

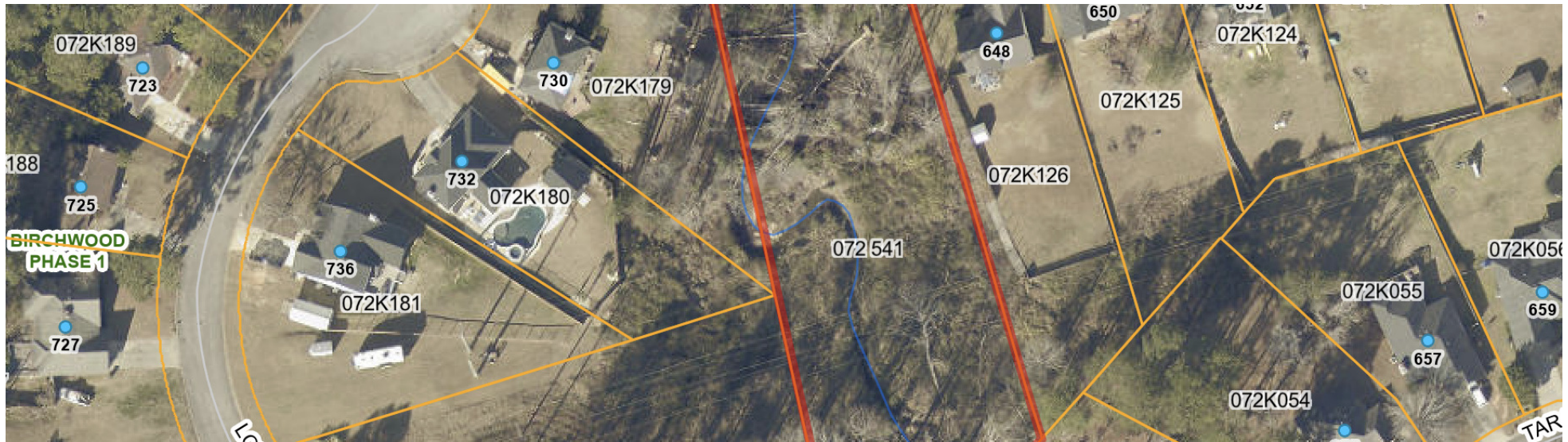


FOR SALE

0 WELLINGTON DR DEVELOPMENT SITE

0 Wellington Dr, Evans, GA 30809

Property Summary



PROPERTY DESCRIPTION

This 1.14-acre property is zoned R-2 and is located within a family-oriented suburban neighborhood with access to sewer service. Site has challenges with floodzone/wetlands.

LOCATION DESCRIPTION

Site is located inside mature subdivision in Evans, GA. Property lies in a rapidly growing, family-friendly area of Columbia County.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	1.14 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,293	15,181	34,761
Total Population	3,626	43,686	97,155
Average HH Income	\$126,969	\$140,390	\$134,327



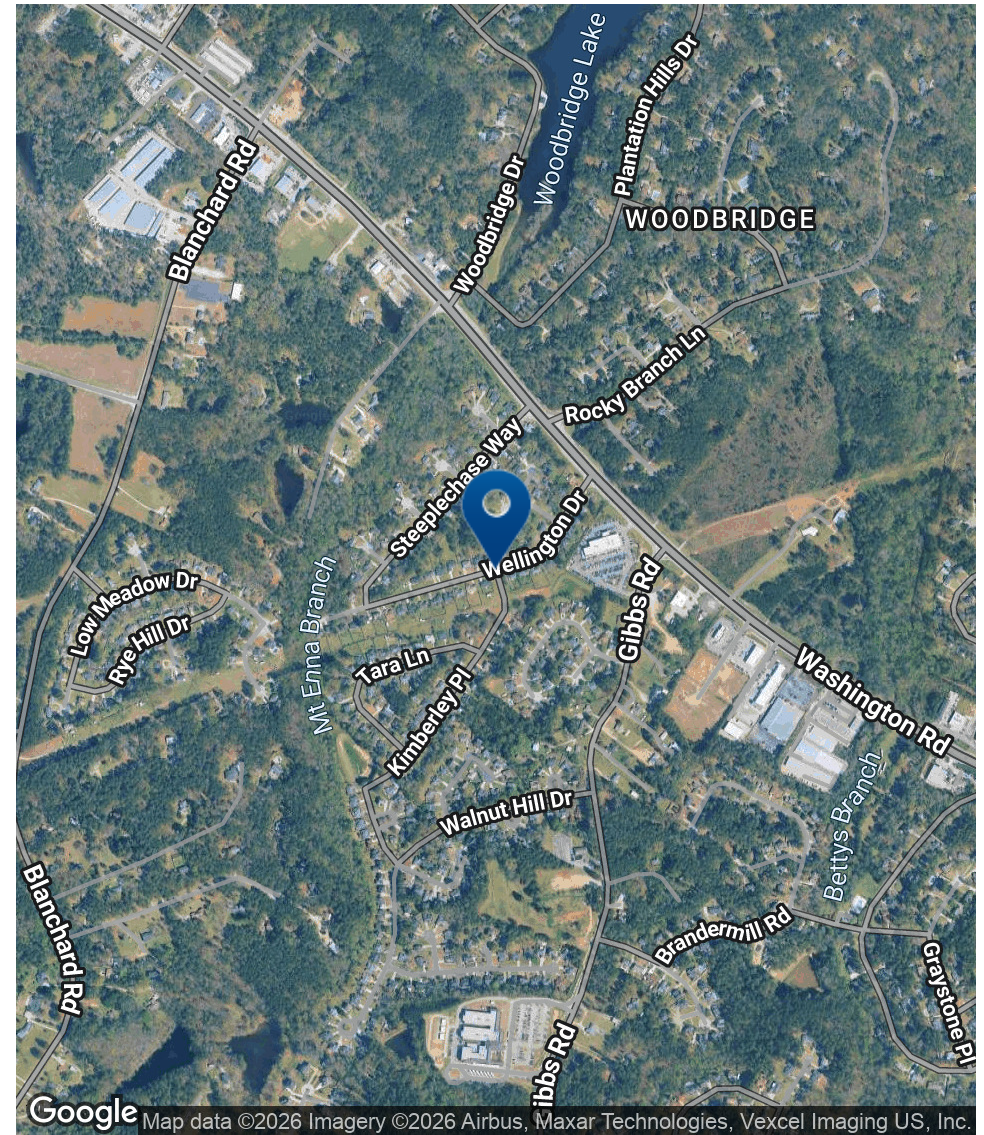
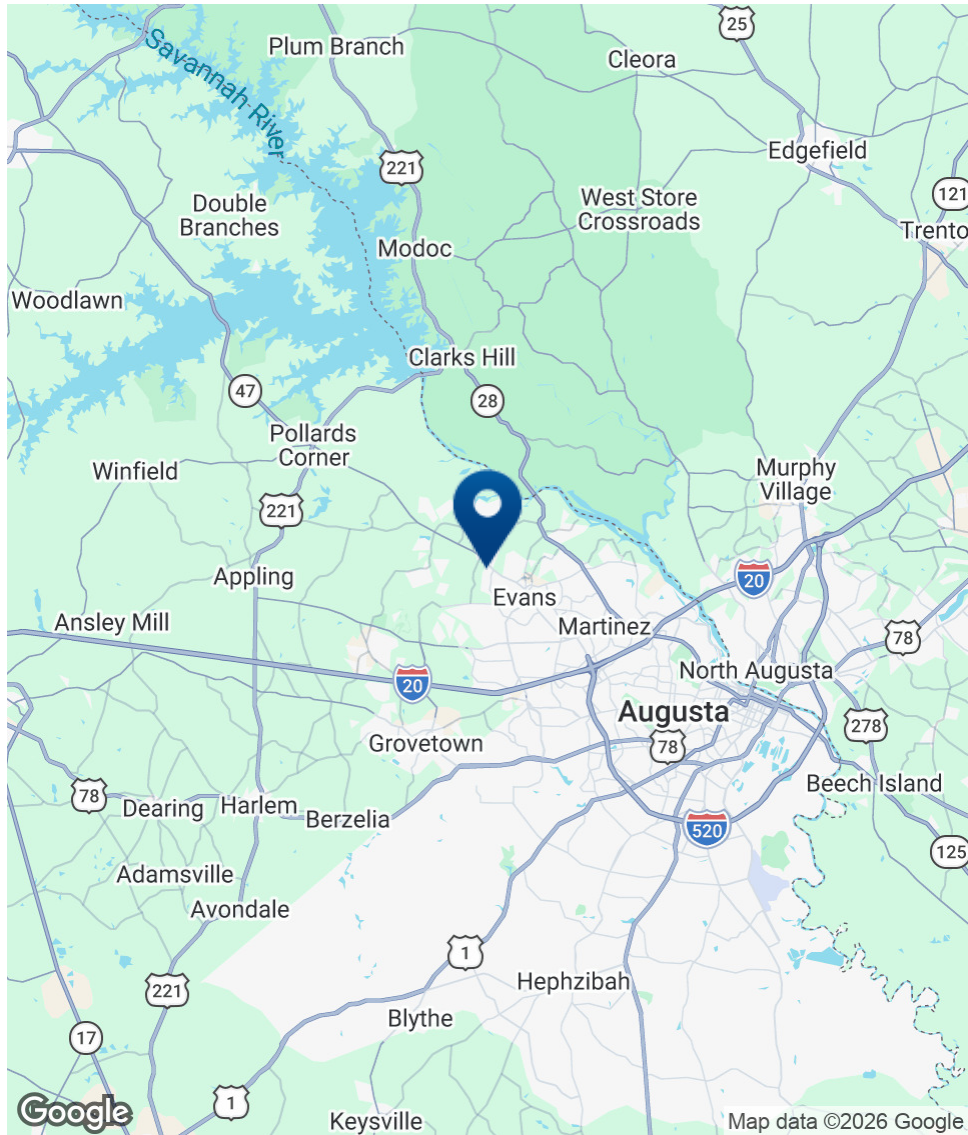
JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Location Map



**SHERMAN &
HEMSTREET**
Real Estate Company

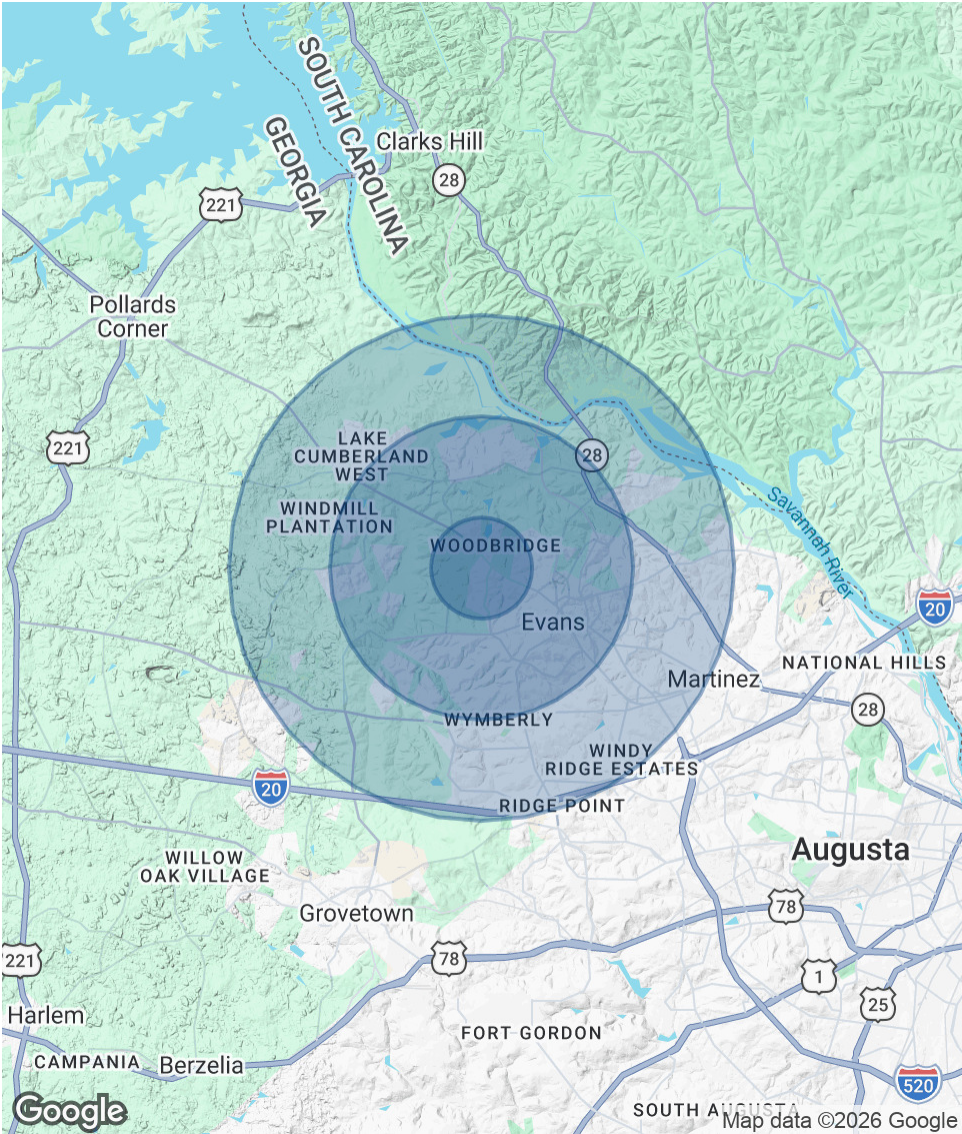
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,626	43,686	97,155
Average Age	42	40	40
Average Age (Male)	40	39	39
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,293	15,181	34,761
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$126,969	\$140,390	\$134,327
Average House Value	\$327,094	\$349,488	\$334,402

Demographics data derived from AlphaMap



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Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

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

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
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706.722.8334



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