

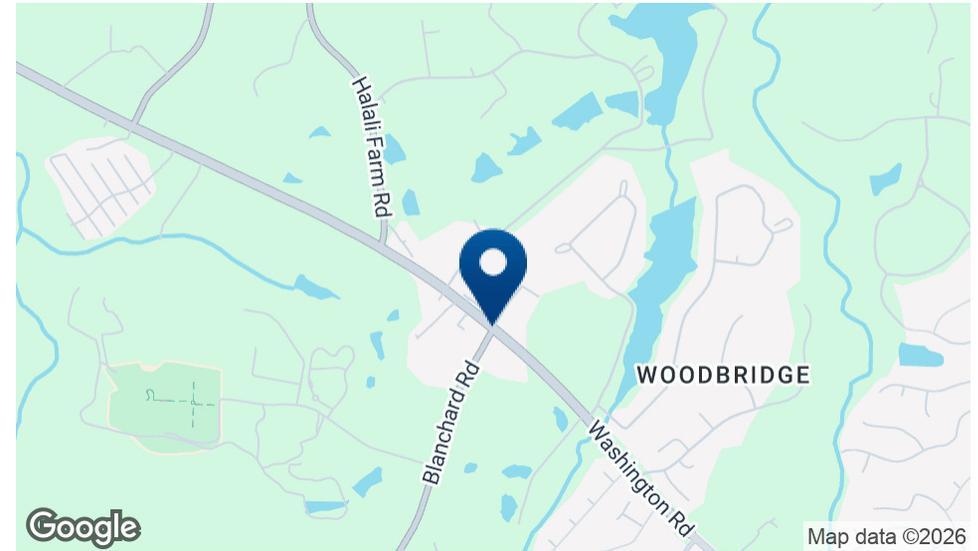
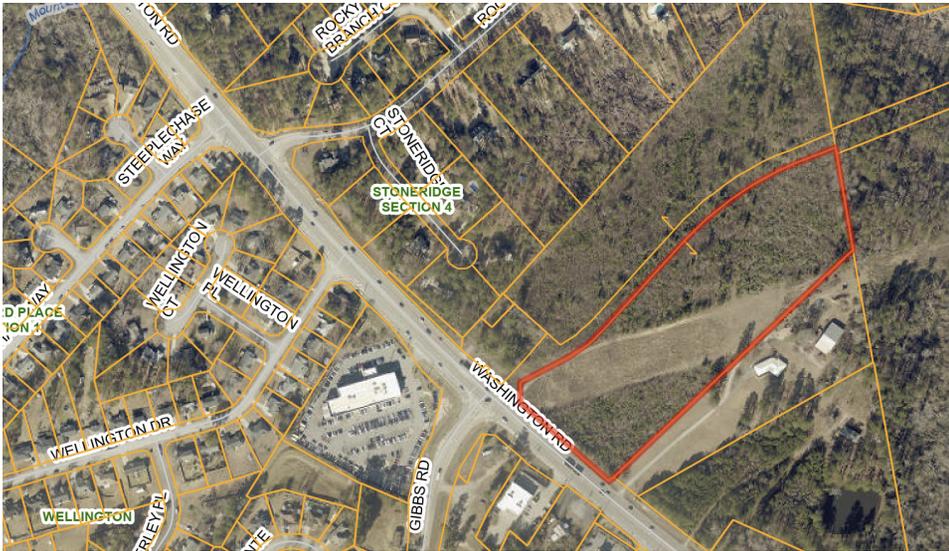


FOR SALE

EVANS DEVELOPMENT SITE

0 Washington Rd, Evans, GA 30809

Property Summary



PROPERTY DESCRIPTION

This 21.11 acre property is zoned C-2 and is prominently located at the intersection of Washington Road and Gibbs Road. Sewer service is available downhill along both the right and left sides of the property. The site contains no wetlands and is not located within a flood zone. The single parcel of land is split by a proposed new county road and is ideal for Commercial Development.

LOCATION DESCRIPTION

Location has easy access to Washington Road the areas main thoroughfare. Columbia County is one of the fastest growing counties in the southeastern United States and this site is one of the last remaining large sites zoned C-2 near Washington Road.

OFFERING SUMMARY

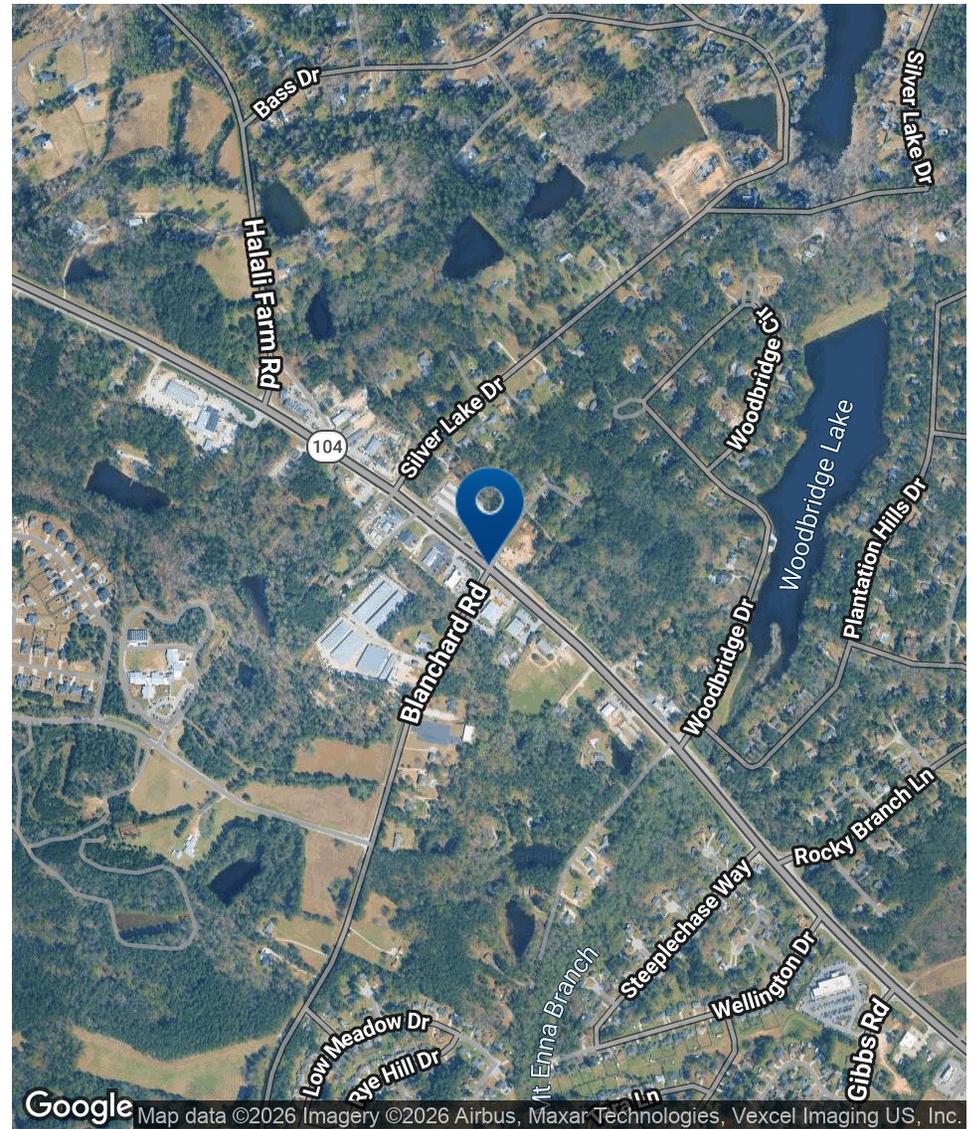
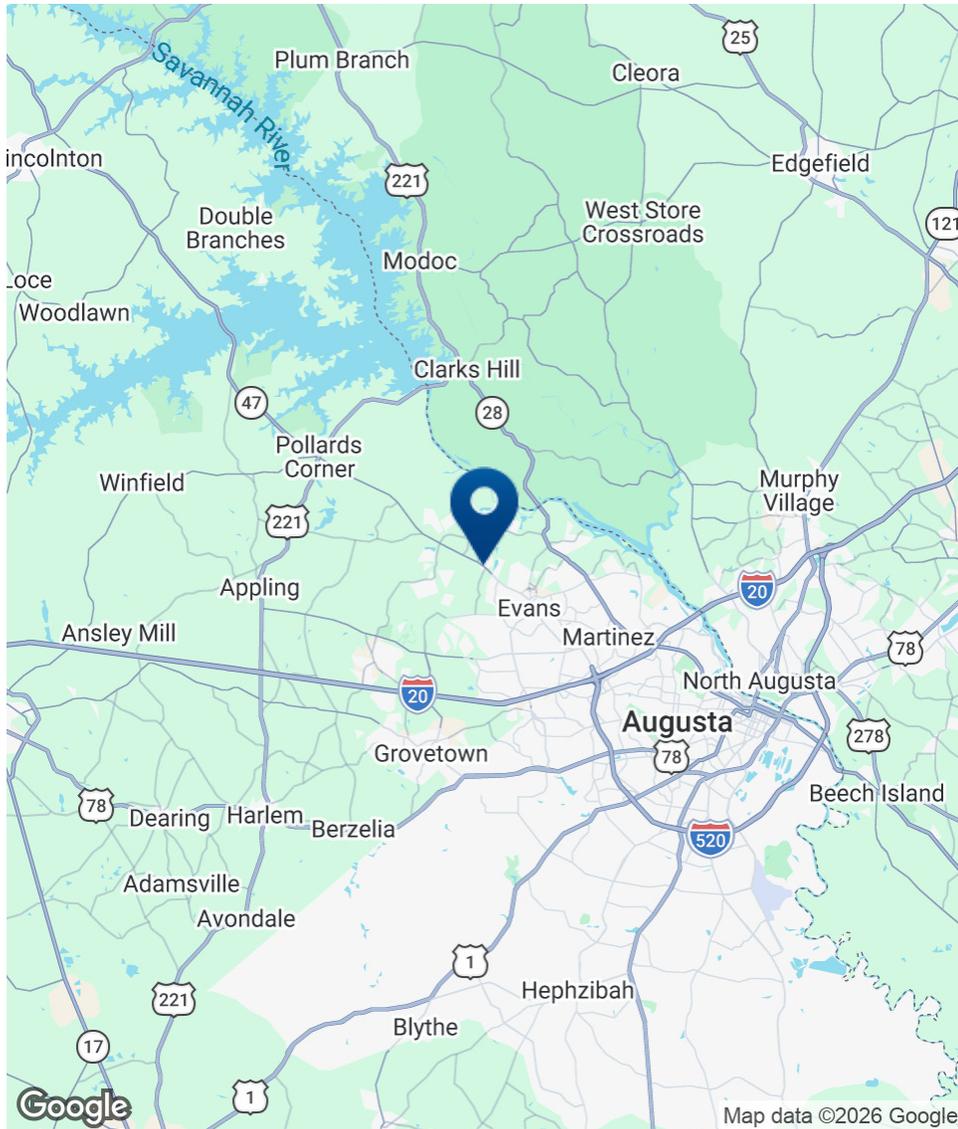
Sale Price:	Subject To Offer
Lot Size:	21.114 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,065	13,209	32,933
Total Population	3,020	38,548	92,422
Average HH Income	\$135,844	\$147,287	\$135,578



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 President & Broker
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Location Map



SHERMAN & HEMSTREET
Real Estate Company

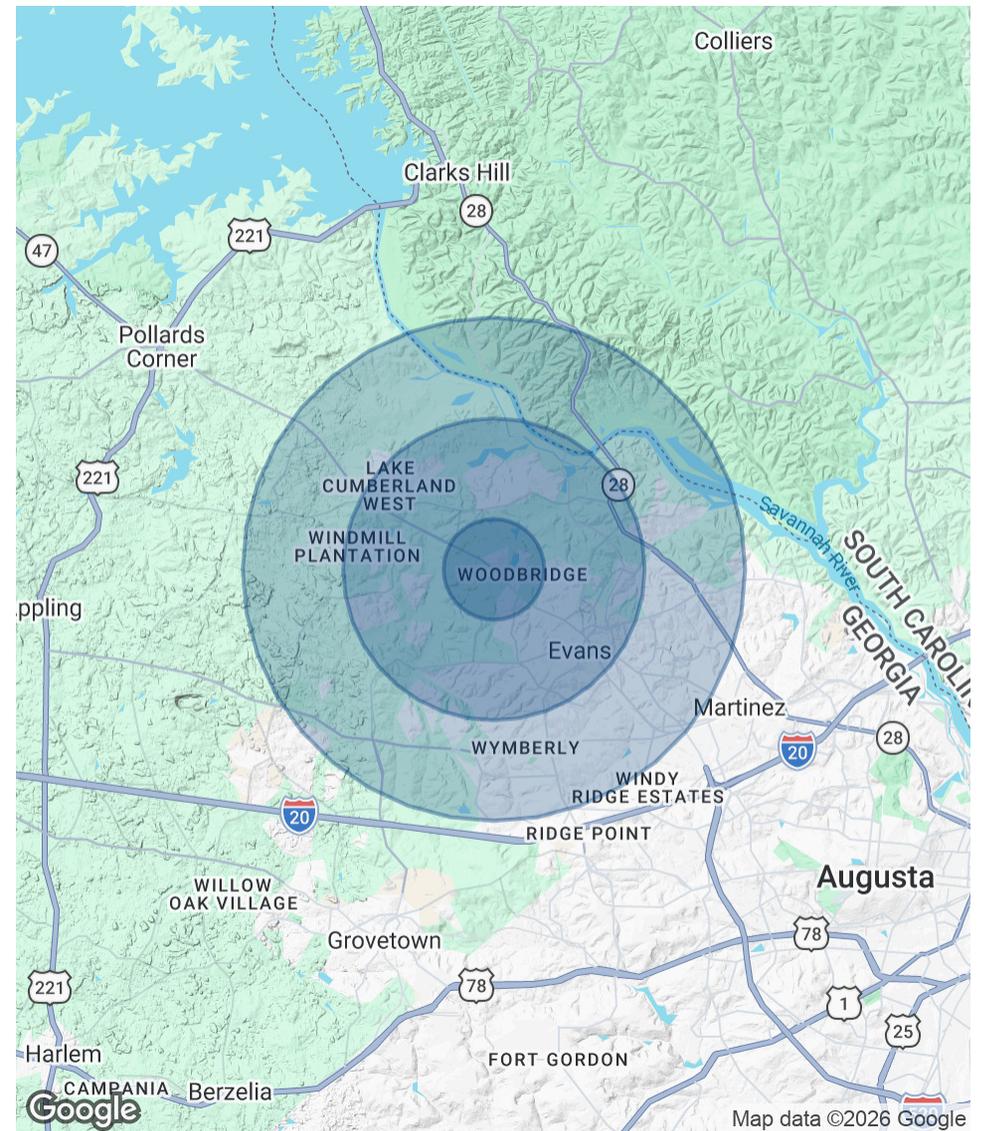
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,020	38,548	92,422
Average Age	41	40	40
Average Age (Male)	40	39	39
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,065	13,209	32,933
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$135,844	\$147,287	\$135,578
Average House Value	\$358,871	\$367,456	\$338,039

Demographics data derived from AlphaMap



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Advisor Bio 1



JOE EDGE, SIOR, CCIM

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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
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