



FOR SALE

MEDICAL OFFICE DEVELOPMENT SITE

Warrenton Hwy, Thomson, GA 30824

Property Summary



PROPERTY DESCRIPTION

This 7.89± acre parcel is zoned Highway Commercial and offers an exceptional development opportunity in a prime Thomson location. Situated adjacent to Maxwell Elementary School and surrounded by major retailers and medical offices, the site is ideally suited for medical, office, or commercial development. Utilities, including city water and sewer, are already available on-site, streamlining the development process.

PROPERTY HIGHLIGHTS

- Zoned C-2 (Highway Commercial)
- 410 Ft frontage on Warrenton Hwy
- 285 Ft frontage on Mt Pleasant Rd
- Existing City water and sewer

LOCATION DESCRIPTION

Ideally positioned just outside the Thomson, GA city limits, this site offers excellent frontage and visibility along Warrenton Highway (US-278) and Mt. Pleasant Road. Its convenient access and proximity to Maxwell Elementary School, nearby medical offices, and retail amenities make it an outstanding location for a medical or professional office development serving the growing Thomson community.

OFFERING SUMMARY

Sale Price:	\$789,000
Lot Size:	7.89 Acres

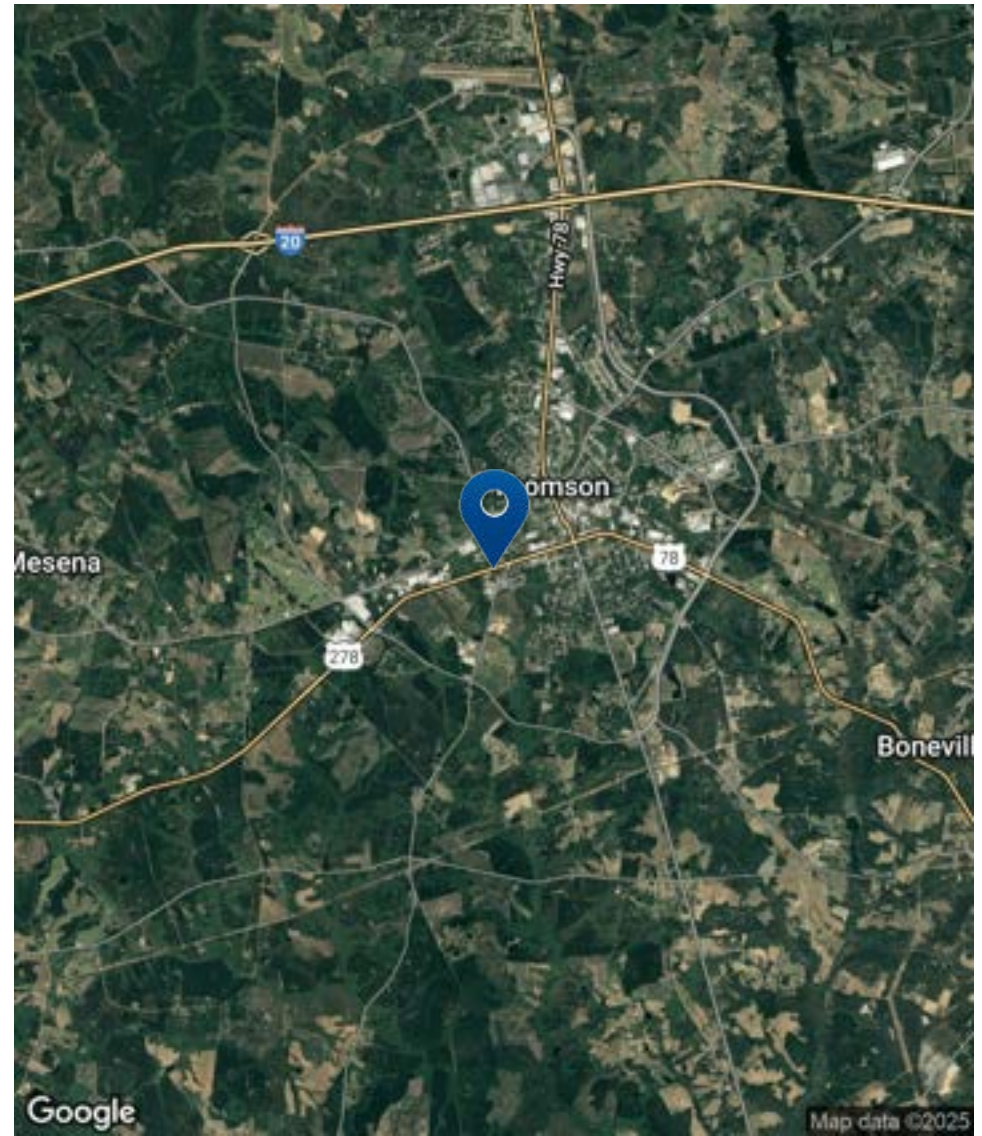
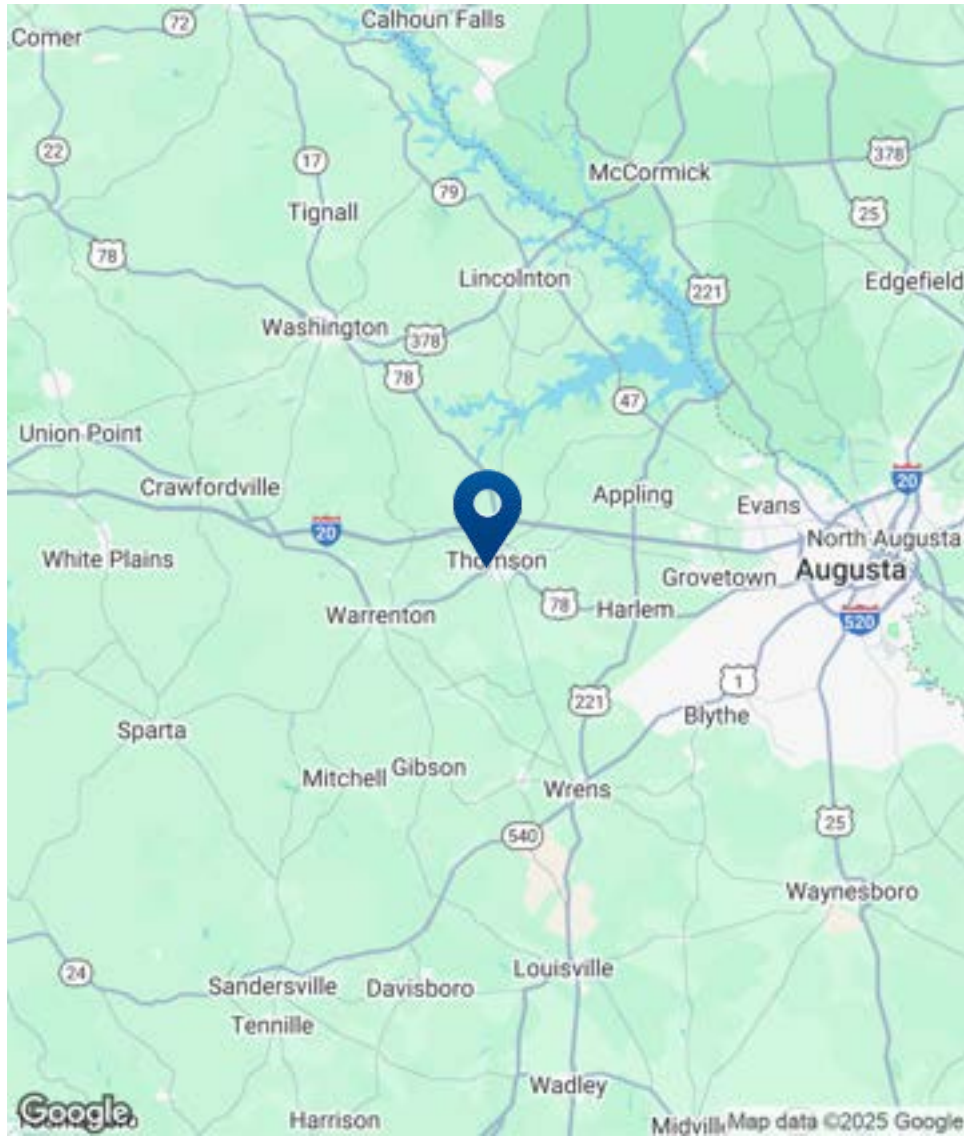
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	860	5,514	9,691
Total Population	2,170	13,780	24,173



ZACK HARTMAN

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Location Map



**SHERMAN &
HEMSTREET**
Real Estate Company

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Retailer Map



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Additional Photos



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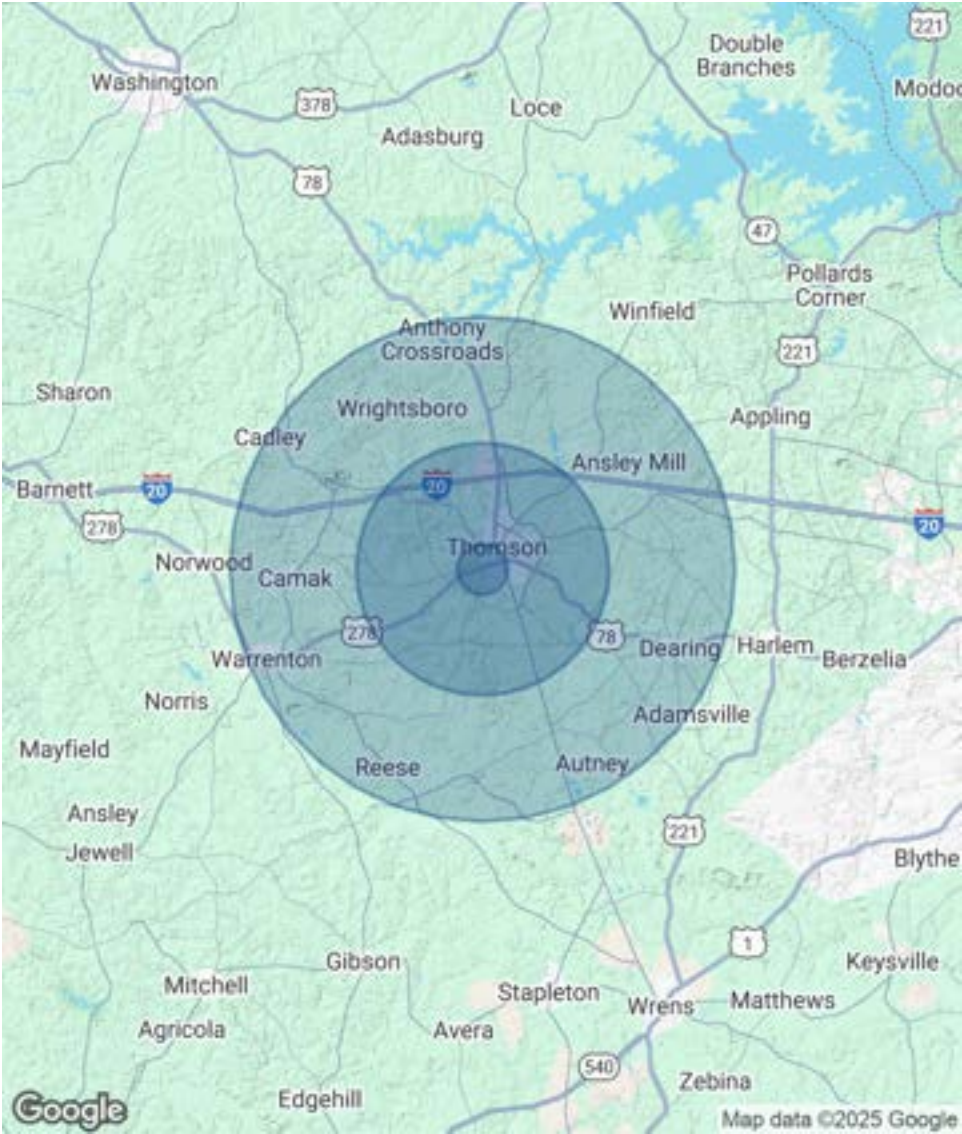
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,170	13,780	24,173
Average Age	44	41	42
Average Age (Male)	41	39	41
Average Age (Female)	46	43	43

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	860	5,514	9,691
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$67,968	\$71,085	\$73,662
Average House Value	\$162,186	\$177,757	\$198,995

Demographics data derived from AlphaMap



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Advisor Bio 1



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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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