



FURYS FERRY ROAD

TWIN LAKES DRIVE



JORDAN TROTTER
COMMERCIAL REAL ESTATE

CORNER PARCEL AVAILABLE

316 Furys Ferry Road | Martinez, GA 30907

FOR SALE/BUILD TO SUIT

0.5 AC

ZONE | C-2

APN | 0083 012

ROBERT MCCRARY
robert@jordantrotter.com
706 • 736 • 1031



FURYS FERRY ROAD

VPD | 21,000

TWIN LAKES DRIVE

BASTON ROAD

RIVERWATCH PARKWAY

WASHINGTON ROAD



This 1/2 acre lot is located at the corner of Furys Ferry Road and Twin Lakes Drive in a fast growing area of Columbia County. This portion of Furys Ferry Road is steadily becoming well traveled as the area grows into a medical/professional hub of the County. This commercial property is perfect for an office or convenient store.

- Corner lot at median break
- Furys Ferry Road VPD - 21,000
- Zoned C-2
- 0.5 Acre lot
- Near high-end residential and commercial areas

CONCEPTUAL SITE PLAN

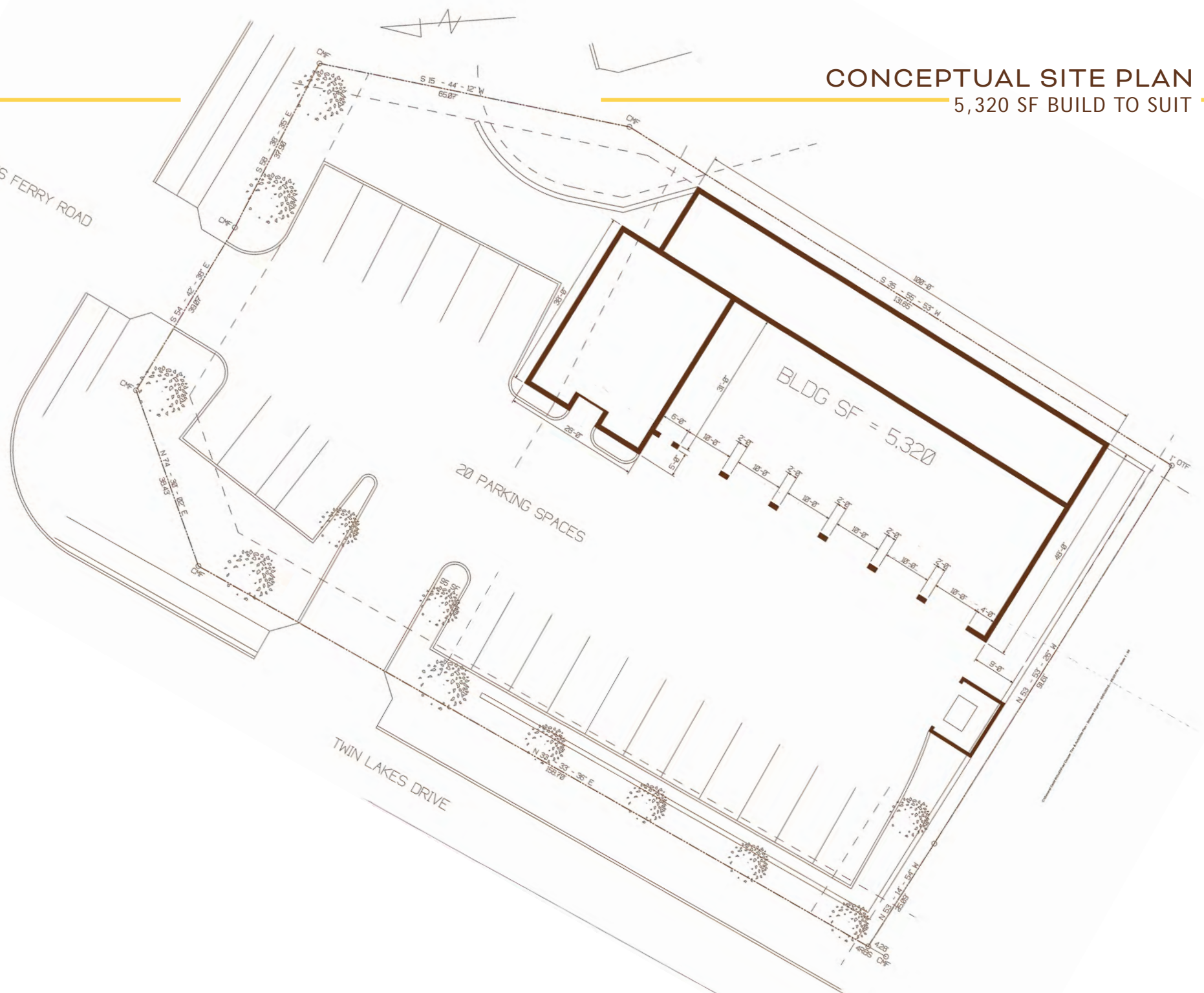
5,320 SF BUILD TO SUIT

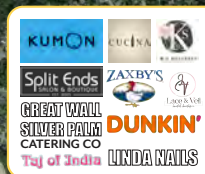
FURYS FERRY ROAD

20 PARKING SPACES

TWIN LAKES DRIVE

BLDG SF = 5,320





SITE

Population

1 mi

3 mi

5 mi

Total Population	4,909	50,392	115,322
Median Age (m)	37.8	37.1	36.8
Median Age (f)	40.1	39.3	38.9

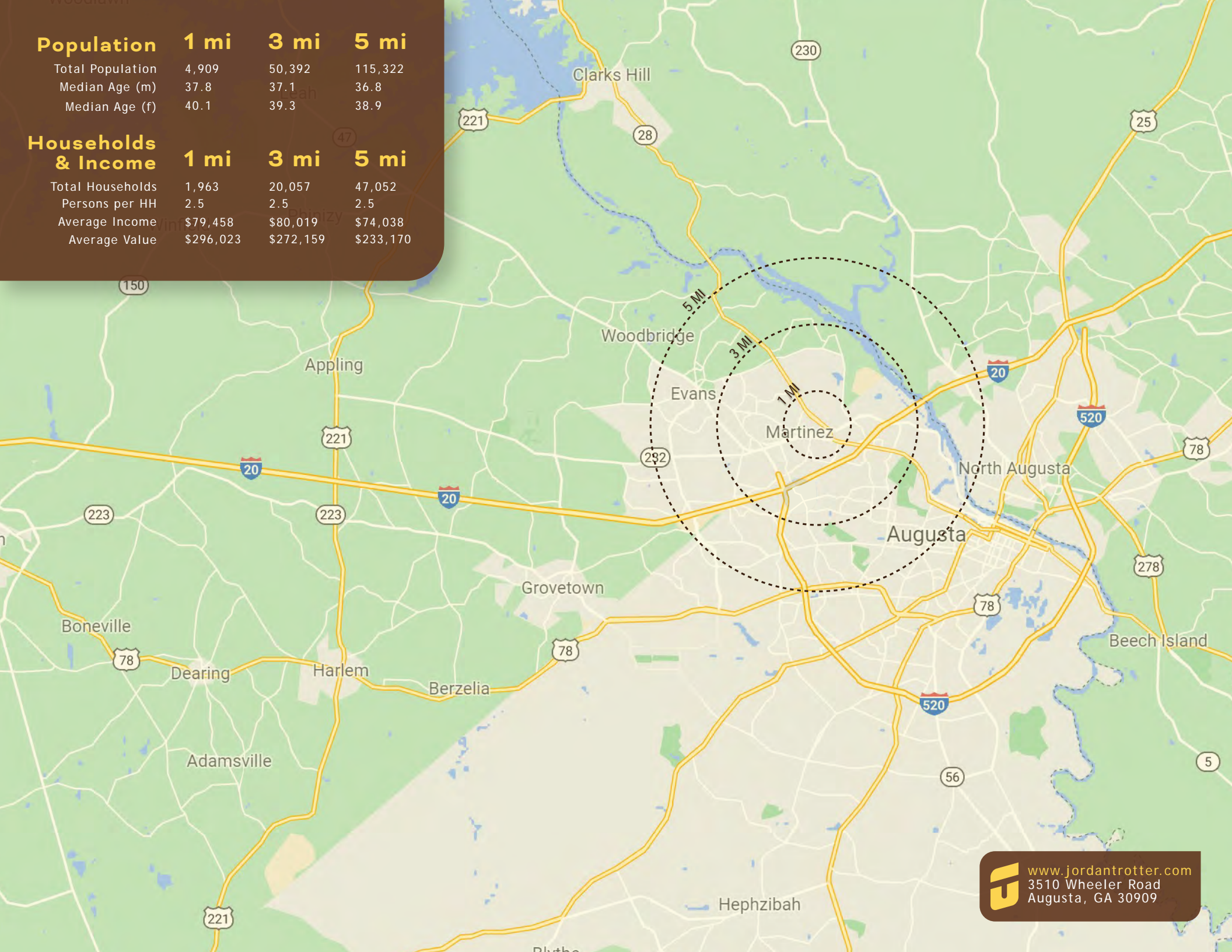
Households & Income

1 mi

3 mi

5 mi

Total Households	1,963	20,057	47,052
Persons per HH	2.5	2.5	2.5
Average Income	\$79,458	\$80,019	\$74,038
Average Value	\$296,023	\$272,159	\$233,170



www.jordantrotter.com
3510 Wheeler Road
Augusta, GA 30909