

055-1-032-00-0

055-2-025-00-0

Harwood

Harwood  
Addition

FOR SALE #1

SIBLEY RD.  
SIBLEY RD

WARE RD

CLARENCE DR

1902 Sibley Rd, 3203, 3211, 3217 Clarence Dr.,  
Augusta, GA 30909

Harwood

HOLT RD

FREDERICK DR

# Property Summary



## PROPERTY DESCRIPTION

These 4 lots (13.97/ac) are a great investment property that's located in a older single family neighborhood.

## PROPERTY HIGHLIGHTS

- Quite neighborhood
- Minutes away from Fort Gordon
- Easy access to shopping
- Great highway access

## OFFERING SUMMARY

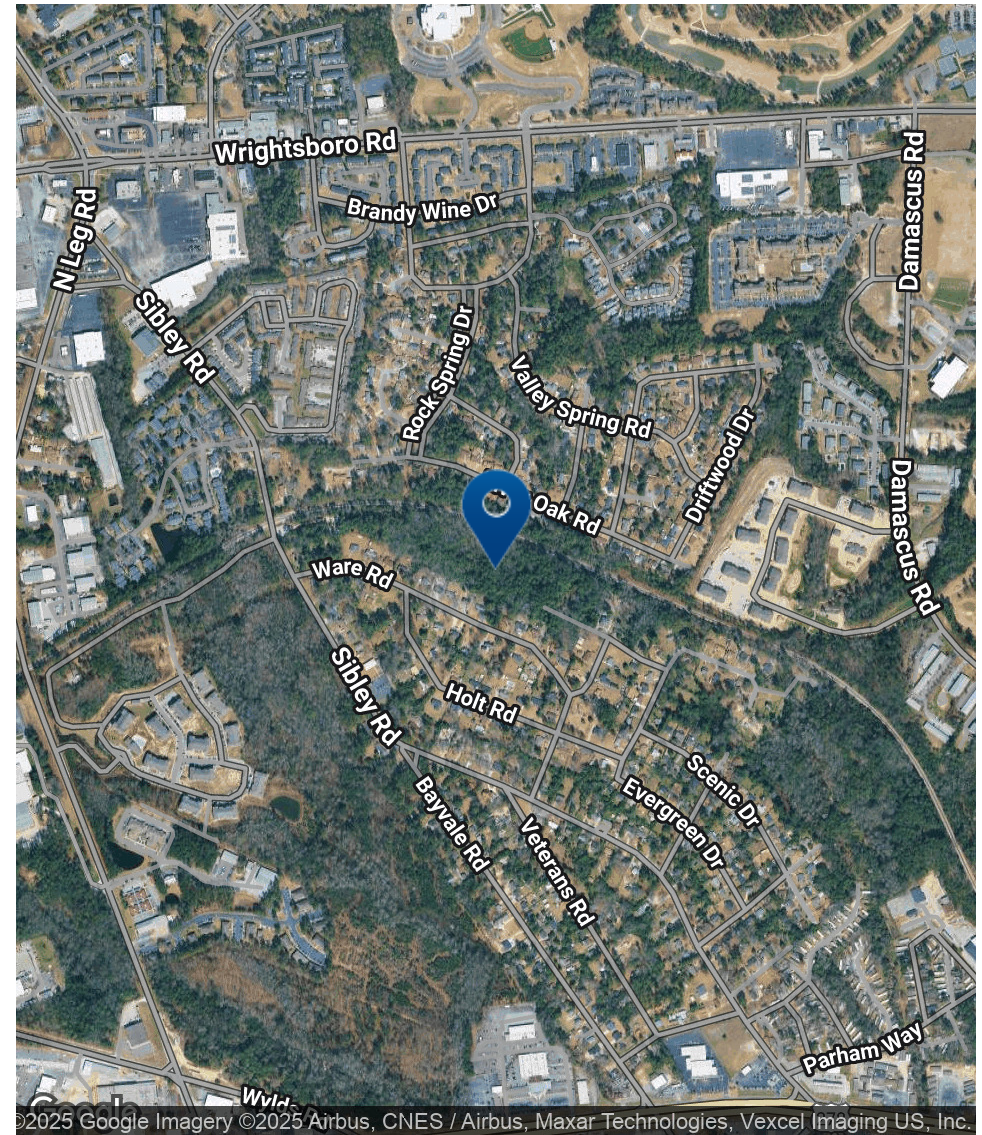
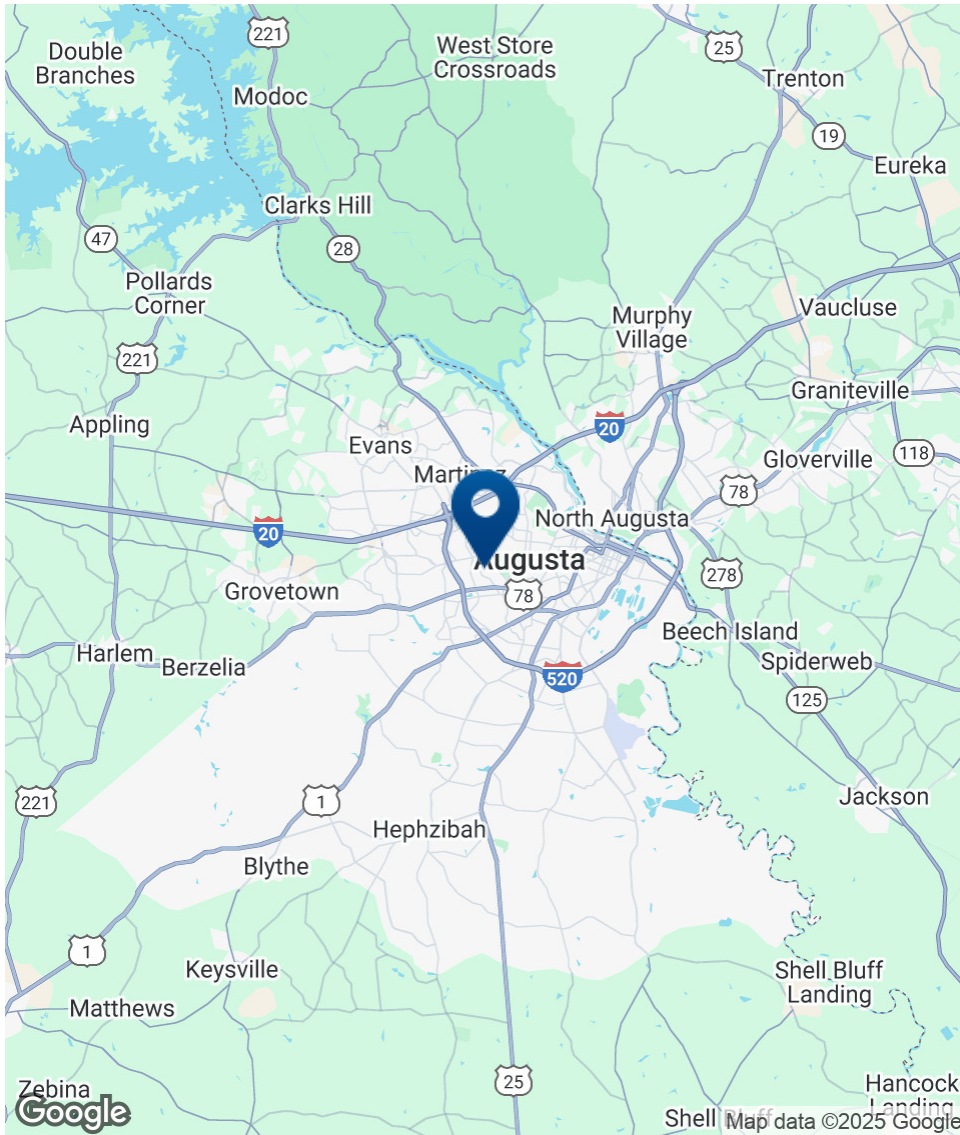
Sale Price:	\$698,500
Lot Size:	13.97 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	277	1,067	3,661
Total Population	688	2,531	8,340
Average HH Income	\$66,023	\$65,349	\$75,398



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# Location Map



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# Additional Photos



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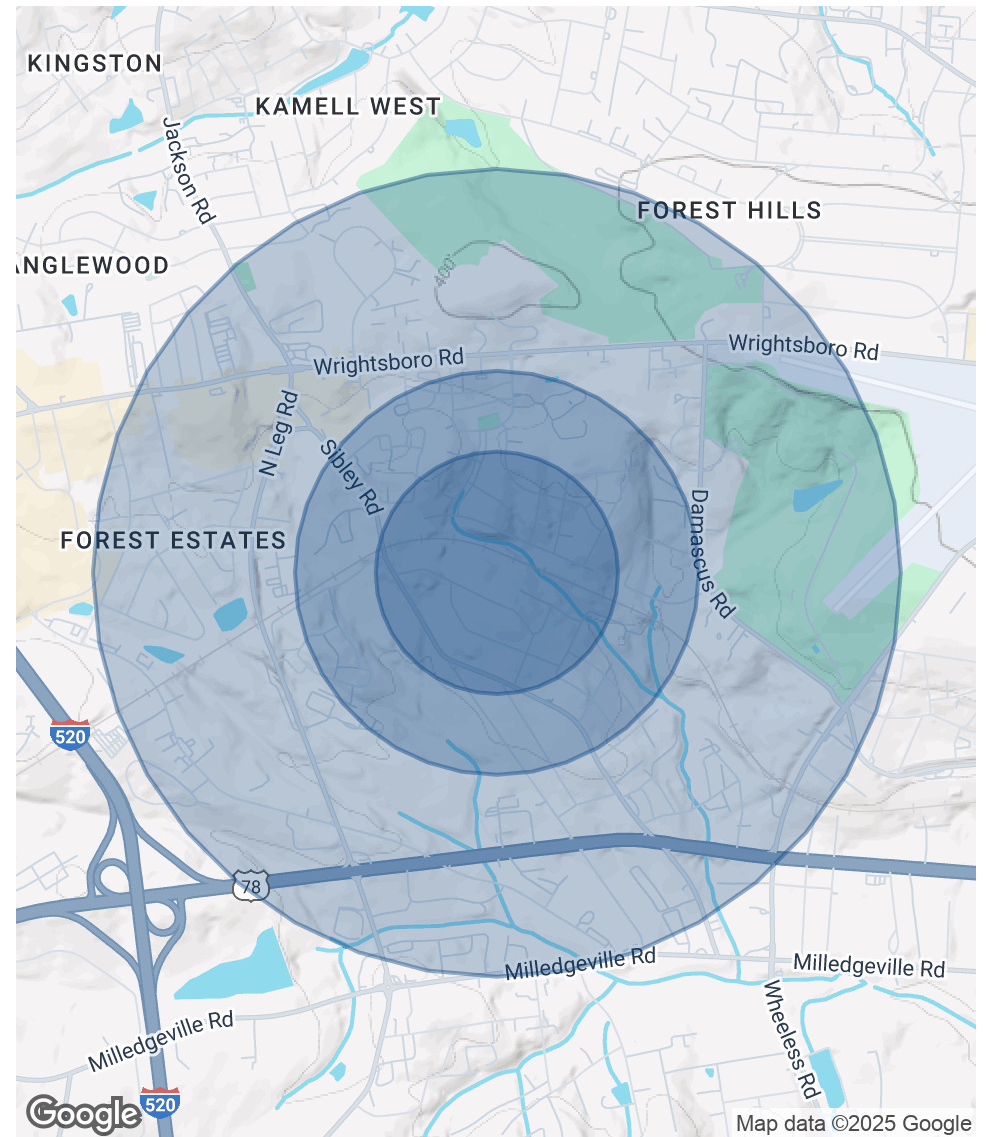
# Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	688	2,531	8,340
Average Age	38	38	36
Average Age (Male)	36	35	35
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	277	1,067	3,661
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$66,023	\$65,349	\$75,398
Average House Value	\$215,454	\$215,584	\$239,634

Demographics data derived from AlphaMap



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# Advisor Bio 1



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## PROFESSIONAL BACKGROUND

Matt Aitken is a commercial real estate agent for Sherman and Hemstreet and specializes in Augusta's historic Downtown market. He and his family reside in Downtown Augusta. Through his community involvement with various non-profits in the area and his tenure serving as the District 1 Commissioner in Augusta (which encompasses the downtown business district) from 2010-2012, Matt has a very keen understanding of the growing business community downtown. His role in government has given him first-hand knowledge of how the process works for commercial developments. Matt's other governmental service was exemplified through his tenure on the City of Augusta's Engineering Committee, the Augusta-Richmond County Planning Commission, and the Augusta Aviation Board. Matt's passion is to see the Augusta market continue to grow and become an economic engine for this region of Georgia. His accomplishments with the expansion of the Augusta Convention Center have attracted great conferences, including sold-out cyber events. With the recent completion of the Georgia Cyber Center and the U.S. Army Cyber Command campuses, these assets create new jobs, educational opportunities, and economic growth for Augusta and the region. Currently Matt is running for his old Augusta Richmond County District 1 Commission seat, that election is May 21, 2024.

## MEMBERSHIPS

Augusta Metro Chamber of Commerce, Columbia County Chamber of Commerce, Augusta Home Builders Association, and the Rotary Club of Augusta.

### Sherman & Hemstreet Real Estate Company

4316 Washington Road  
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