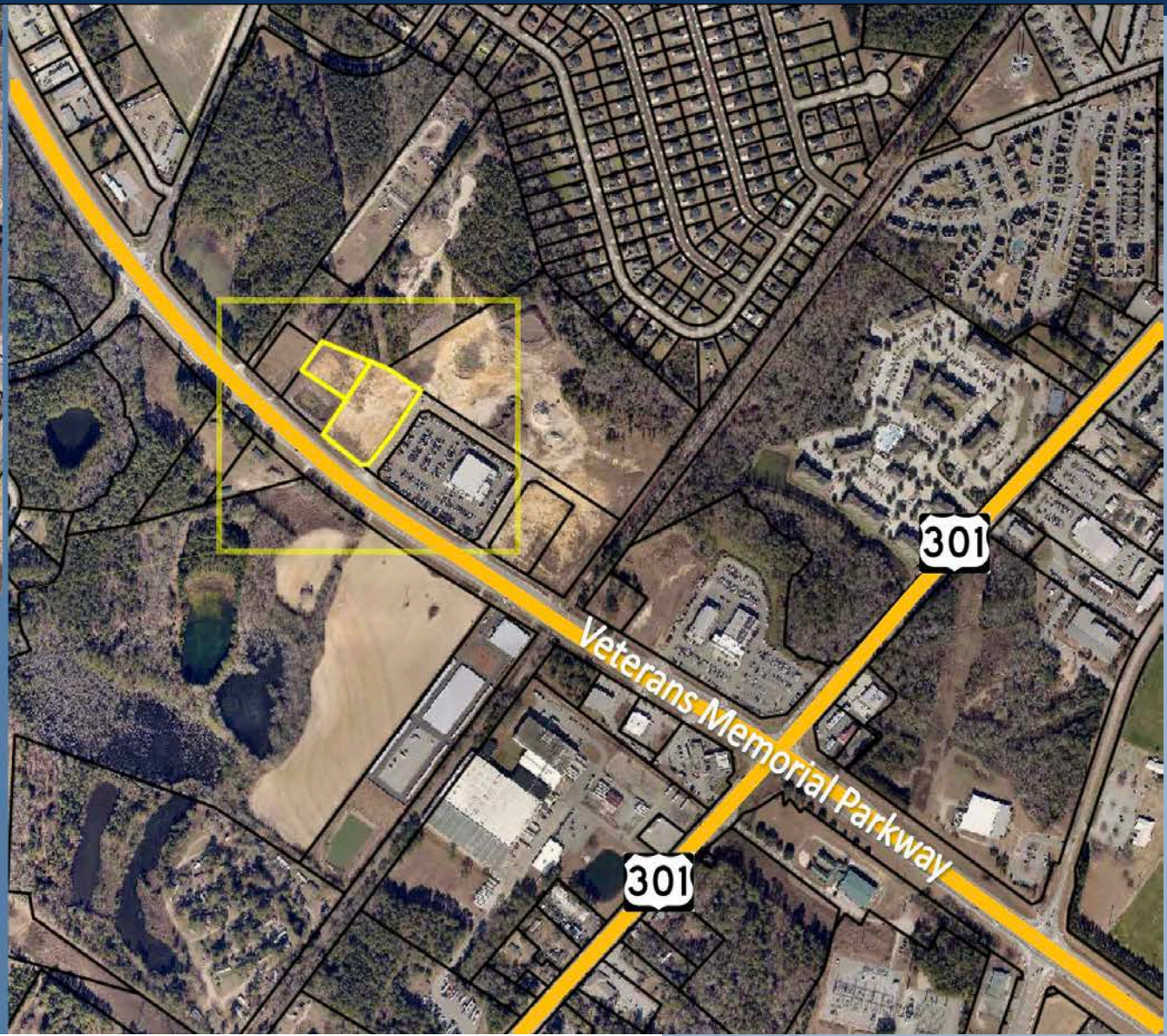


FOR SALE

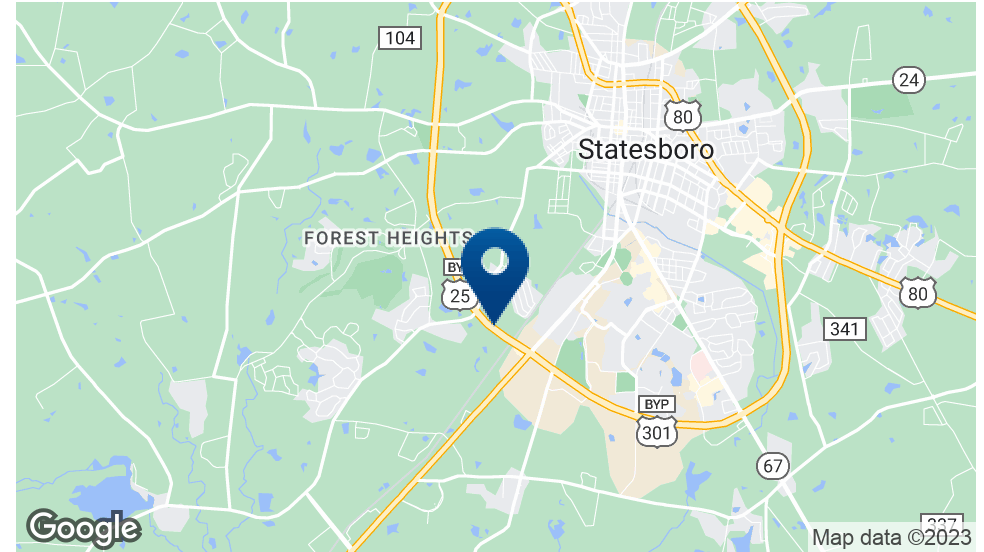
3.5-ACRE PAD-READY SITE

VETERANS MEMORIAL PKWY



SHERMAN &
HEMSTREET
Real Estate Company

Property Summary



PROPERTY DESCRIPTION

Pad-site ready development site off Hwy 301, on Veterans Memorial Pkwy in one of the fastest growing areas in Bulloch County. The 2 parcels, totaling 3.5-acres, offers water, sewer, and gas connections at road frontage. Drainage easement and access to the detention pond adjacent to site is outlined in the most recent survey completed in 2020.

Zoning encompasses Commercial Retail and Commercial Business district uses such as hotels, restaurants, healthcare facilities, business/professional offices, and other related construction.

PROPERTY HIGHLIGHTS

- WATER, SEWER, GAS AVAILABLE
- DRAINAGE EASEMENT TO DETENTION
- 12,300 AADT ON FRONTAGE
- 19,600 AADT ON S. HWY 301

OFFERING SUMMARY

Sale Price:	\$950,000
Lot Size:	3.5 Acres
Price Per Acre:	\$271,428
Frontage:	225 Feet
Topography:	Level

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	706	10,324	16,229
Total Population	3,237	29,341	43,098
Average HH Income	\$42,148	\$44,193	\$50,676



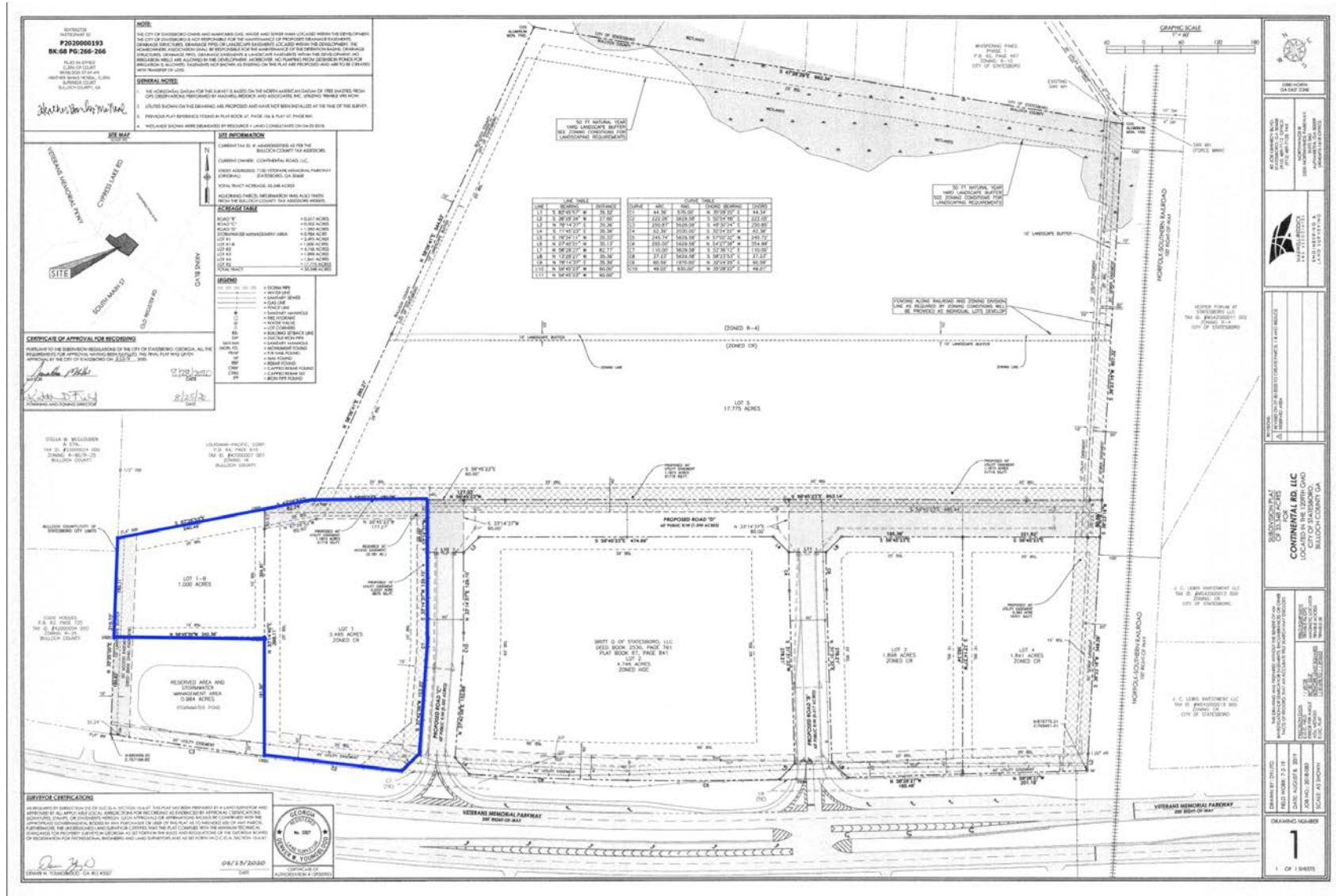
ALEX HANSBARGER

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Retailer Map



Site Plans



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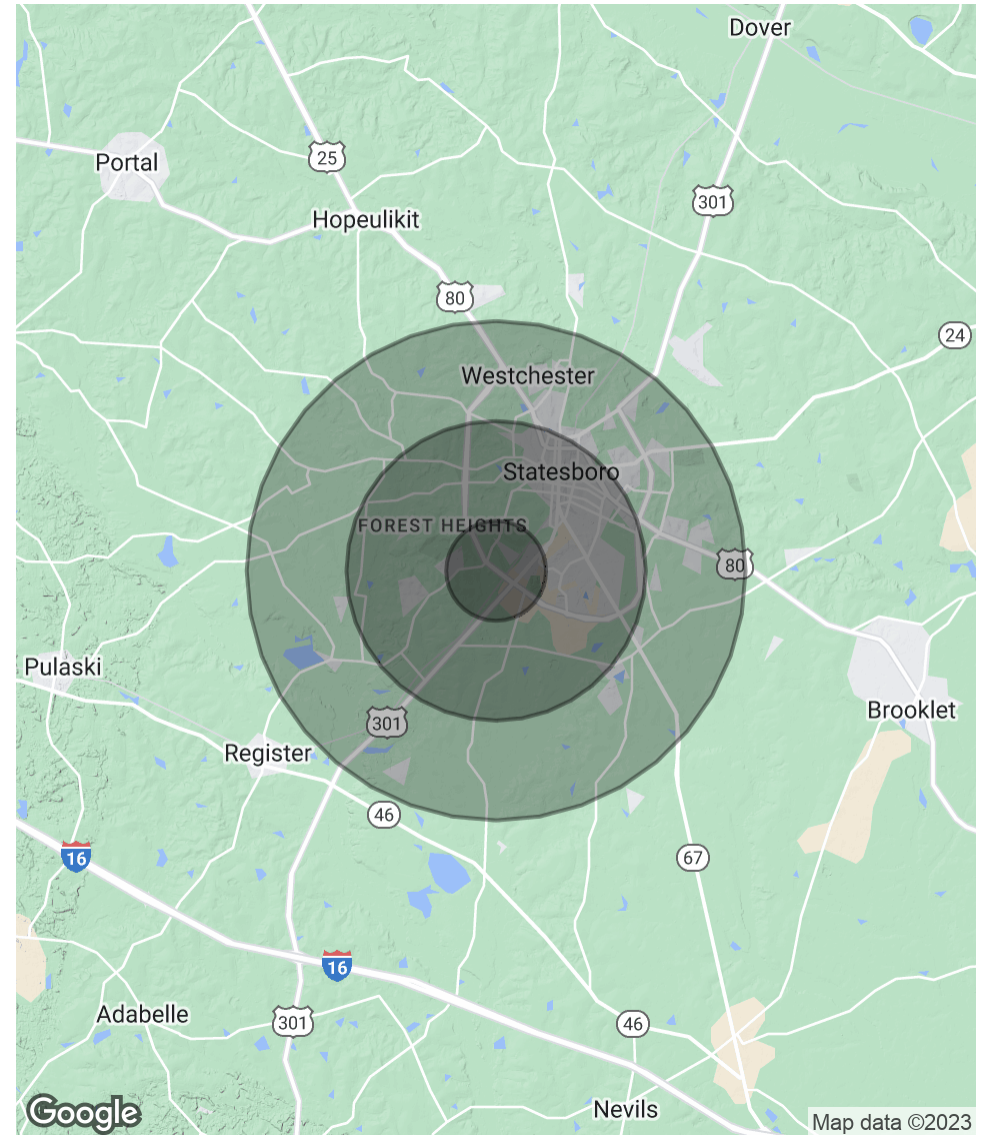
FOR SALE | 3.5-ACRE PAD-READY DEVELOPMENT SITE | 0 VETERANS MEMORIAL PKWY, STATESBORO, GA 30458

Demographics Map & Report

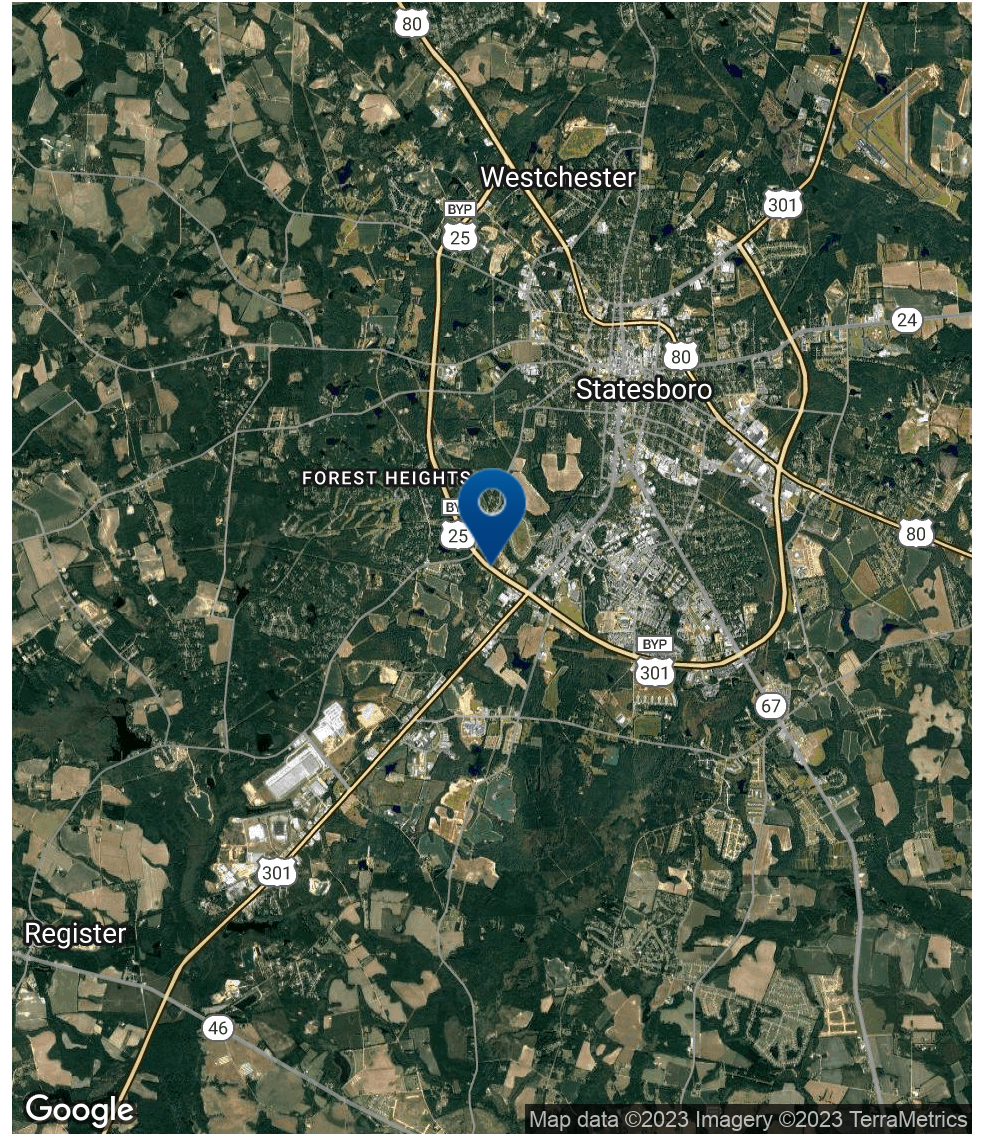
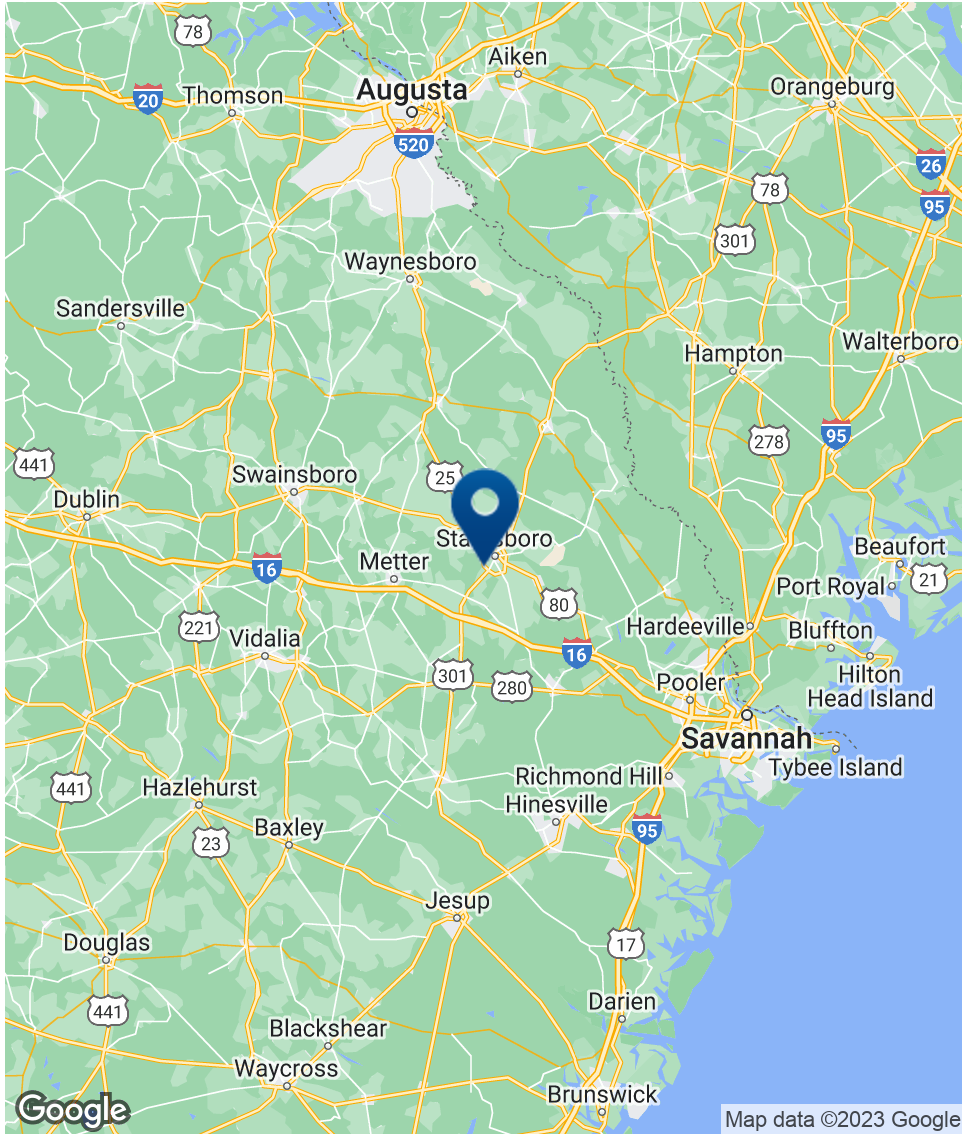
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,237	29,341	43,098
Average Age	21.4	26.4	29.0
Average Age (Male)	21.4	26.6	29.2
Average Age (Female)	21.3	27.9	30.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	706	10,324	16,229
# of Persons per HH	4.6	2.8	2.7
Average HH Income	\$42,148	\$44,193	\$50,676
Average House Value	\$135,108	\$104,235	\$118,579

* Demographic data derived from 2020 ACS - US Census



Location Map



ALEX HANSBARGER
 Commercial Sales Associate
 ahansbarger@shermanandhemstreet.com
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Advisor Bio



ALEX HANSBARGER

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Direct: **706.722.8334** | Cell: **912.509.2108**

GA #420237

PROFESSIONAL BACKGROUND

Alex Hansbarger specializes in commercial real estate sales and leasing and has over 7 year of experience in the real estate industry. With a focus on southeastern Georgia, Alex has services both local and national clients' brokerage needs from the northern Savannah region to Statesboro and Dublin Georgia. He has extensive experience working with investment properties from his time working in a real estate firm in Athens. While at that firm Alex's team was the ranked number one from 2016 through 2019, closing 100+ transactions per year. Sales and networking have been his passion his entire life through private business, connecting professionals to opportunities, and providing top-notch services to his clients. Personal and professional growth has always been his aim.

Sherman & Hemstreet Real Estate Co. is the region's largest CRE firm, providing commercial real estate services for Eastern and Southern Georgia as well as the western half of South Carolina. In addition to Georgia and South Carolina S&H handles investment property transactions and is licensed in both North Carolina and Alabama. In addition to being one of the region's top commercial real estate brokerage firms S&H is one of the largest property management firms in the southeast. Currently S&H manages industrial, office, and retail assets for a wide range of clients

EDUCATION

Hondros College of Business

MEMBERSHIPS

Effingham Chamber of Commerce- Ambassador

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