

FOR SALE

# 6 LOTS IN DOWNTOWN AUGUSTA

922 8th Street, Augusta, GA 30901



# Property Summary



## PROPERTY DESCRIPTION

This package includes 6 individual fee simple parcels comprised of 3 residential lots and 3 commercial lots all in the Laney Walker Bethlehem area. A breakdown of the lots and pricing is included in this marketing brochure. This package can be subdivided and individual parcels sold separately.

## LOCATION DESCRIPTION

The Laney Walker/Bethlehem area of downtown Augusta has undergone substantial revitalization in recent years. It is situated between Walton Way and Wrightsboro Road between 5th and 15th streets.

## OFFERING SUMMARY

Sale Price:	\$380,000
Lot Size:	1.558 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,114	18,070	43,938
Total Population	6,403	40,630	101,460
Average HH Income	\$38,020	\$60,225	\$71,265

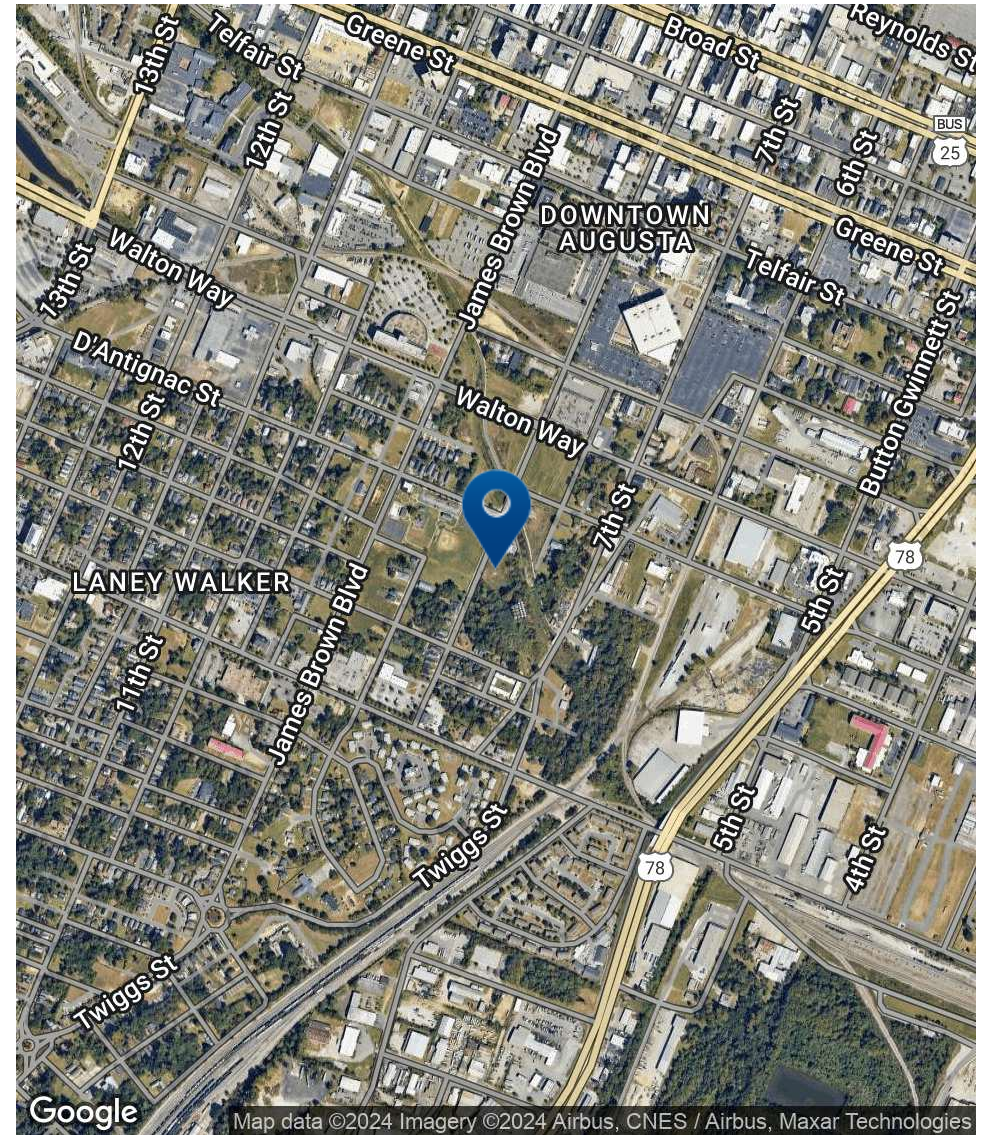
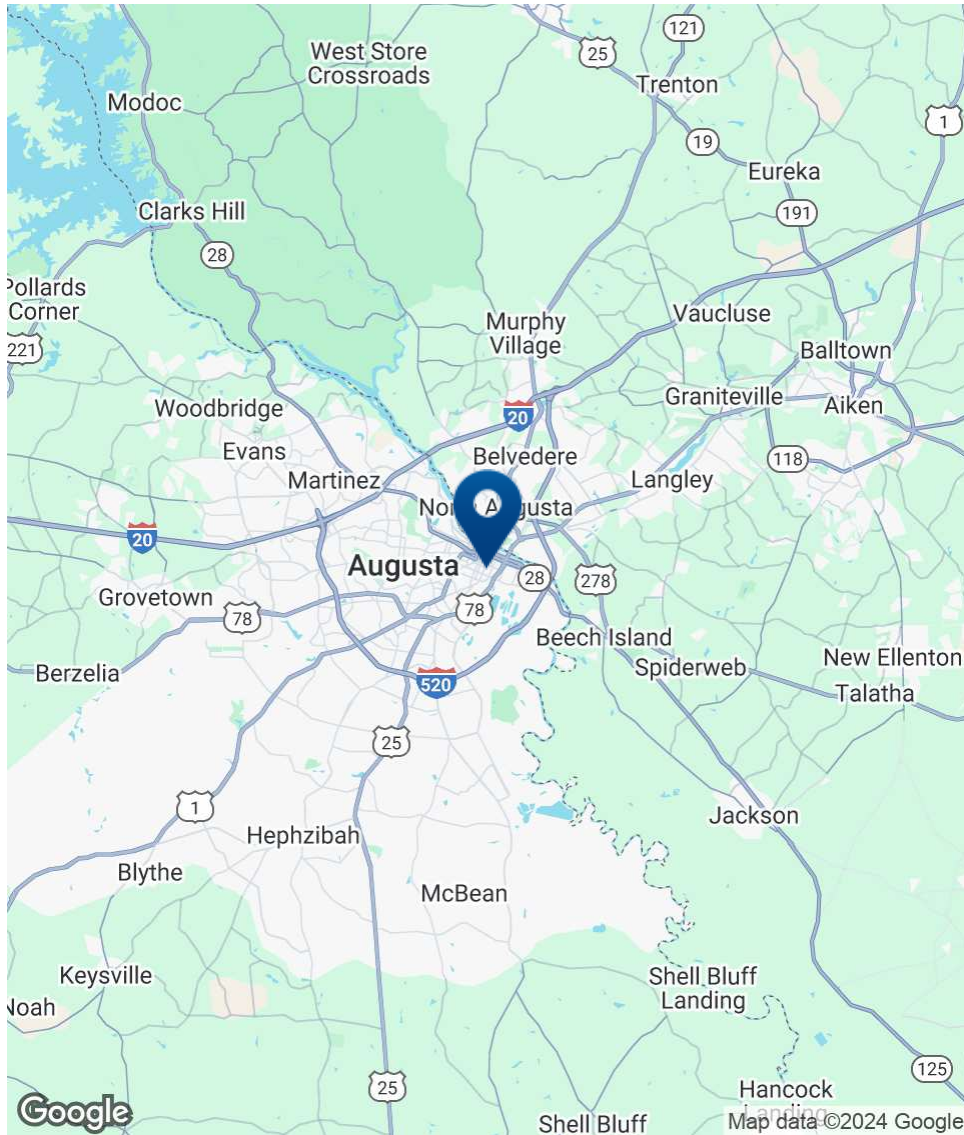


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Address	Link to property report	Parcel ID	Link to map	Notes	Annual Property Taxes	Listing Price
922 Eighth St	<a href="https://qpublic.schneidercorp.com/Application.aspx?AppID=678&amp;LayerID=11365&amp;PageTypeID=4&amp;PageID=11827&amp;Q=1607210082&amp;KeyValue=0464254000">https://qpublic.schneidercorp.com/Application.aspx?AppID=678&amp;LayerID=11365&amp;PageTypeID=4&amp;PageID=11827&amp;Q=1607210082&amp;KeyValue=0464254000</a>	#0464254000	<a href="https://qpublic.schneidercorp.com/Application.aspx?AppID=678&amp;LayerID=11365&amp;PageTypeID=1&amp;P">https://qpublic.schneidercorp.com/Application.aspx?AppID=678&amp;LayerID=11365&amp;PageTypeID=1&amp;P</a>	next to county coroners office	\$ 951.20	\$ 350,000.00
1002 Eighth St	<a href="https://qpublic.schneidercorp.com/Application.aspx?AppID=678&amp;LayerID=11365&amp;PageTypeID=4&amp;PageID=11827&amp;Q=1607210082&amp;KeyValue=0464523000">https://qpublic.schneidercorp.com/Application.aspx?AppID=678&amp;LayerID=11365&amp;PageTypeID=4&amp;PageID=11827&amp;Q=1607210082&amp;KeyValue=0464523000</a>	#0464523000	<a href="https://qpublic.schneidercorp.com/Application.aspx?AppID=678&amp;LayerID=11365&amp;PageTypeID=1&amp;P">https://qpublic.schneidercorp.com/Application.aspx?AppID=678&amp;LayerID=11365&amp;PageTypeID=1&amp;P</a>	goes with above lot	\$ 38.26	\$ -
816 Seventh St	<a href="https://qpublic.schneidercorp.com/Application.aspx?AppID=678&amp;LayerID=11365&amp;PageTypeID=4&amp;PageID=11827&amp;Q=1607210082&amp;KeyValue=0473269000">https://qpublic.schneidercorp.com/Application.aspx?AppID=678&amp;LayerID=11365&amp;PageTypeID=4&amp;PageID=11827&amp;Q=1607210082&amp;KeyValue=0473269000</a>	#0473269000	<a href="https://qpublic.schneidercorp.com/Application.aspx?AppID=678&amp;LayerID=11365&amp;PageTypeID=1&amp;P">https://qpublic.schneidercorp.com/Application.aspx?AppID=678&amp;LayerID=11365&amp;PageTypeID=1&amp;P</a>	commercial zoning	\$ 393.80	\$ 7,500.00
818 Seventh St	<a href="https://qpublic.schneidercorp.com/Application.aspx?AppID=678&amp;LayerID=11365&amp;PageTypeID=4&amp;PageID=11827&amp;Q=1607210082&amp;KeyValue=0473270000">https://qpublic.schneidercorp.com/Application.aspx?AppID=678&amp;LayerID=11365&amp;PageTypeID=4&amp;PageID=11827&amp;Q=1607210082&amp;KeyValue=0473270000</a>	#0473270000	<a href="https://qpublic.schneidercorp.com/Application.aspx?AppID=678&amp;LayerID=11365&amp;PageTypeID=1&amp;P">https://qpublic.schneidercorp.com/Application.aspx?AppID=678&amp;LayerID=11365&amp;PageTypeID=1&amp;P</a>	commercial zoning	\$ 341.93	\$ 7,500.00
1303 Tenth St	<a href="https://qpublic.schneidercorp.com/Application.aspx?AppID=678&amp;LayerID=11365&amp;PageTypeID=4&amp;PageID=11827&amp;Q=1607210082&amp;KeyValue=0592213000">https://qpublic.schneidercorp.com/Application.aspx?AppID=678&amp;LayerID=11365&amp;PageTypeID=4&amp;PageID=11827&amp;Q=1607210082&amp;KeyValue=0592213000</a>	#0592213000	<a href="https://qpublic.schneidercorp.com/Application.aspx?AppID=678&amp;LayerID=11365&amp;PageTypeID=1&amp;P">https://qpublic.schneidercorp.com/Application.aspx?AppID=678&amp;LayerID=11365&amp;PageTypeID=1&amp;P</a>	residential lot next to enclave development	\$ 24.05	\$ 7,500.00
929 Miller St	<a href="https://qpublic.schneidercorp.com/Application.aspx?AppID=678&amp;LayerID=11365&amp;PageTypeID=4&amp;PageID=11827&amp;Q=1607210082&amp;KeyValue=0464217000">https://qpublic.schneidercorp.com/Application.aspx?AppID=678&amp;LayerID=11365&amp;PageTypeID=4&amp;PageID=11827&amp;Q=1607210082&amp;KeyValue=0464217000</a>	#0464217000	<a href="https://qpublic.schneidercorp.com/Application.aspx?AppID=678&amp;LayerID=11365&amp;PageTypeID=1&amp;P">https://qpublic.schneidercorp.com/Application.aspx?AppID=678&amp;LayerID=11365&amp;PageTypeID=1&amp;P</a>	residential lot next to enclave development	\$ 13.13	\$ 7,500.00



# Location Map



**SHERMAN & HEMSTREET**  
Real Estate Company

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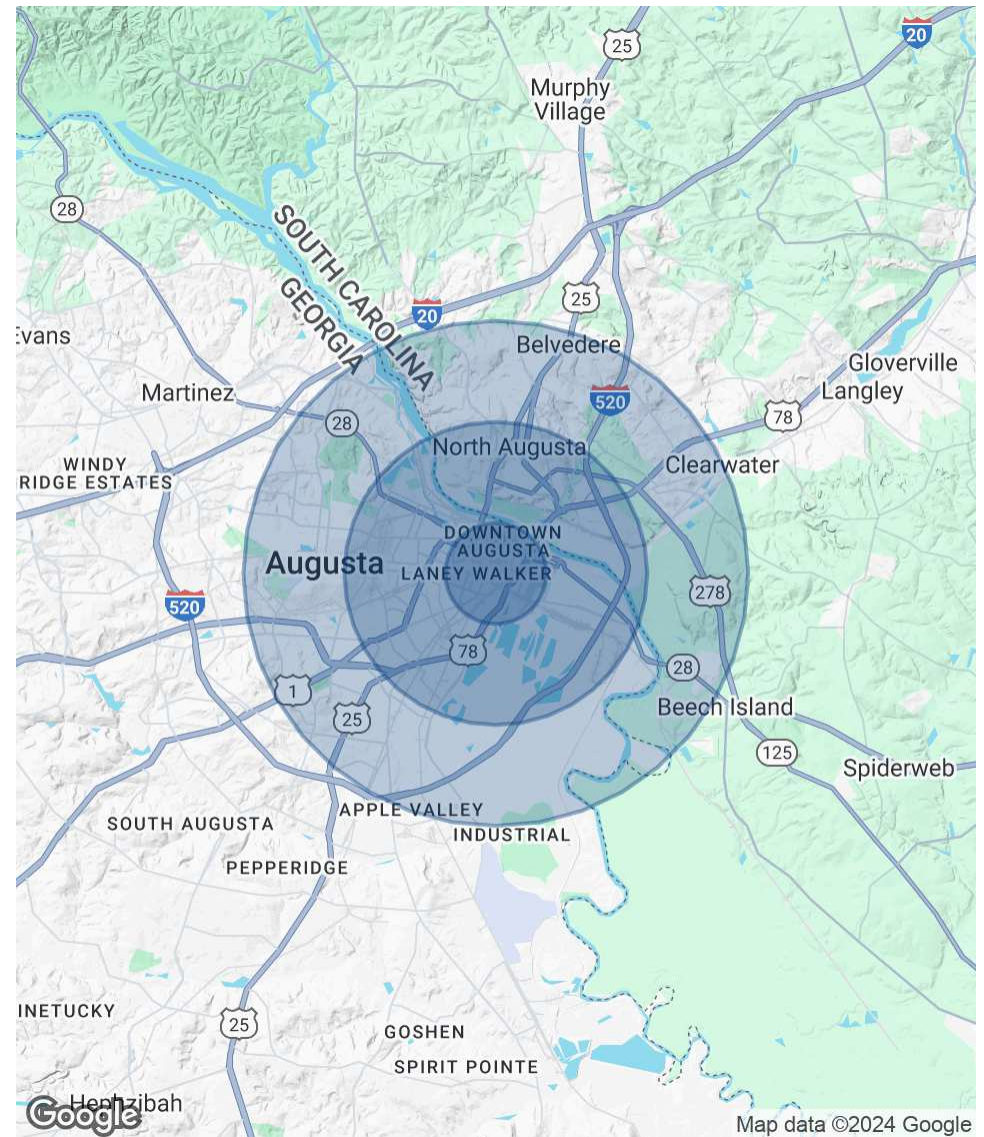
# Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,403	40,630	101,460
Average Age	44	41	40
Average Age (Male)	43	39	39
Average Age (Female)	45	42	42

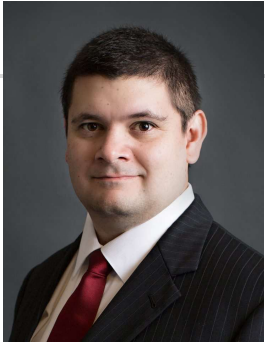
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,114	18,070	43,938
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$38,020	\$60,225	\$71,265
Average House Value	\$165,863	\$208,110	\$220,374

Demographics data derived from AlphaMap



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# Advisor Bio 1



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## PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for sixteen years. 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. In addition to the Augusta, GA region, Joe is licensed and personally handles all transactions in Georgia, Alabama, South Carolina, and North Carolina.

Joe has also grown S&H into one of the nation's leading property management firms. Currently managing over 6,500 units consisting of apartments, single family rentals, and manufacturing housing communities. S&H also acts as an asset manager for over ten 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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