



FOR SALE

TOBACCO RD  
DEVELOPMENT SITE

2770 Tobacco Rd, Hephzibah, GA 30815

**SHERMAN &  
HEMSTREET**  
Real Estate Company

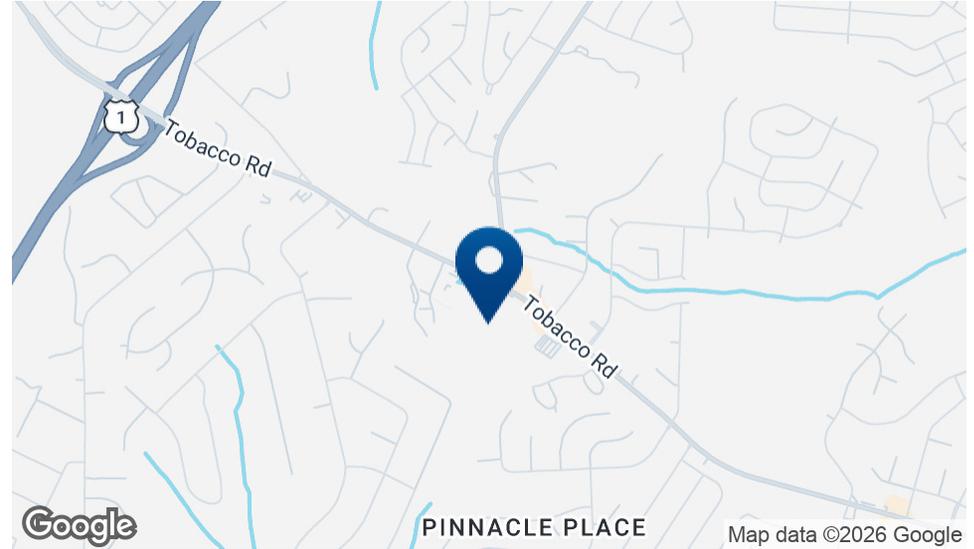
**JOE EDGE, SIOR, CCIM**

President & Broker

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

706.288.1077

# Property Summary



## PROPERTY DESCRIPTION

This 17.9-acre property is zoned B-2 and is ideally located directly along Tobacco Road. The site offers two points of ingress and egress, providing excellent accessibility and traffic flow. Positioned in a high-traffic corridor, the property benefits from immediate proximity to a wide range of restaurants and retail destinations.

## LOCATION DESCRIPTION

Site is directly located at the rear entrance to Fort Gordon. A traffic light at Morgan Rd is located across from one of two curb cuts property has. Location is easily accessible to Deans Bridge Rd and Peach Orchard Rd.

## OFFERING SUMMARY

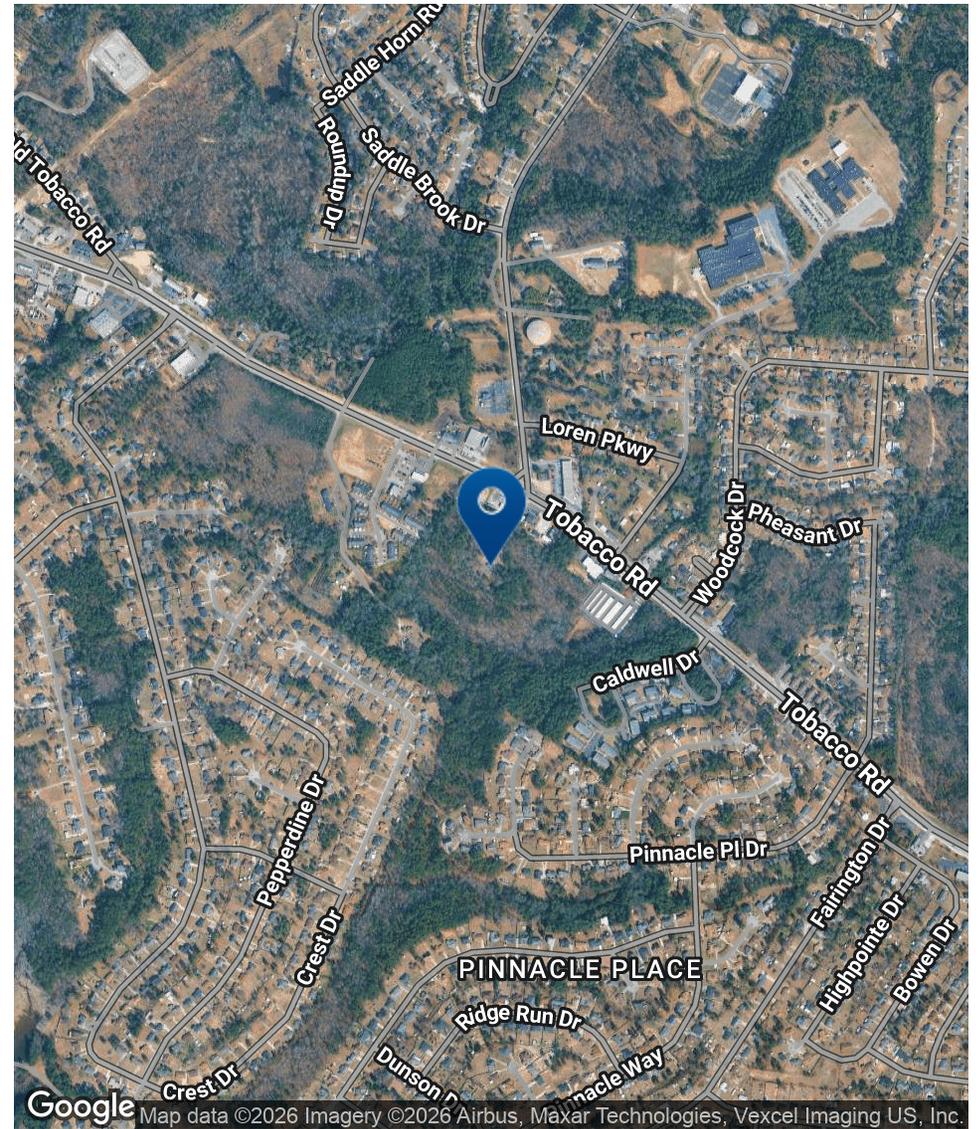
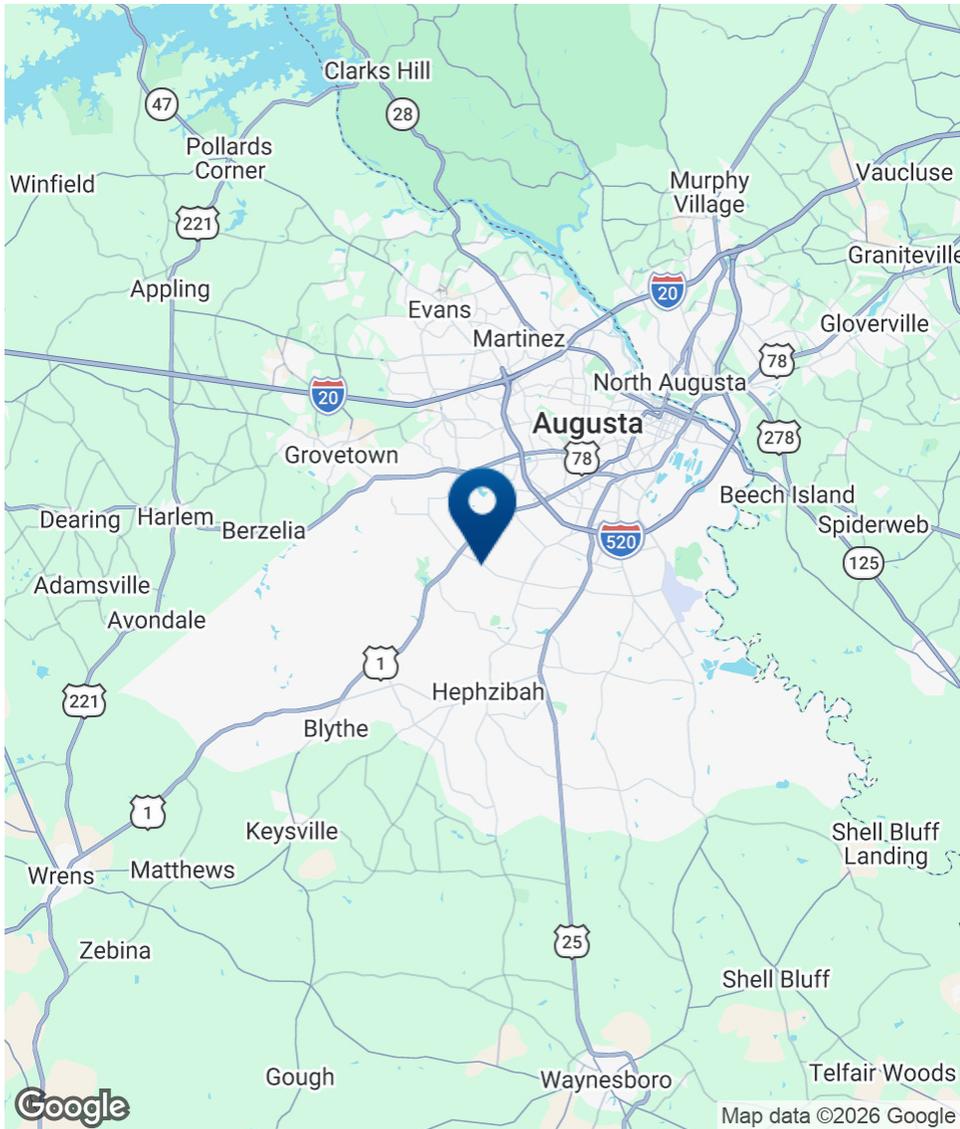
Sale Price:	Subject To Offer
Lot Size:	17.9 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,381	13,053	27,839
Total Population	6,247	36,546	80,181
Average HH Income	\$72,249	\$78,247	\$72,991



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# Location Map



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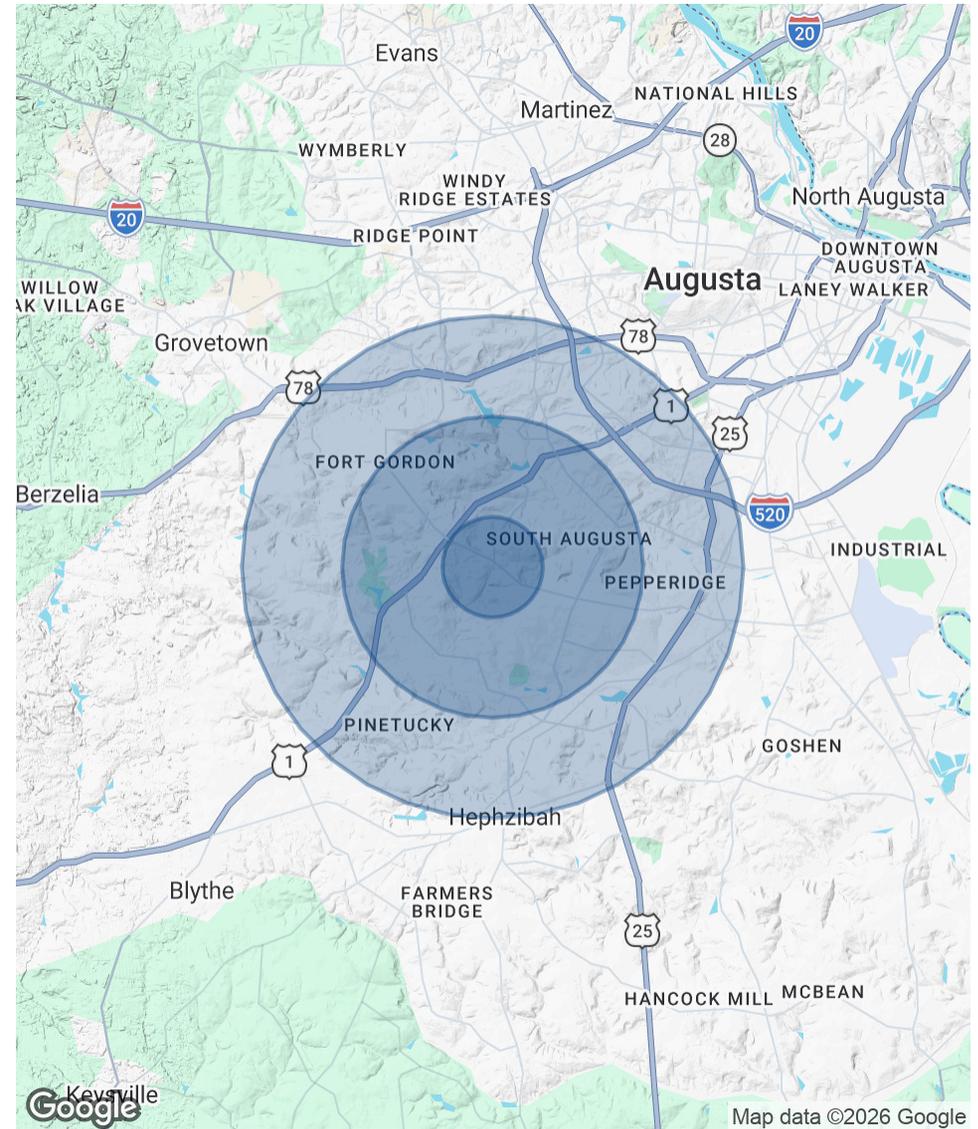
# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,247	36,546	80,181
Average Age	40	38	37
Average Age (Male)	38	36	36
Average Age (Female)	42	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,381	13,053	27,839
# of Persons per HH	2.6	2.8	2.9
Average HH Income	\$72,249	\$78,247	\$72,991
Average House Value	\$329,645	\$200,712	\$180,762

Demographics data derived from AlphaMap



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# Advisor Bio 1



**JOE EDGE, SIOR, CCIM**

President & Broker

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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  
Evans, GA 30809  
706.722.8334



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