

# TOWN PARK DEVELOPMENT



421 TOWN PARK BLVD | EVANS, GA SUBMARKET  
PUD ZONE DEVELOPMENT OPPORTUNITY

**BLANCHARD  
AND  
CALHOUN**  
REAL ESTATE CO.  
COMMERCIAL

**FOR SALE**  
LAND | 5.1 ACRES

EVANS • GEORGIA



# IN THE HEART OF EVANS, GA



FOR MORE INFO

## WILL DOZIER

COMMERCIAL AND NEW DEVELOPMENT DIRECTOR

706.722.7331 | 706.564.1804

WDOZIER@BLANCHARDANDCALHOUN.COM

## JUD CONKLE

COMMERCIAL SALES ASSOCIATE

706.722.7331 | 706.203.7879

JCONKLE@BLANCHARDANDCALHOUN.COM

## BRAD MERRY

SPECIALIZING IN RECREATIONAL LAND AND COMMERCIAL

706.722.7331 | 706.833.3191

BMERRY@BLANCHARDANDCALHOUN.COM

Incredible development opportunity in Evans. Offering a total of 10 Parcels totalling 5.1+ acres of land attached with a current PUD Zoning for Senior Living. Located in a highly developed professional and medical corridor of Evans, GA, recently voted one of the Best Small Towns in America. Evans, GA is a Submarket of the Augusta, GA MSA with a population exceeding 600K and continuing to see explosive growth in population. The property offers frontage on Hereford Farm Rd, which is currently under a DOT widening project for conversion into a 4-Lane bypass that will begin at Exit 190 in Grovetown, GA and offer connection to Riverwatch Parkway, a hub of transportation into Downtown Augusta's thriving Central Business and Medical District's. Previous plans for the property include concept renderings for 48 Units in a 1-Story Memory Care facility, 60 Units in a 2-Story Assisted Living Facility and 36 Units in a 3-Story Independent Living Facility, all of which would be connected on the entire site. Town Center offers immense options and flexibility with planning and zoning for any future medical and professional uses should the current PUD Zoning not be reflective of the end user's plans.

**BLANCHARD  
AND  
CALHOUN**  
REAL ESTATE CO.  
COMMERCIAL

237 DAVIS ROAD •



# FEATURES | HIGHLIGHTS

- **Zoning:** PUD Zoned Parcels
- **Lot Size:** 5.1 acres
- **Land AC - Gross:** 5.10 AC
- **Land AC - Net:** 5.10 AC
- **Land SF - Gross:** 222,156 SF
- **Land SF - Net:** 222,156 SF
- **On-sites:** Raw land
- **Off-sites:** Cable, Curb/gutter/sidewalk, electricity, gas, irrigation, sewer, streets, telephone, water

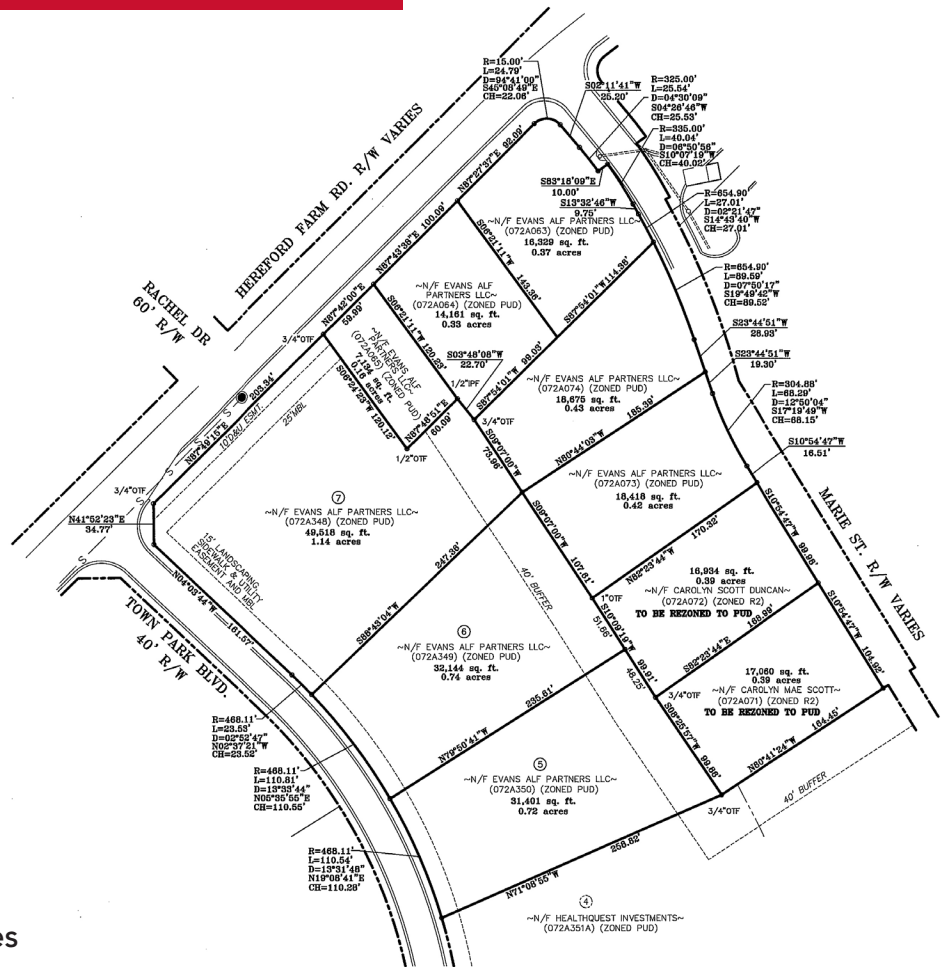
Owner will consider sub-dividing parcels and re-zoning to achieve desired designation.

Great for Senior Housing, Restaurants, Medical, Professional Office Development, etc.



# WILLING TO SUBDIVIDE

**BLANCHARD  
AND  
CALHOUN**  
REAL ESTATE CO.  
COMMERCIAL



**417 Town Park:** Currently 0.72 Acres

**419 Town Park:** Currently 0.737 Acres

**421 Town Park & 4398 Hereford Farm Road:** 1.136 Acres & 0.166 Acres

Both have frontage on Hereford Farm Road which within the next 2 years should be fully complete with a widening project that will see it increase as a "bypass" taking traffic all the way from 1-20 in Grovetown and connecting them to Downtown Augusta. This is an ideal spot with frontage for a variety of users including but not limited to QSR, convenience stores, strip center, sit-down restaurant, medical and professional.

**4396 Hereford Farm & 4394 Hereford Farm:** 0.33 Acres & 0.309 Acres

Could offer an end user approximately 472' of frontage on a new 4 Lane Highway that connects both Richmond and Columbia Counties.

**0, 452, 454, 456 Marie Street:** Approx .4 Acres each

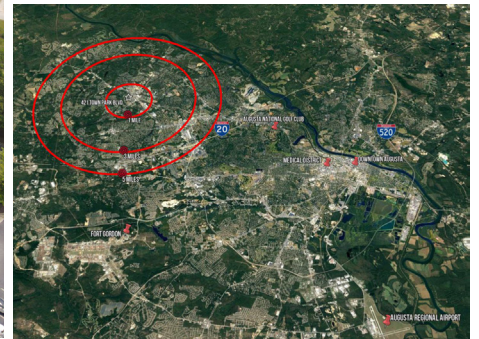
Each lot as it currently sits meets Columbia County's Zoning requirements of 15,000 sqft for a professional designation.

**BLANCHARD  
AND  
CALHOUN**  
REAL ESTATE CO.  
COMMERCIAL





# TOWN PARK DEVELOPMENT



**421 TOWN PARK BLVD | EVANS, GA SUBMARKET  
PUD ZONE DEVELOPMENT OPPORTUNITY**