



FOR SALE

**PRIME MIXED USE
DEVELOPMENT LAND**

5434 - 5440 Columbia Road, Grovetown, GA 30813

**SHERMAN &
HEMSTREET**
Real Estate Company

CHRIS FARROW
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Development Land Description



PROPERTY DESCRIPTION

This 21.79 acre mixed use development site is located in the rapidly growing area of Grovetown, GA. The site is surrounded by large established neighborhoods, planned retail developments, the large 122 acre Columbia County Patriots Park sports facility, and the Columbia County fair grounds. The property is a prime location for retail development along Columbia Road with residential development or mixed / special uses in the remaining acreage. The property is currently zoned as special use for a large sports facility with many allowed retail uses along the almost 1,000 feet of Columbia Road frontage. Ample diligence material can be provided for a large sports complex development, including a comprehensive professional feasibility study that recognizes a need for an indoor / outdoor sports complex at the property.

Sale Price:	\$2,495,000
Lot Size:	21.79 Acres
Address	5434 AND 5440 Columbia Road
City	Grovetown, GA 30813
County	Columbia County, GA
Parcel ID	050 003C AND 050 003B
Zoning	S-1 (Sports Complex) with retail outlots
Highest and best use	Front 5 acres as Retail - Rear 16.69 as recreation complex or residential
Topography	Gently rolling with no flood zone
Utilities	All utilities other than sewer which can be brought to the site

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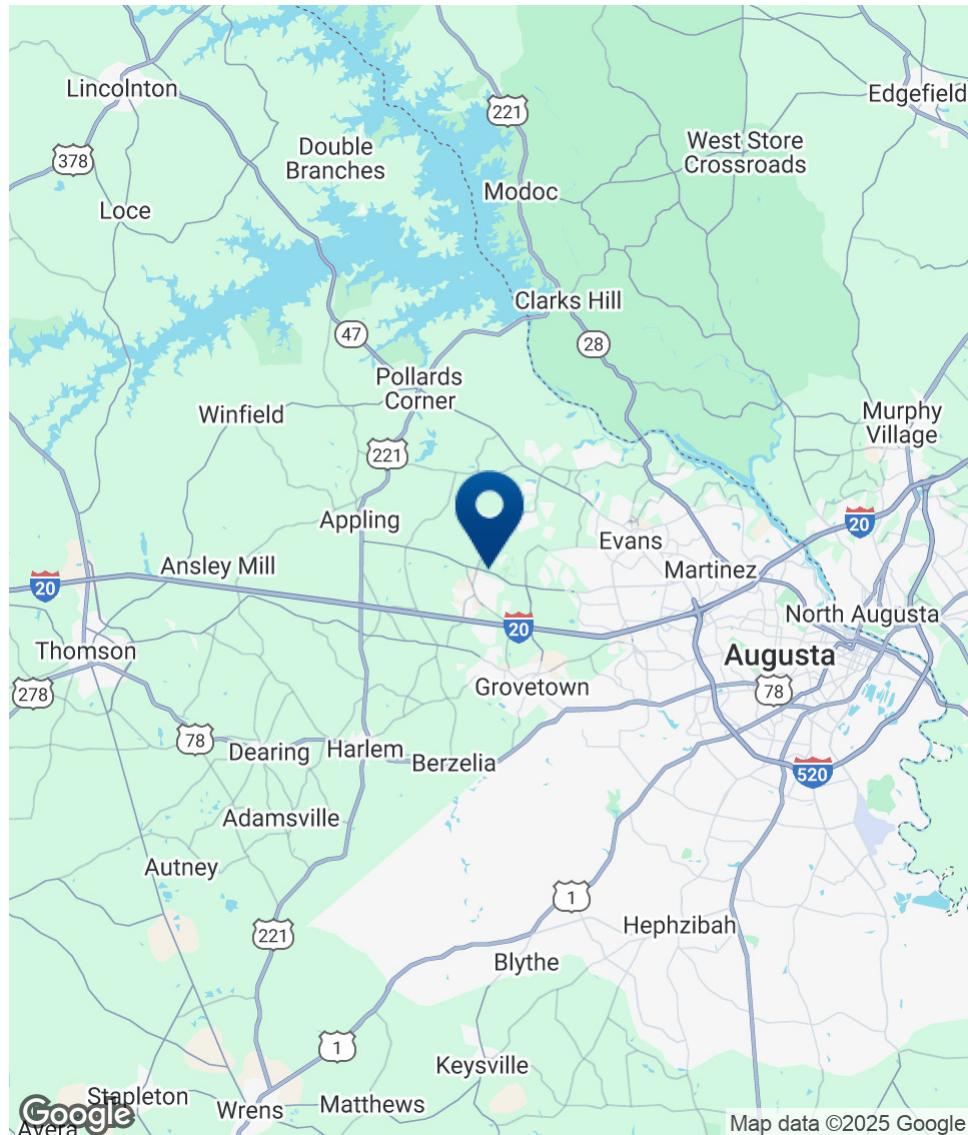
Highlights



PROPERTY HIGHLIGHTS

- Located in booming Grovetown, GA with above average demographics
- 995 feet of arterial road frontage along Columbia Road
- Multiple potential points of ingress / egress
- Directly across from 122 acre Patriots Park sports facility
- Traffic study and satisfactory geotechnical reports can be provided
- Potential lighted intersection per completed traffic study
- S-1 zoning with retail allowed along Columbia Road (recently rezoned)
- 0.2 miles from Columbia Road / William Few intersection and fair grounds
- Surrounded by well established neighborhoods, planned retail developments, and county parks
- No flood zone
- Complete sports complex feasibility study
- Great residential / mixed use development potential
- Gently rolling topography sloping towards potential detention pond area
- High income demographics with exponential population growth

Located 0.2 miles from busy Columbia Rd / William Few intersection



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Prime Development Land



Very nice gently rolling land with no flood zone

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Grovetown, GA Market Area



Located across from 122 acre Columbia County owned Patriots Park



Suburb of Augusta, GA. Home of the Augusta National Golf Club

GROVETOWN MARKET AREA HIGHLIGHTS

- Major employers include Fort Gordon, National Security Administration, Cyber Command, John Deere Commercial Products, Georgia Iron Works, Amazon, Club Car, and much more.
- 3.7% expected 5 year population growth.
- Median age of 37.3 years.
- Highly educated population with higher than average doctorate degrees.
- \$150,433.00 average household income.
- Below average unemployment.
- Suburb of Augusta, GA which is home to the Augusta National Golf Club and host to the Masters Golf Tournament annually.
- New exciting retail growth developments planned in the immediate area.
- Brand new 100 bed WellStar hospital scheduled for completion in 2026. The hospital will entail a 90,000 square foot medical office building.

Great Access



Traffic engineering suggests two entrances with one being a lighted entrance across from the Patriots Park main entrance

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Sports Complex Feasibility Study



STUDY HIGHLIGHTS

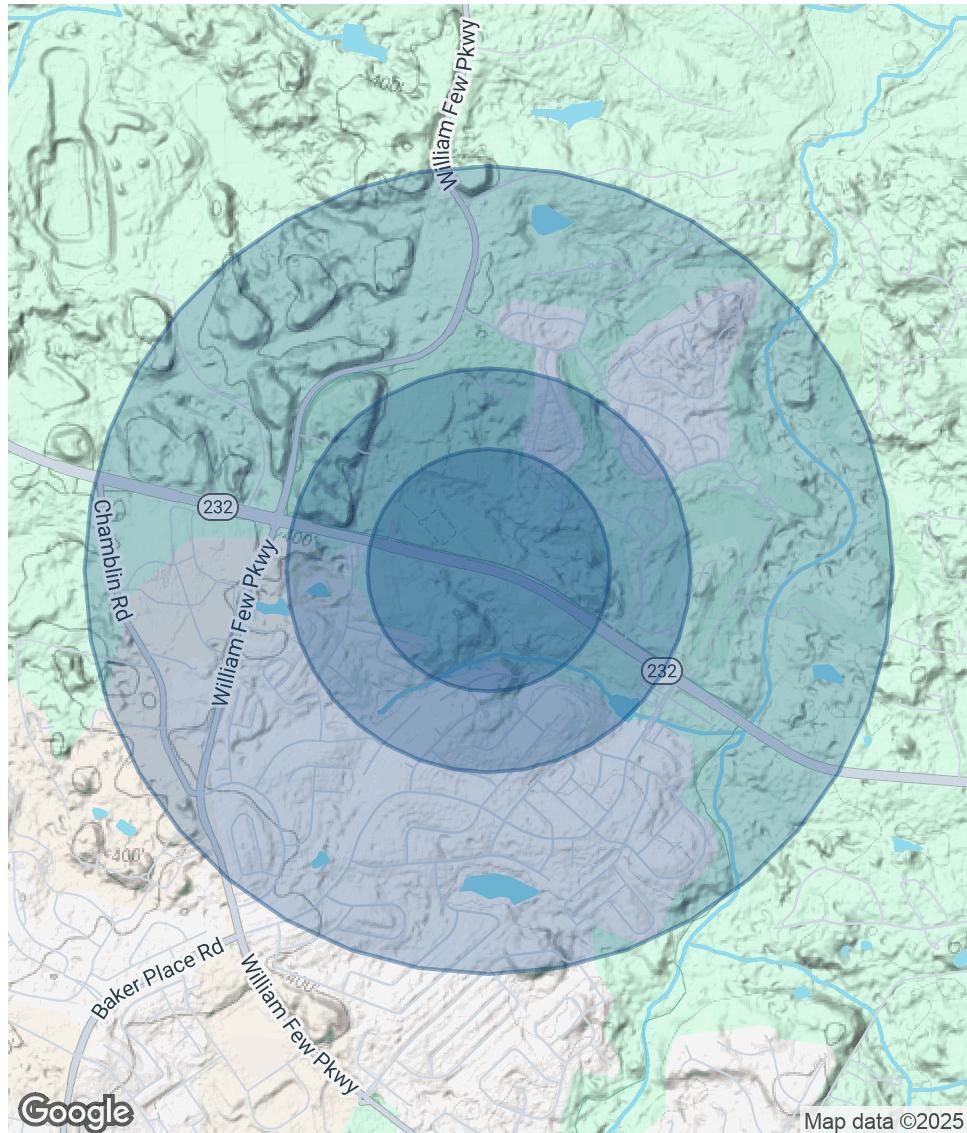
- Unmet facility need / demand exists in Grovetown for sports performance training and athlete development programing, indoor multipurpose courts, indoor synthetic turf, and outdoor synthetic turf multipurpose fields.
- Unmet need for local sports tournaments.
- Above average demographics would support such facility.
- Recommended facility attributes include 3 basketball courts, 6 volleyball courts, 1 indoor synthetic turf field, strength and conditioning area with sprinting lanes.
- Interviews with local sporting organizations support the facility.
- Great location for an aquatic center
- Recent development studies and diligence included the assistance of engineers, architects, and commercial contractors that can assist with your development plans.

Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	500	1,630	6,139
Average Age	33	34	33
Average Age (Male)	32	33	32
Average Age (Female)	34	34	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	158	512	1,933
# of Persons per HH	3.2	3.2	3.2
Average HH Income	\$142,060	\$150,433	\$143,226
Average House Value	\$356,493	\$363,966	\$338,816

Demographics data derived from AlphaMap



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