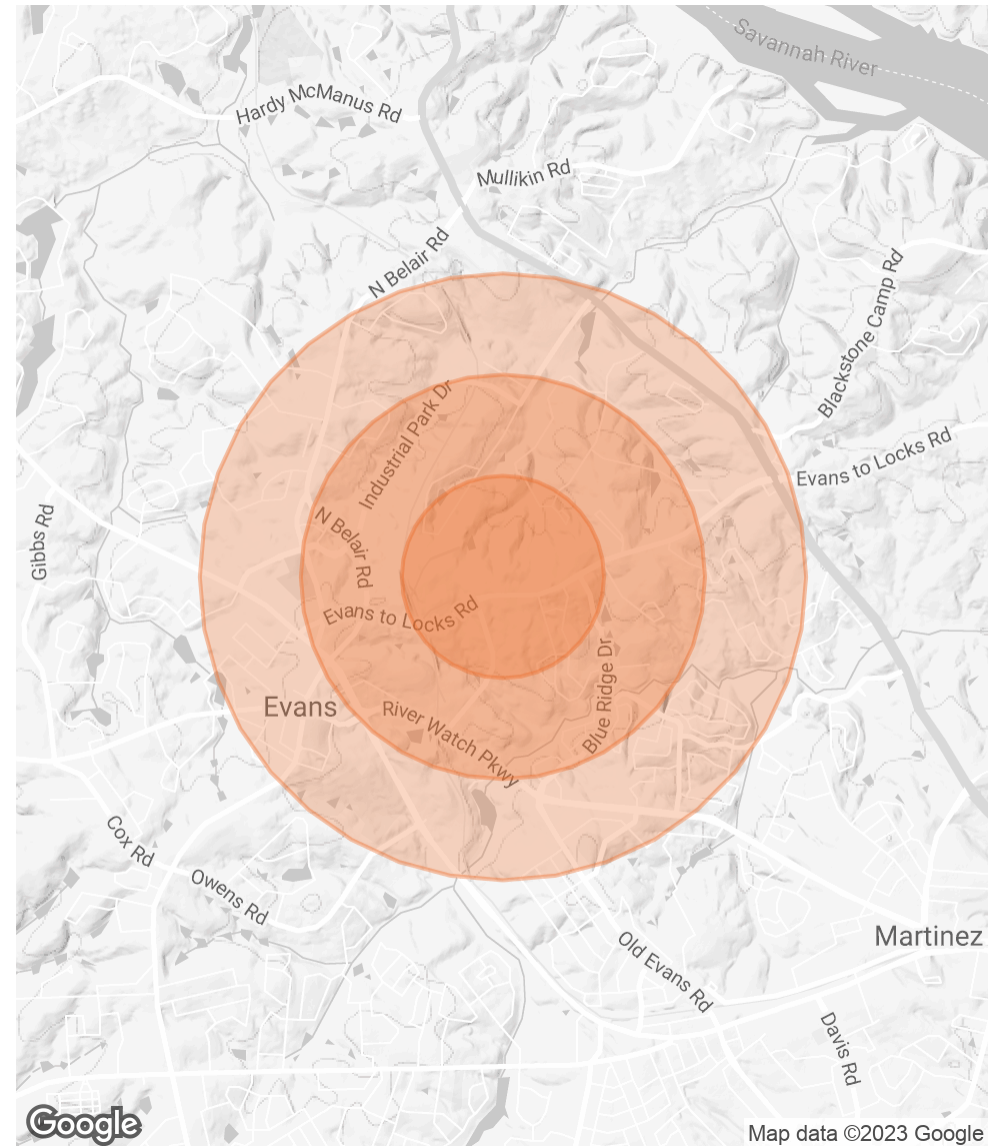
0.5 MILES 1 MILE 1.5 MILES

|                             | 0.5 MILES | 1 MILE | 1.5 MILES |
|-----------------------------|-----------|--------|-----------|
| <b>TOTAL POPULATION</b>     | 1,342     | 5,486  | 14,095    |
| <b>AVERAGE AGE</b>          | 37.7      | 41.8   | 42.8      |
| <b>AVERAGE AGE (MALE)</b>   | 35.2      | 38.8   | 39.0      |
| <b>AVERAGE AGE (FEMALE)</b> | 39.3      | 44.0   | 44.2      |

## HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

|                            | 0.5 MILES | 1 MILE    | 1.5 MILES |
|----------------------------|-----------|-----------|-----------|
| <b>TOTAL HOUSEHOLDS</b>    | 533       | 2,255     | 5,709     |
| <b># OF PERSONS PER HH</b> | 2.5       | 2.4       | 2.5       |
| <b>AVERAGE HH INCOME</b>   | \$106,015 | \$103,641 | \$95,424  |
| <b>AVERAGE HOUSE VALUE</b> | \$216,441 | \$232,490 | \$223,302 |

\* Demographic data derived from 2020 ACS - US Census



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