

An aerial photograph of a development site, overlaid with a semi-transparent blue filter. A red outline highlights the specific area for sale. The site is situated near a road intersection and a large parking lot. The text 'FOR SALE' is positioned in the upper left quadrant of the image.

FOR SALE

SCOTT NIXON  
MEMORIAL DR  
DEVELOPMENT SITE

700 Scott Nixon Memorial Dr, Augusta, GA 30907

**SHERMAN &  
HEMSTREET**  
Real Estate Company

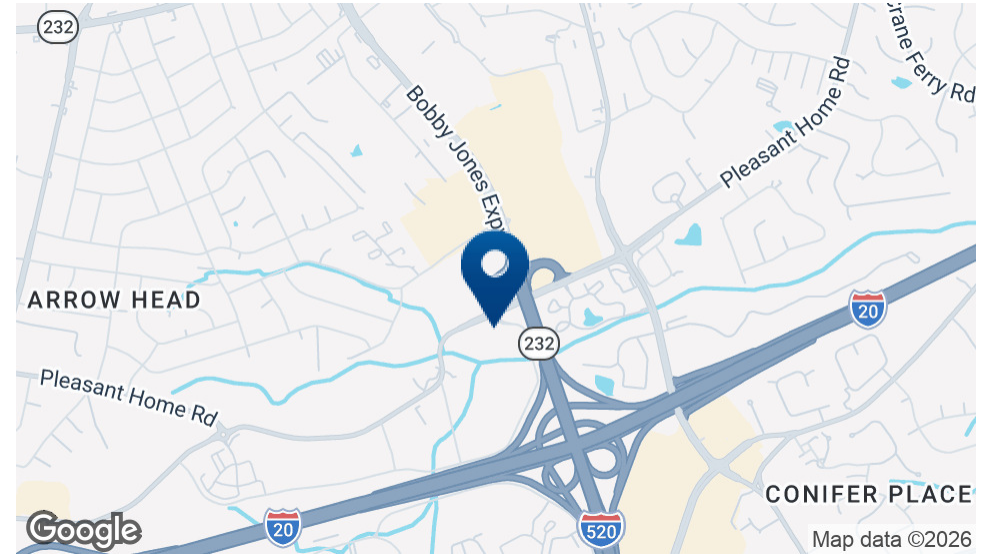
**JOE EDGE, SIOR, CCIM**

President & Broker

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

706.288.1077

# Property Summary



## PROPERTY DESCRIPTION

Two parcels next door to one another. This 1.77-acre property is zoned B-2 and is situated adjacent to Scott Nixon Memorial Drive and NW Frontage Road. The site enjoys convenient access to major roads, providing quick connections to local amenities.

## LOCATION DESCRIPTION

The site also is located close to heavy retail centers totaling over 2 million SF in a 5 mile radius. There are multiple industrial and office sites in the direct proximity of the site with easy access to I:520.

## OFFERING SUMMARY

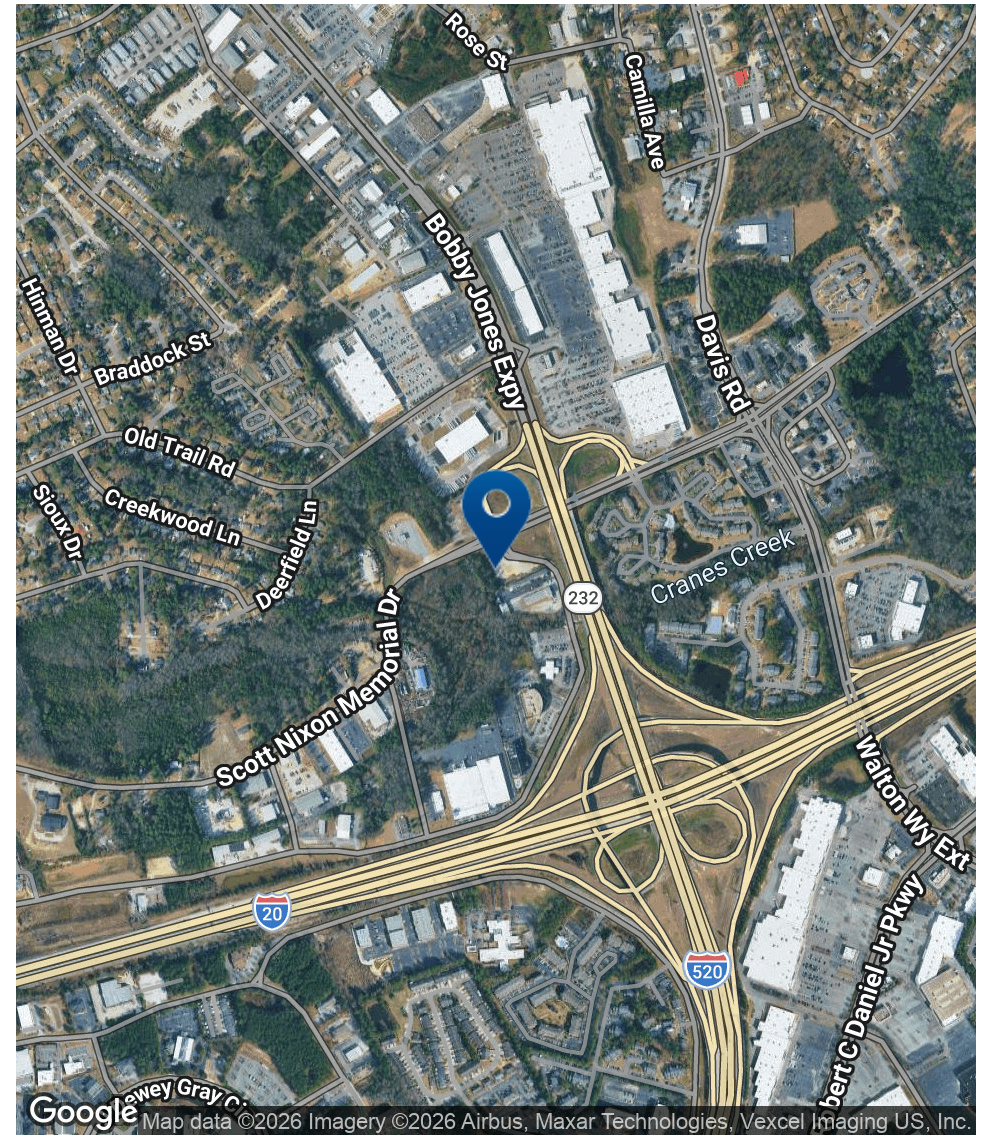
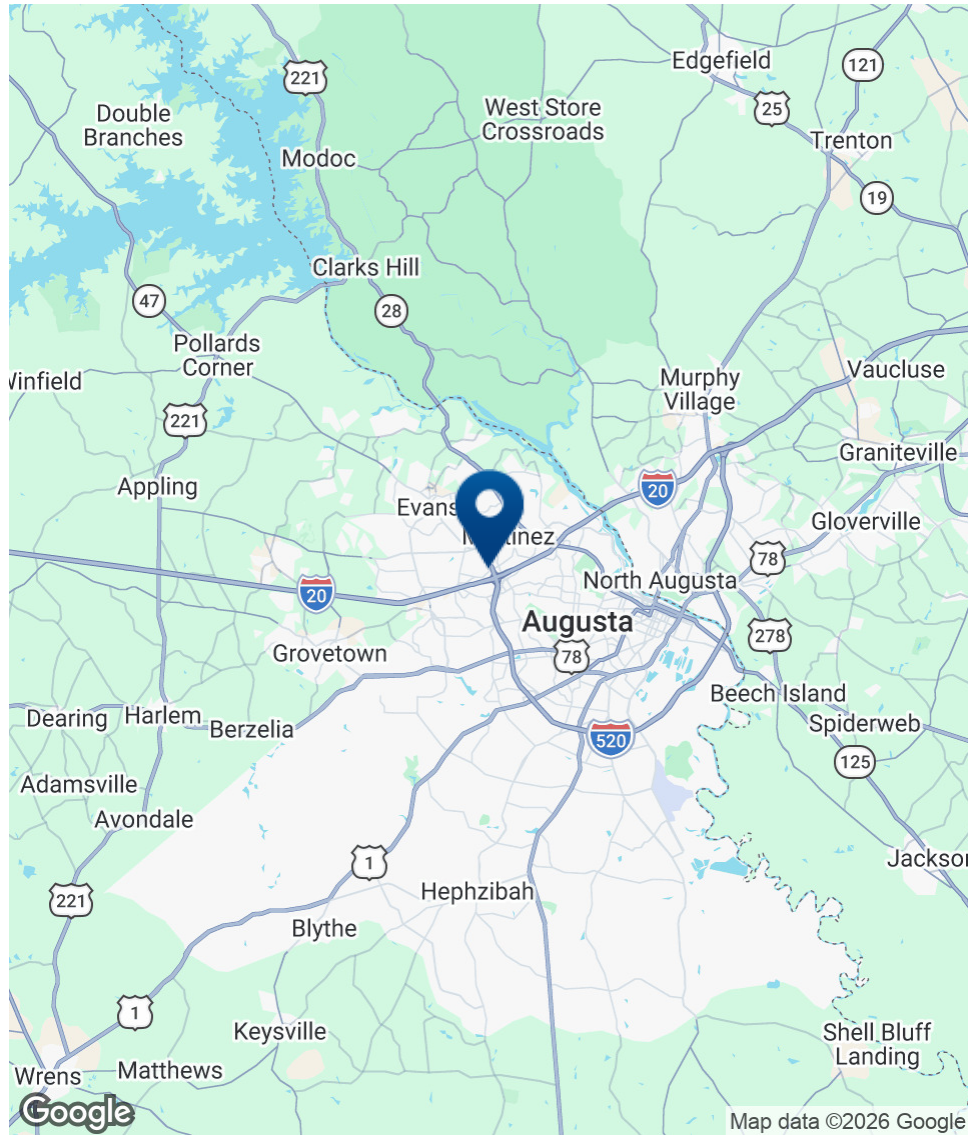
Sale Price:	Subject To Offer
Lot Size:	1.77 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,338	29,187	61,451
Total Population	7,006	66,130	145,711
Average HH Income	\$79,177	\$99,436	\$102,515



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# Location Map



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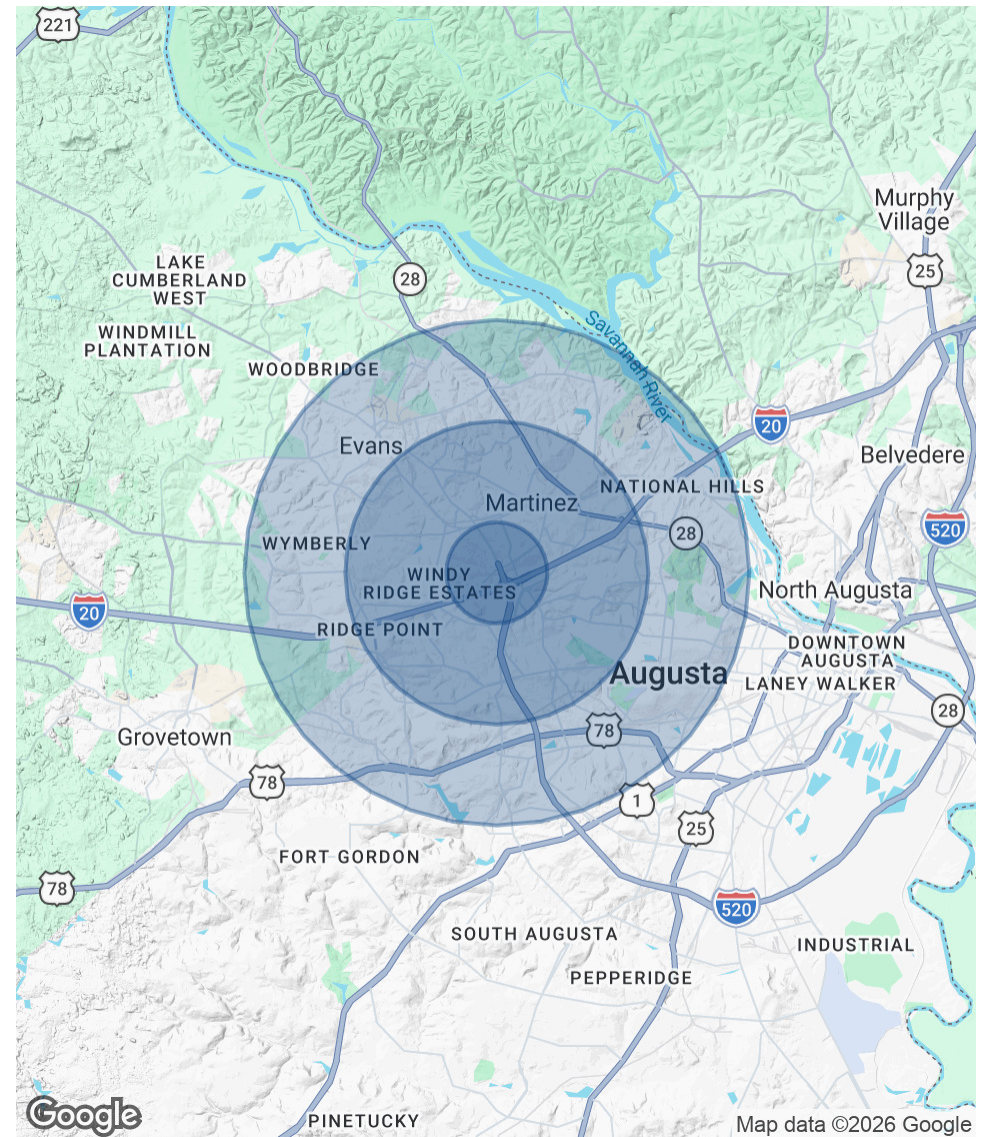
# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,006	66,130	145,711
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,338	29,187	61,451
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$79,177	\$99,436	\$102,515
Average House Value	\$210,343	\$262,615	\$280,920

Demographics data derived from AlphaMap



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 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 is a seasoned commercial real estate broker with more than twenty years of experience in the commercial real estate industry. Following four years of service in the United States Marine Corps, he began his career in real estate and, in 2006, acquired Sherman & Hemstreet Real Estate, a firm that now has more than a century of history. Under his leadership, Sherman & Hemstreet has grown into one of the largest commercial real estate firms in the area, providing comprehensive real estate services across the Southeastern United States.

Licensed in both Georgia and South Carolina, Joe personally oversees transactions throughout both states. He holds the Certified Commercial Investment Member (CCIM) and Society of Industrial and Office Realtors (SIOR) designations—two of the most prestigious credentials in the industry. The CCIM designation represents the highest level of expertise for investment sales brokers, while the SIOR designation recognizes top-tier office and industrial brokers who meet rigorous production and performance standards. In addition, Joe is a candidate for the Certified Property Manager (CPM) designation, reflecting his commitment to excellence in property management.

Through his leadership, Sherman & Hemstreet continues to set the standard for commercial real estate services in the region, building on its historic legacy with innovative strategies and a client-focused approach.

## MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

### Sherman & Hemstreet Real Estate Company

4316 Washington Road  
Evans, GA 30809  
706.722.8334



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President & Broker

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