



FOR SALE

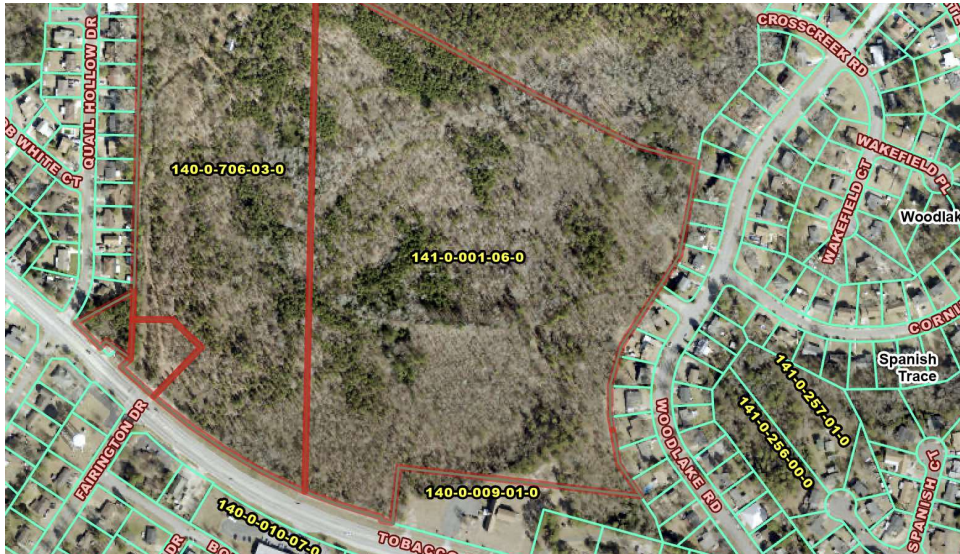
# 2631 TOBACCO ROAD

Augusta, GA 30904

**SHERMAN & HEMSTREET**  
Real Estate Company

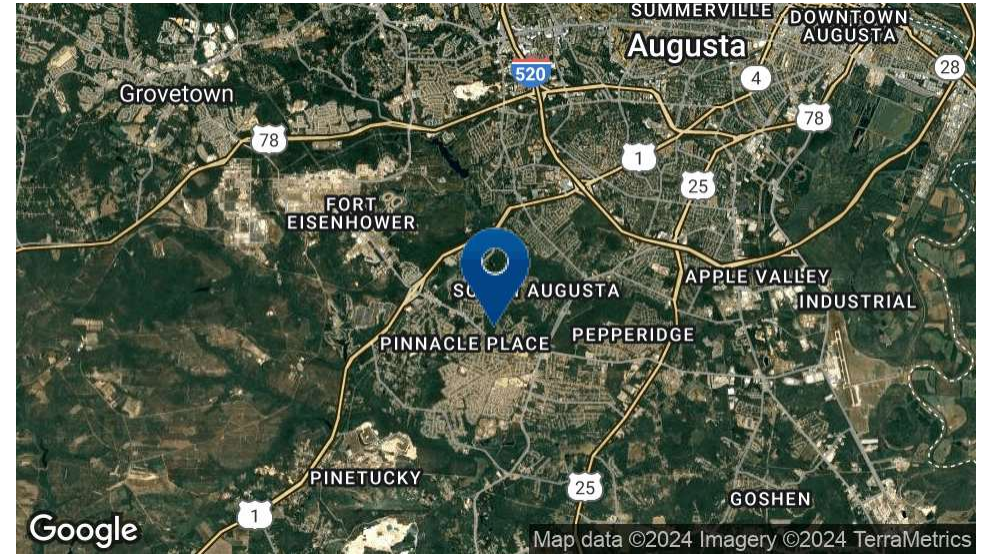
**JOE EDGE, SIOR, CCIM**  
President & Broker  
jedg@shermanandhemstreet.com  
706.288.1077

# Property Summary



## PROPERTY DESCRIPTION

Site consists of 60 acres with over 1,500 foot of road frontage on Tobacco Road. Preliminary engineering indicates that the site will balance without dirt being brought in however topography will require a great deal of sitework. Site has no wetlands or floodplain area. The property is ideal for a PUD development to include both commercial on the front, multifamily or high density residential or single family for the rest. Nursing home, day care or assisted living center outparcels could be a possibility as well. In addition to access on Tobacco Rd the site could have access through both Woodlake and Quail Hollow subdivisions. An additional 37 acres behind the site are owned by the City of Augusta which has expressed an interest to work with the development utilizing that tract for a variety of possible solutions. Currently the site has multiple zonings including residential, commercial and agricultural.



## LOCATION DESCRIPTION

Site is approximately 1.5 miles from Fort Eisenhower's back entrance at the corner of Deans Bridge Road (Hwy 1) and 1 mile from Windsor Spring Road which features a Wal-Mart supercenter and a large amount of retail development. Area has seen multiple new townhome and apartment developments in recent years as well as retail developments including the new Wal-Mart.

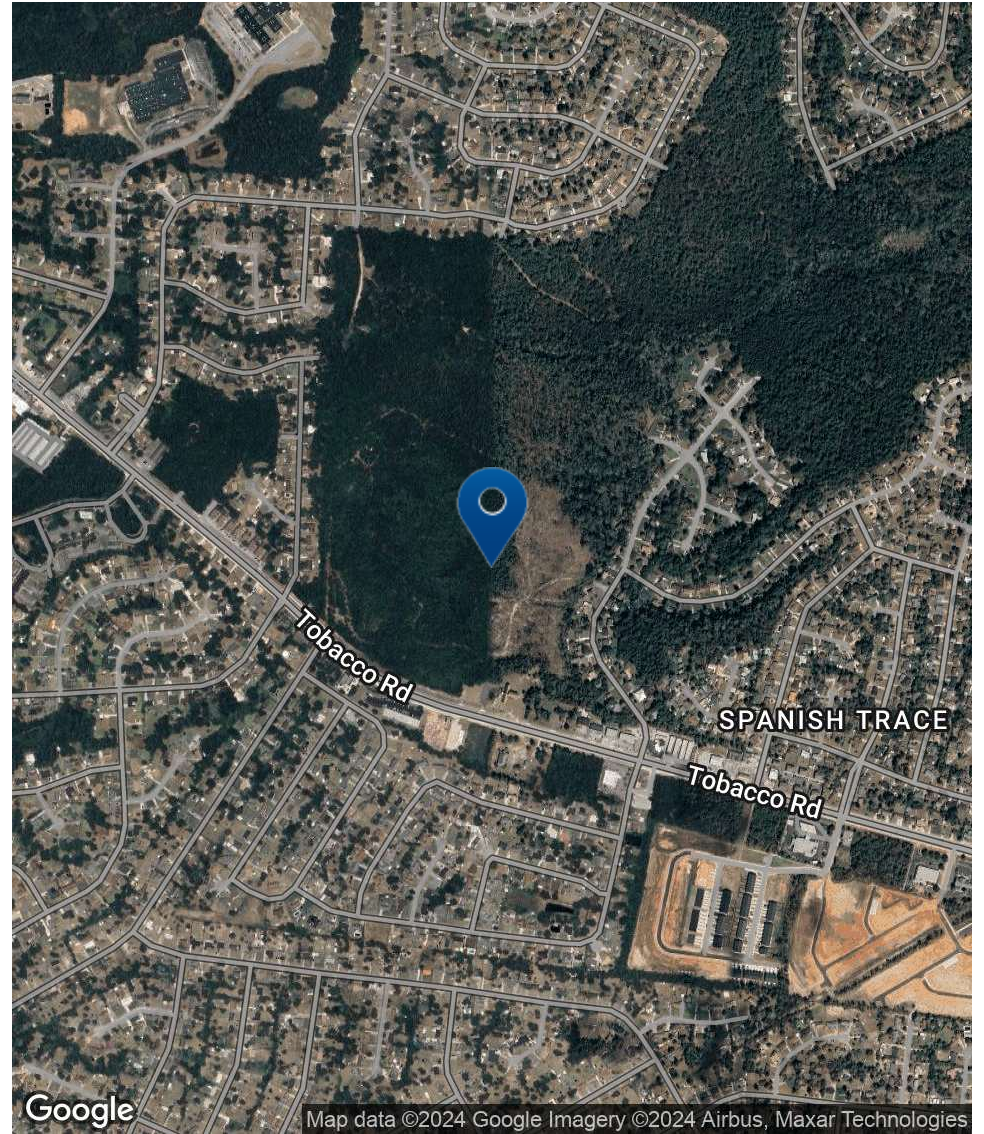
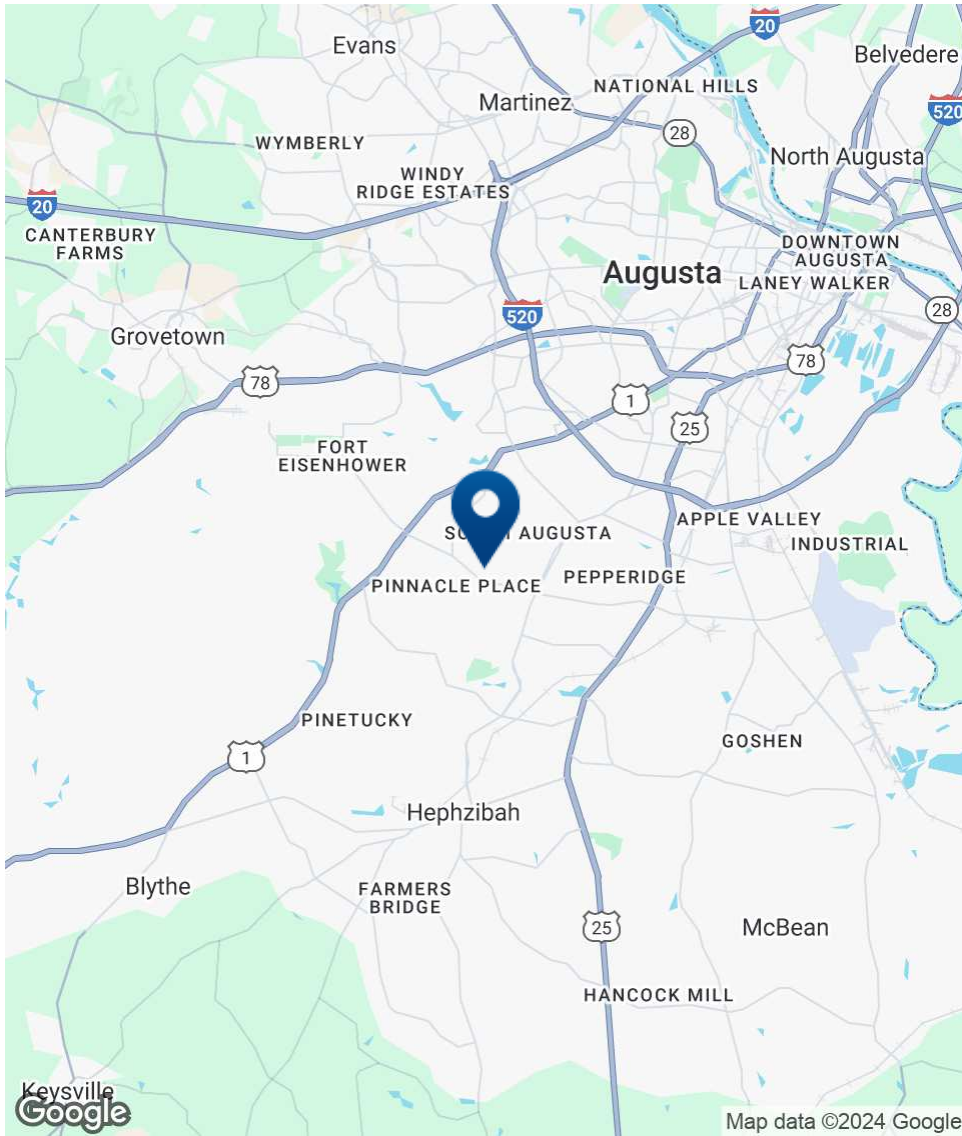
## OFFERING SUMMARY

Sale Price:	\$3,000,000
Lot Size:	60 Acres



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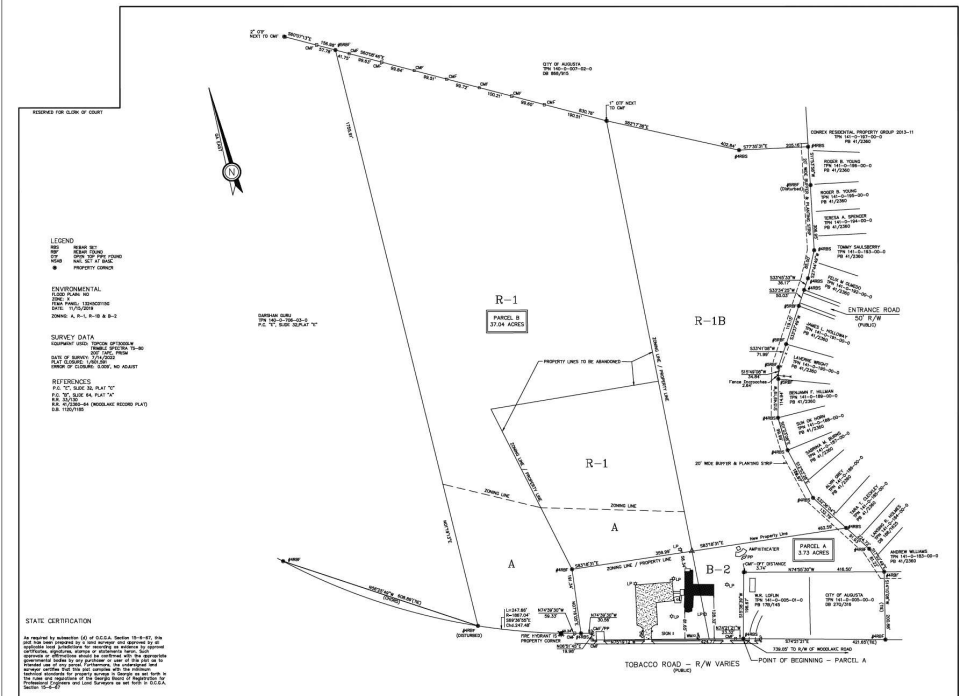
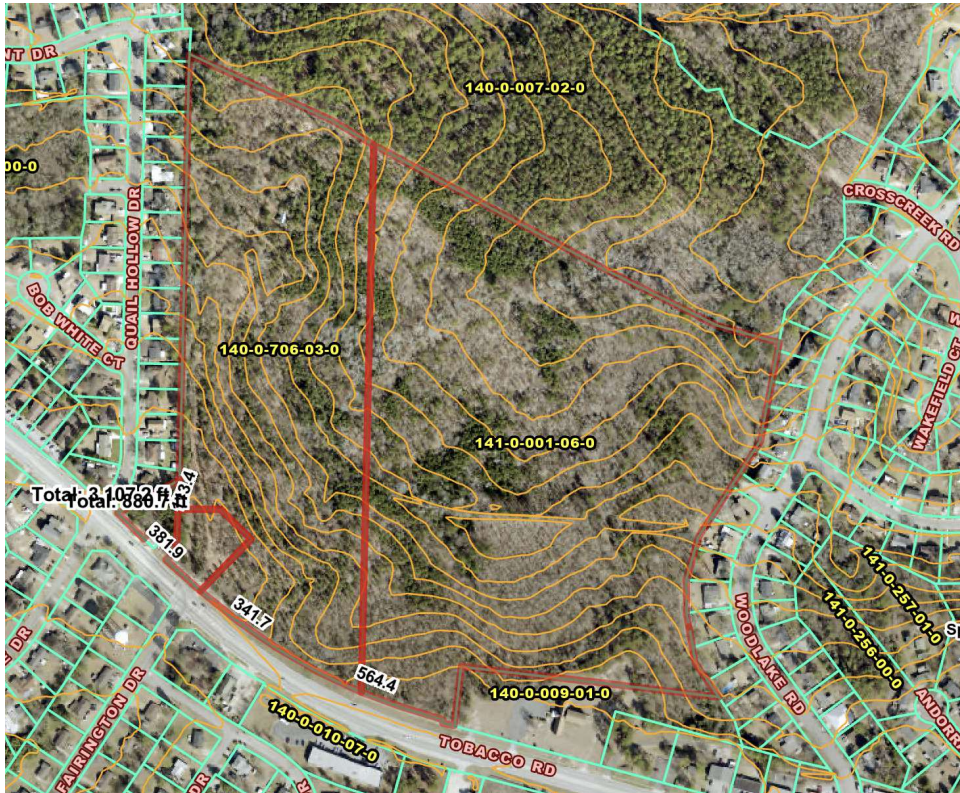
# Location Map



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# Additional Photos



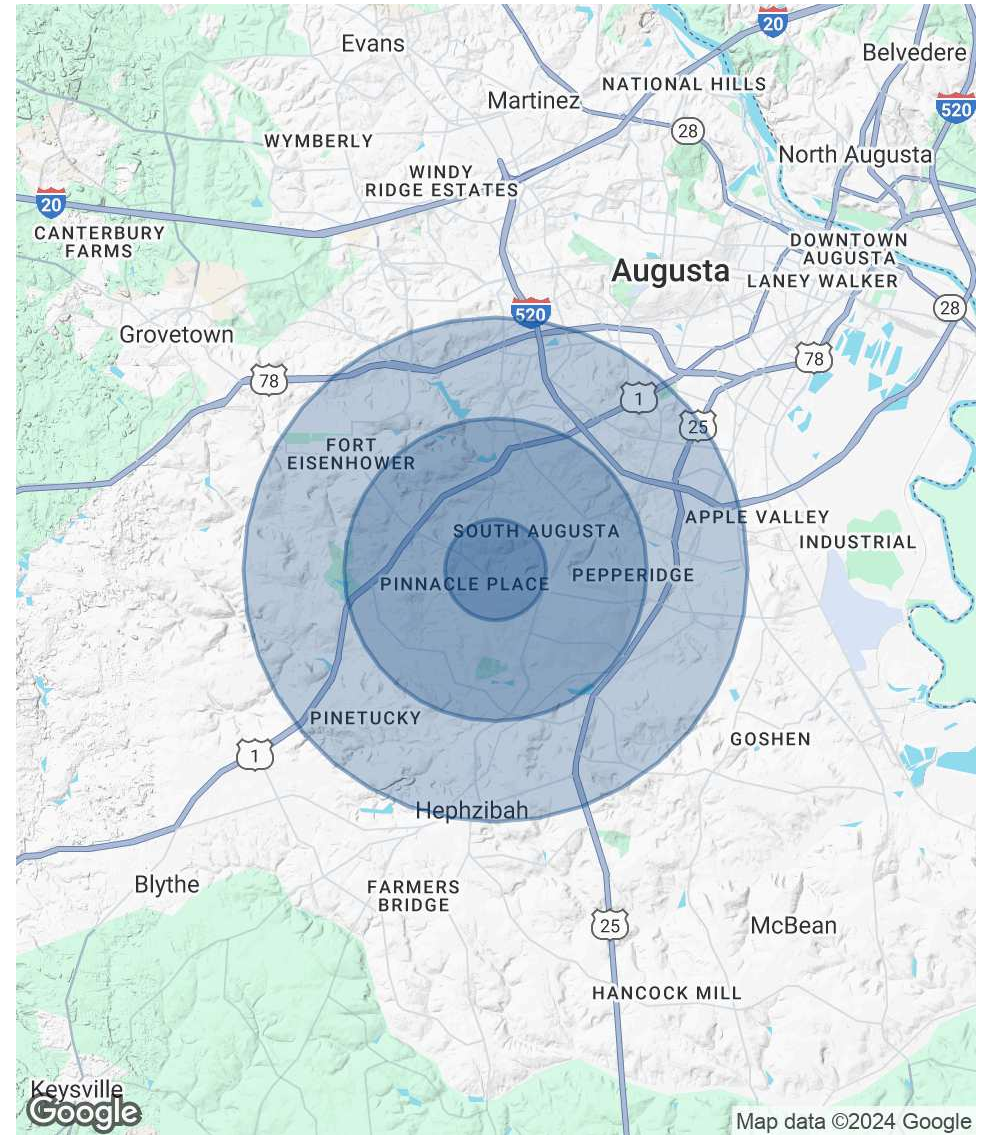
# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,498	42,985	81,949
Average Age	40.1	35.0	34.5
Average Age (Male)	43.2	33.5	32.8
Average Age (Female)	38.5	36.4	36.6

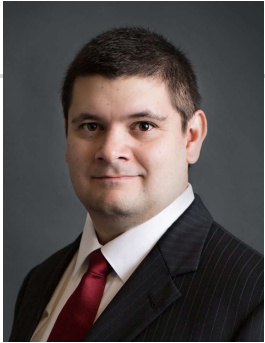
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,368	16,059	30,678
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$54,204	\$52,824	\$48,839
Average House Value	\$143,142	\$119,883	\$107,186

2020 American Community Survey (ACS)



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# Advisor Bio 1



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## PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for nearly two decades. After four years of serving in the Marine Corps, Joe started his career in real estate shortly thereafter acquiring the then 90-year-old firm Sherman & Hemstreet, Augusta, GA's largest commercial real estate firm in 2006. Currently, S&H is the largest CRE firm in the Augusta, GA region and provides commercial real estate services for all of the southeastern United States.

Currently Sherman & Hemstreet manages over 10 million square feet of office, industrial and retail space.

Currently, Joe holds both the CCIM and SIOR designations and is a CPM (Certified Property Manager) candidate. The CCIM is the highest designation an investment sales broker can obtain. The SIOR designation is the most prestigious designation any office or industrial broker can receive requiring a very high commission threshold. Several S&H agents hold these designations. To learn more about these designations go to [www.ccim.com](http://www.ccim.com) or [www.sior.com](http://www.sior.com).

## MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

### Sherman & Hemstreet Real Estate Company

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