



FOR SALE

MEDICAL DEVELOPMENT LOT

1711 Magnolia Way, Augusta, GA 30909

**SHERMAN &
HEMSTREET**
Real Estate Company

CHRIS FARROW
Sr. Vice President
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706.288.1076

Property Summary



PROPERTY DESCRIPTION

This 0.85 acre medical office development lot is located in the Village at Crossroads Medical Park. The site is level and cleared with water and sewer onsite. Access and development easements are already established and the medical park has a dedicated detention pond. The Village at Crossroads is home to many great medical providers such as Center for Primary Care, Augusta Retina Consultants, and Fresenius Kidney Care. This development lot is centrally located along Jimmie Dyess Parkway. It is only half of a mile from I-20 and convenient to Fort Eisenhower, Grovetown, Evans, and the greater CSRA.

OFFERING SUMMARY

| | |
|----------------------|---------------------------------|
| Sale Price: | \$320,000 |
| Location: | The Village at Crossroads |
| Neighborhood Type: | Medical Office Park |
| Allowed Uses: | Medical or Daycare |
| Lot Size: | 0.85 Acres |
| County: | Columbia |
| Zoning: | C-2 |
| Parcel Number: | 074 113G |
| Available Utilities: | Water, Sewer, Electric, Data |
| Grading: | Level and cleared lot |
| Traffic Count: | Over 29,000 cpd on Jimmie Dyess |



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Complete Highlights



PROPERTY HIGHLIGHTS

- Established Medical Development.
- Water and Sewer are onsite.
- Access to storm water detention.
- Access easements in place.
- Located on busy Jimmy Dyess Parkway.
- 0.5 miles from I-20.
- Convenient to Fort Eisenhower, Grovetown, Evans and the greater CSRA.
- Great demographics' with consistent growth.
- Zoned for medical.
- Beautiful and well maintained common areas.

Village At Crossroads Grounds



Subject Development Lot



Subject Development Lot



Entrance



Common Area

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Village at Crossroads Buildings



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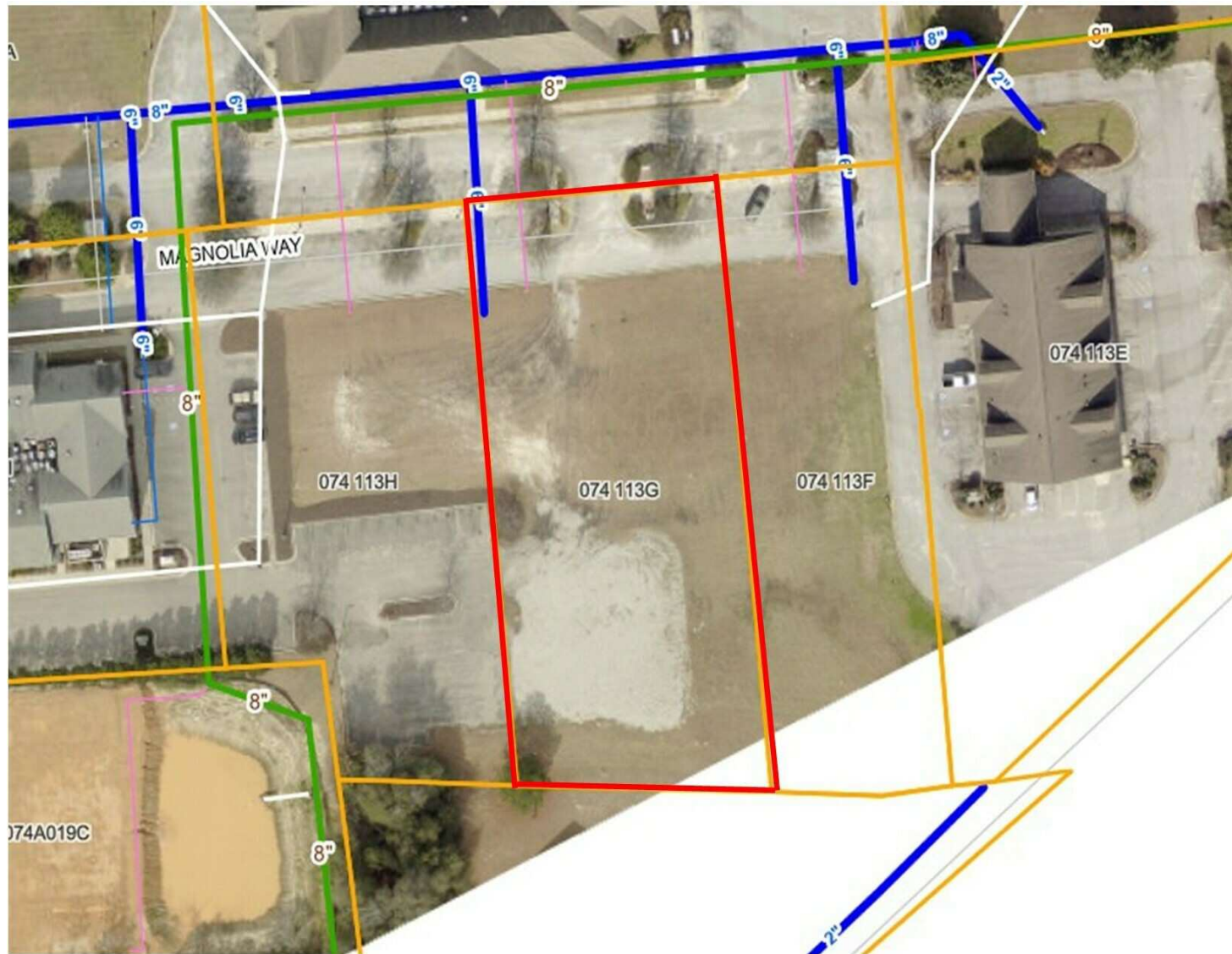
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Utility Map



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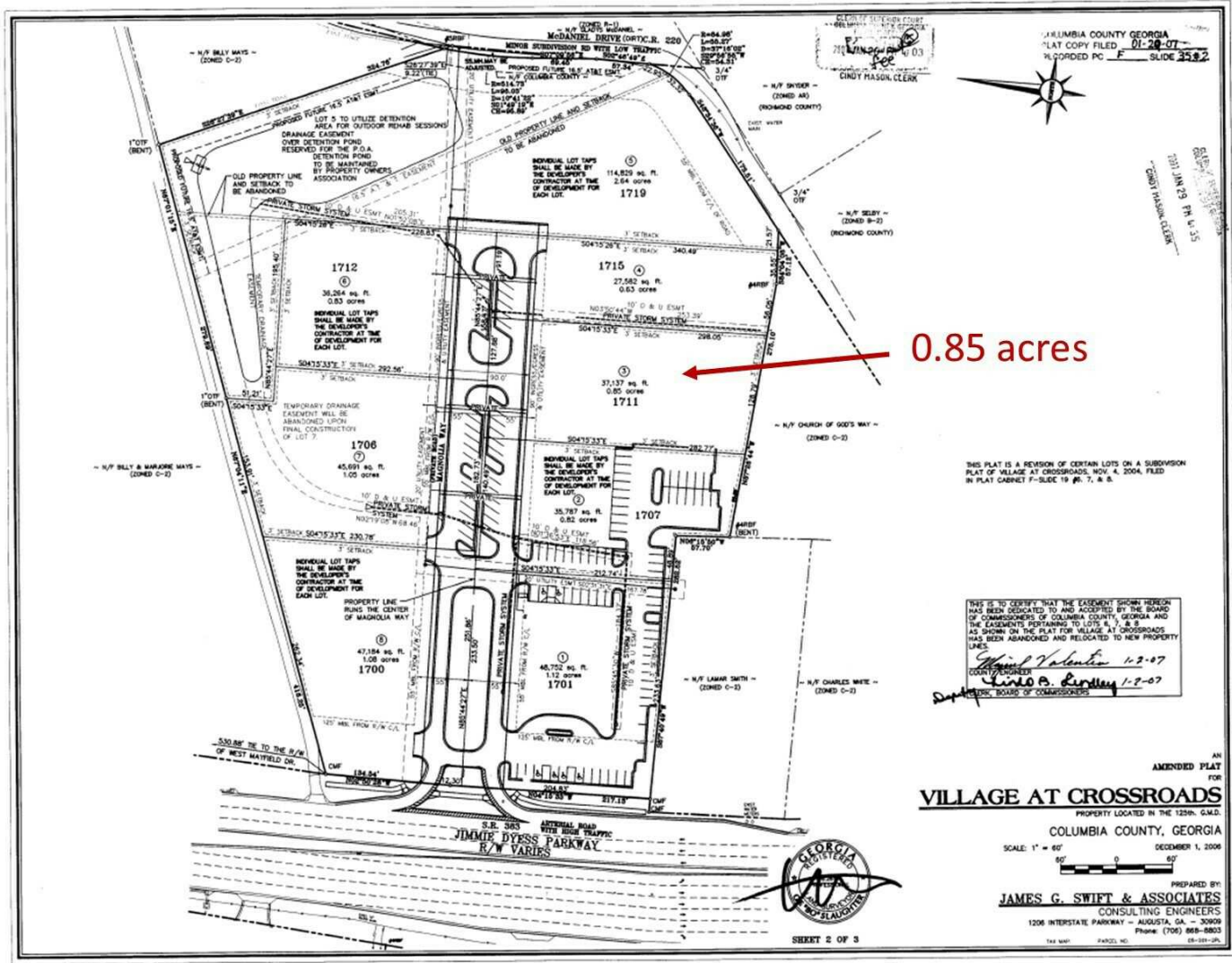
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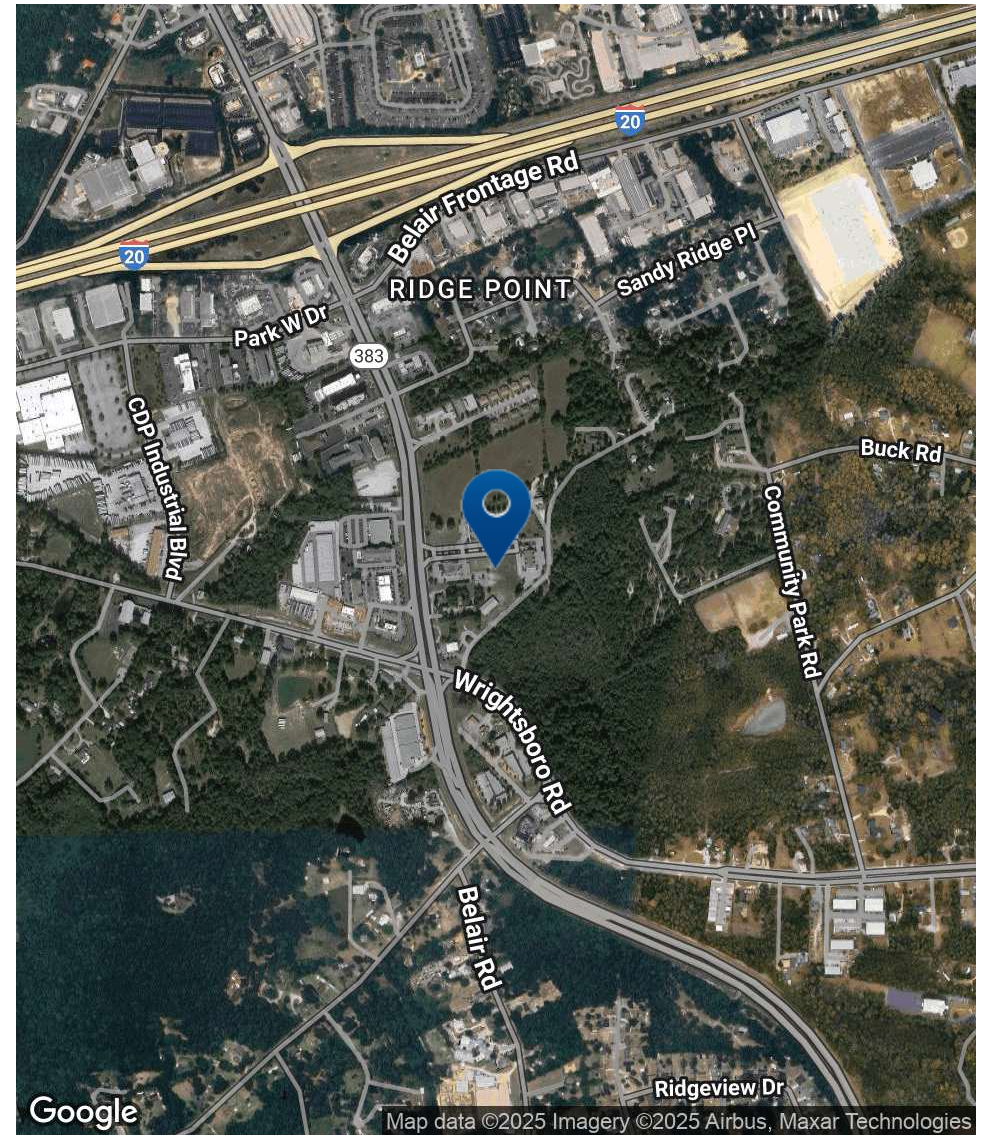
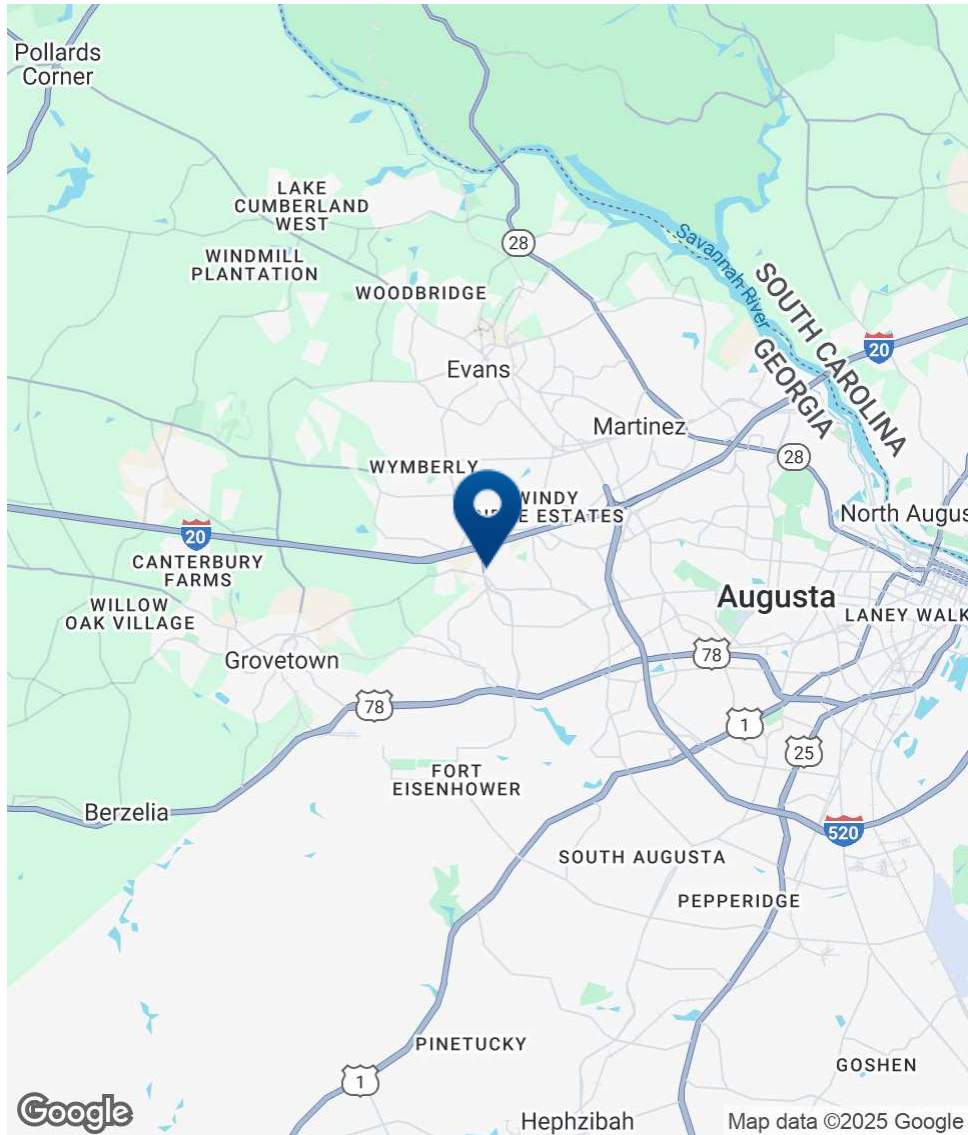
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Plat



Location Map



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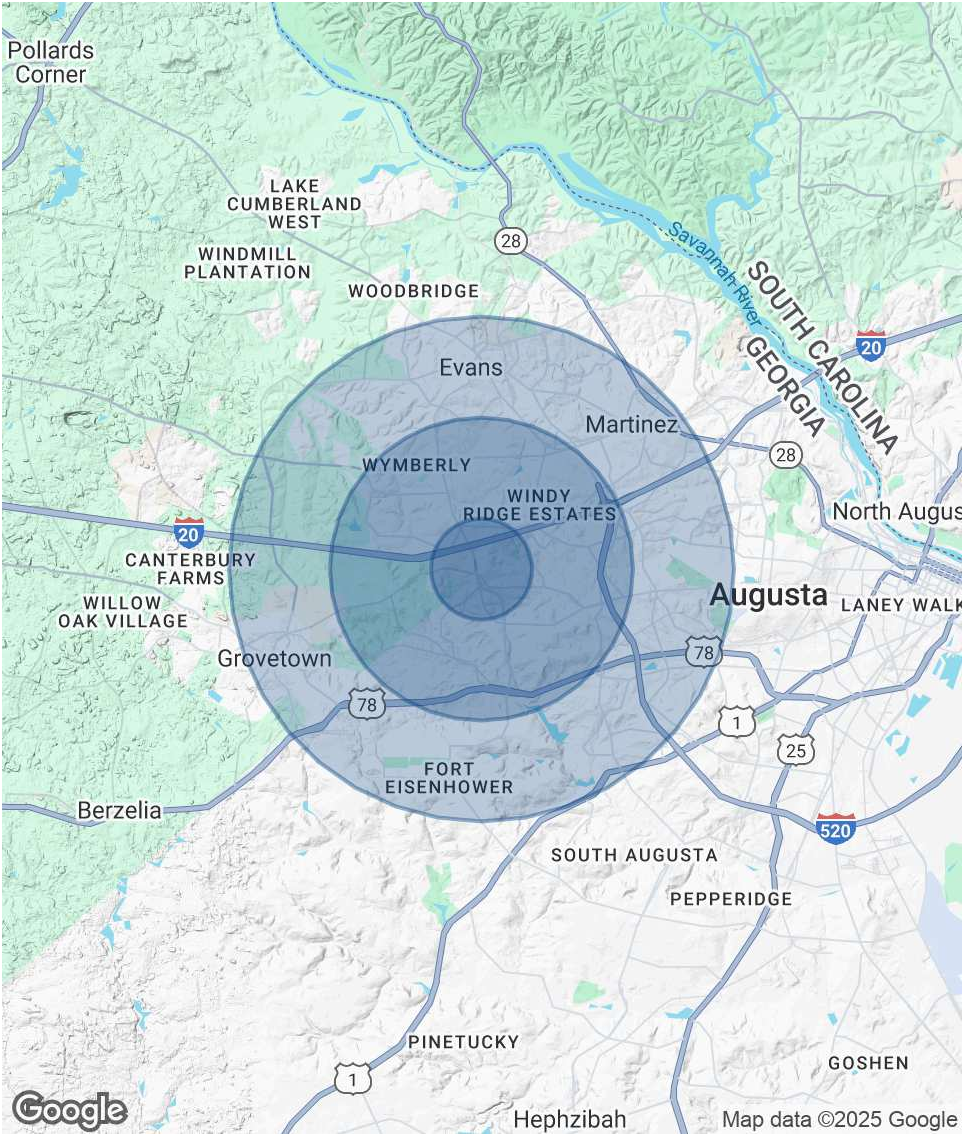
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Demographics Map & Report

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 3,236 | 49,072 | 133,953 |
| Average Age | 40 | 40 | 38 |
| Average Age (Male) | 39 | 38 | 37 |
| Average Age (Female) | 41 | 41 | 40 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,376 | 19,891 | 51,170 |
| # of Persons per HH | 2.4 | 2.5 | 2.6 |
| Average HH Income | \$73,876 | \$85,091 | \$95,530 |
| Average House Value | \$185,997 | \$226,417 | \$258,178 |

Demographics data derived from AlphaMap



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