

FOR SALE

# THOMSON DEVELOPMENT SITE

0 Harrison Rd, Thomson, GA 30824

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**JOE EDGE, SIOR, CCIM**

President & Broker

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

706.288.1077

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# Property Summary



## VIDEO

### PROPERTY DESCRIPTION

This 18.27 +/- acre development site is suitable for single family or multi-family development. Offered at just under \$25,000 per acre this offering presents a unique opportunity to obtain a key site for development that has sewer access. The adjacent apartment complex paid \$33,000 per acre for their 10 acre site. Hinton Drive dead ends into the site giving it frontage on both Harrison Rd and Hinton Dr. There are 3 sewer manholes located on the west side of the property. The topography is gentle sloping from the east to the west and south to north. The site can be balanced however it is unclear if a lift station would be needed or how many lots could be developed. While the FEMA flood map shows no impacted area the National Wetlands database shows two creeks and a small pond on the site. A full wetlands study has not been completed. As of January 2025 the creeks only impact a small portion of the site and pond is dried up.

### LOCATION DESCRIPTION

Thomson's Walmart and major retail corridor is less than 1 mile from this site. Subject property is just next door to Norris Elementary School and very close to Thomson High School and Middle School making it ideal for residential development. Harrison Rd meets White Oak Rd very close to this site which is where the Middle and High School are located. There remains strong demand for housing in McDuffie County as its population continues to grow. Harrison Rd also connects the Thomson Bypass to Hwy 78 (Main St) which connect Interstate 20 to the Thomson Bypass on the south side of town.

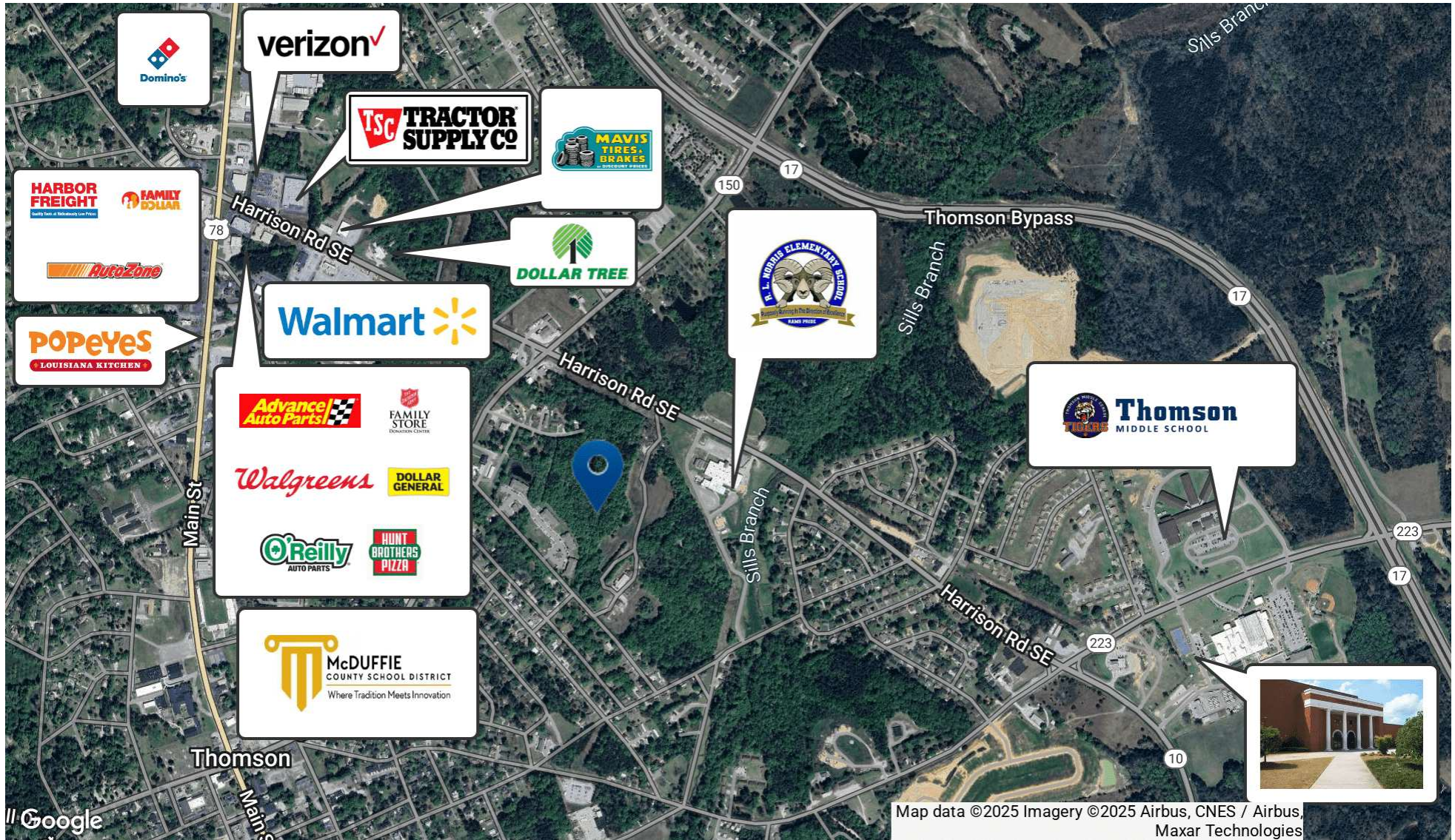
### OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	18.27 Acres



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# Retailer Map

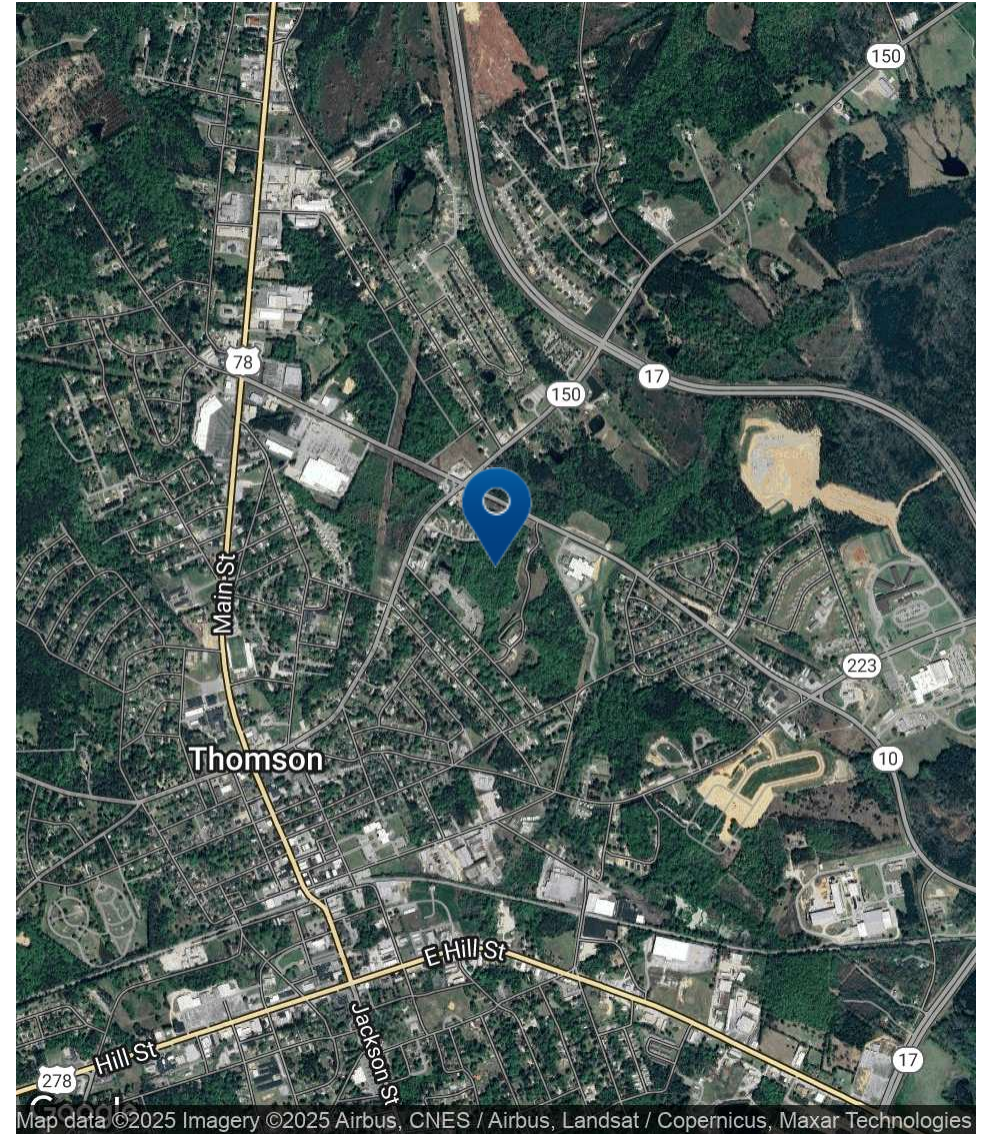
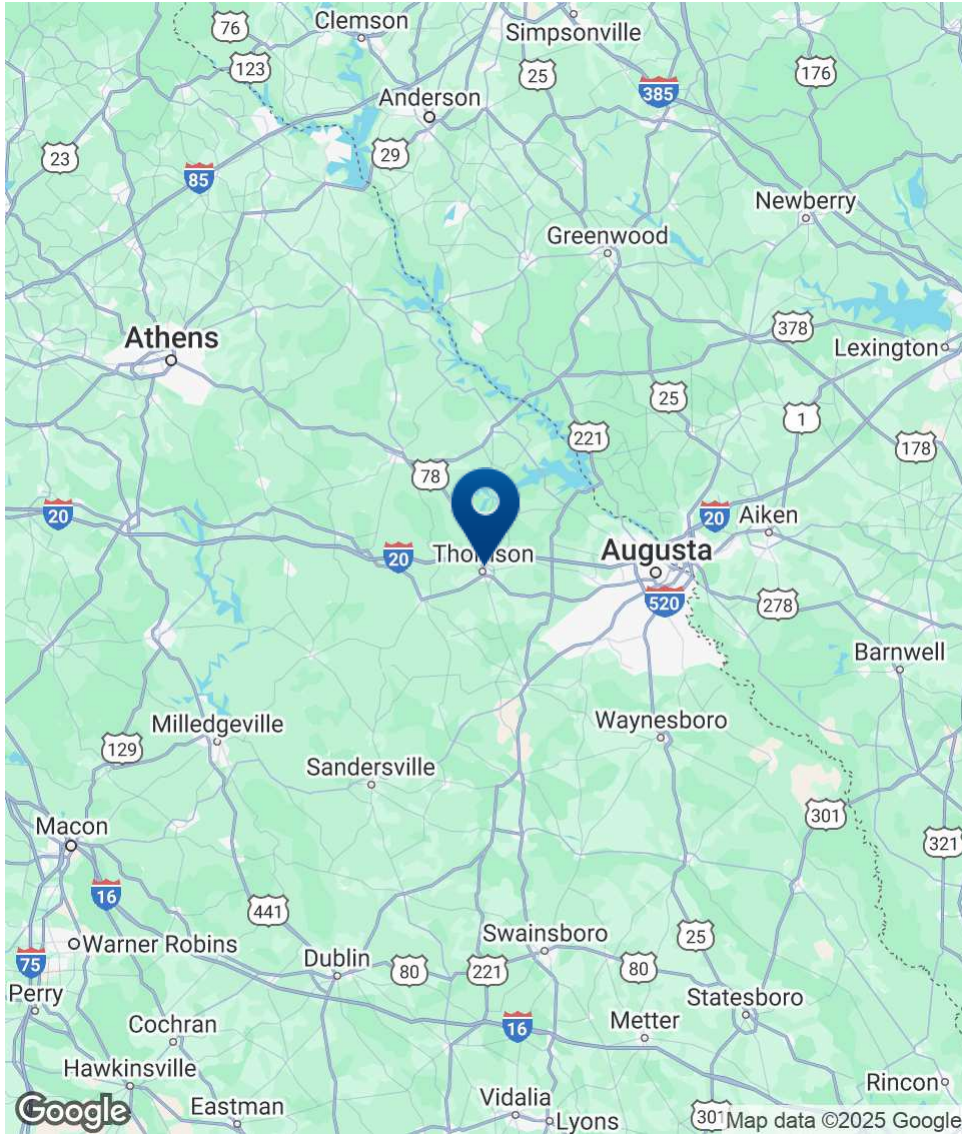


Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies



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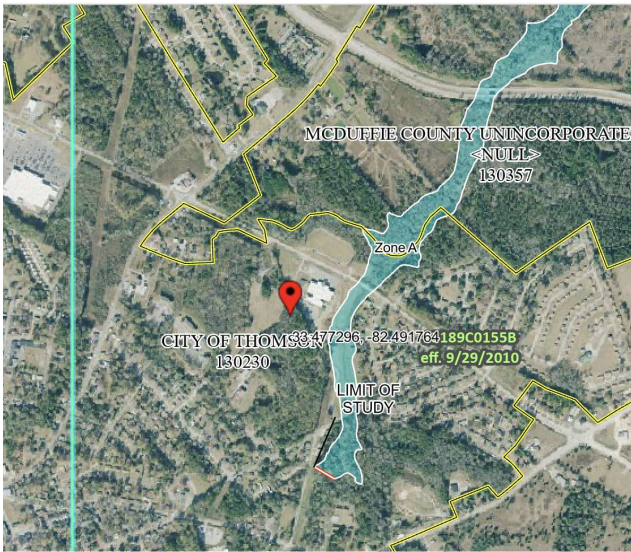
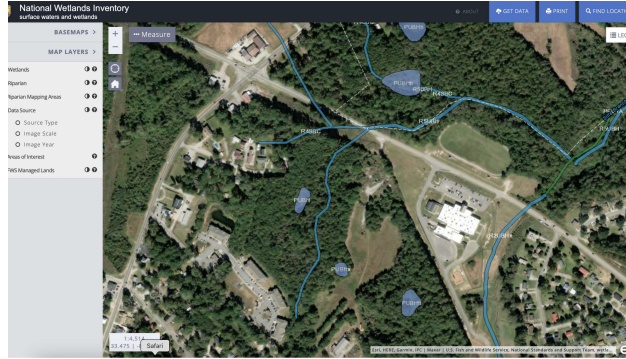
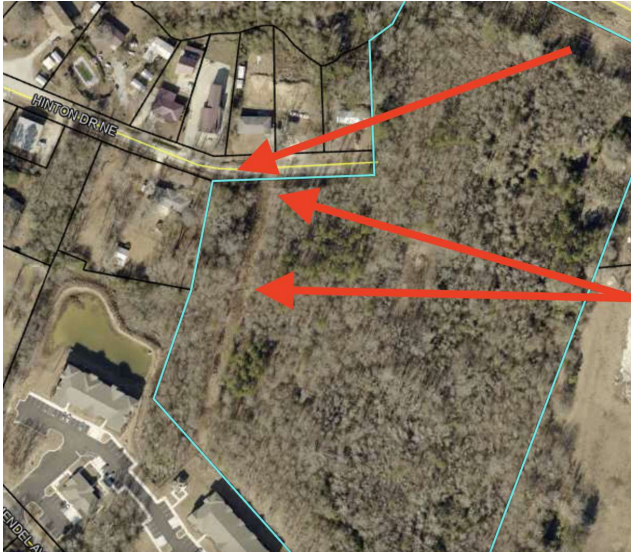
# Location Map



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# Additional Photos



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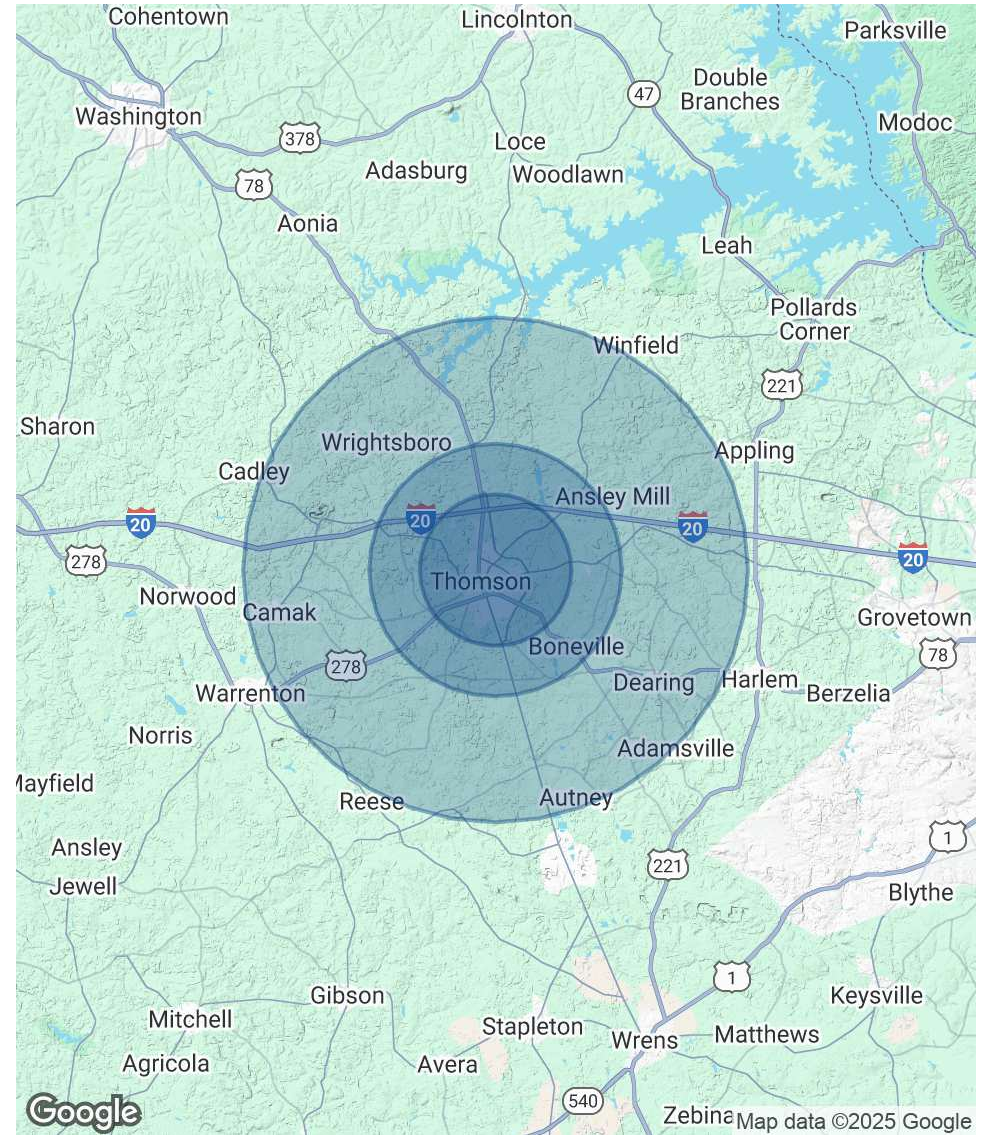
# Demographics Map & Report

<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	11,331	14,653	23,963
Average Age	41	41	42
Average Age (Male)	39	40	41
Average Age (Female)	42	43	43

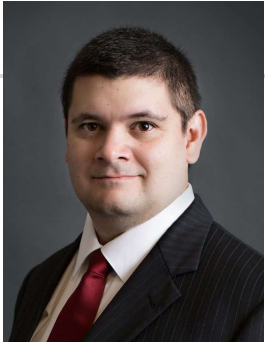
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	4,557	5,882	9,536
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$70,573	\$72,381	\$78,521
Average House Value	\$172,283	\$184,418	\$223,704

Demographics data derived from AlphaMap



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# Advisor Bio 1



## JOE EDGE, SIOR, CCIM

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### PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for nearly two decades. 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.

Currently Sherman & Hemstreet manages over 10 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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