



FOR SALE

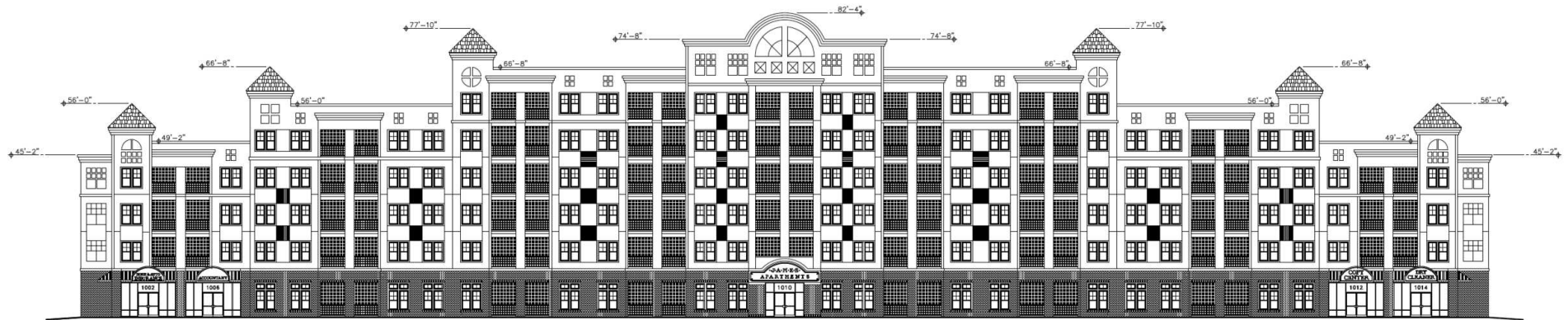
CLASS A APARTMENT SITE

1010 James Brown Blvd, Augusta, GA 30901

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
jedg@shermanandhemstreet.com
706.288.1077

Property Summary



PROPERTY DESCRIPTION

Site has been engineered and has full set of architectural drawings approved for single 6-story building containing 132,000 square feet. Current design is approved for 163 apartment units and 5,000 square feet of retail space on the ground floor. Parking is located on 3 parcels. The first parking lot is on the same parcel as building with the other two being across the street south and east of the site. Currently the approved layout consists of twenty 2-bedroom units and one hundred forty three 1-bedroom units.

Apartments are in high demand in the Augusta MSA due to increased population growth and housing demands. One bedroom units are in particular demand in the downtown area with most new developments consisting of two bedroom units. Rental rates across the market have experienced substantial growth the last five years in the area.

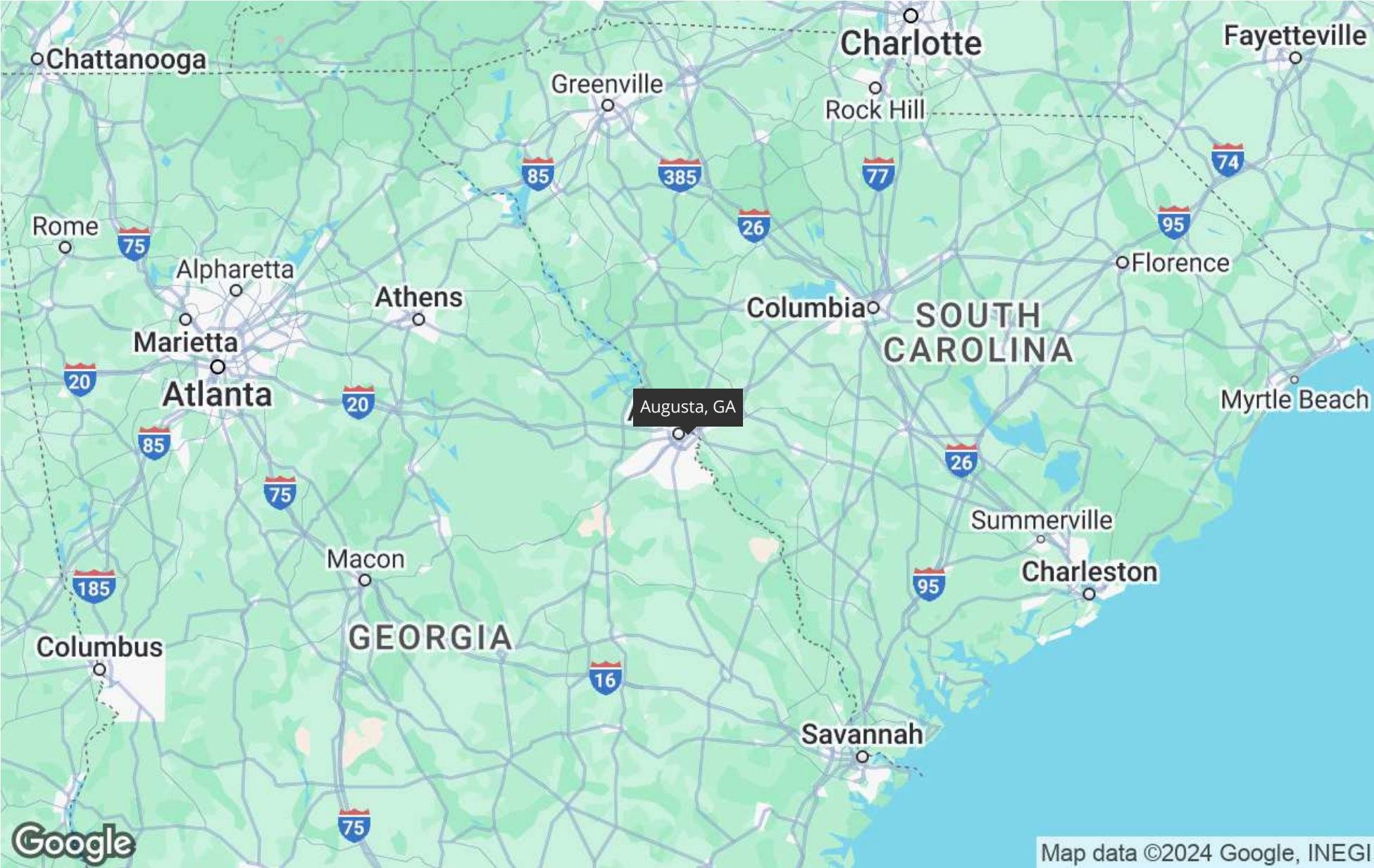
LOCATION DESCRIPTION

This shovel ready site is located on 9th Street (James Brown Blvd) between Walton Way and Laney Walker Blvd. Site has easy access to the large medical facilities located at Laney Walker Blvd and 15th street as well as downtown Augusta via Walton Way.

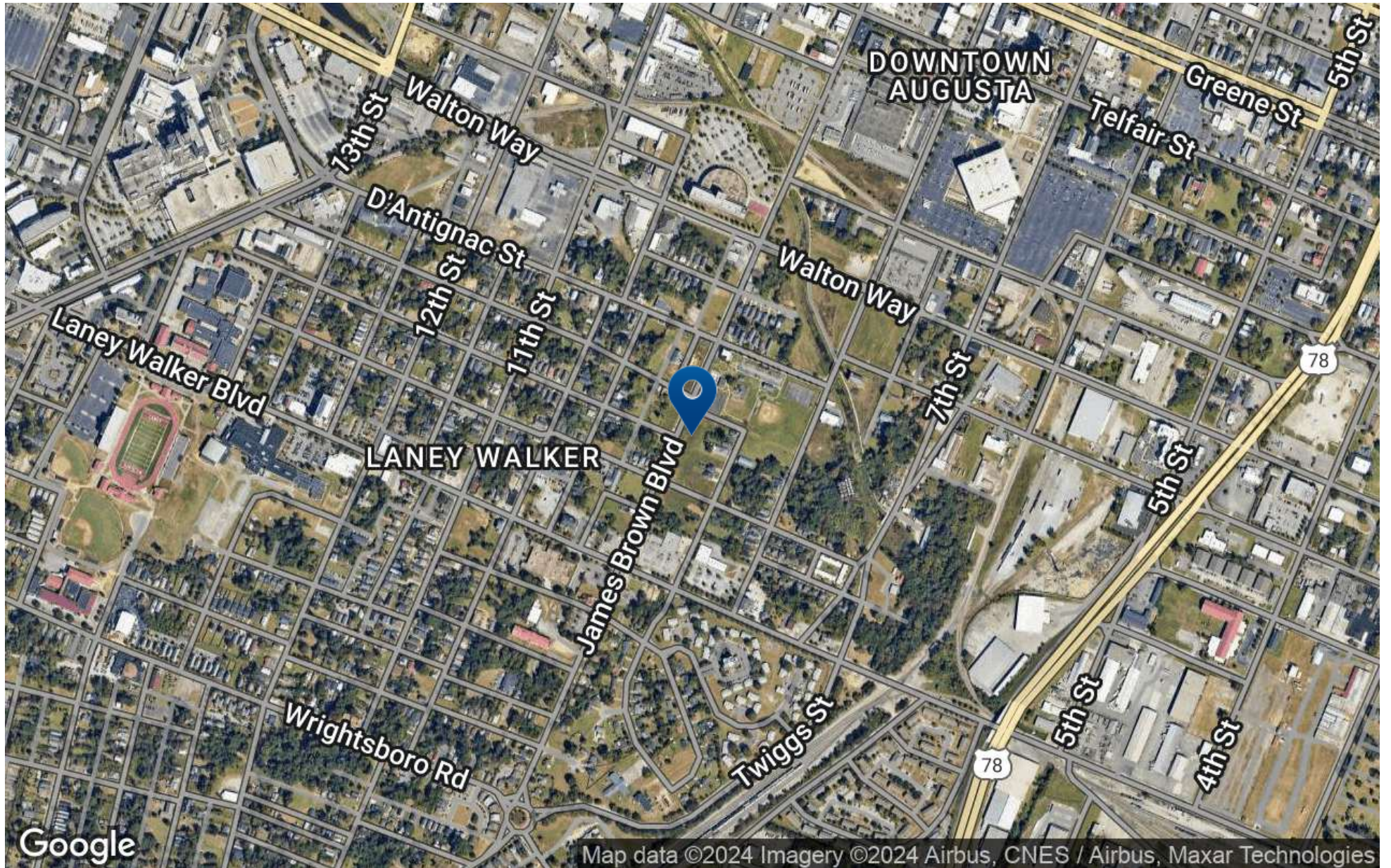
OFFERING SUMMARY

Sale Price:	\$2,350,000
Lot Size:	4.41 Acres

Regional Map



Aerial Map



Sale Comps

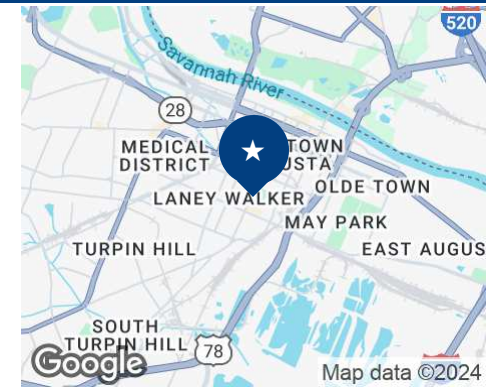


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Apartments are in high demand in the Augusta MSA due to increased population



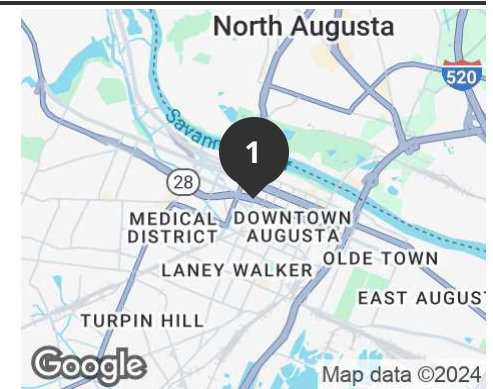
1



THE AUGUSTAN

1150 Greene St, Augusta, GA 30901

\$2 million for 3.69 acres included some parcels not useable. Appraiser adjusted comp to 1.29 acres at 1.2m. Details available upon request

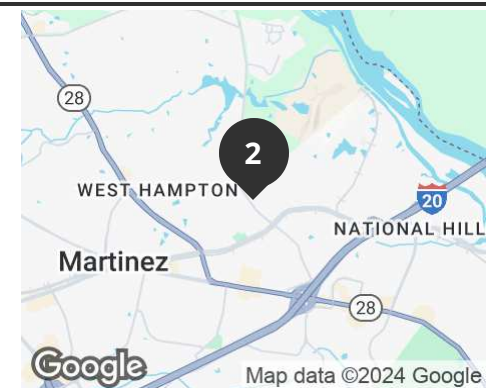


2



STEVENS CREEK SITE

802 Stevens Creek Rd, Augusta, GA 30907

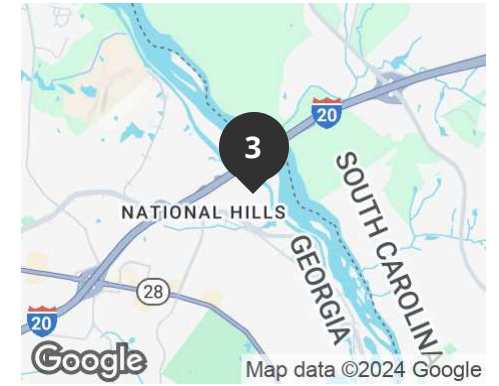


Sale Comps

3

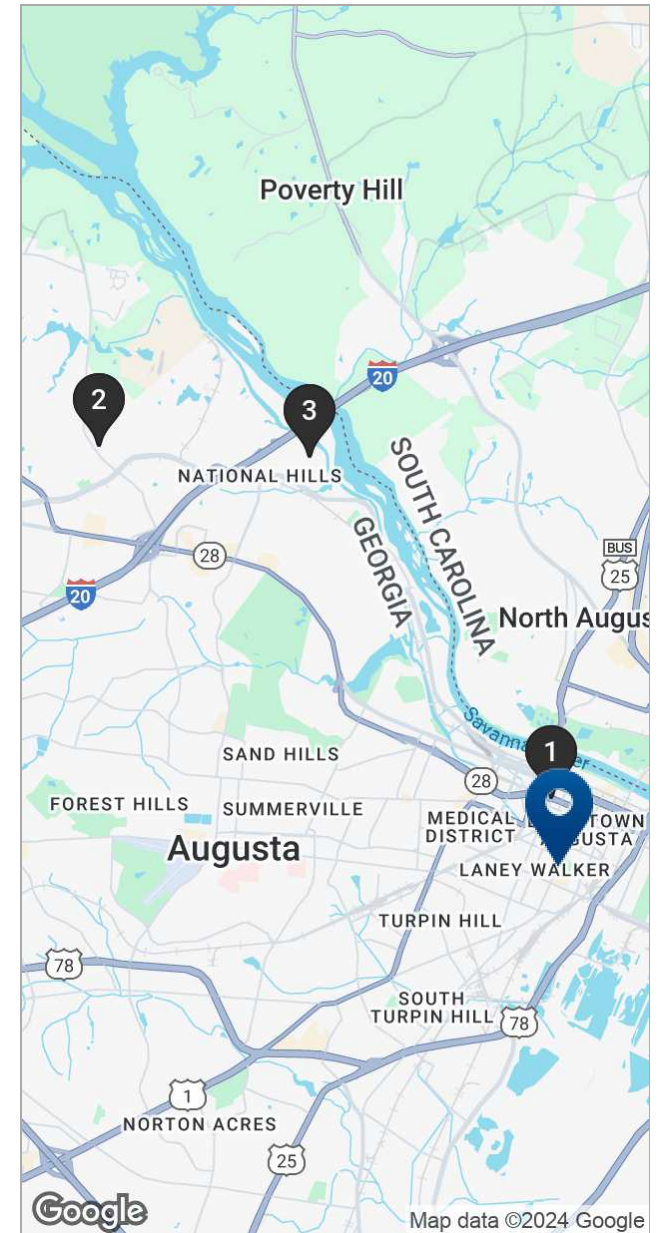


ARGENTO @ RIVERWATCH
420 Topgolf Way, Augusta, GA 30909



Sale Comps Map & Summary

	NAME/ADDRESS	PRICE	LOT SIZE	PRICE/ACRE
★	Class A Apartment Site 1010 James Brown Blvd Augusta, GA	\$2,350,000	4.41 Acres	\$532,880
1	The Augustan 1150 Greene St Augusta, GA	\$815,000	1.29 Acres	\$631,782.95
2	Stevens Creek Site 802 Stevens Creek Rd Augusta, GA	\$400,000	1.61 Acres	\$248,447.20
3	Argento @ Riverwatch 420 Topgolf Way Augusta, GA	\$4,964,700	12.73 Acres	\$390,000.00
AVERAGES		\$2,059,900	5.21 ACRES	\$423,410.05



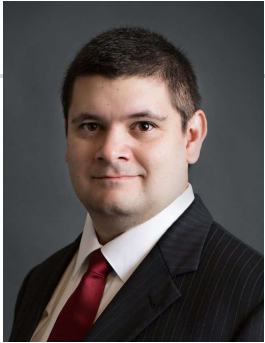
Area Analytics

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,319	42,346	101,110
Average Age	44	41	40
Average Age (Male)	42	39	39
Average Age (Female)	45	42	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,020	18,951	43,818
Persons per HH	2.1	2.2	2.3
Average HH Income	\$40,619	\$61,017	\$71,293
Average House Value	\$162,804	\$211,208	\$220,457
Per Capita Income	\$19,342	\$27,734	\$30,996

Map and demographics data derived from AlphaMap

Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

judge@shermanandhemstreet.com

Direct: **706.288.1077** | Cell: **706.627.2789**

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)

Sherman & Hemstreet Real Estate Company

4316 Washington Road

Evans, GA 30809

706.722.8334