



FOR SALE

MULTIFAMILY DEVELOPMENT SITE

1711 Hicks St, Augusta, GA 30904

Property Summary



PROPERTY DESCRIPTION

This development site is zoned R-3C and is a rare opportunity to acquire a small development site with zoning already in place. The site is ideal for a small multifamily development in an area with high demand for housing and increase rents. Site consists of two parcels separated by a duplex. The two parcels complement one another and have the same zoning in place which is already approved for multifamily development in the county. Site has all utilities and zoning in place.

LOCATION DESCRIPTION

Site is located on Hicks Street between 15th street and Crawford Avenue. The property borders Calhoun Expressway on the North side. Area has seen substantial redevelopment in the last decade and that trend is expected to continue.

OFFERING SUMMARY

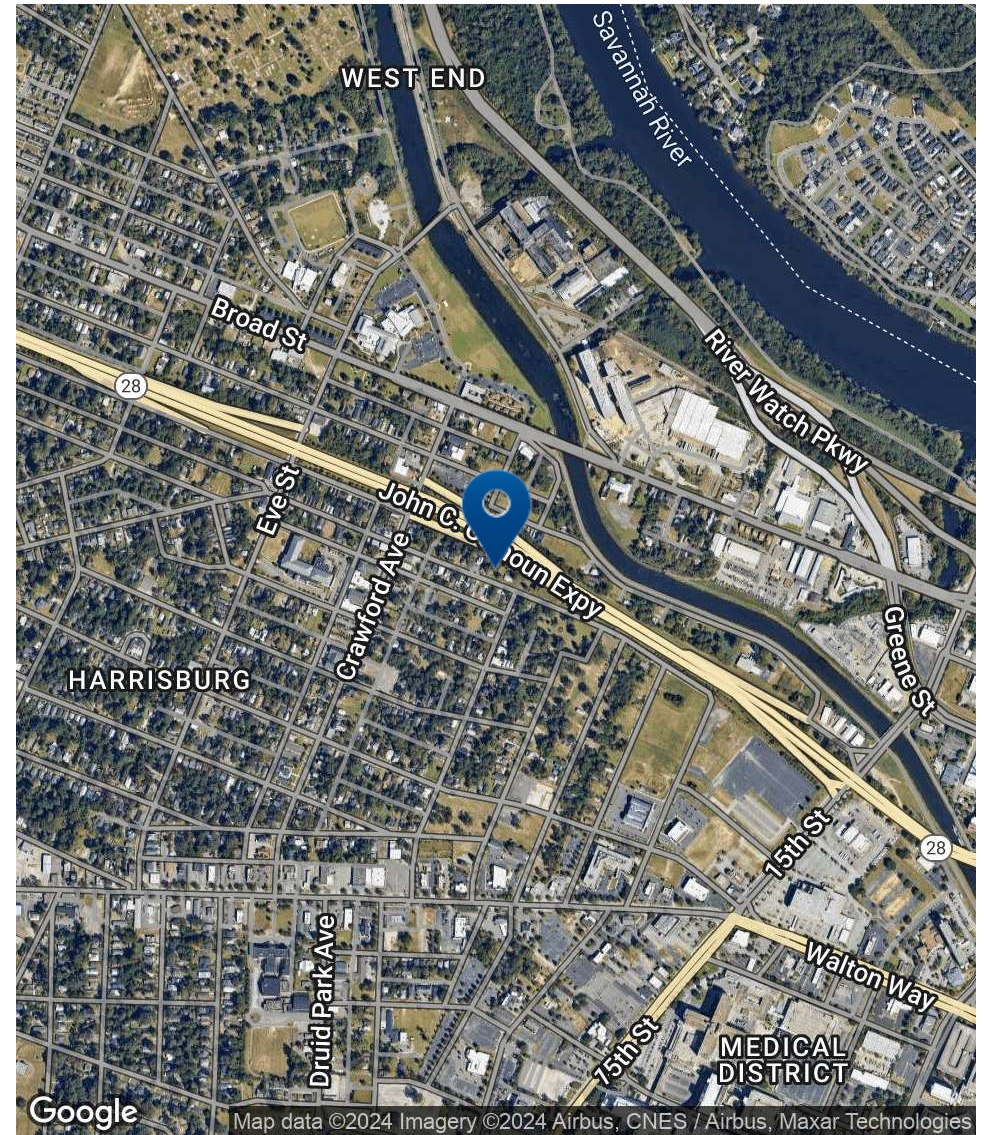
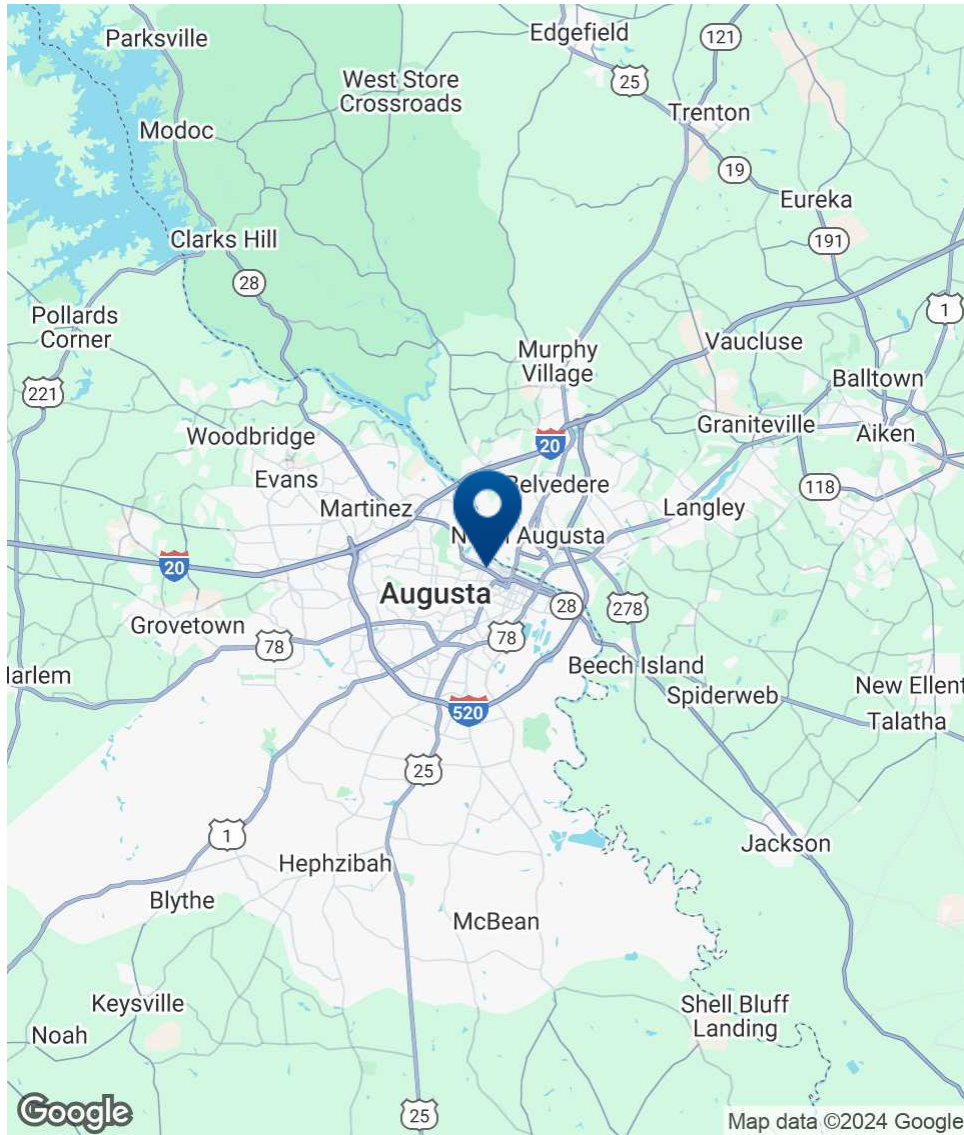
Sale Price:	\$100,000
Lot Size:	0.52 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,297	24,680	56,144
Total Population	7,596	54,433	126,479
Average HH Income	\$60,668	\$72,762	\$80,903



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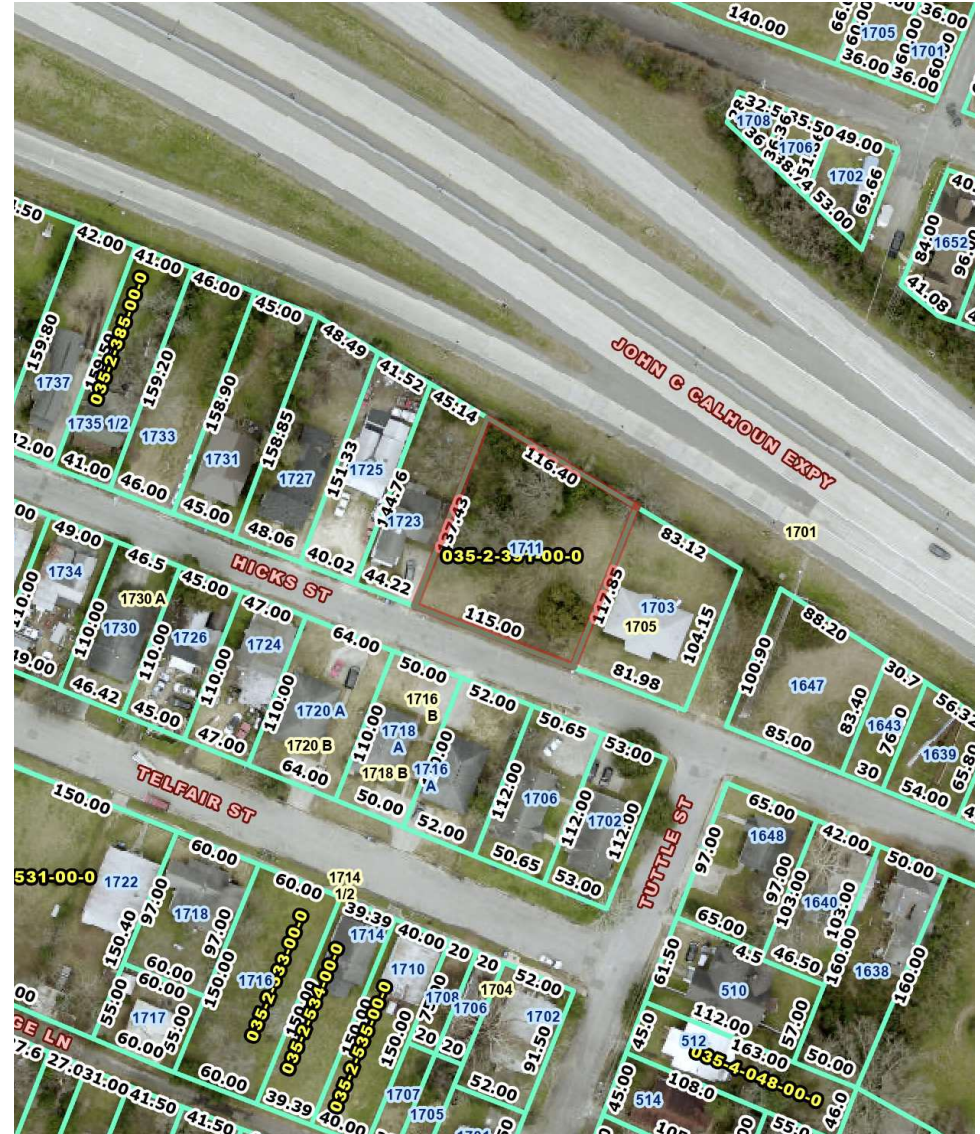
Location Map



SHERMAN & HEMSTREET
Real Estate Company

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Additional Photos

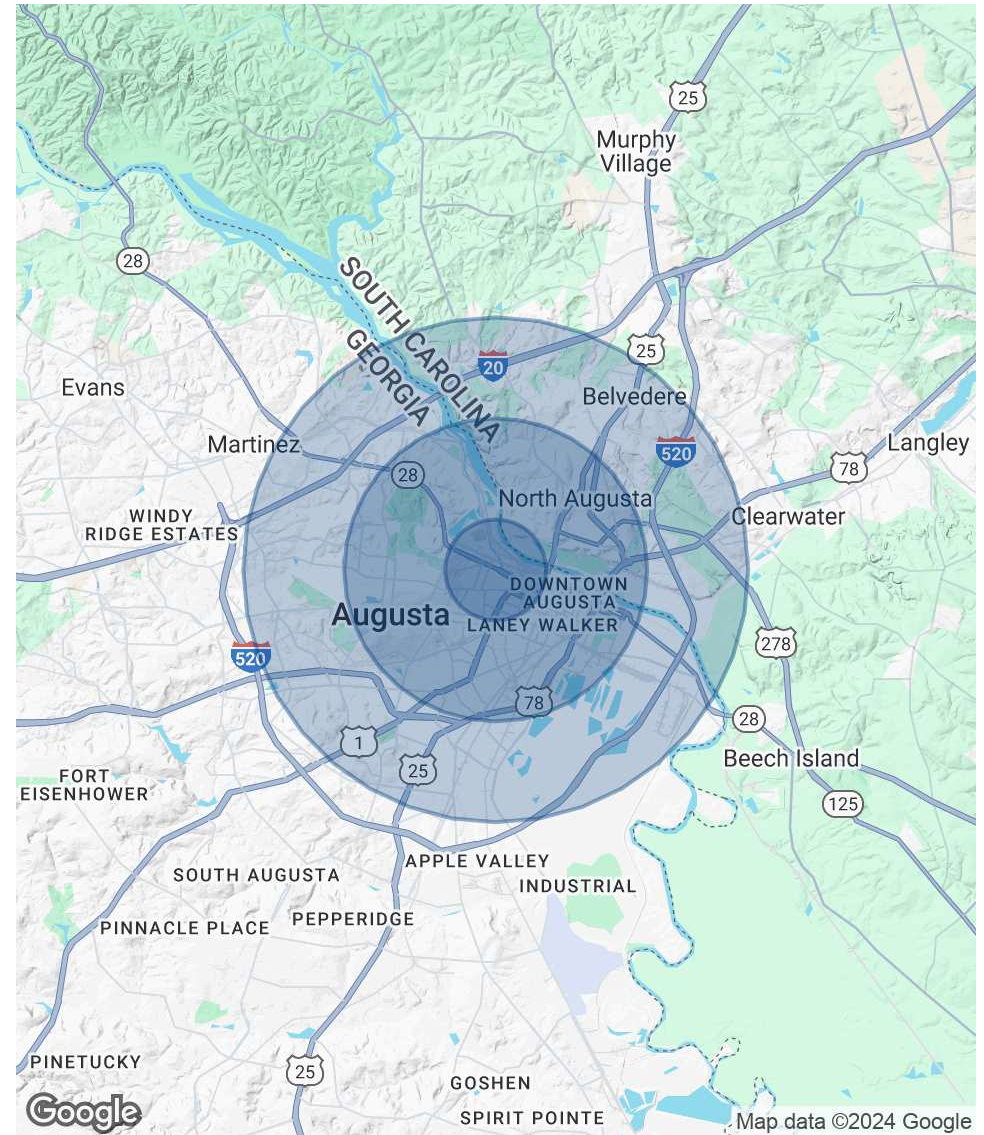


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Demographics Map & Report

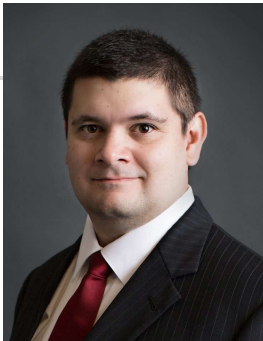
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,596	54,433	126,479
Average Age	39	41	40
Average Age (Male)	39	40	39
Average Age (Female)	39	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,297	24,680	56,144
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$60,668	\$72,762	\$80,903
Average House Value	\$247,837	\$245,212	\$237,401

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 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 or 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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