

Property Summary



PROPERTY DESCRIPTION

Introducing an exceptional professional development opportunity at the corner of Washington Road and Hardy McManus in thriving Evans, GA. This prime property is nestled in the thriving Washington Road corridor of Columbia County and presents an ideal canvas for professional development. Don't miss the chance to secure this coveted piece of real estate, perfectly positioned for future growth and prosperity. The corner lot provides a high degree of visibility and exposure from the over 32,000 cars per day that pass this property. Buyers may also elect to purchase only the 1.64 acre corner parcel or 3 western parcels that total 1.8 acres .

OFFERING SUMMARY

Sale Price:	\$700,000
Lot size:	3.46 acres
Subdivide:	1.64 acre corner or 1.8 acre western parcels may be bought seperately
Current zoning:	R-1
Location:	Corner of Washington and Hardy McManus
County:	Columbia County, GA
Parcel ID:	066 030A, 066 031, 066 028, 066 029
Market:	Evans, GA
Utilities available:	Water, electric, fiber
Traffic Count	32,400 cars per day
Washington Road Frontage	510 feet



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Parcel Combination For Sale



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Real Estate Company

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Strategically located



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PROPERTY HIGHLIGHTS

- Corner of Washington Road and Hardy McManus.
- Over 32,000 cars per day.
- Great visibility and exposure.
- Very good and growing demographics.
- Potential professional and medical development site.
- Thriving Evans market.
- Strategically located between the Riverwood market area and Downtown Evans.
- Over 500 feet of frontage along Washington Road.
- Additional frontage along Hardy McManus.
- Multiple parcels available. May be bought concurrently for a total of 3.46 acres or the 1.64 acre corner and 1.8 acre western parcels may be bought separately.

Prime Professional Property



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FOR SALE | WASHINGTON ROAD EVANS DEVELOPMENT LAND | 0 WASHINGTON RD, EVANS, GA 30809

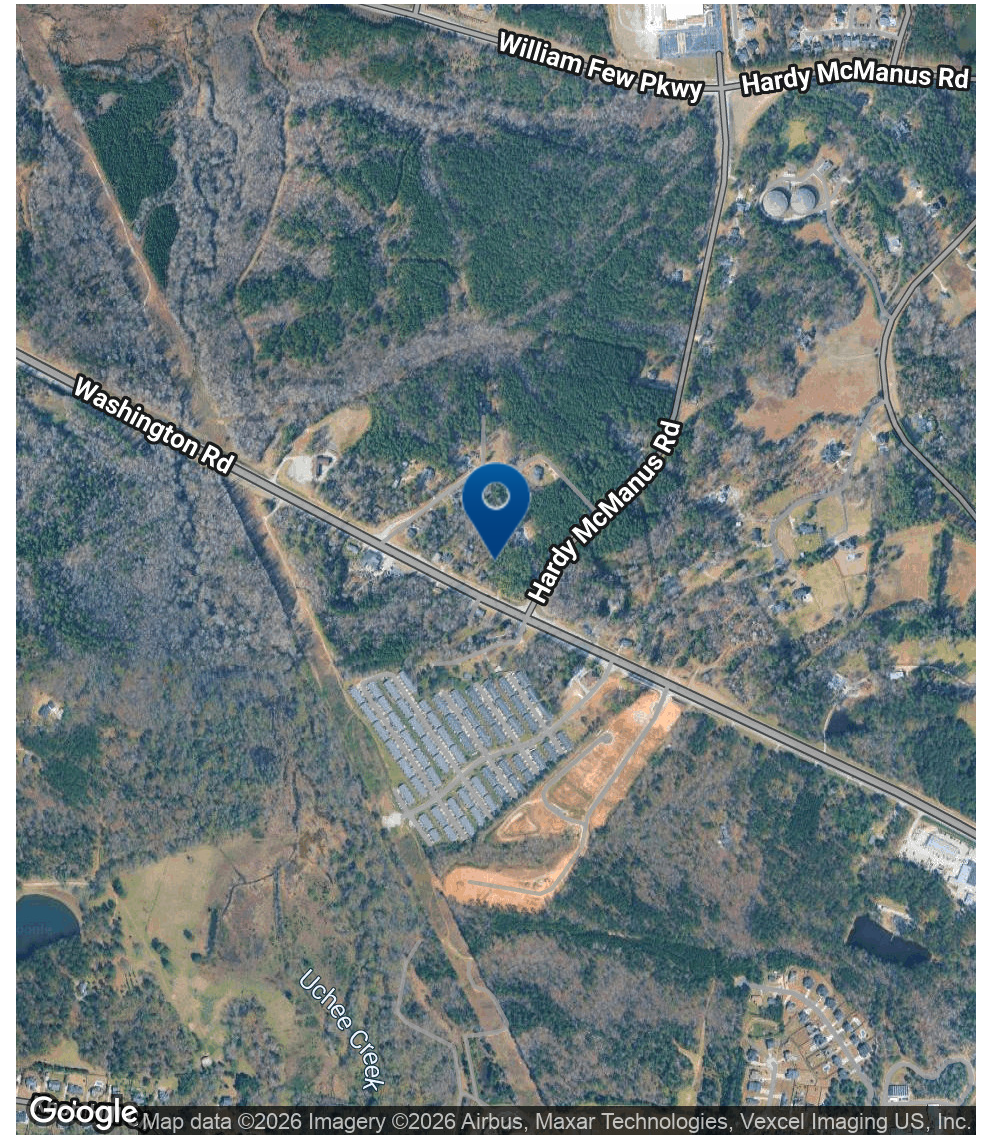
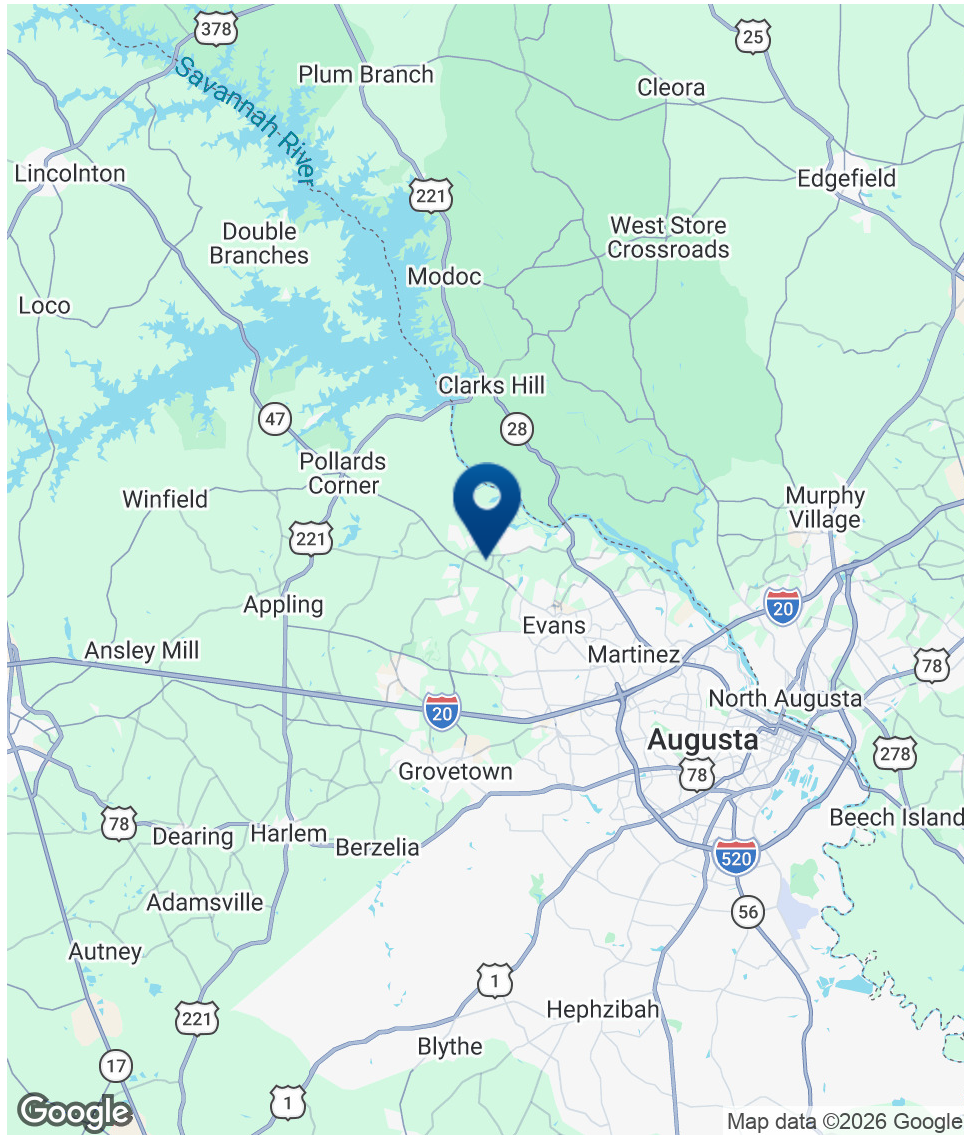
Parcels may be purchased seperatley



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Location Map



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Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	127	511	2,192
Average Age	43.3	42.7	42.8
Average Age (Male)	44.7	44.1	43.6
Average Age (Female)	45.8	45.3	45.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	39	160	679
# of Persons per HH	3.3	3.2	3.2
Average HH Income	\$140,125	\$136,392	\$137,929
Average House Value	\$316,371	\$303,492	\$308,922

2023 American Community Survey (ACS)

