



FOR SALE

2631 TOBACCO ROAD

Augusta, GA 30904

**SHERMAN &
HEMSTREET**
Real Estate Company

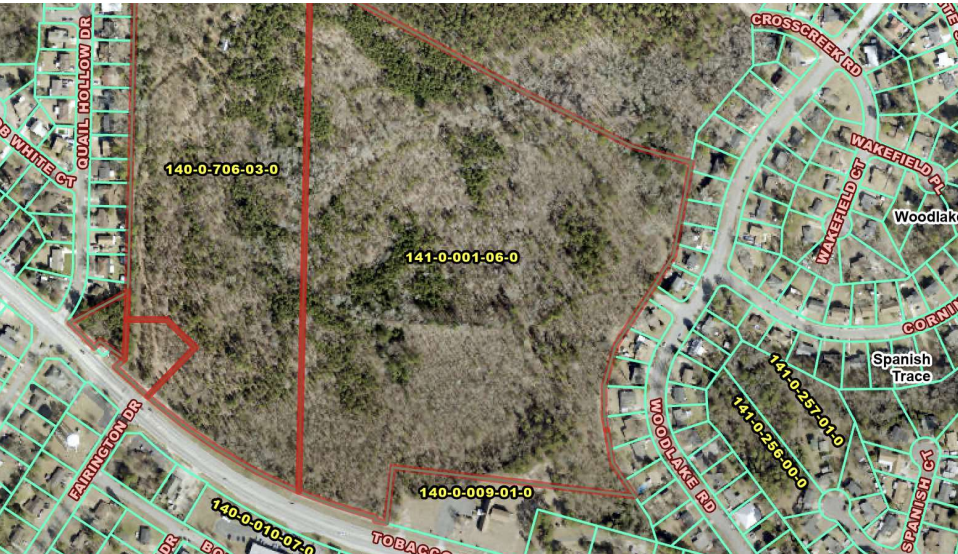
JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary

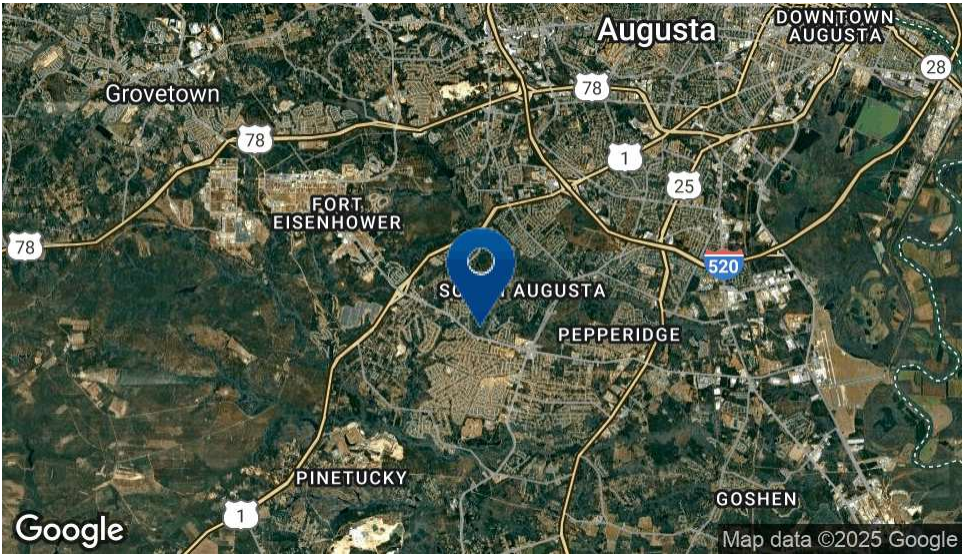


PROPERTY DESCRIPTION

This 60-acre site features over 1,500 feet of frontage along Tobacco Road. Preliminary engineering suggests the site will balance without the need for imported fill, though substantial grading will be required due to topography. The property contains no wetlands or floodplain areas.

The site is well-suited for a Planned Unit Development (PUD) incorporating commercial use along the road frontage and residential components—such as single-family, high-density, or multifamily—on the remaining acreage. Potential outparcels may support uses such as a nursing home, day care, or assisted living facility.

In addition to direct access from Tobacco Road, the property may be accessed through the neighboring Woodlake and Quail Hollow subdivisions. The City of Augusta owns an adjacent 37-acre tract to the rear and has expressed interest in collaborating on future development options.



LOCATION DESCRIPTION

The site is located approximately 1.5 miles from the back entrance of Fort Eisenhower at the intersection of Deans Bridge Road (Highway 1), and about 1 mile from Windsor Spring Road, home to a Walmart Supercenter and extensive retail development. The surrounding area has experienced significant growth, including multiple new townhome and apartment projects, along with recent retail additions such as the new Walmart.

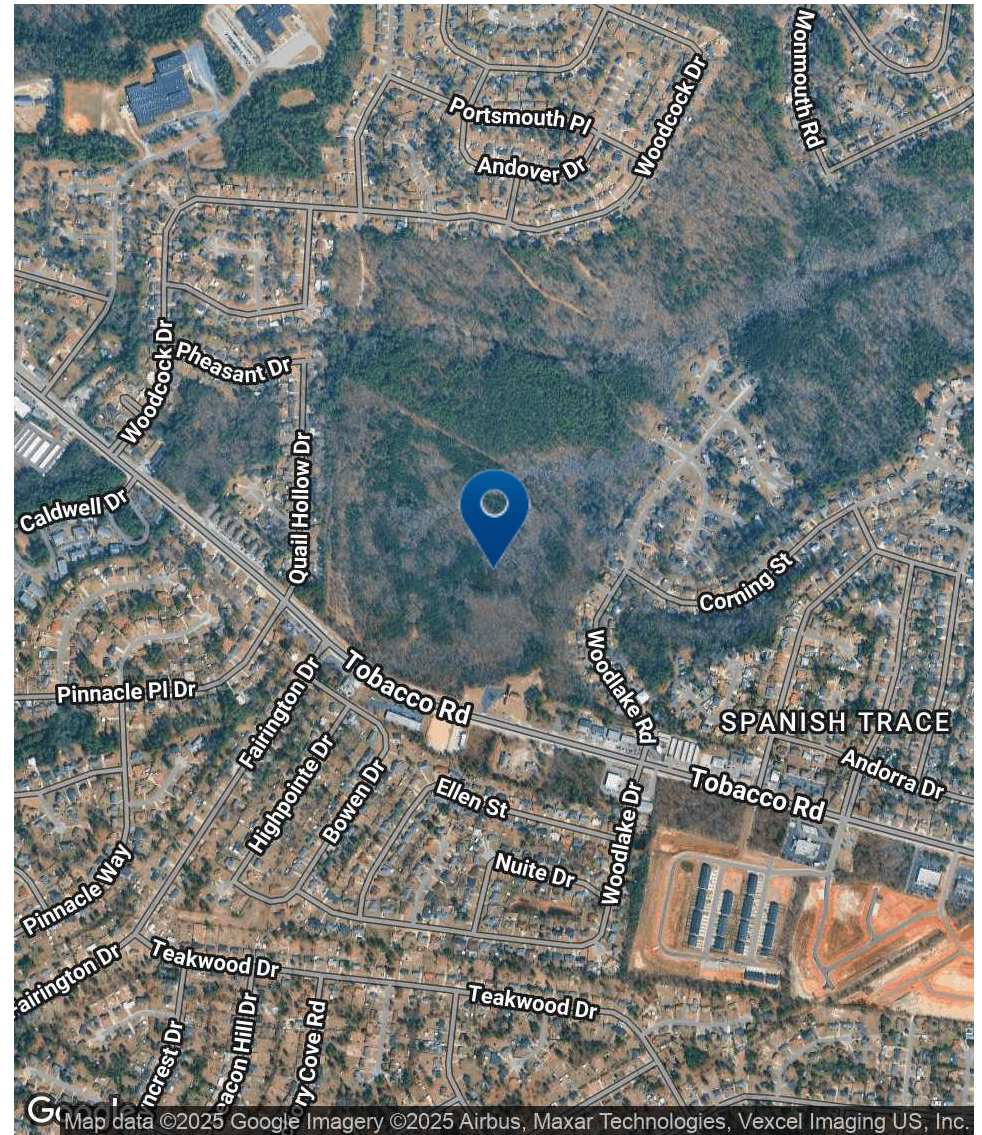
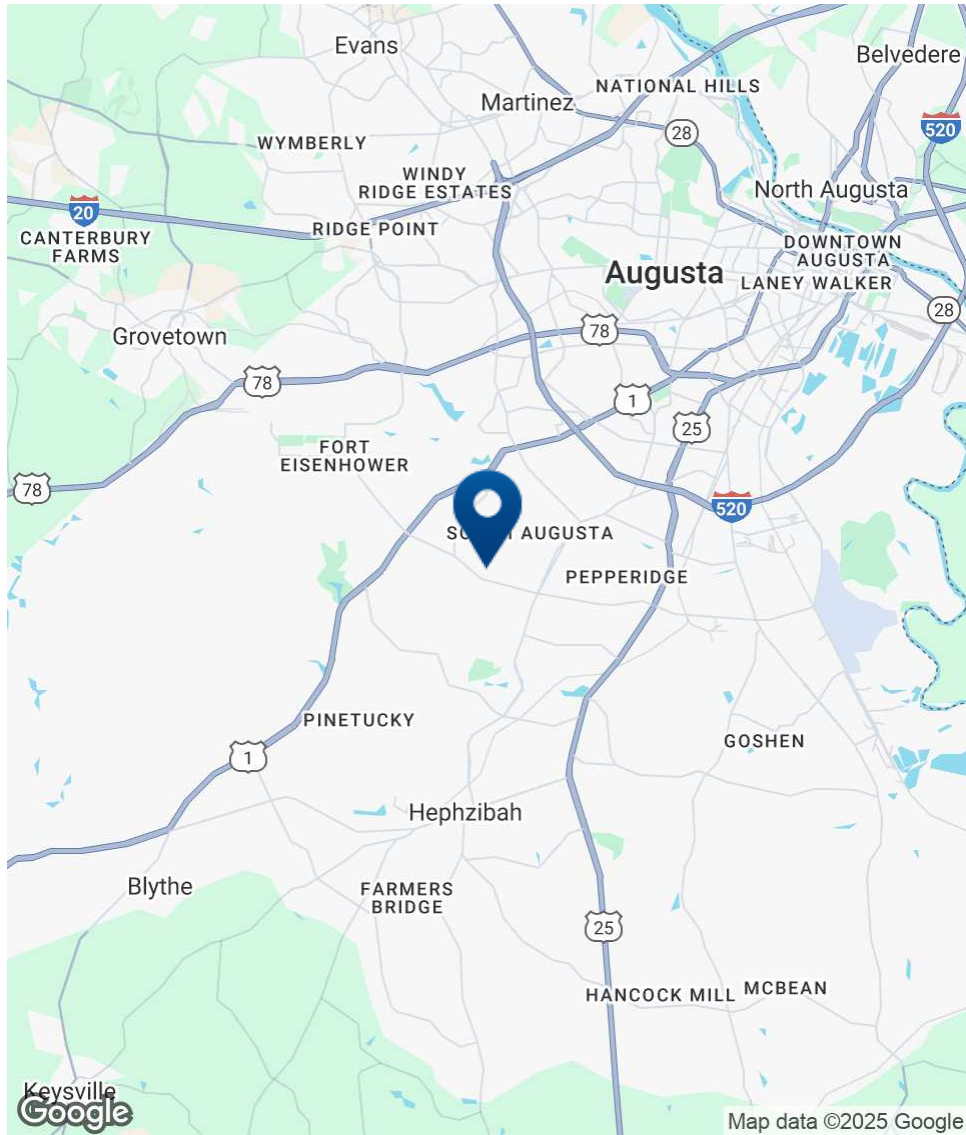
OFFERING SUMMARY

Sale Price:	\$2,450,000
Lot Size:	60 Acres

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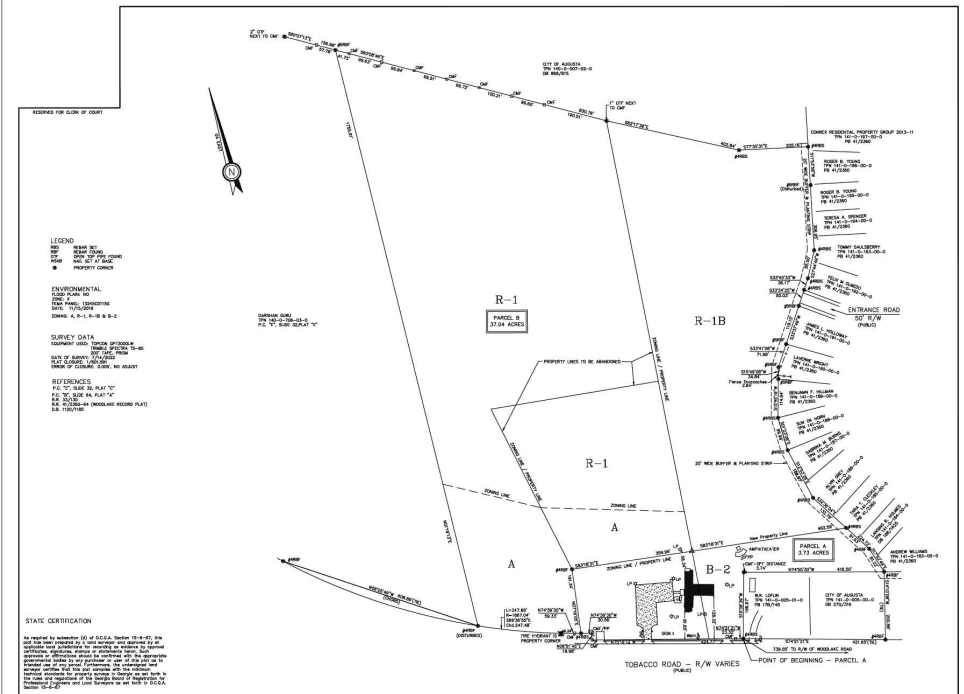
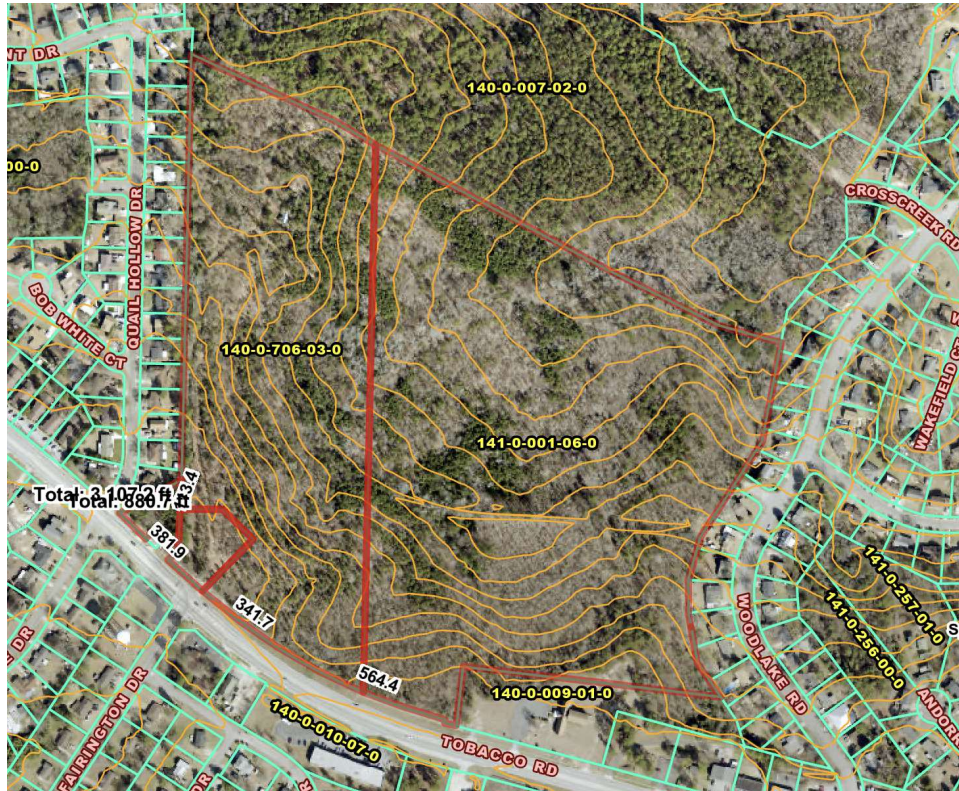
Location Map



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Additional Photos

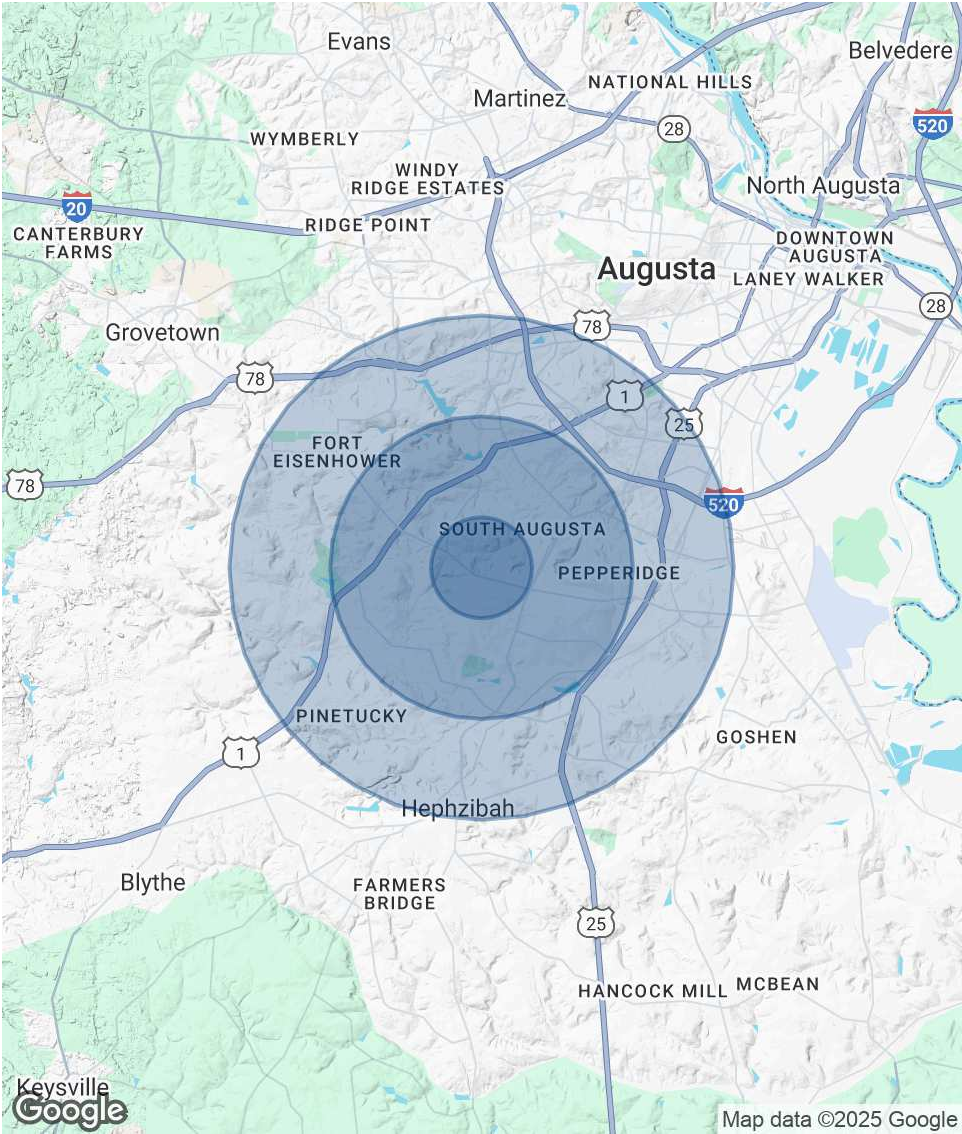


Demographics Map & Report

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

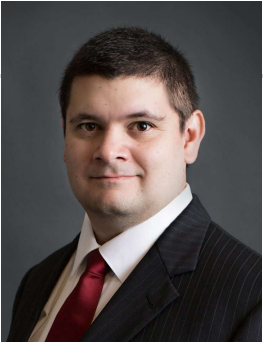
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,368	16,059	30,678
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$54,204	\$52,824	\$48,839
Average House Value	\$143,142	\$119,883	\$107,186

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 or 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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