

PRICE REDUCED

402 Town Park BLVD, Evans, GA 30809



PROPERTY OVERVIEW

This professional development lot is located in Evans in an area characterized by medical, retail, and professional buildings. It is a great location that is easy to find just off Belair road but offers a quiet and professional setting. The lot is primed for easy development with Ingress / Egress already available and has easy access to water and sewer. The lot is flat and has a lot of potential to be developed into a medical office or professional office.

PROPERTY HIGHLIGHTS

- Great location just off of Belair Road
- Easy access to water and sewer
- Flat lot and very buildable
- Located in very nice medical and professional area
- Ingress / Egress already established

OFFERING SUMMARY

Sale Price:	\$295,000.00
Lot Size:	0.885 Acres
Zoning:	PUD
Market:	Columbia County
Submarket:	Evans

SHERMAN & HEMSTREET REAL ESTATE COMPANY

4316 Washington Road, Evans, GA 30809
shermanandhemstreet.com
706.722.8334

CHRIS FARROW

cfarrow@shermanandhemstreet.com
706.288.1076

Professional land lot for sale

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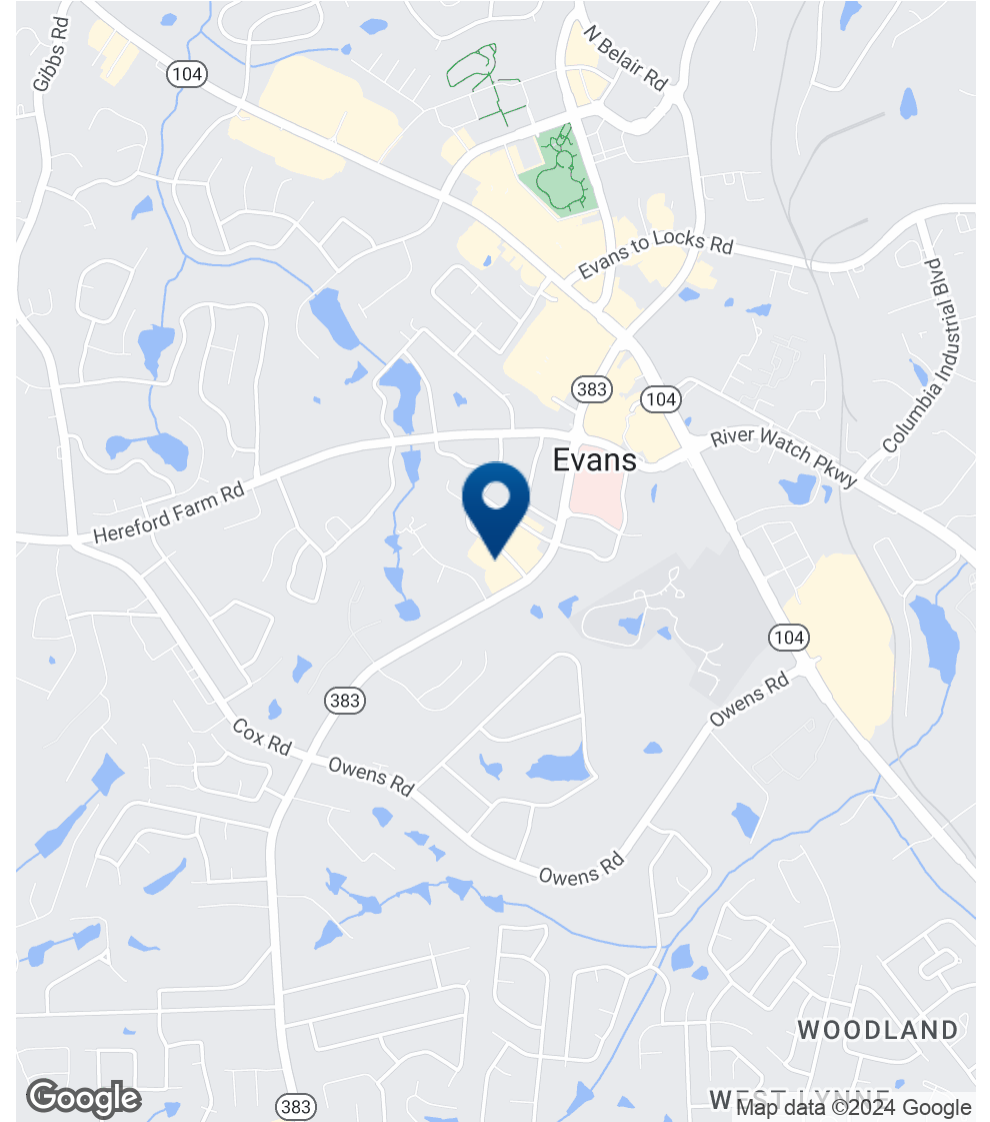
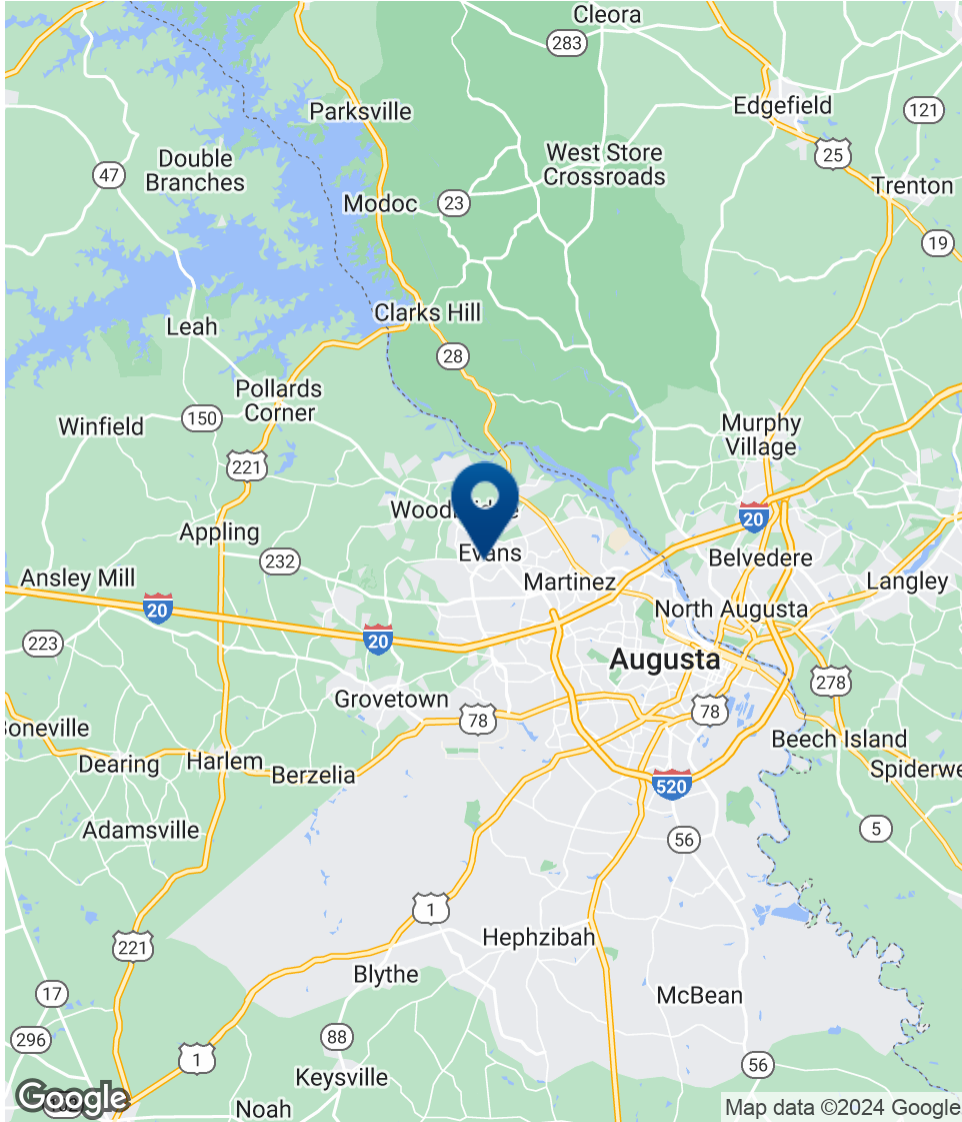
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,756	55,870	116,375
Average Age	43.4	41.1	39.3
Average Age (Male)	39.2	39.3	38.4
Average Age (Female)	44.7	42.4	40.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,579	21,340	48,053
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$85,704	\$86,099	\$85,580
Average House Value	\$205,297	\$210,274	\$219,477

* Demographic data derived from 2020 ACS - US Census

