

# EVANS TOWN PARK

EVANS TOWN PARK, EVANS, GA 30809



## LOCATION OVERVIEW

Located in the Evans Town Park mixed-use development, these lots offer convenient access to both Hereford Farm Road (12,700 VDP) and North Belair Road (28,500 VDP); which is expected to increase with the recent completion of Riverwatch Parkway just 1/2 mile east of these sites. Evans Town Park is in close proximity to University Hospital's West Augusta Campus and many of the areas most popular restaurants, making this an ideal location for various businesses.

LOT #1	402 Town Park Blvd	0.89 Acres	\$375,000
LOT#2	2016 Parkview Dr	0.73 Acres	\$255,500
LOT #3	2015 Parkview Dr	1.01 Acres	\$350,000
LOT #4	406 Town Park Blvd	1.16 Acres	\$340,600

Presented By:

**Matt Mills**  
Senior Vice President  
706.854.6710

**Luke Coffey**  
Sales Associate  
706.854.6731

**Jonathan Crawford**  
Development Associate  
706.854.6738

Matt.Mills@southeastern.company   luke.coffey@southeastern.company   jonathan.crawford@southeastern.company

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Land  
For Sale



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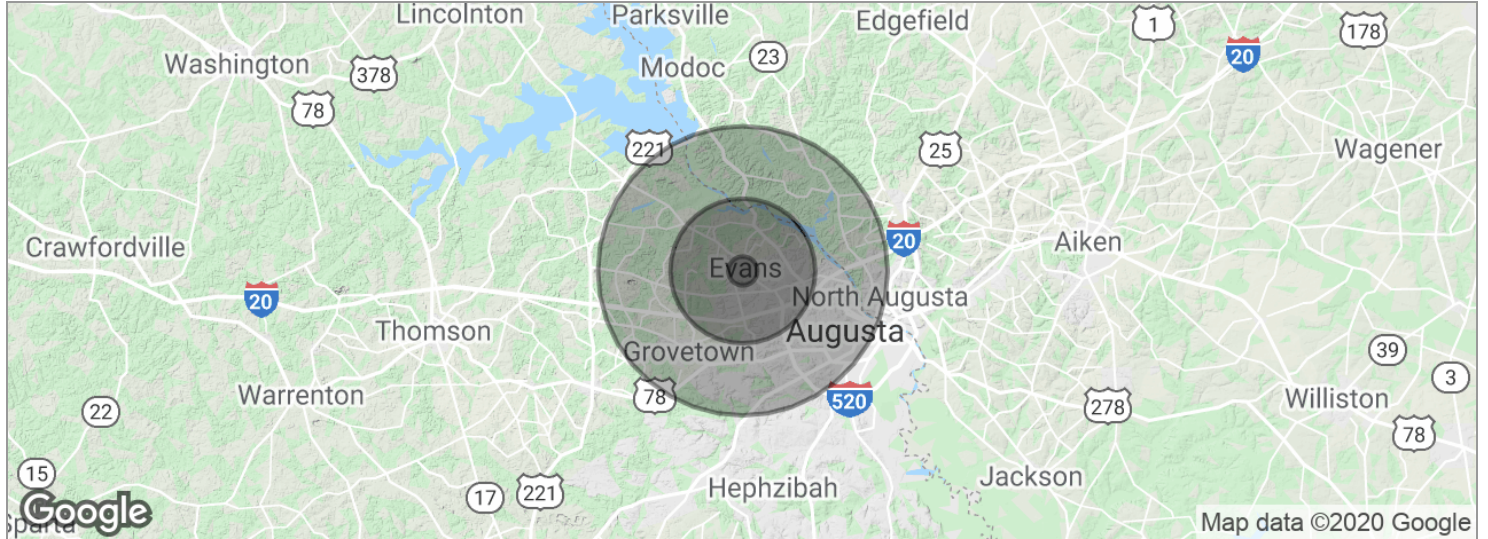
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# Land For Sale

## EVANS TOWN PARK

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,855	92,681	226,375
Median age	38.9	37.3	36.3
Median age (male)	37.7	36.7	35.4
Median age (Female)	40.2	38.0	37.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,378	33,213	86,586
# of persons per HH	2.8	2.8	2.6
Average HH income	\$93,457	\$86,354	\$71,219
Average house value	\$223,966	\$240,432	\$211,791

\* Demographic data derived from 2010 US Census

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