



FOR SALE

912 OLD WASHINGTON
ROAD

Thomson, GA 30824

**SHERMAN &
HEMSTREET**
Real Estate Company

MATT AITKEN

Commercial Broker

maitken@shermanandhemstreet.com

706.288.1079 x314

Property Summary

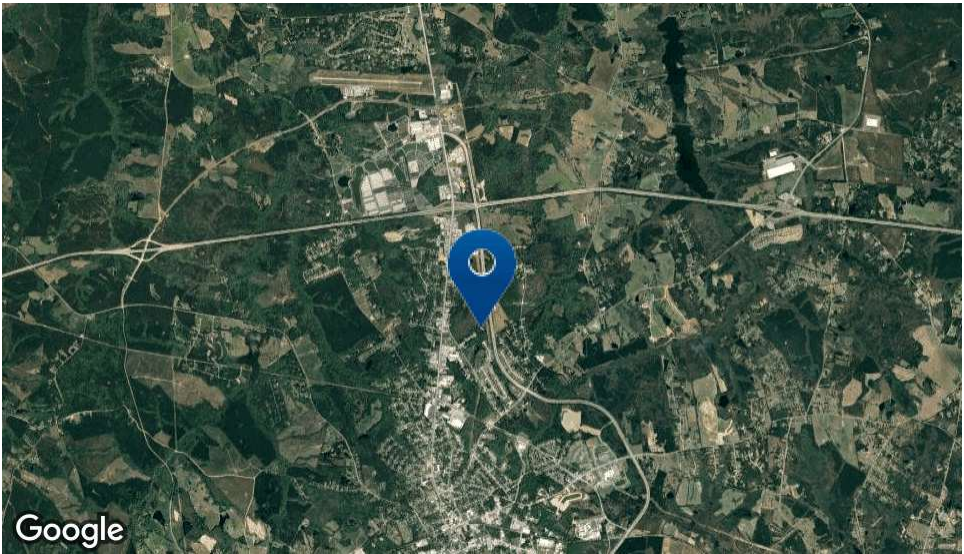


PROPERTY DESCRIPTION

Site is located in an Opportunity Zone on the outskirts of Thomson, GA in McDuffie County. This secluded 8.86-acre tract presents a rare opportunity for investment, development, or private use. Formerly utilized as a cell tower site, the parcel offers a cleared and accessible footprint, plus a 11 × 24 fenced building. While the site enjoys a rural setting, it also benefits from access to infrastructure: the rear of the property fronts the Thomson Bypass, which crosses over Interstate-20, providing exposure and connectivity.

LOCATION DESCRIPTION

Located in McDuffie County, just 30 miles west of Augusta, 912 Old Washington Road sits in a strategic position within the Central Savannah River Area (CSRA). The property benefits from direct access to the Thomson Bypass and Interstate-20, offering seamless connectivity to regional commerce hubs across Georgia and South Carolina.



OFFERING SUMMARY

| | |
|-------------|------------|
| Sale Price: | \$150,000 |
| Lot Size: | 8.86 Acres |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 694 | 4,141 | 5,715 |
| Total Population | 1,680 | 10,253 | 14,196 |
| Average HH Income | \$76,992 | \$71,765 | \$72,785 |



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Additional Photos



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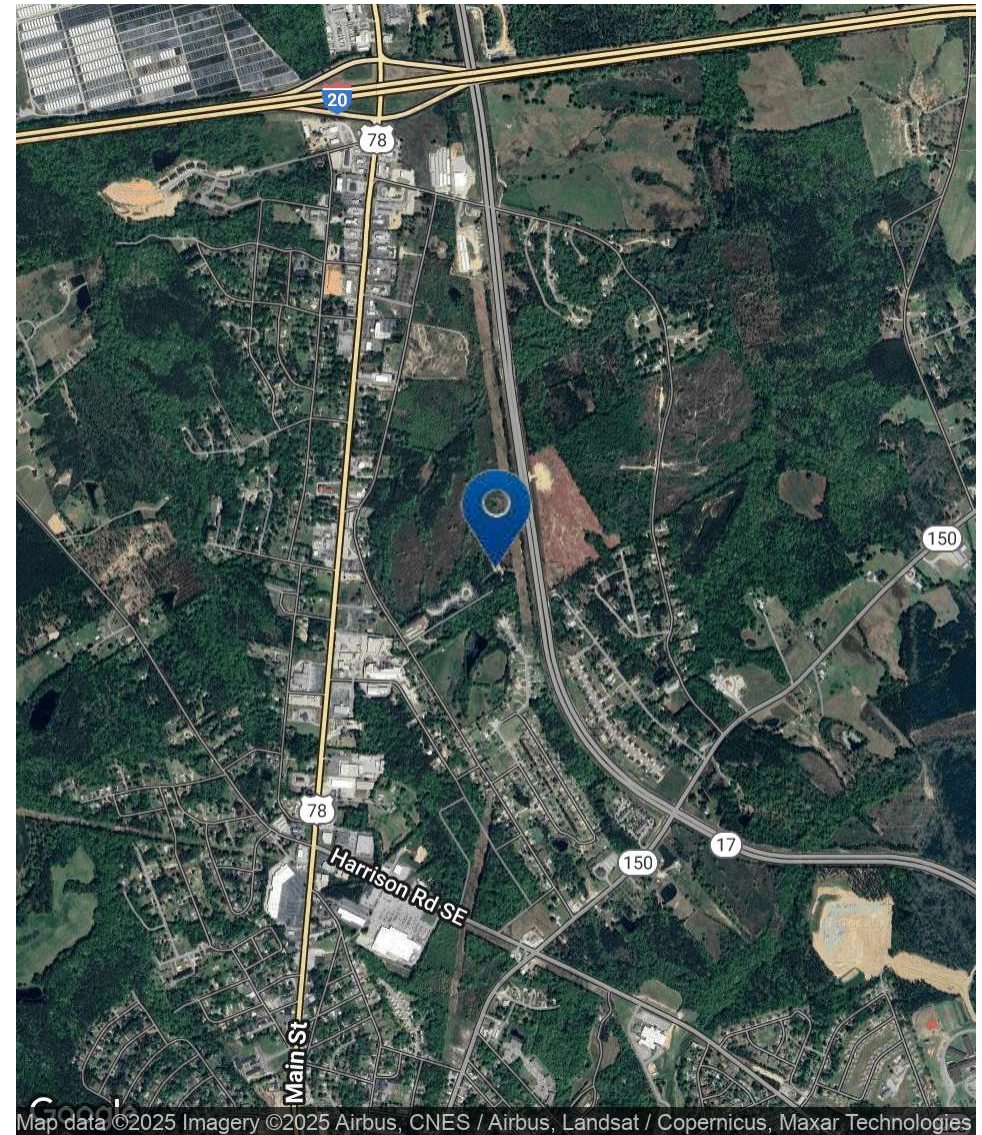
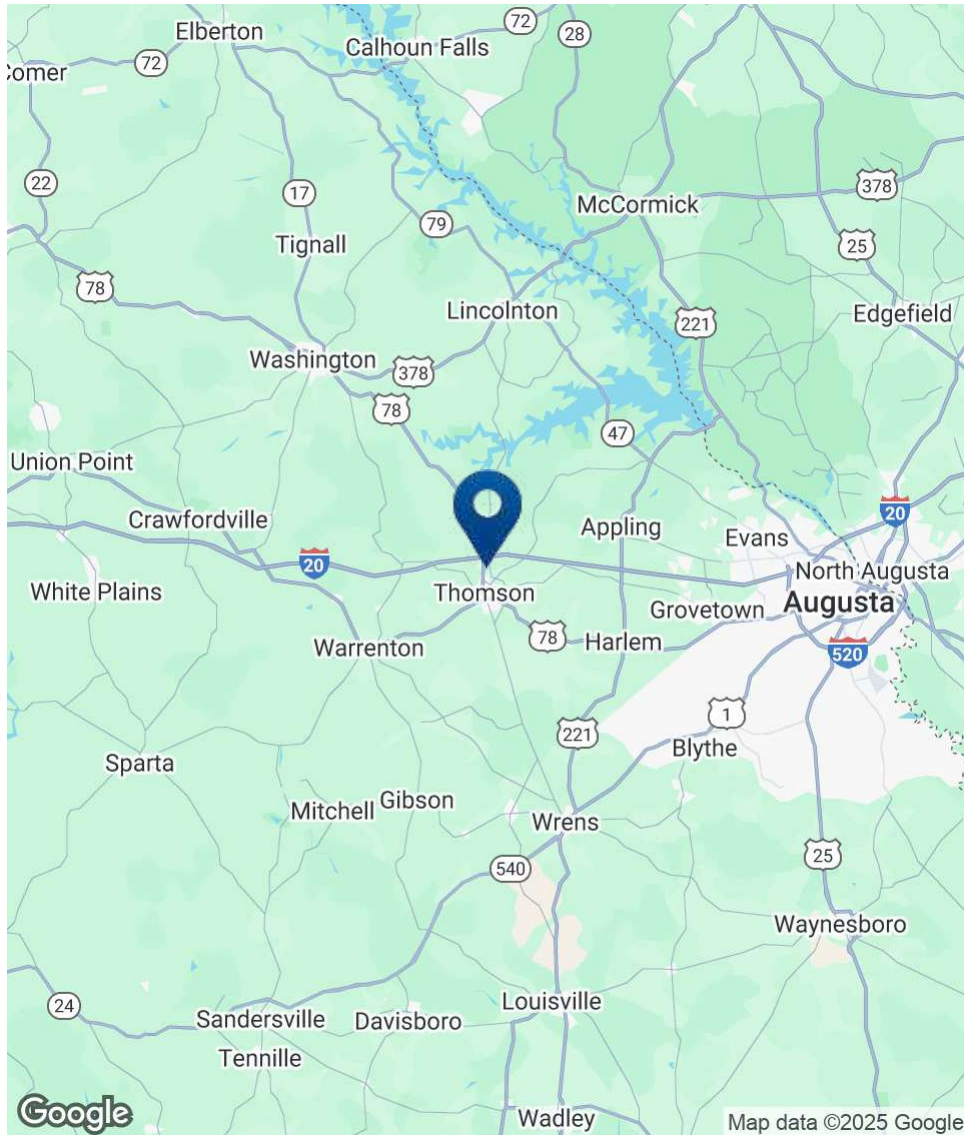
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Location Map



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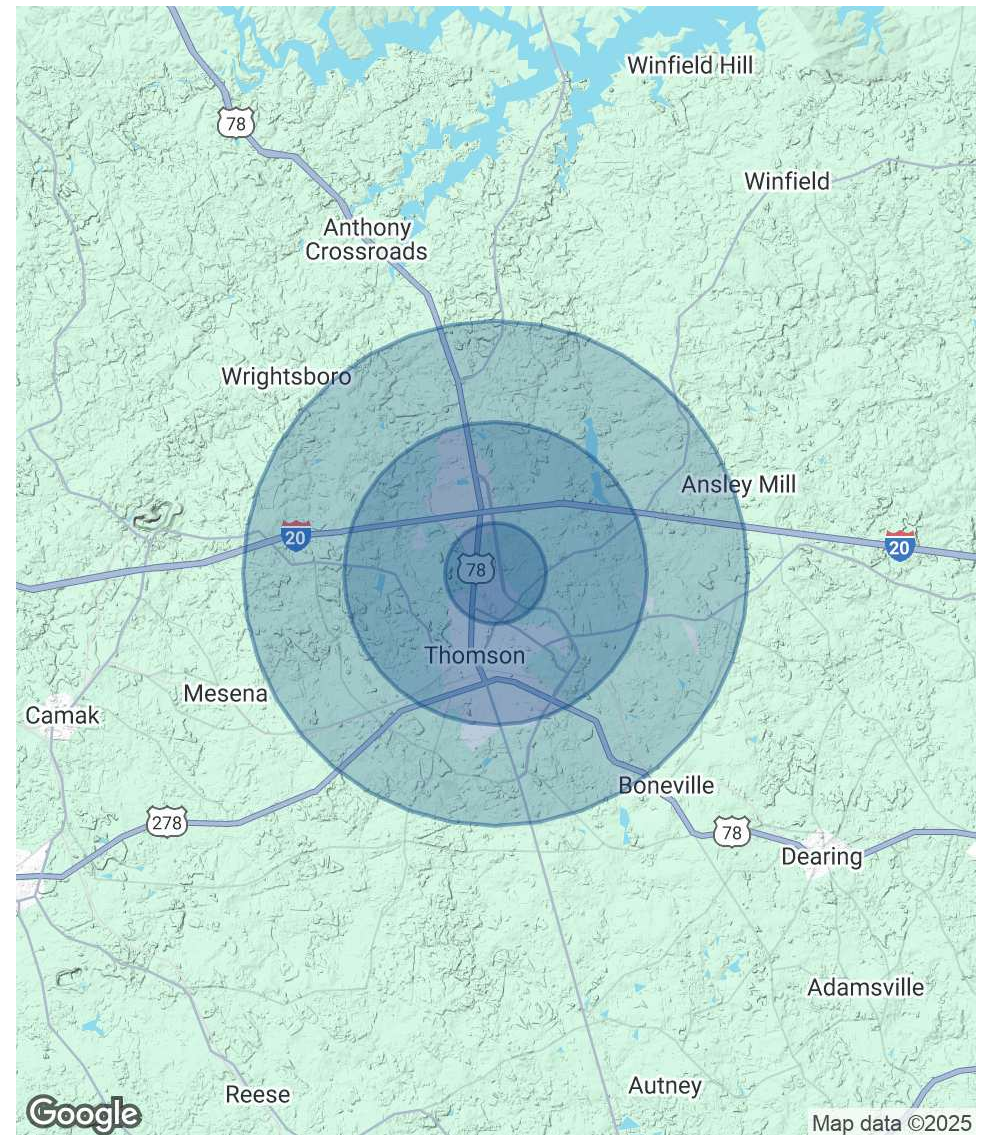
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Demographics Map & Report

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 1,680 | 10,253 | 14,196 |
| Average Age | 41 | 41 | 41 |
| Average Age (Male) | 39 | 39 | 40 |
| Average Age (Female) | 43 | 43 | 43 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 694 | 4,141 | 5,715 |
| # of Persons per HH | 2.4 | 2.5 | 2.5 |
| Average HH Income | \$76,992 | \$71,765 | \$72,785 |
| Average House Value | \$180,836 | \$177,531 | \$185,055 |

Demographics data derived from AlphaMap



Advisor Bio 1



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PROFESSIONAL BACKGROUND

Matt Aitken is a commercial real estate agent for Sherman and Hemstreet and specializes in Augusta's historic Downtown market. He and his family reside in Downtown Augusta. Through his community involvement with various non-profits in the area and his tenure serving as the District 1 Commissioner in Augusta (which encompasses the downtown business district) from 2010-2012, Matt has a very keen understanding of the growing business community downtown. His role in government has given him first-hand knowledge of how the process works for commercial developments. Matt's other governmental service was exemplified through his tenure on the City of Augusta's Engineering Committee, the Augusta-Richmond County Planning Commission, and the Augusta Aviation Board. Matt's passion is to see the Augusta market continue to grow and become an economic engine for this region of Georgia. His accomplishments with the expansion of the Augusta Convention Center have attracted great conferences, including sold-out cyber events. With the recent completion of the Georgia Cyber Center and the U.S. Army Cyber Command campuses, these assets create new jobs, educational opportunities, and economic growth for Augusta and the region.

MEMBERSHIPS

Augusta Metro Chamber of Commerce, Columbia County Chamber of Commerce, Augusta Home Builders Association, and the Rotary Club of Augusta.

Sherman & Hemstreet Real Estate Company

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