

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, upscale retail / restaurants, 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 with upscale restaurants
- Ingress / Egress and all needed easements already established

OFFERING SUMMARY

Sale Price:	\$295,000.00
Lot Size:	0.885 Acres
Zoning:	PUD
Market:	Columbia County
Submarket:	Evans
APN:	072A340
Water:	Yes
Sewer:	Yes

SHERMAN & HEMSTREET REAL ESTATE COMPANY

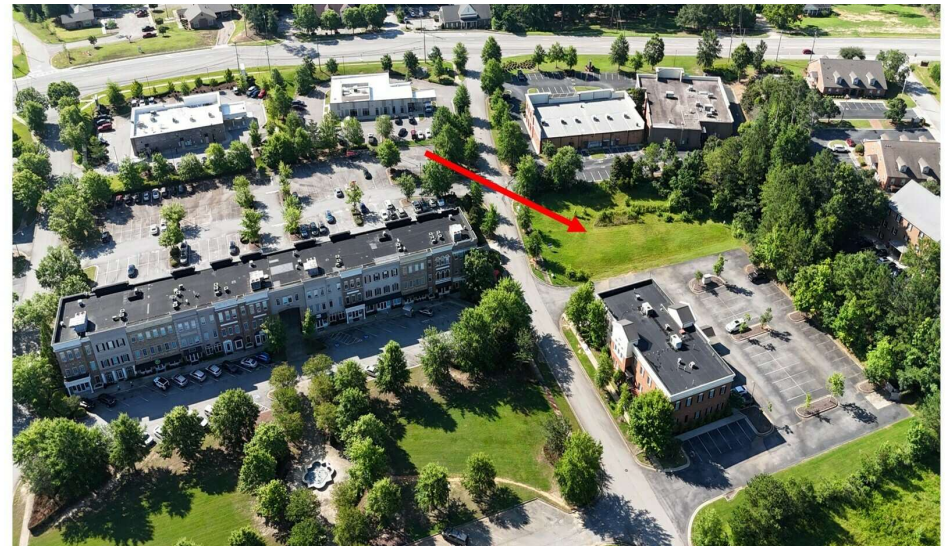
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Surrounding Area Photos

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Behind N Belair Road shopping center



Near N Belair road DaVita



Across from Tako Sushi

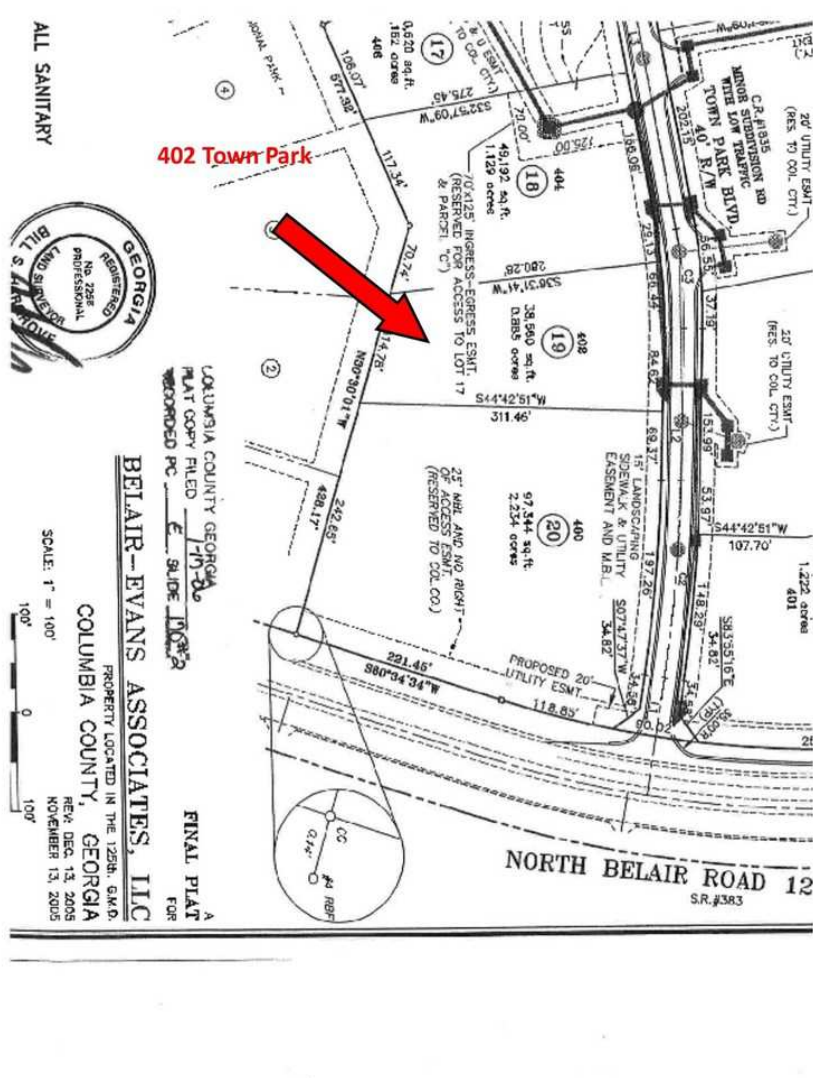


Shared drive with Augusta Pain Management

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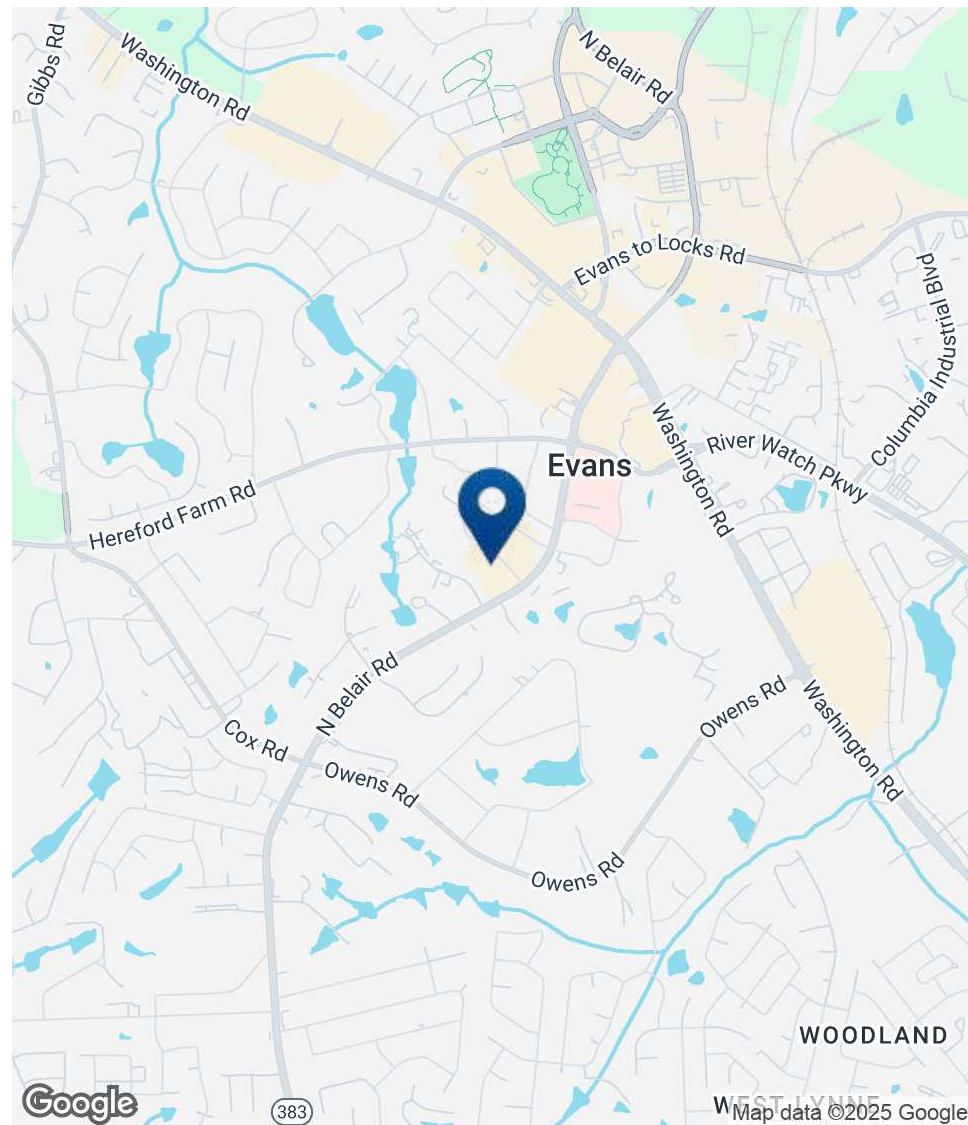
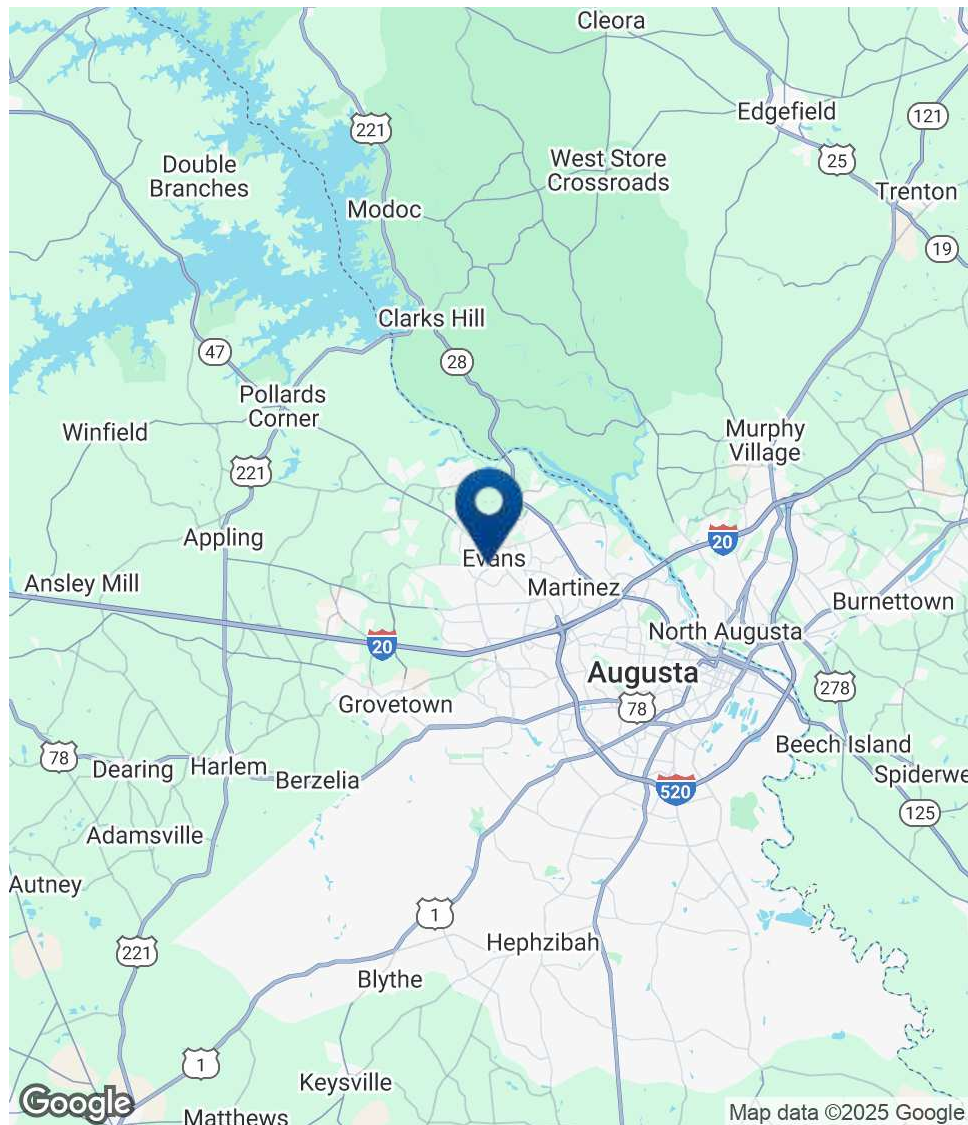
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Lot



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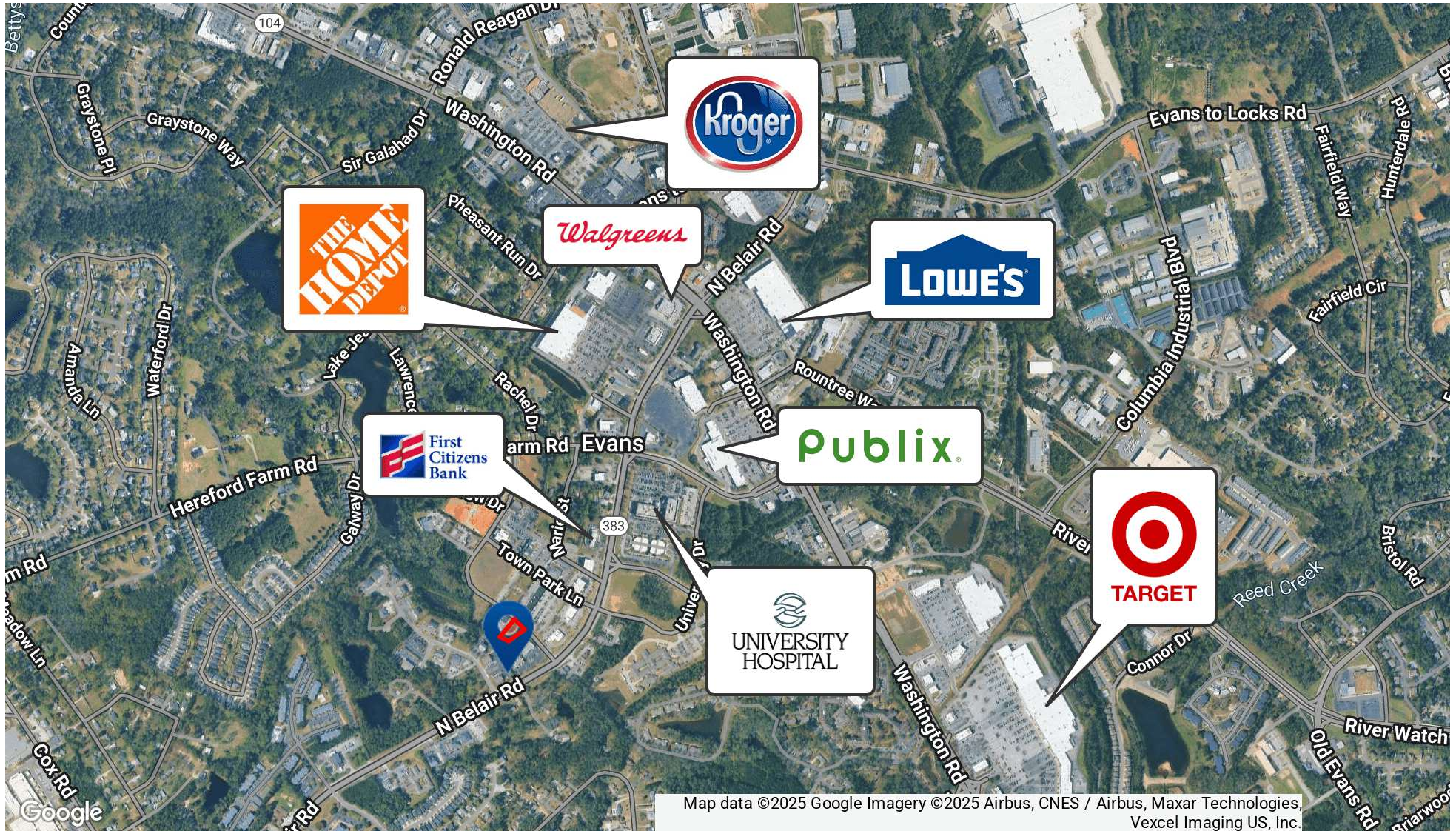
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POPULATION

	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

