

FOR SALE

17 ACRES ZONED B-2

2221 Gordon Hwy, Augusta, GA 30909

# Property Summary



## PROPERTY DESCRIPTION

This 17+ acre site is currently zoned B-2. A small portion of the parcel contains some wetlands/floodplain according to FEMA maps and the National Wetlands Database. Approximately 11 acres +/- are highlands that are easily developable. The site slopes from front to back but should balance without bringing dirt in. Site slopes approximately 40 feet from front corner to approximate wetlands area.

## LOCATION DESCRIPTION

Site is only 1.6 miles from the main entrance to Fort Eisenhower and less than 1 mile from Interstate 520. Gordon Highway sees between 25k and 30k cars per day at this location. The intersection adjacent to this parcel with Barton Chapel Rd feeds traffic from Wrightsboro Rd through the industrial and retail districts of town to Gordon Highway. There is a substantial amount of new development in and around this site making it ideal for a wide variety of potential uses.

## OFFERING SUMMARY

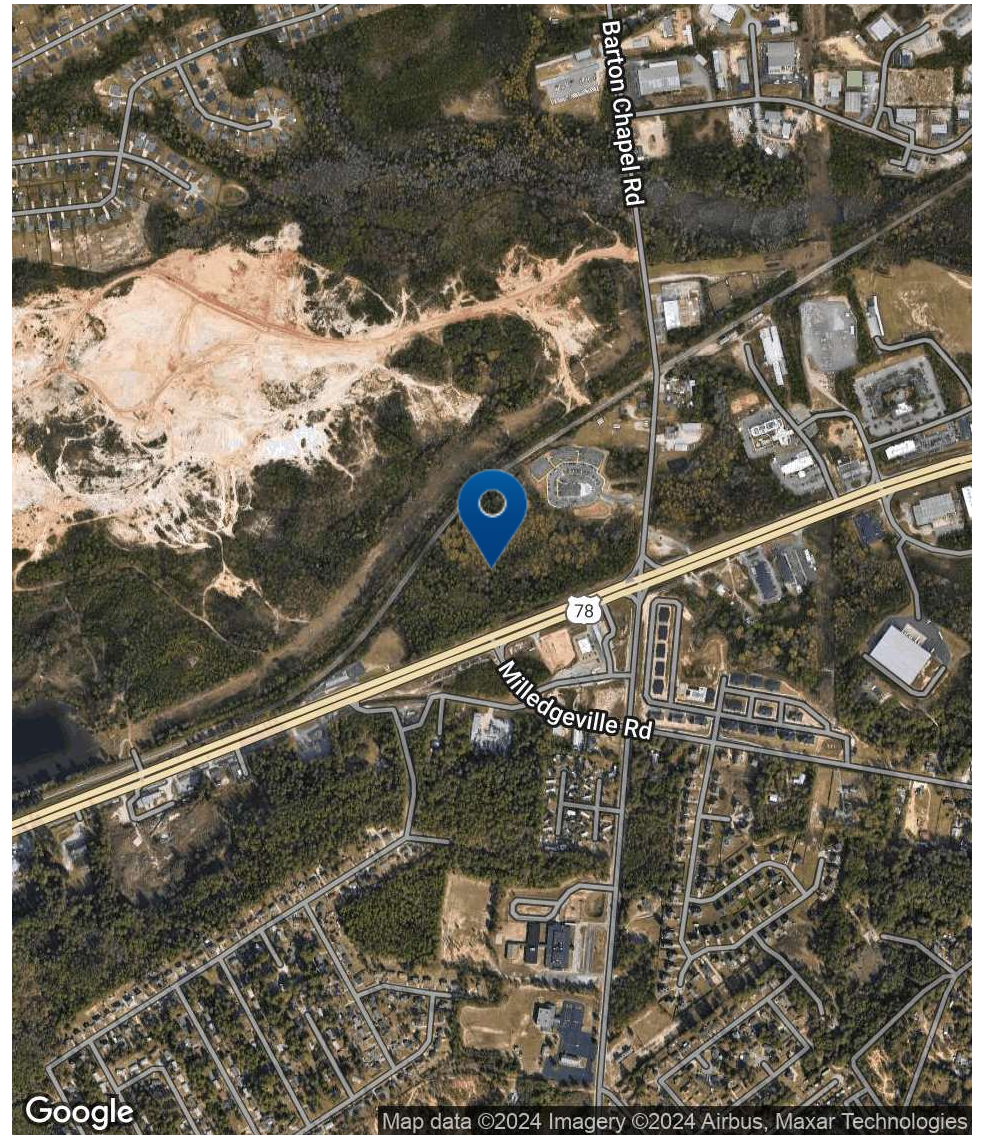
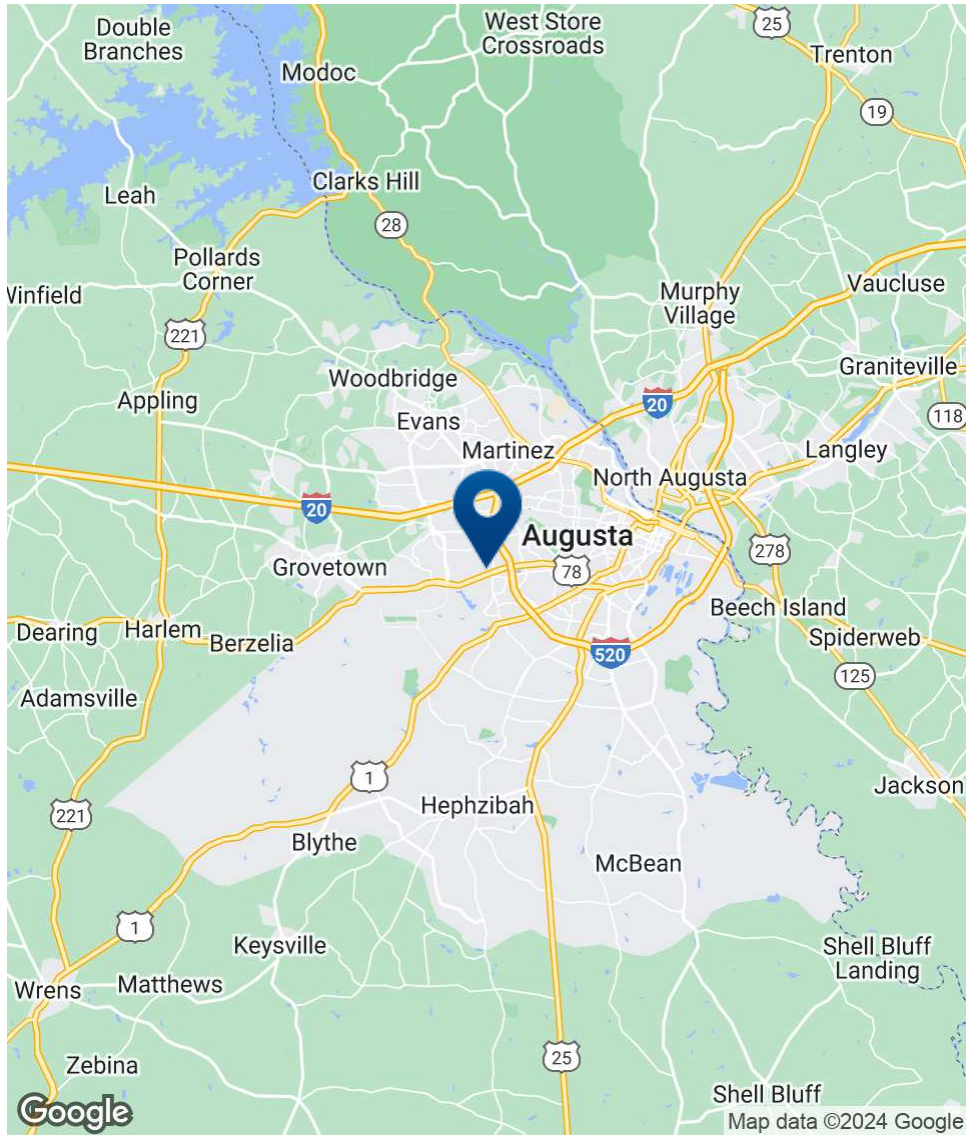
Sale Price:	\$3,000,000
Lot Size:	17.6 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,416	20,040	54,109
Total Population	3,770	49,224	137,070
Average HH Income	\$69,564	\$72,611	\$78,806



**JOE EDGE, SIOR, CCIM**  
 President & Broker  
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 706.288.1077

# Location Map



**SHERMAN &  
HEMSTREET**  
Real Estate Company

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# Additional Photos



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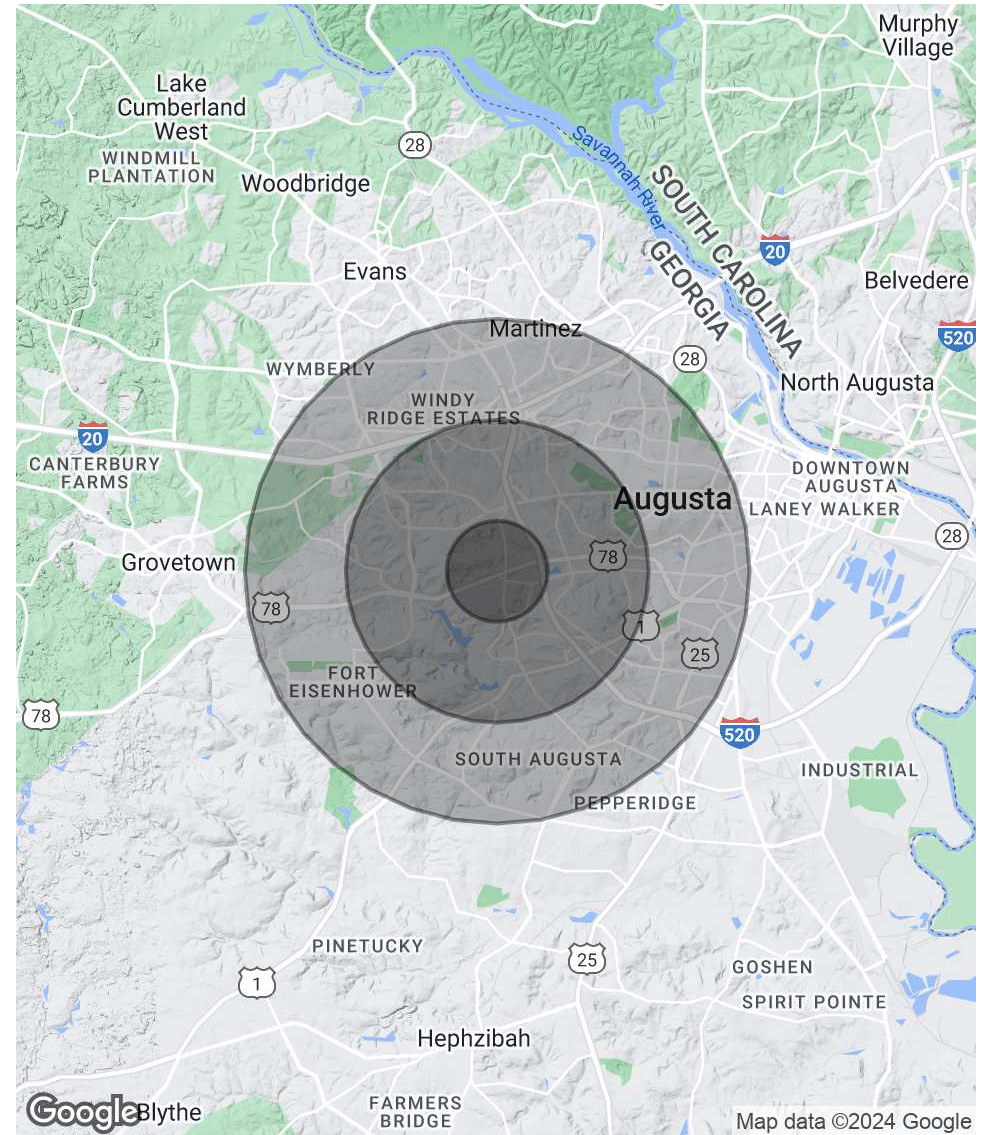
# Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	3,770	49,224	137,070
Average Age	36	38	39
Average Age (Male)	35	36	37
Average Age (Female)	38	39	40

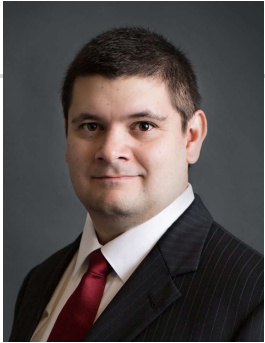
  

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,416	20,040	54,109
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$69,564	\$72,611	\$78,806
Average House Value	\$189,794	\$199,238	\$220,042

Demographics data derived from AlphaMap



# Advisor Bio 1



## JOE EDGE, SIOR, CCIM

President & Broker

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### PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for sixteen years. 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. In addition to the Augusta, GA region, Joe is licensed and personally handles all transactions in Georgia, Alabama, South Carolina, and North Carolina.

Joe has also grown S&H into one of the nation's leading property management firms. Currently managing over 6,500 units consisting of apartments, single family rentals, and manufacturing housing communities. S&H also acts as an asset manager for over ten 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](http://www.ccim.com) or [www.sior.com](http://www.sior.com).

### MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

#### Sherman & Hemstreet Real Estate Company

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