

CLICK HERE FOR A 360° AERIAL VIDEO



LAND FOR DEVELOPMENT

3921 Evans to Locks Road | Evans, GA 30809

FOR SALE | \$2,500,000

11.37 AC

APN | 078 058



JORDAN TROTTER
COMMERCIAL REAL ESTATE

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



EVANS TO LOCKS ROAD --- 15,400 VPD

FURYS FERRY ROAD --- 22,900 VPD

This 11.37 acre commercially zoned property sits prominently at the northwest corner of the signalized intersection of Evans to Locks Road and Furys Ferry Road. This location in Columbia County is surrounded by multiple large, established neighborhoods which feature some of the highest household incomes within a 5-mile radius.

11.37 acres of C-1 | Neighborhood Commercial zoned property available and ready for development. All Columbia County utilities are in place and readily available. This corner property features excellent visibility and access with great daily vehicle counts - Evans To Locks Road: 15,400 VPD, Furys Ferry Road: 22,900 VPD. Surrounding businesses include: Walmart Neighborhood Market, Walgreens, Camellia Walk of Evans, Cheers Wine & Spirits, F&M Bank, CSRA Peds, and Circle K. This property would be ideal for a retail or mixed use development.

- Corner parcel at signalized intersection
- 8 All utilities on site
- 460' Frontage on Furys Ferry Road
- 320' Frontage on Evans to Locks Road



JORDAN TROTTER
COMMERCIAL REAL ESTATE

SAVANNAH RIVER

FURYS FERRY ROAD

US SITE

EVANS TO LOCKS ROAD

NORTH BELAIR ROAD

EVANS

RIVERWATCH PARKWAY

MARTINEZ

WASHINGTON ROAD



Love's Place	Old Stone	tropical CAFE	DOLLAR GENERAL	ihop	burger king
SLIM CHICKENS	Red Robin	bek	DUNKIN'	Arby's Jr	Wendy's
LOWE'S	ULTA	crumbl	petco	Hardlee's	WALMART
TBONZ	OLD STONE	MAJESTIC'S	comcast	Target	CVS
GILL & GRILL	HIBBETT SPORTS	OLD NAVY	PlanitHouse	Walmart	Walmart
Five Belw	Ruby Tuesday	Academy	Starbucks	Walmart	Walmart
LAZIZA	MET'S	ROSS	Diablo's	Zaxby's	Applebees
CIRCLE K	FedEx	KOHL'S	Marshall's	Arby's	AspenDental
SONIC	Publix	Publix	Publix	Walmart	verizon wireless
				Walmart	at&t

UNIVERSITY PRIMARY CARE	Walmart
Circle K	Walmart

Myers	Health
-------	--------

DAVE'S	Swank	Sparkle Express Car Wash	PAPA JOHN'S	French Market
Publix	McDonald's	McDonald's	PAPA JOHN'S	French Market
			McDonald's	French Market
			McDonald's	French Market

KUMON	CUCINA	K
Split Ends	ZAXBY'S	LOCKEN'S
GREAT WALL SILVER PALM CATERING CO	DUNKIN'	LINDA NAILS
Taj of India		

Walmart	TRACTOR SUPPLY CO	petco	Wendy's
Stanton	DISCOUNT TIRE	BOBBY'S	SALSAS'S
Wendy's	ALDI	DOLLAR TREE	O'Reilly
bealls	at&t	Walmart	Sams
ROOMS TO GO	McDonald's	Krystal	Arby's

River Island

Population 544
Households 191
Average Income \$164,963

Mullikin

Population 3,728
Households 1,221
Average Income \$113,698

West Lake

Population 3,498
Households 1,298
Average Income \$152,501

Jones Creek

Population 1,228
Households 1,463
Average Income \$111,572

Watervale

Population 3,921
Households 869
Average Income \$145,614

Oak Brook

Population 1,609
Households 622
Average Income \$107,273

The Pass

Population 3,921
Households 1,552
Average Income \$77,563



RIVER REGION STATISTICS



River Region Population:
767,478



Annual Growth Rate:
0.89%



Average Commute:
23.5 mins



Trade Area Population:
767,478



Medium Income:
\$55,049



Unemployment Rate:
3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Eisenhower

Job Growth: Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

Major Industry: Fort Eisenhower, Savannah River Site, Augusta University, Piedmont Augusta, Charlie Norwood VA Medical Center, Bridgestone, East Central Regional, E-Z, Starbucks

Population

1 mi

3 mi

5 mi

Total Population	5,344	43,509	100,211
Median Age (m)	42	40	40
Median Age (f)	44	43	42

Households & Income

1 mi

3 mi

5 mi

Total Households	1,936	16,143	40,821
Persons per HH	2.8	2.7	2.4
Median HH Income	\$126,508	\$109,589	\$88,545
Average HH Value	\$438,511	\$349,840	\$305,921

