



FOR SALE

1705 DIXON AIRLINE  
RD

Augusta, GA 30906

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**JOE EDGE, SIOR, CCIM**

President & Broker

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

706.288.1077



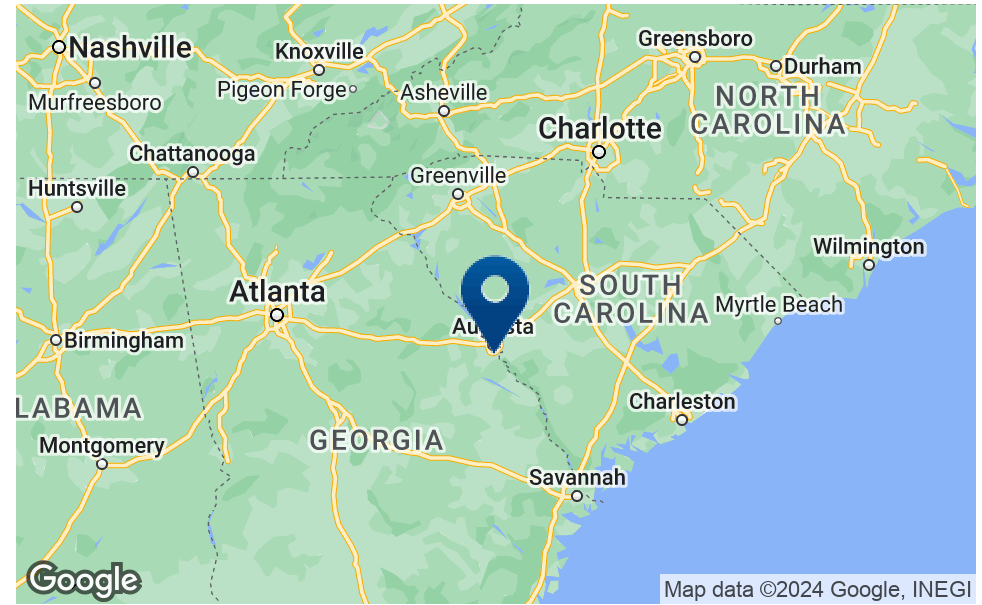
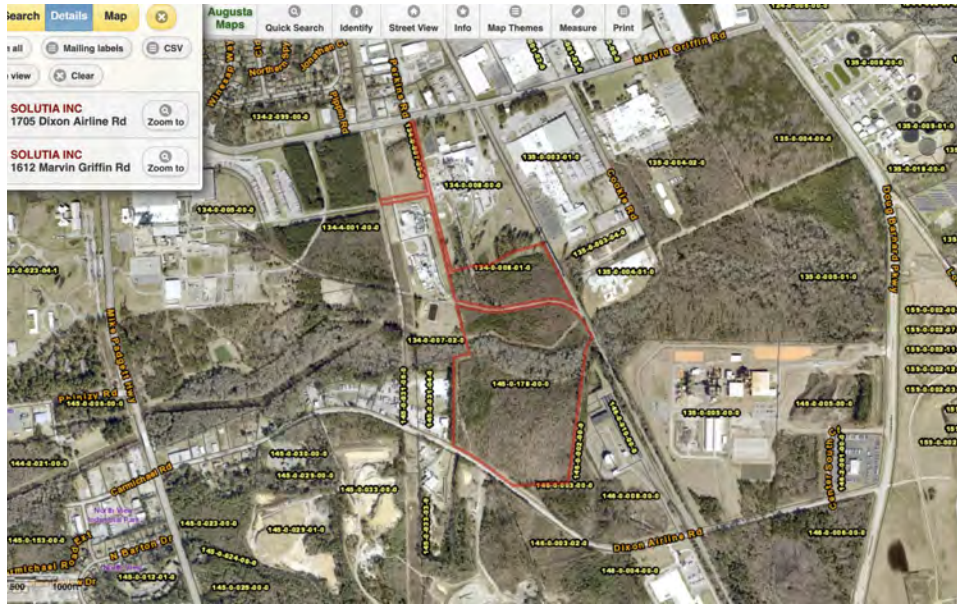
# SECTION 1

# PROPERTY INFORMATION

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# Property Summary



## PROPERTY HIGHLIGHTS

- Can be subdivided
- Rail Spur
- Balanced Site
- Zoned Heavy Industrial
- Multiple Access Points
- Brownfield Potential for tax advantages

## OFFERING SUMMARY

Sale Price:	\$5,034,940
Lot Size:	82.54 Acres

# Property Description



## PROPERTY DESCRIPTION

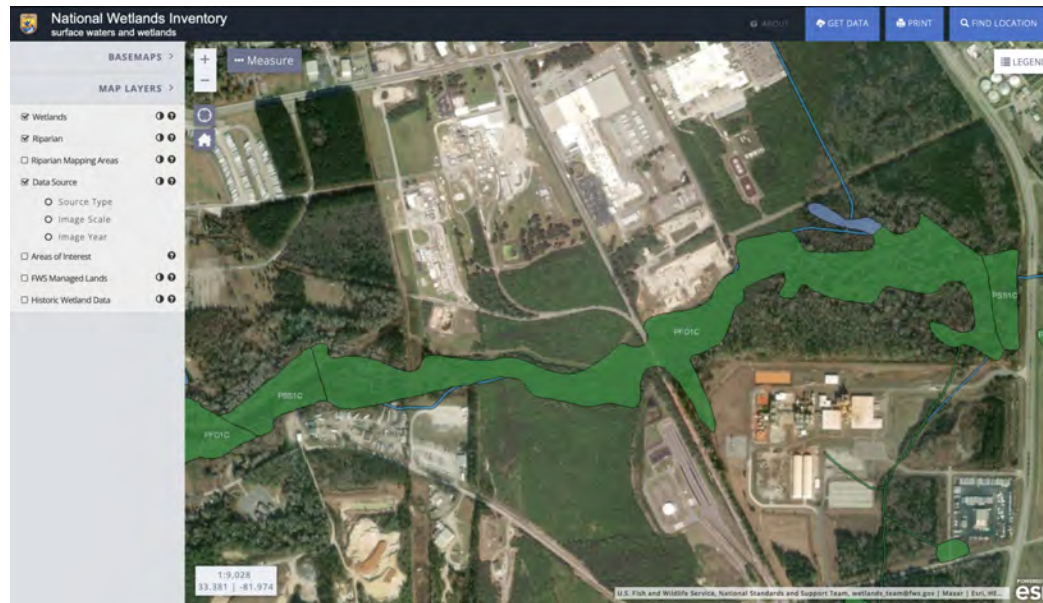
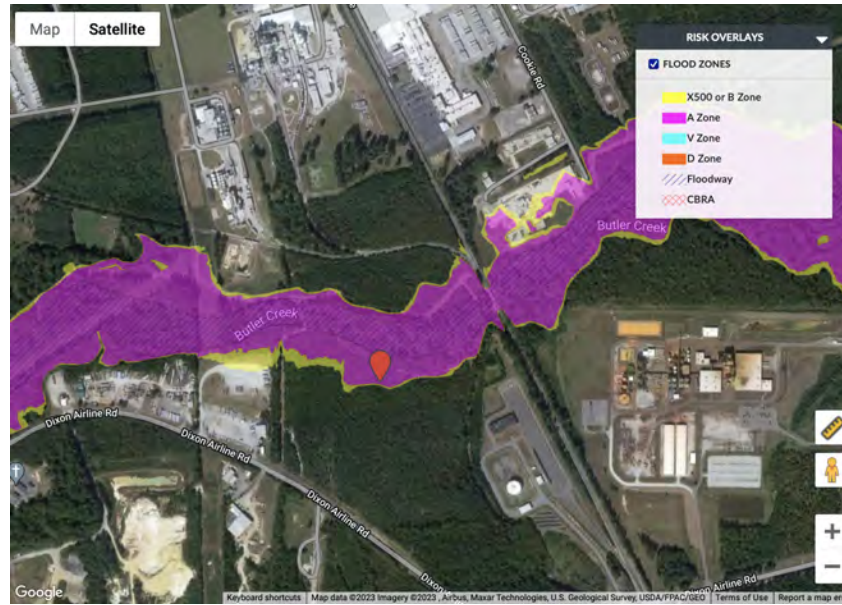
This site has been approved for the Brownfield program with significant tax benefits. This large industrial land tract consists of 2 parcels containing a combined 82 acres +/- . Site has frontage on Dixon Airline Rd. Site also has flagpole access to Marvin Griffin Rd. Rail is available. The first parcel consists of 65.20 acres and the second is 17.34 acres. Site is subject to environmental covenants.

Approximately 18 acres are floodzone/wetlands which separate the two parcels. According to federal maps the wetlands are primarily contained in the same flood zone area. Site has a rail line with a spur that runs across entire property just north of creek. The Marvin Griffin Rd side is very flat. The Dixon Airline Rd tract slopes down from the front to the creek roughly 70-80 foot. Half of the 62 acres is more gradual meaning site could be balanced more than likely without brining in extra dirt. Site has always been undeveloped.

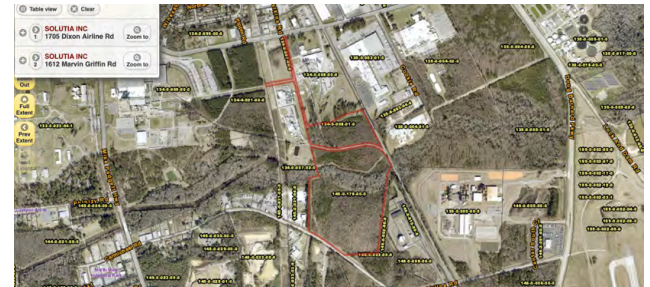
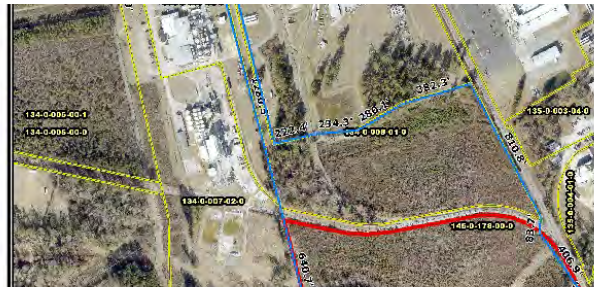
## LOCATION DESCRIPTION

Site is located in Augusta's heavy industrial zone close to the Augusta Regional Airport. Located is approximately one mile south of Interstate 520 (Bobby Jones Expressway) between Highway 56 (Mike Padgett Highway and Doug Barnard Parkway.

# Wetlands/Floodzone



# Additional Photos





# SECTION 2

# LOCATION INFORMATION

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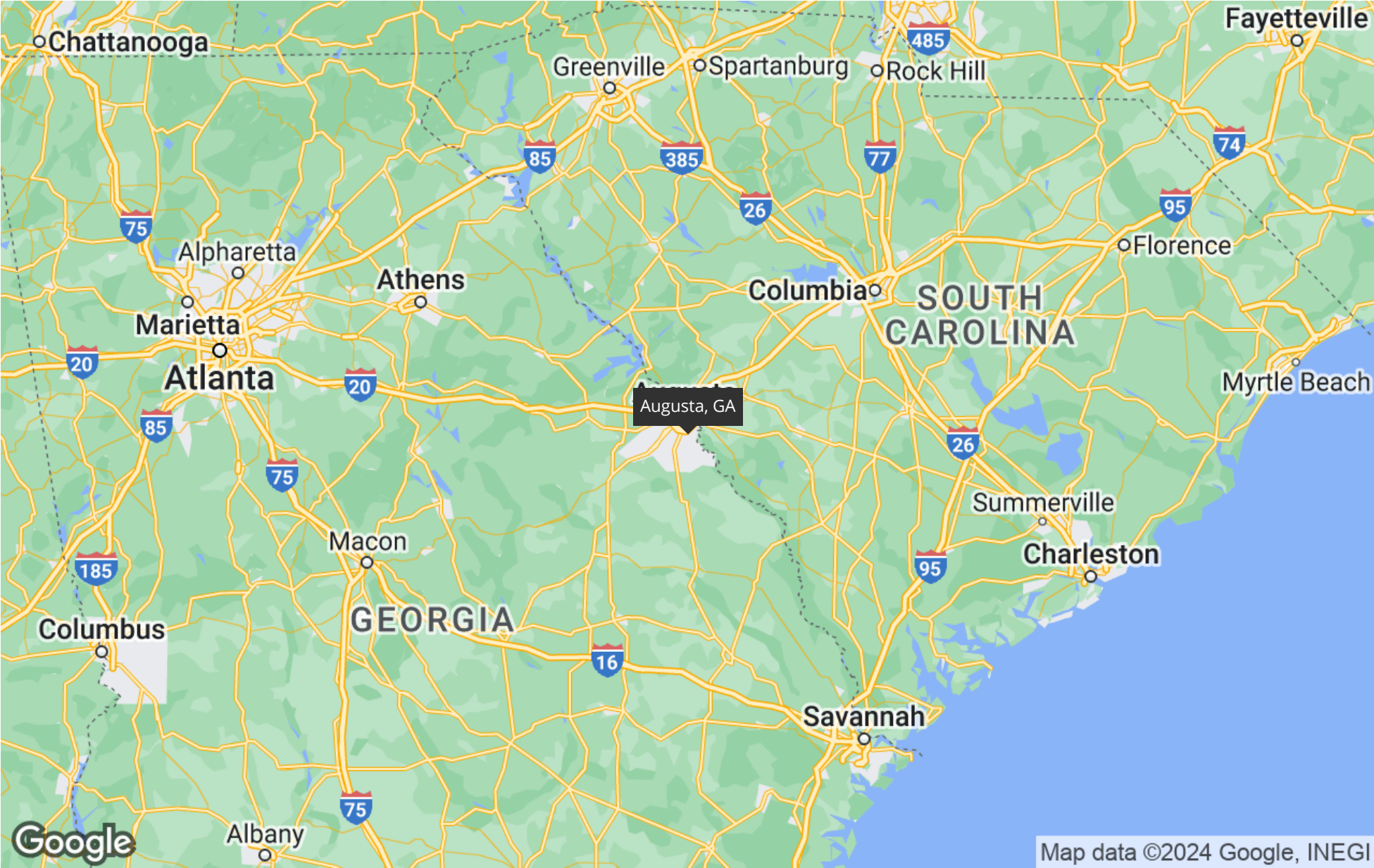
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# Industry Map

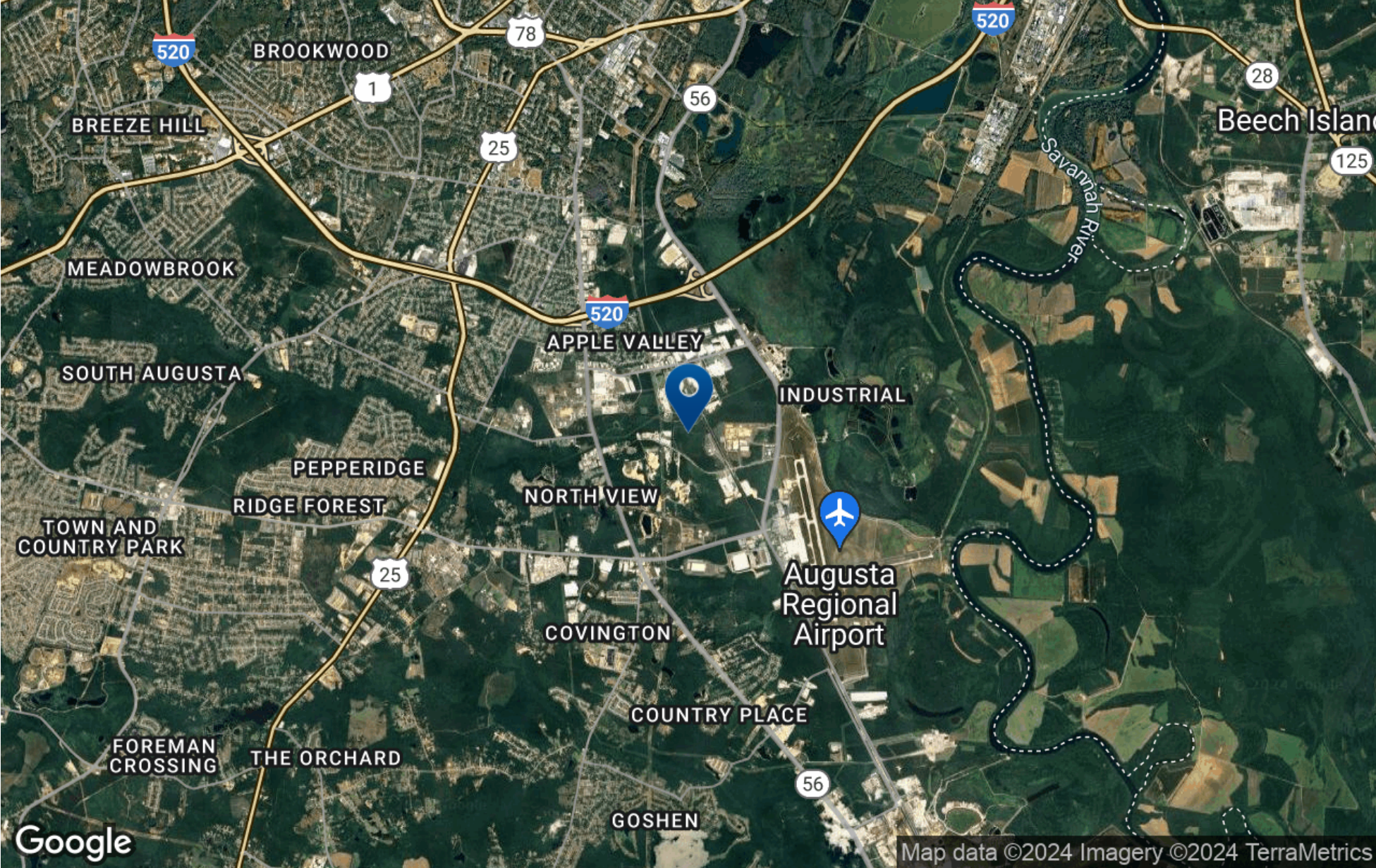




# Regional Map



# Location Map





# SECTION 3

# SALE COMPARABLES

# Sale Comps



## 1705 DIXON AIRLINE RD

Augusta, GA 30906

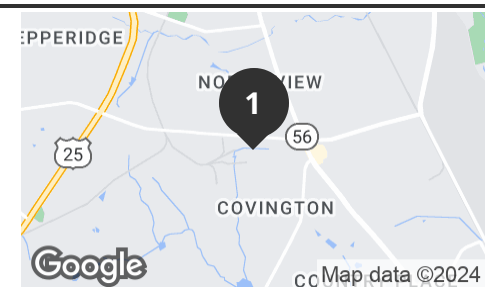
Price: \$5,034,940 Lot Size: 82.54 Acres  
 Price/Acre: \$61,000



## FORWARD AUGUSTA PARK

2020 Forward Augusta Dr, Augusta, GA 30906

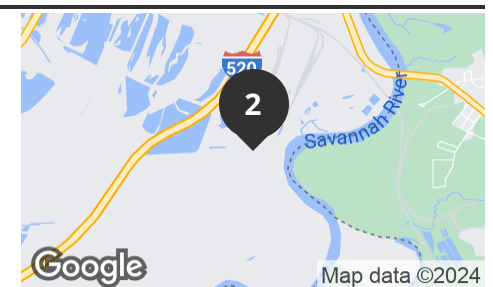
Price: \$1,919,700 Lot Size: 21.33 Acres  
 Price/Acre: \$90,000.00



## FORMER AUGUSTA SULFATE SITE

1736 Lovers Lane, Augusta, GA 30906

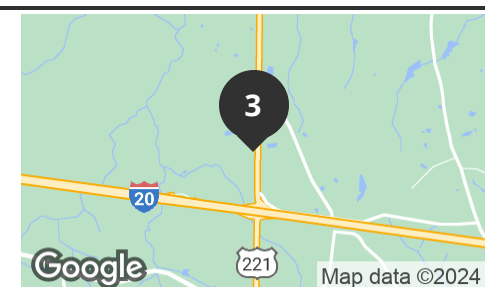
Price: \$2,275,000 Lot Size: 28.71 Acres  
 Price/Acre: \$79,240.68



## 788 INNOVATION PKWY

Appling, GA 30809

Price: \$992,800 Lot Size: 11.68 Acres  
 Price/Acre: \$85,000.00



# Sale Comps



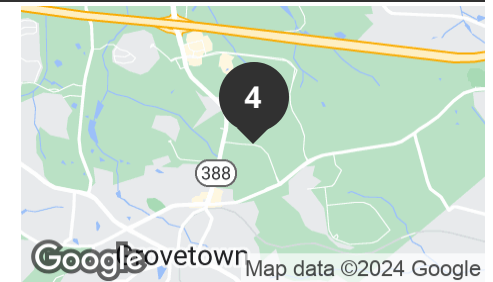
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## 0 JOHN DEERE PKWY

Grovetown, GA 30813

Price: \$1,913,912 Lot Size: 26.68 Acres

Price/Acre: \$71,735.83



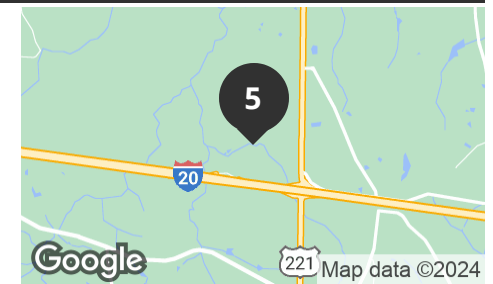
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## 2150 DISCOVERY DR

Appling, GA 30802

Price: \$3,600,000 Lot Size: 77.79 Acres

Price/Acre: \$46,278.44



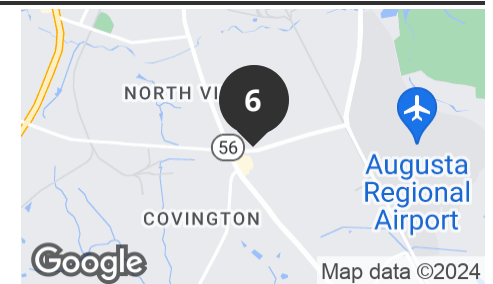
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## 1755-1763 TOBACCO ROAD,

Hephzibah, GA 30815

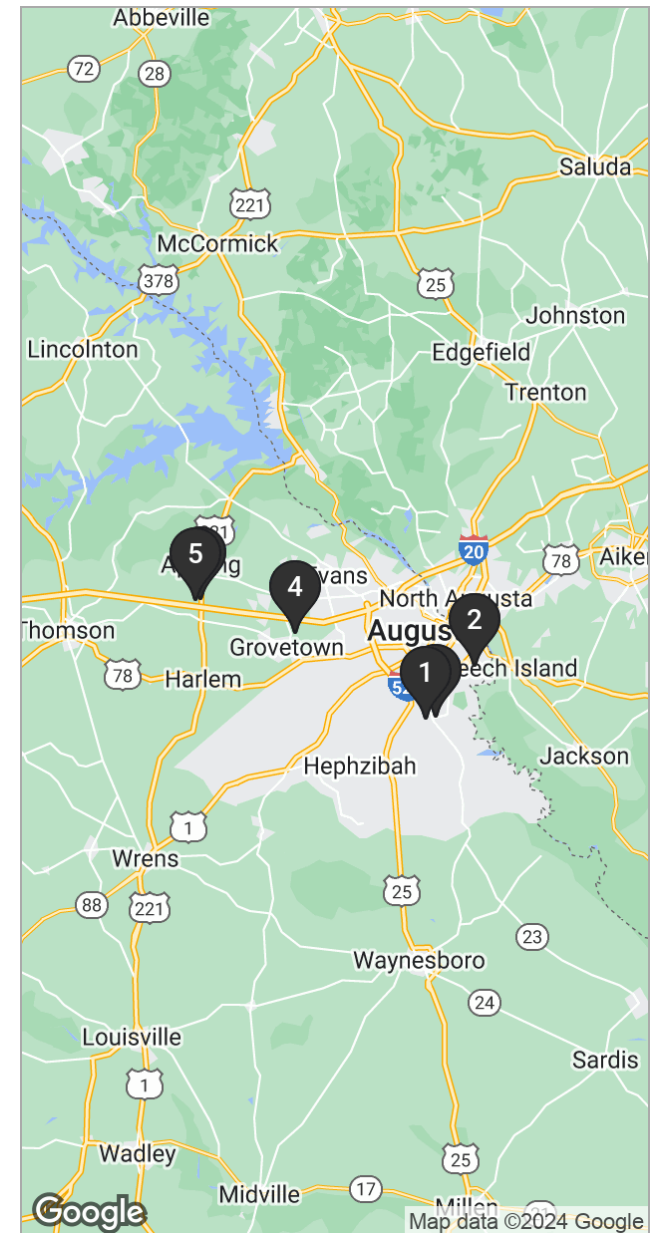
Price: \$731,250 Lot Size: 15.76 Acres

Price/Acre: \$46,399.11



# Sale Comps Map & Summary

	NAME/ADDRESS	PRICE	LOT SIZE	PRICE/ACRE
1	<b>Forward Augusta Park</b> 2020 Forward Augusta Dr Augusta, GA	\$1,919,700	21.33 Acres	\$90,000.00
2	<b>Former Augusta Sulfate Site</b> 1736 Lovers Lane Augusta, GA	\$2,275,000	28.71 Acres	\$79,240.68
3	<b>788 Innovation Pkwy</b> Appling, GA	\$992,800	11.68 Acres	\$85,000.00
4	<b>0 John Deere Pkwy</b> Grovetown, GA	\$1,913,912	26.68 Acres	\$71,735.83
5	<b>2150 Discovery Dr</b> Appling, GA	\$3,600,000	77.79 Acres	\$46,278.44
6	<b>1755-1763 Tobacco Road,</b> Hephzibah, GA	\$731,250	15.76 Acres	\$46,399.11
<b>AVERAGES</b>		<b>\$1,905,444</b>	<b>30.32 ACRES</b>	<b>\$69,775.68</b>





# SECTION 4

# DEMOGRAPHICS



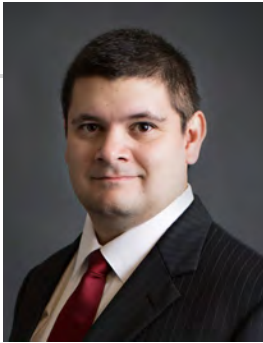




# SECTION 5

# ADVISOR BIOS

# Advisor Bio 1



**JOE EDGE, SIOR, CCIM**

President & Broker

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## PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for sixteen years. 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. In addition to the Augusta, GA region, Joe is licensed and personally handles all transactions in Georgia, Alabama, South Carolina, and North Carolina.

Joe has also grown S&H into one of the nation's leading property management firms. Currently managing over 6,500 units consisting of apartments, single family rentals, and manufacturing housing communities. S&H also acts as an asset manager for over ten 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](http://www.ccim.com) or [www.sior.com](http://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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706.722.8334