



FOR SALE

OFFICE/RETAIL  
DEVELOPMENT SITE

W Hill St, Thomson, GA 30824

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**ZACK HARTMAN**

Commercial Sales Associate

[zhartman@shermanandhemstreet.com](mailto:zhartman@shermanandhemstreet.com)

706.922.0395

# Property Summary



## PROPERTY DESCRIPTION

This 2.57± acre parcel is zoned Central Business and offers an outstanding opportunity for office or retail development in the heart of Thomson, GA. Surrounded by major retailers, medical offices, and located adjacent to Queensborough National Bank, the property benefits from strong visibility and consistent traffic. City water and sewer connections are already in place, providing a ready-to-build site in a thriving commercial corridor.

## PROPERTY HIGHLIGHTS

- Zoned B-2 (Central Business)
- 360 Ft of frontage on W Hill St
- Existing City water and sewer

## LOCATION DESCRIPTION

Located within the city limits of Thomson, GA, this site sits along W. Hill Street, just before the intersection of Mt. Pleasant Road and Warrenton Highway (US-278). The property offers excellent visibility and convenient access to major routes, nearby retailers, medical offices, and community amenities — making it an ideal setting for office or retail development.

## OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	2.57 Acres

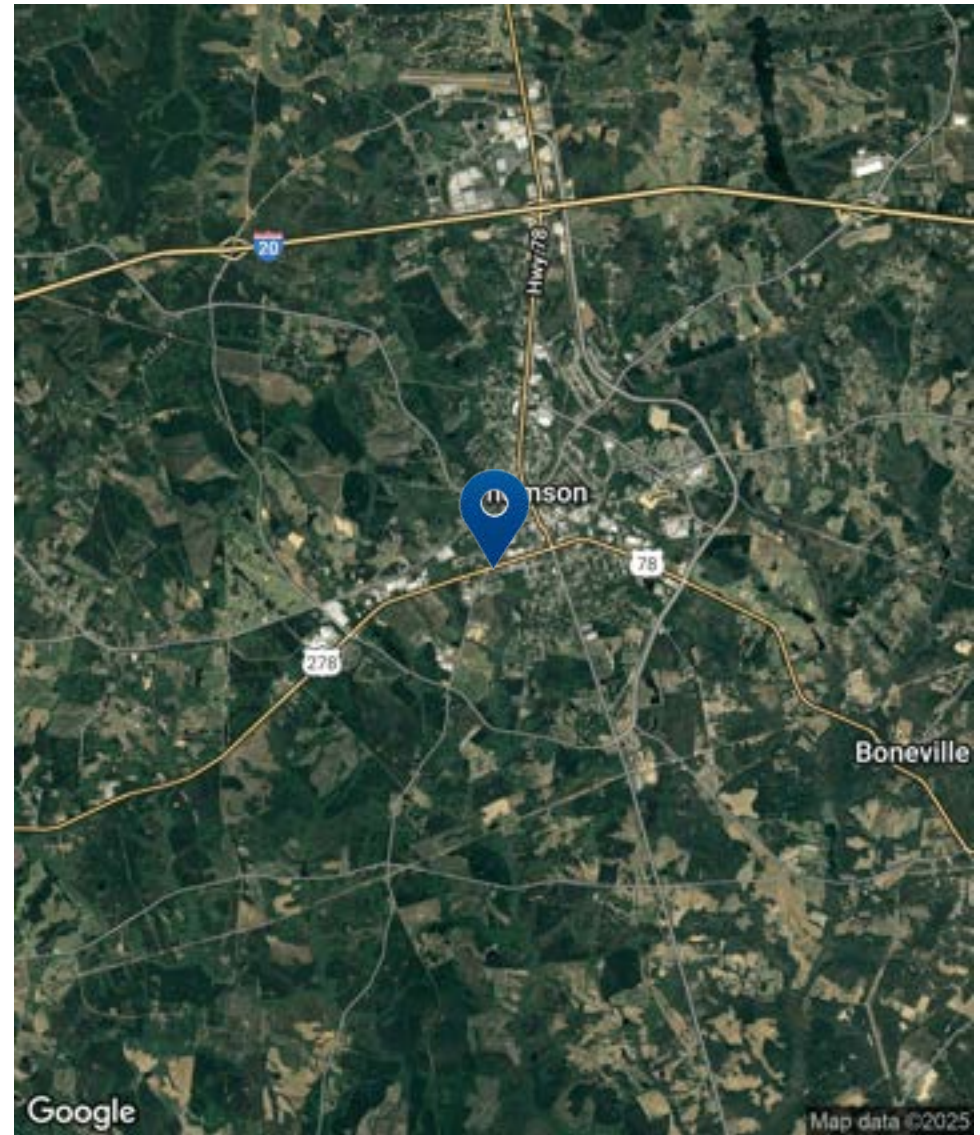
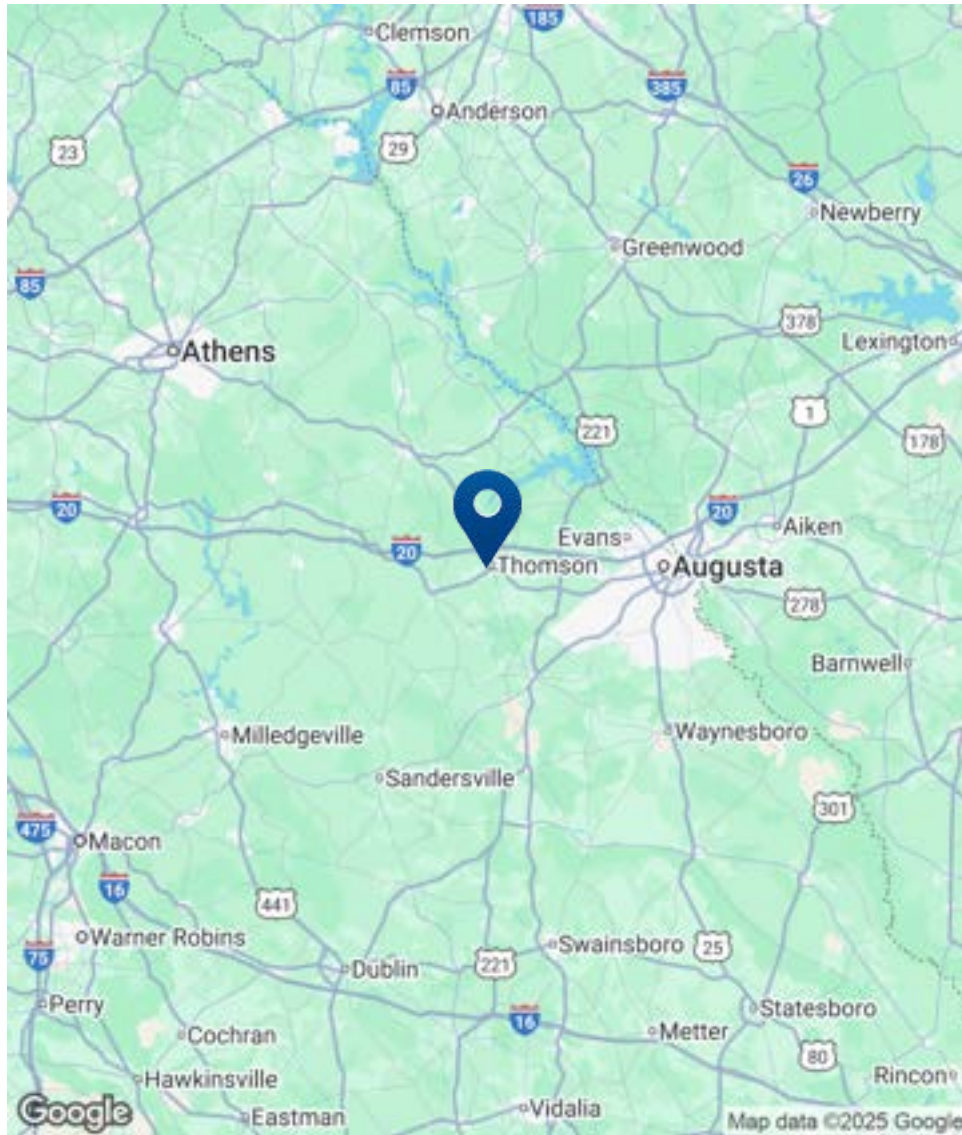
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,150	5,675	9,691
Total Population	2,868	14,188	24,173



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# Location Map



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# Retailer Map





# Additional Photos



**SHERMAN &  
HEMSTREET**  
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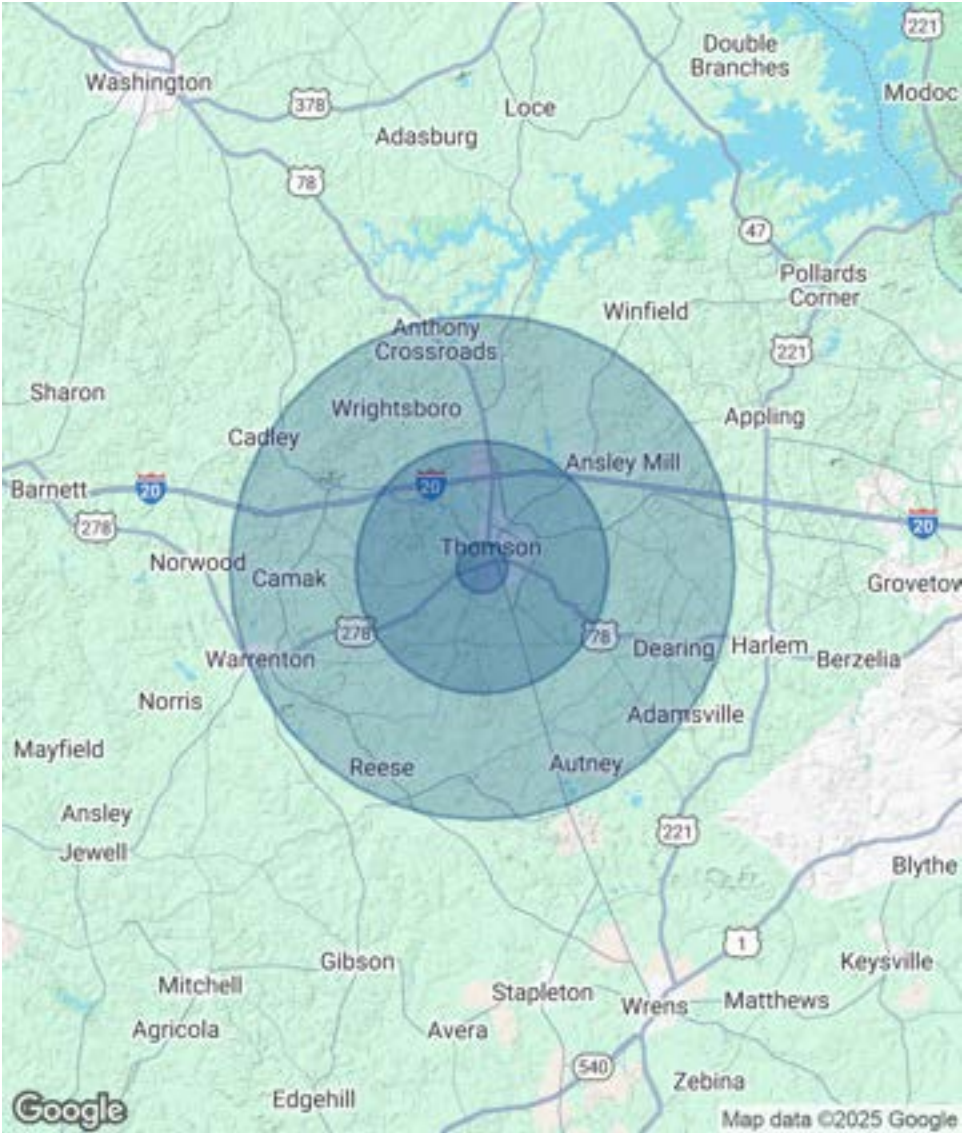
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# Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,868	14,188	24,173
Average Age	42	41	42
Average Age (Male)	40	39	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,150	5,675	9,691
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$65,846	\$71,261	\$73,662
Average House Value	\$151,775	\$178,669	\$198,995

Demographics data derived from AlphaMap



# Advisor Bio 1



## **ZACK HARTMAN**

Commercial Sales Associate

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Direct: **706.922.0395** | Cell: **706.699.5284**

### **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**

4316 Washington Road  
Evans, GA 30809  
706.722.8334



#### **ZACK HARTMAN**

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