



FOR SALE

COLUMBIA COUNTY DEVELOPMENT SITE

413 N Belair Rd, Evans, GA 30809

**SHERMAN &
HEMSTREET**
Real Estate Company

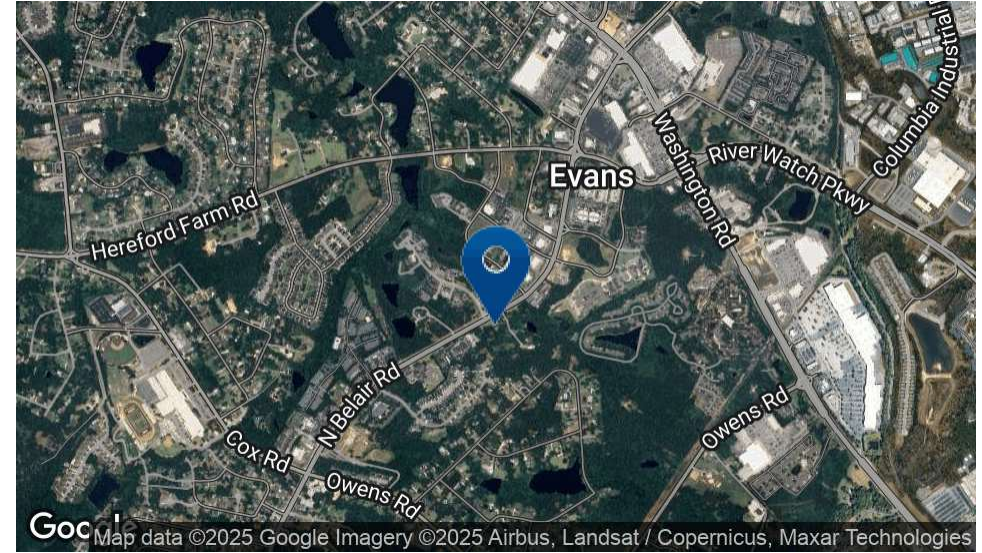
JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

This site represents one of the largest undeveloped sites located on a commercial corridor in Evans, GA. This 11.681 +/- site features a small pond on the north portion which the entire site drains into. Site is zoned professional and suitable for general office or medical office uses. Currently the site has 3 houses on the property, two of which are occupied. The third house located on the front two acres was recently vacated and that land area cleared. Site has multiple possibilities, but the highest and best use is medical office development. Traffic counts range between 27,000 and 30,000 per day on North Belair Rd.

LOCATION DESCRIPTION

Class A medical office buildings are located on the south and north side of site. Ponder Place office park is across the street and residential in the rear. Piedmont medical and Brandon Wilde Assisted Living are adjacent as well. Evans, GA located in Columbia County is one of the fastest growing parts of the southeast.

OFFERING SUMMARY

Sale Price:	\$2,495,000
Lot Size:	11.681 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,390	20,982	48,884
Total Population	6,077	54,815	127,451
Average HH Income	\$113,367	\$113,089	\$125,887



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

Retailer Map



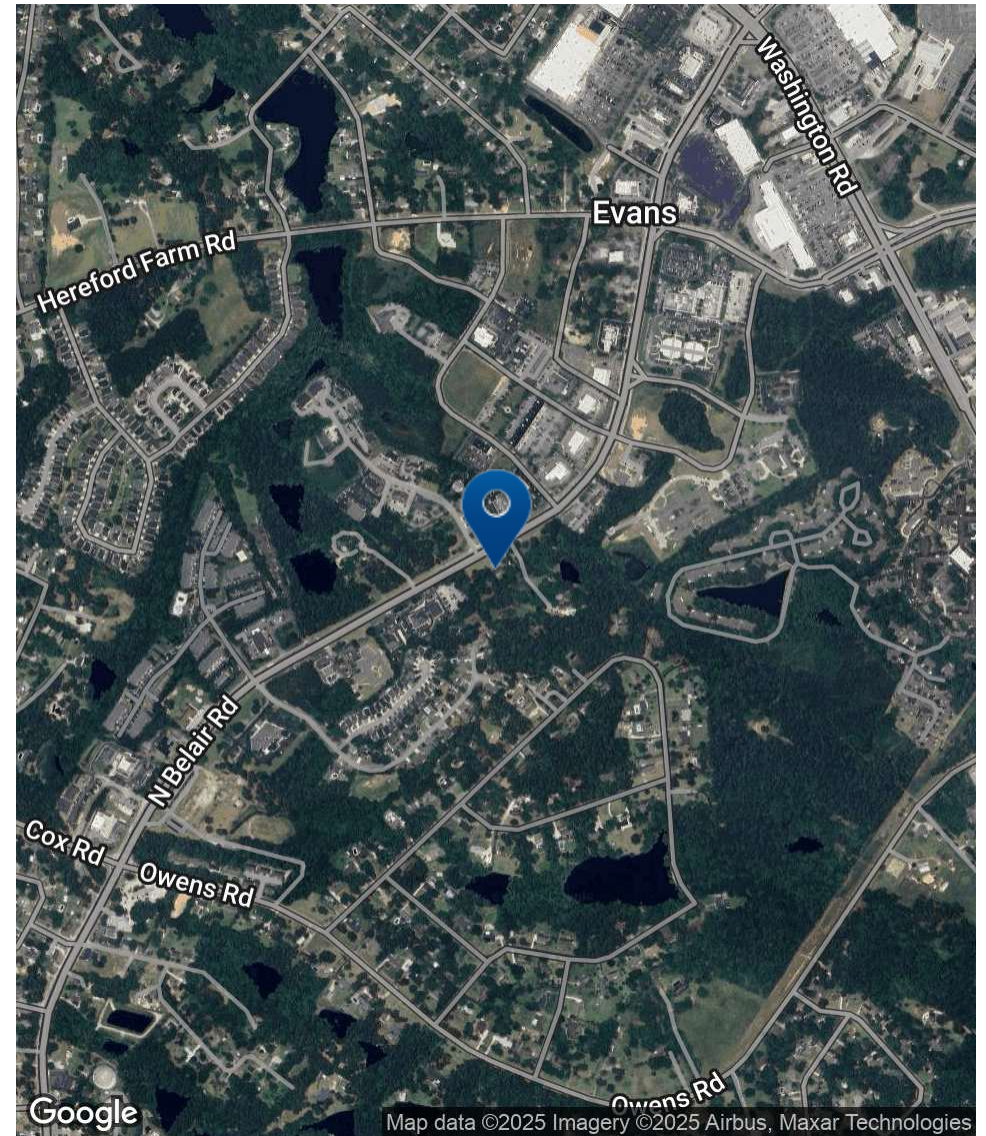
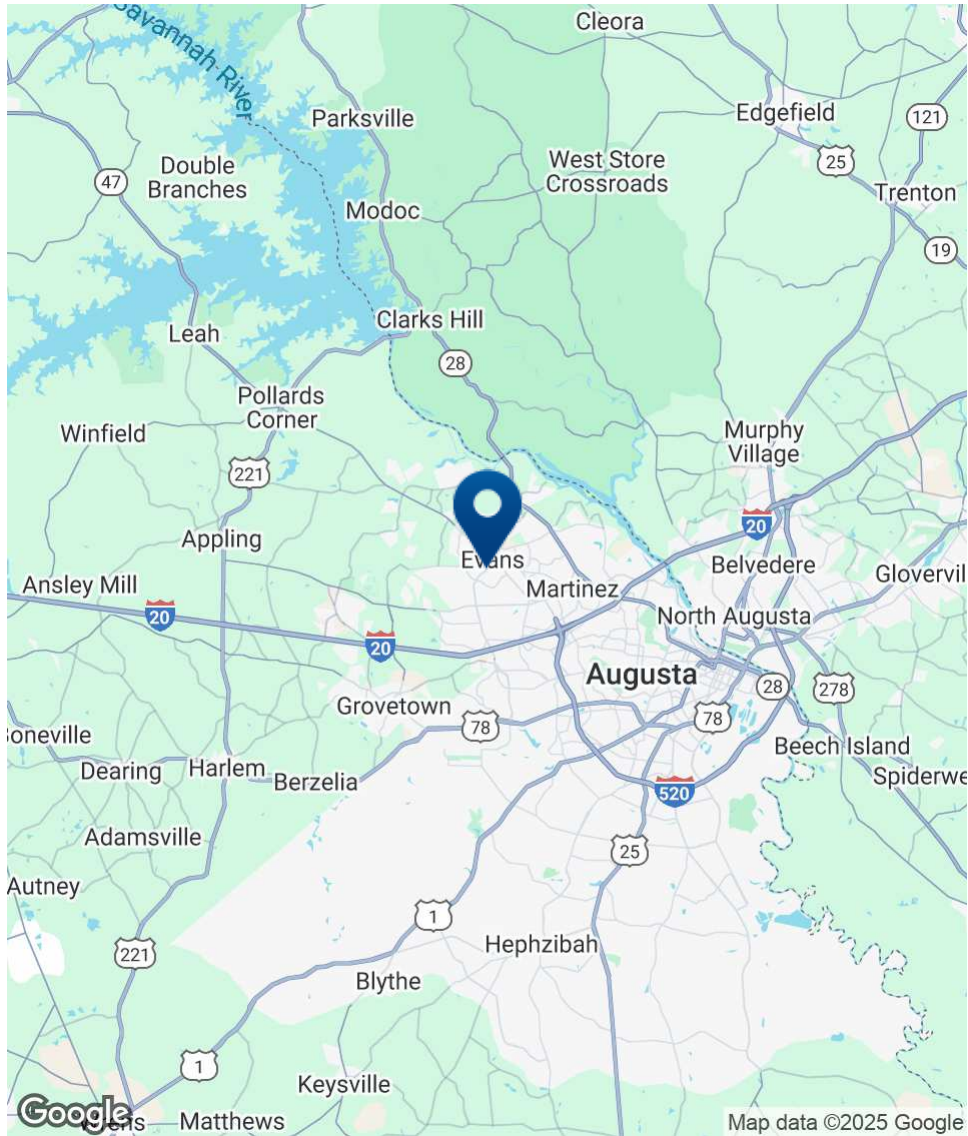
Google

Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

SHERMAN & HEMSTREET
Real Estate Company

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

Location Map



SHERMAN & HEMSTREET
Real Estate Company

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

Additional Photos

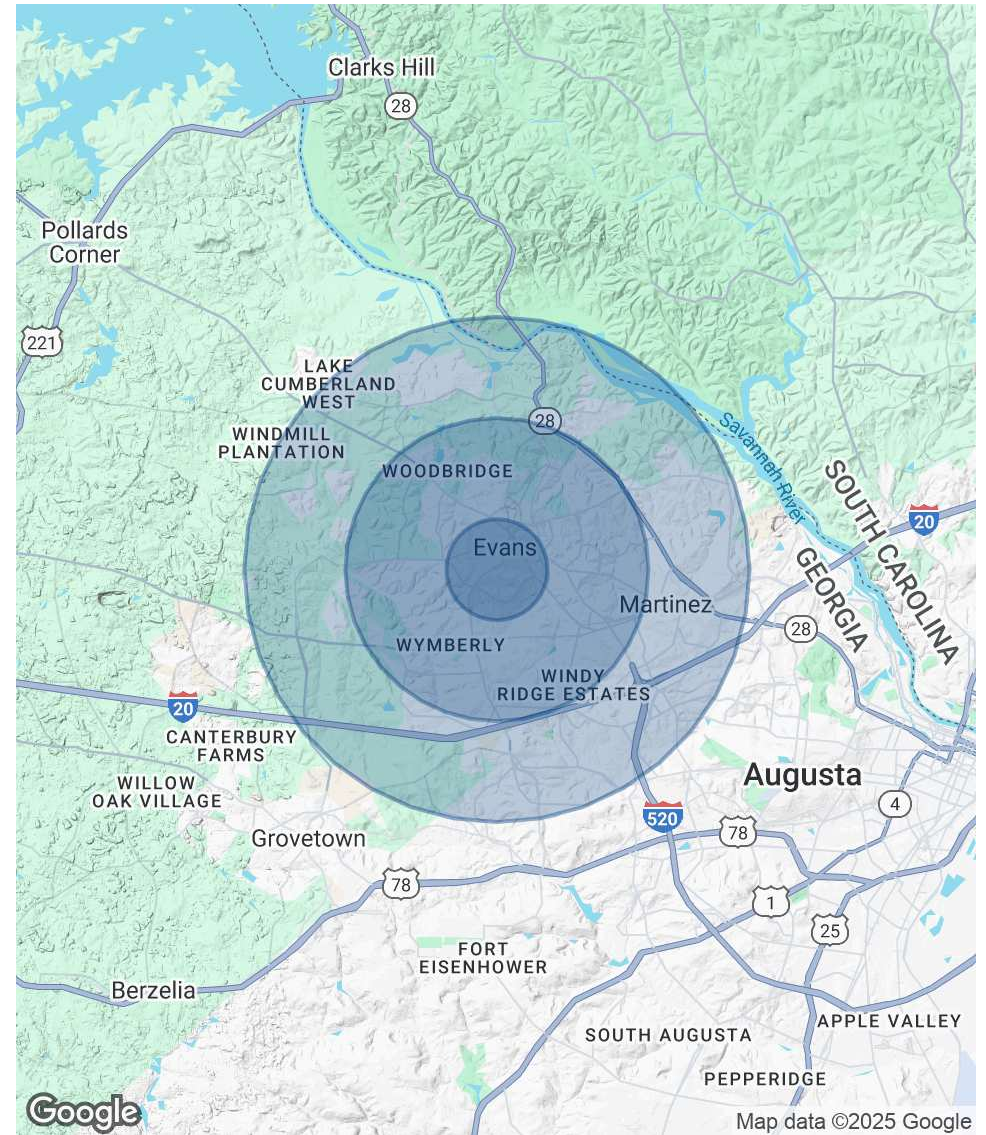


Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,077	54,815	127,451
Average Age	47	41	40
Average Age (Male)	44	40	39
Average Age (Female)	49	42	41

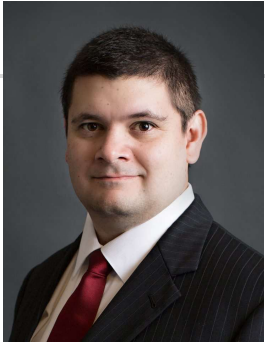
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,390	20,982	48,884
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$113,367	\$113,089	\$125,887
Average House Value	\$267,008	\$283,553	\$312,828

Demographics data derived from AlphaMap



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

Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

Direct: **706.288.1077** | Cell: **706.627.2789**

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

4316 Washington Road
Evans, GA 30809
706.722.8334



JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077