



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

706.288.1077

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VIEW VIDEO



Property Summary



VIDEO

PROPERTY DESCRIPTION

Price Reduced: Now Only \$21,000 Per Acre

This ±18.27-acre development site is now offered at a significantly reduced price, presenting a compelling opportunity for residential developers. At just \$21,000 per acre, this property is priced well below the \$33,000 per acre paid for the adjacent apartment complex.

The site offers potential for single-family or multi-family development and includes sewer access, with three manholes located along the western boundary. Hinton Drive dead-ends into the property, providing dual access from both Harrison Road and Hinton Drive.

Topography slopes gently from east to west and south to north, and while the site can likely be balanced for development, further engineering would be required to

LOCATION DESCRIPTION

Located less than one mile from Thomson's main retail corridor and Walmart, the site also sits adjacent to Norris Elementary School and near Thomson High School and Middle School, making it ideal for family-oriented housing. The property's close proximity to White Oak Road and its positioning within a growing area of McDuffie County further enhance its development appeal.

OFFERING SUMMARY

Sale Price:	\$399,900
Lot Size:	18.27 Acres

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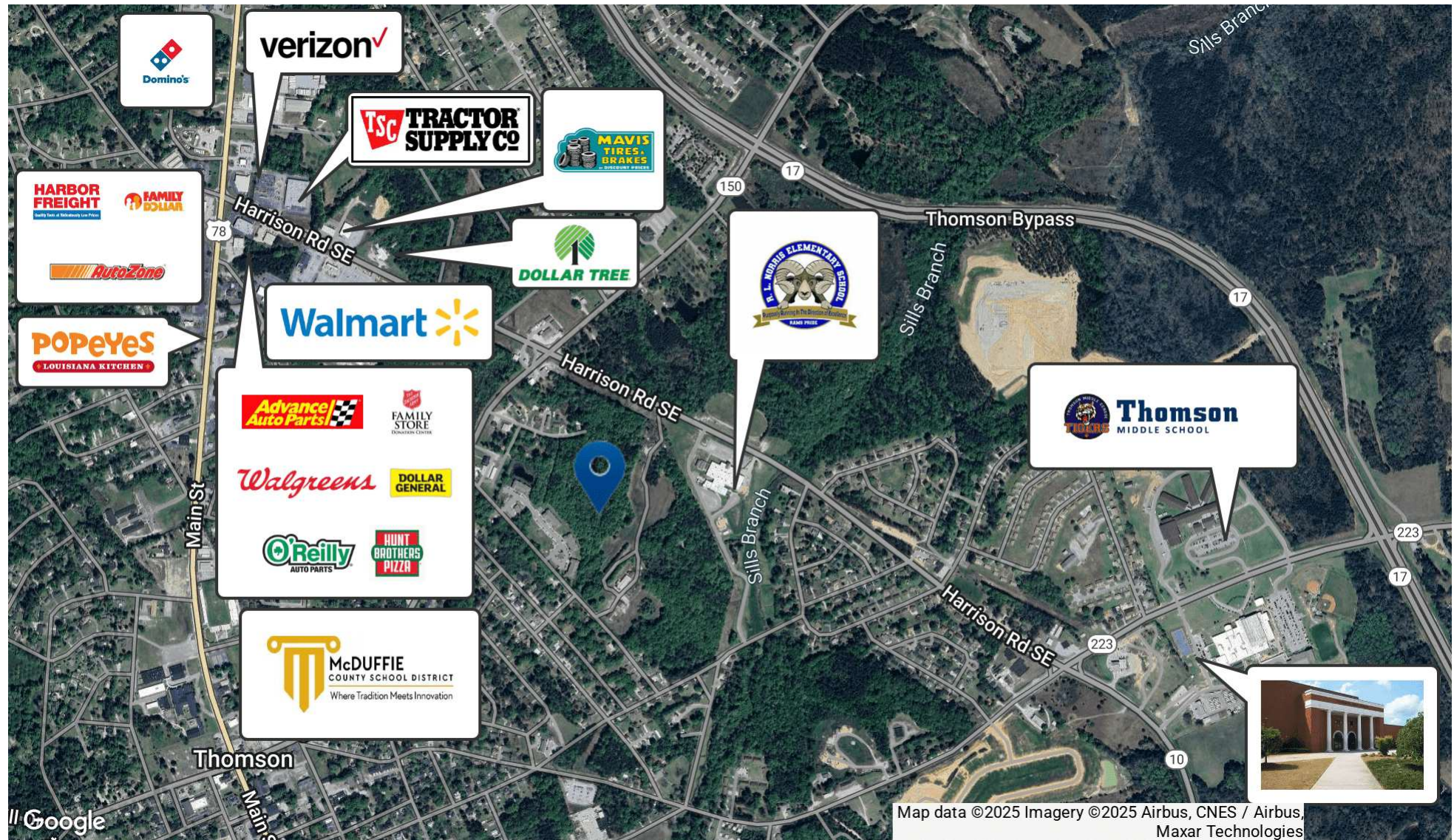
Price Reduced: Now Only \$21,000 Per Acre

This ±18.27-acre development site is now offered at a significantly reduced price, presenting a compelling opportunity for residential developers. At just \$21,000 per acre, this property is priced well below other comparable development sites. The site offers potential for single-family or multi-family development and includes sewer access, with three manholes located along the western boundary. Hinton Drive dead-ends into the property, providing dual access from both Harrison Road and Hinton Drive. Topography slopes gently from east to west and south to north, and while the site can likely be balanced for development, further engineering would be required to determine the feasibility of a lift station and the final lot yield. According to FEMA flood maps, the site has no flood zone impact. However, the National Wetlands Inventory indicates the presence of two creeks and a small pond, which, as of January 2025, appears to be dried up. A formal wetlands delineation has not been completed.



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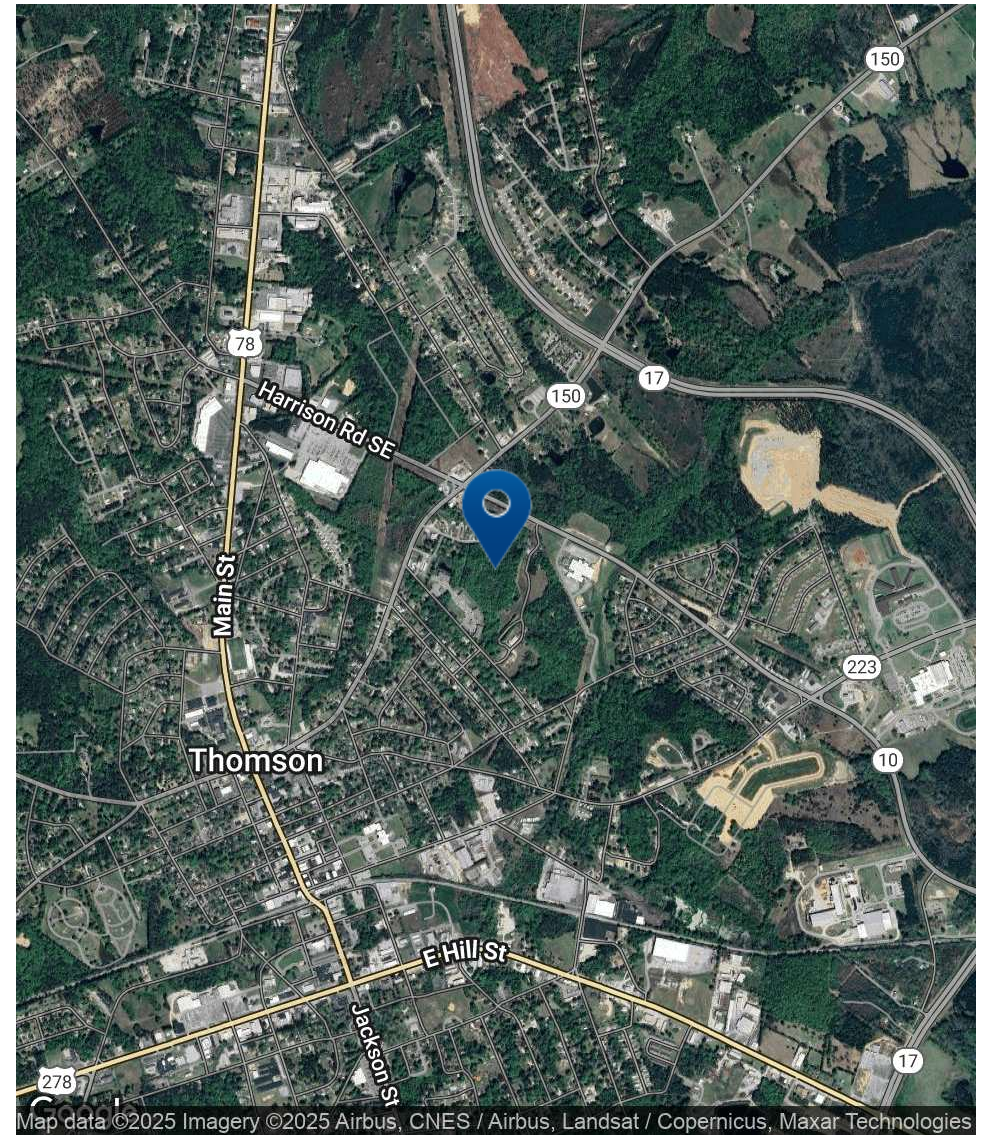
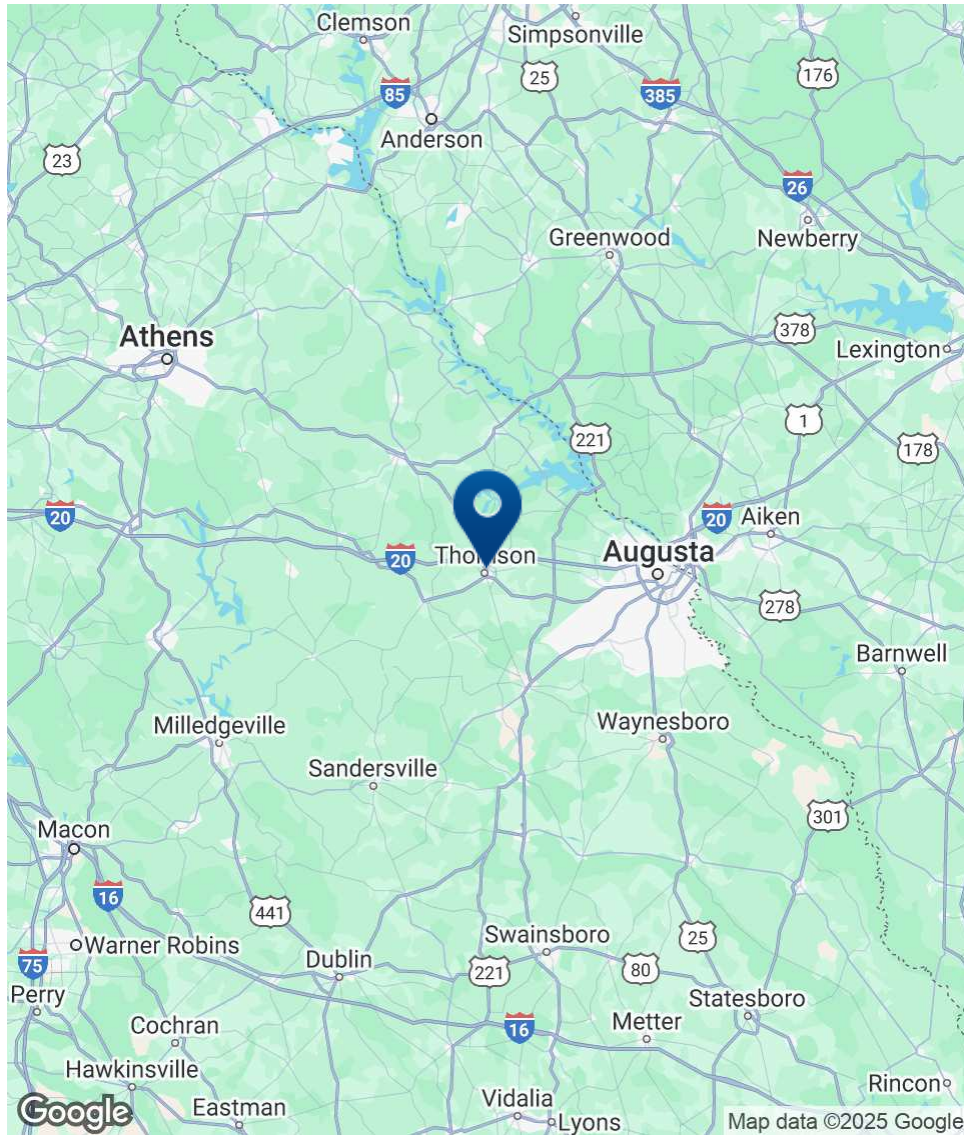
Retailer Map



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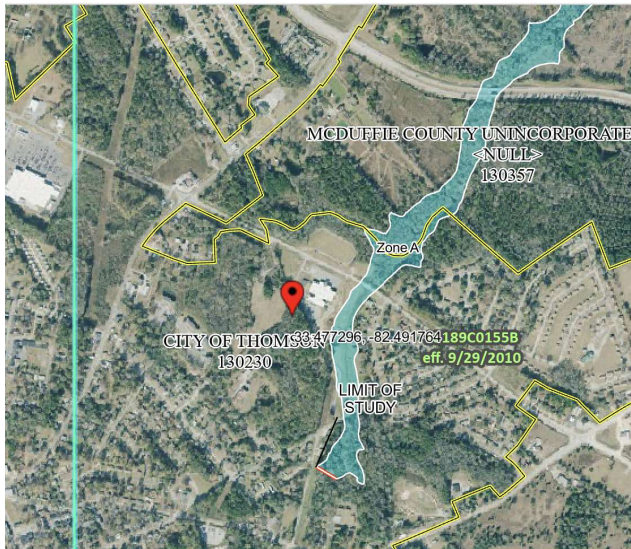
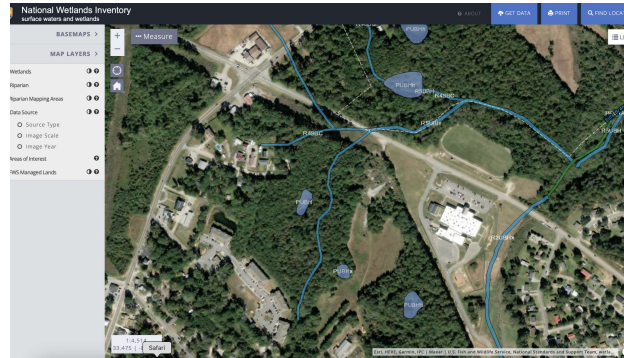
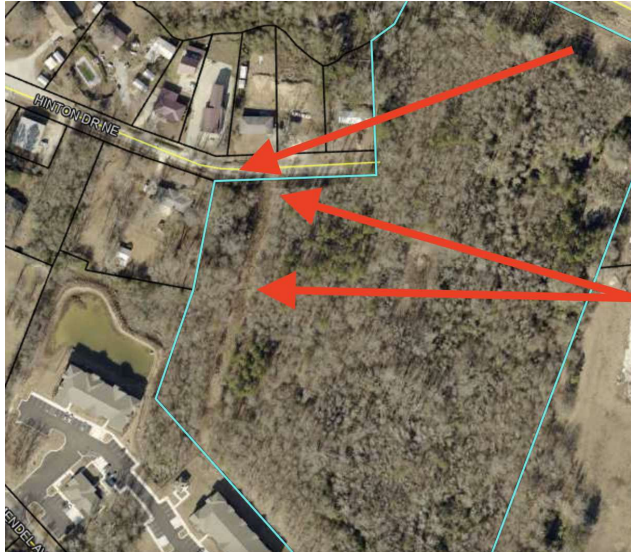
Location Map



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Additional Photos



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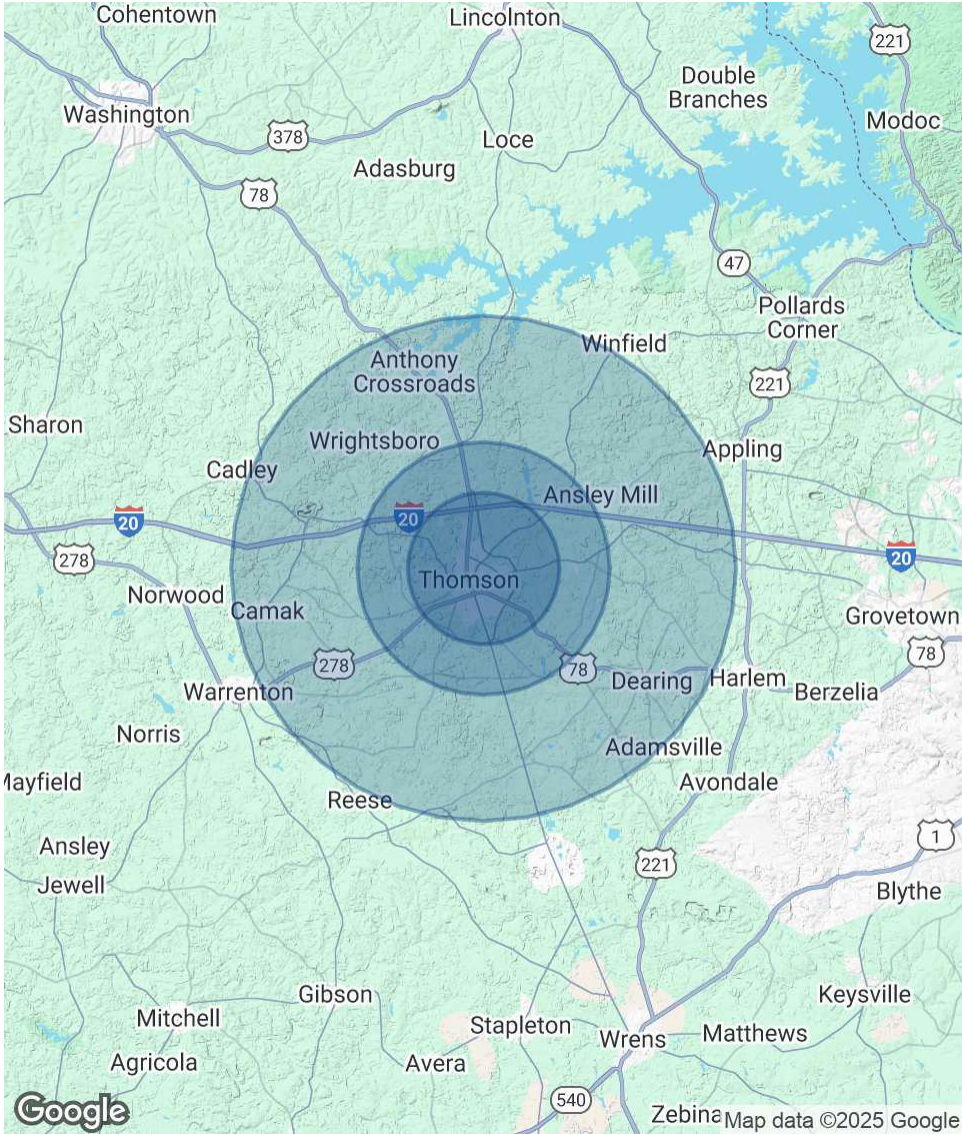
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Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
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

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
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



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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 or www.sior.com.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

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