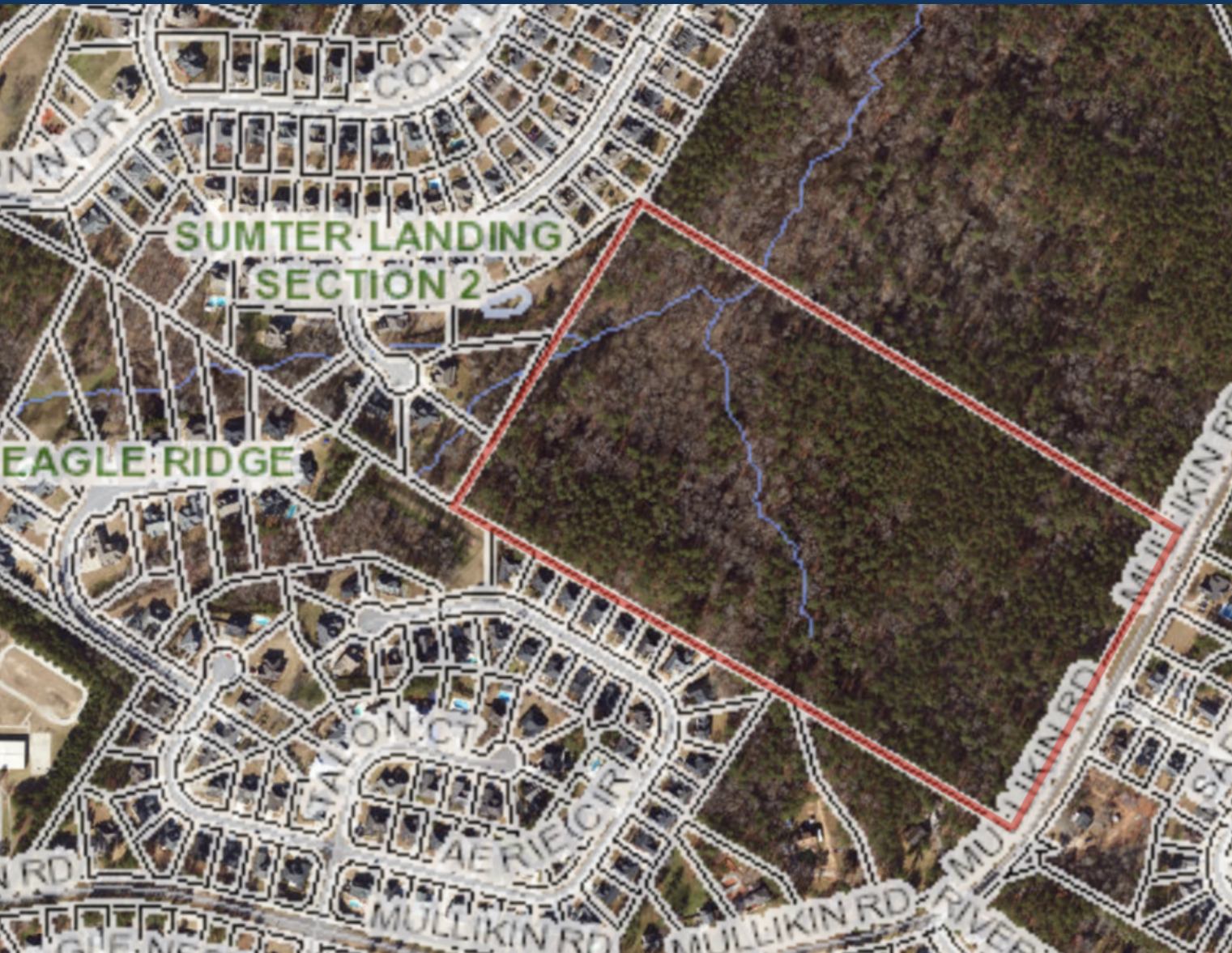


# FOR SALE

# EVANS GEORGIA DEVELOPMENT SITE

0 Mullikin Road, Evans, GA 30809



**JOE EDGE, SIOR, CCIM**  
President & Broker  
[jedge@shermanandhemstreet.com](mailto:jedge@shermanandhemstreet.com)  
706.288.1077

**SHERMAN &  
HEMSTREET**  
Real Estate Company



# Executive Summary

LAND FOR SALE

Evans Georgia Development Site | 0 Mullikin Road Evans, GA 30809



## OFFERING SUMMARY

Sale Price: \$650,000

Lot Size: 33.3 Acres

Zoning: R-1

## PROPERTY OVERVIEW

This offering is for one of the last large tracts of land in Evans GA. Site could be used as an amazing home site or developed into a single family subdivision. Site is currently zoned R-1 which would accommodate approximately 38 home lots (see concept engineering drawing attached). Site has some wetlands and floodplain and is currently wooded. Site has sewer and public water. This is a unique opportunity buy an amazing tract of land in fast growing Columbia County very close to the Savannah River. This area is one of the highest per capita demographic locations in Georgia. The 14.2 acre site 2 parcels over sold for \$925,000 in January of 2020.

## LOCATION OVERVIEW

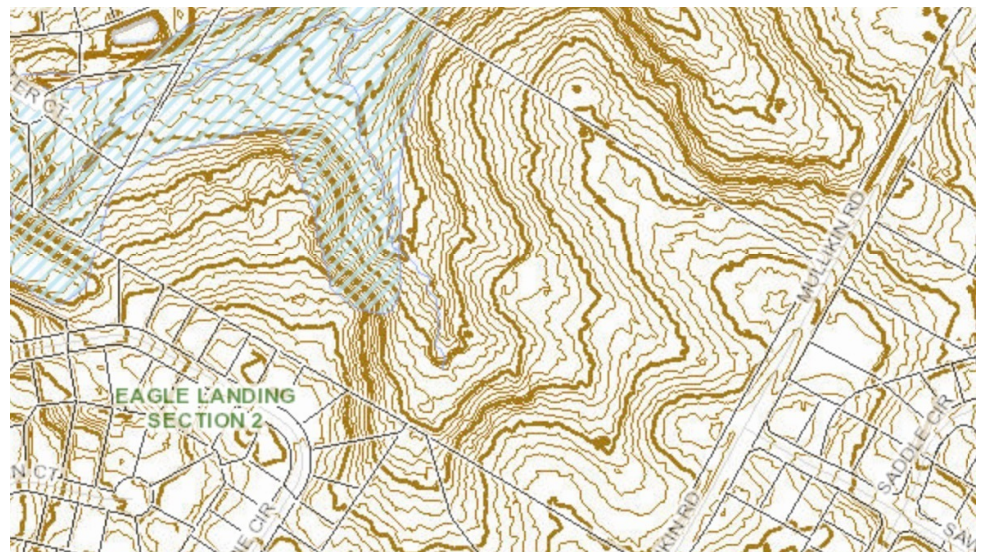
Located in one of the fastest growing counties in the United States in one of the best possible locations. In Evans GA at the end of Mullikin Road off of Fury's Ferry Road just before you get to Savannah River. On back side of Sumter Landing and next to Eagle Landing and Hunters Cove subdivisions.



# Additional Photos

LAND FOR SALE

Evans Georgia Development Site | 0 Mullikin Road Evans, GA 30809

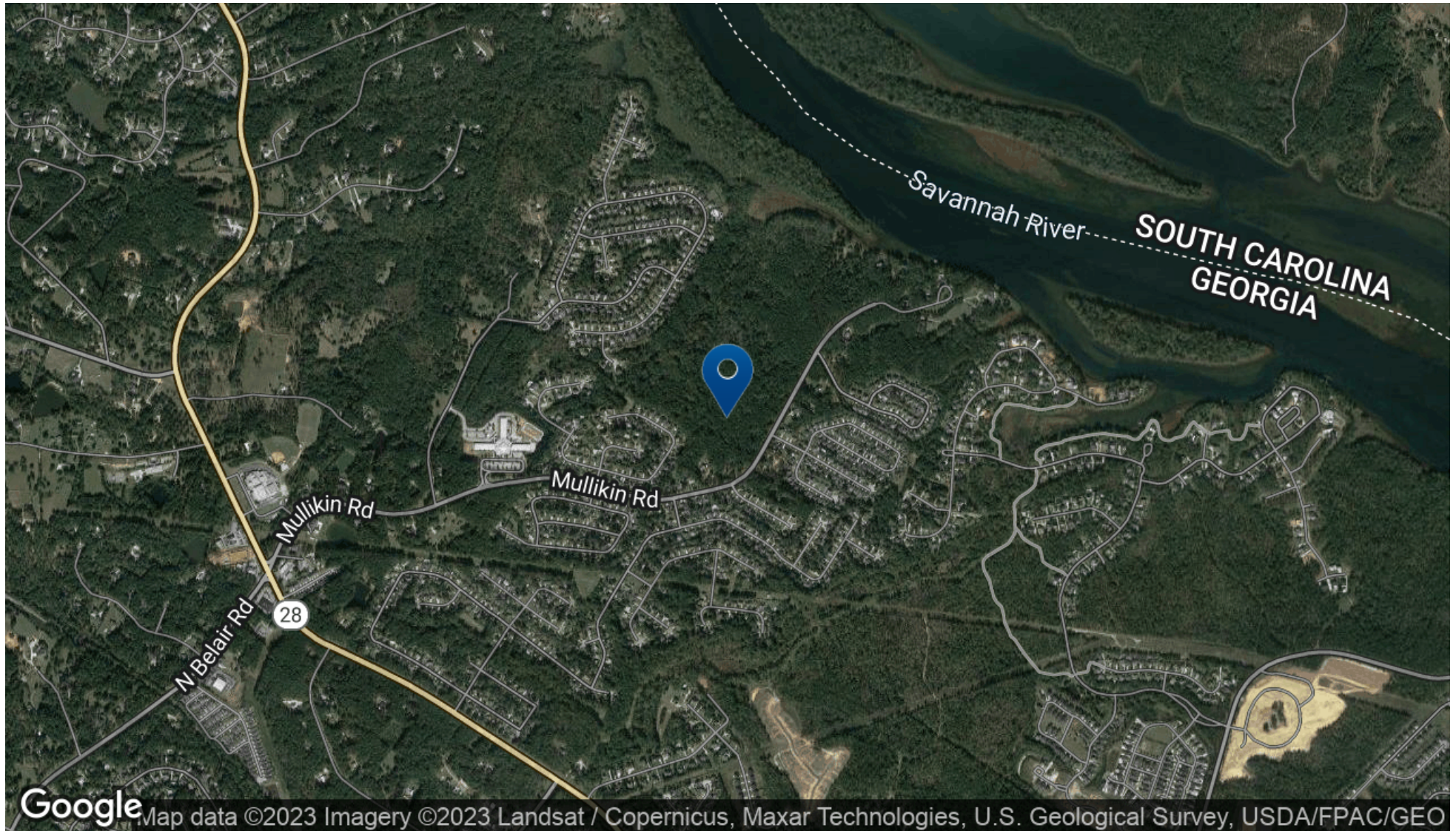




# Location Maps

LAND FOR SALE

Evans Georgia Development Site | 0 Mullikin Road Evans, GA 30809

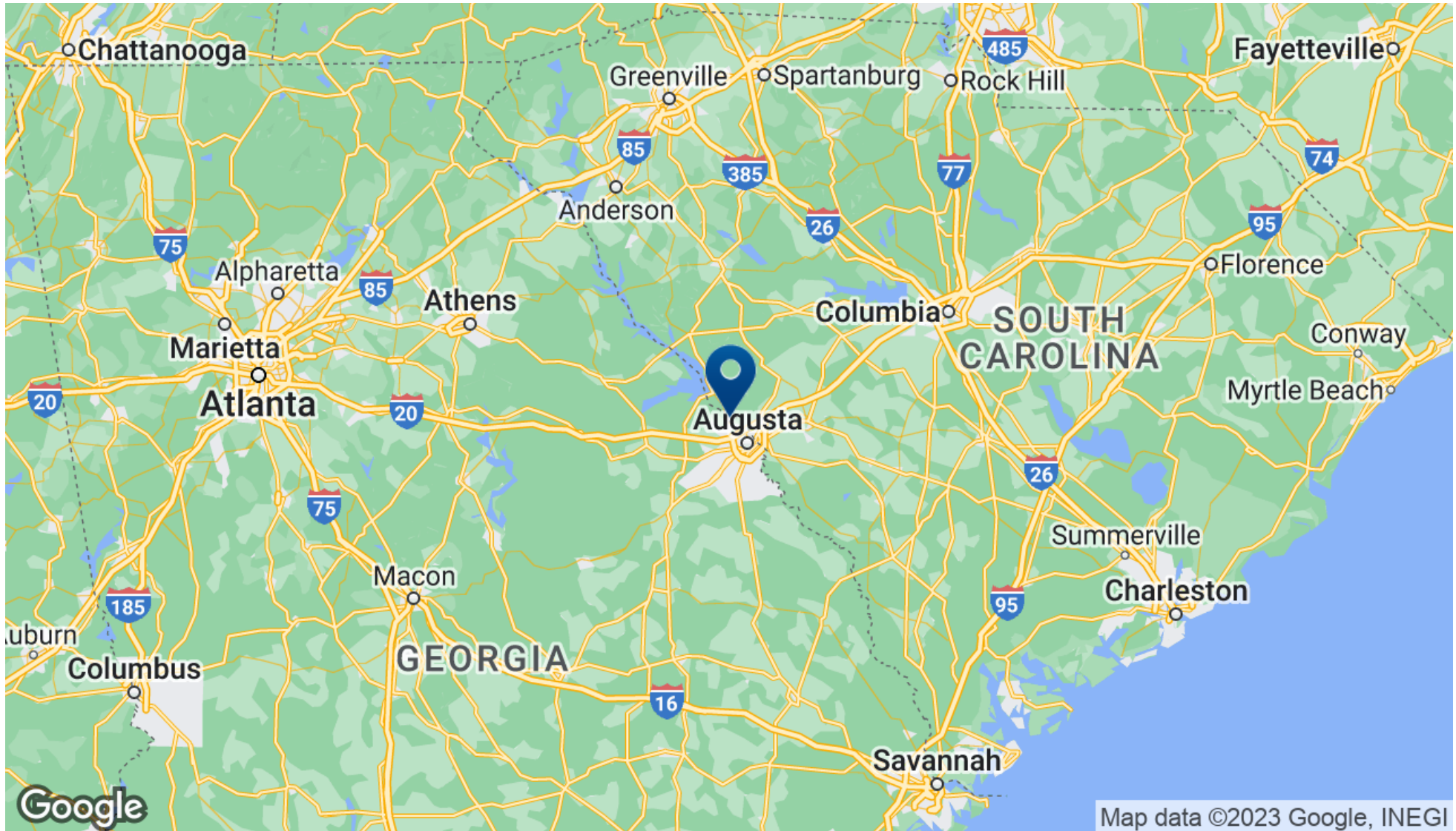




# Aerial Maps

LAND FOR SALE

Evans Georgia Development Site | 0 Mullikin Road Evans, GA 30809





# Demographics Map & Report

LAND FOR SALE

Evans Georgia Development Site | 0 Mullikin Road Evans, GA 30809

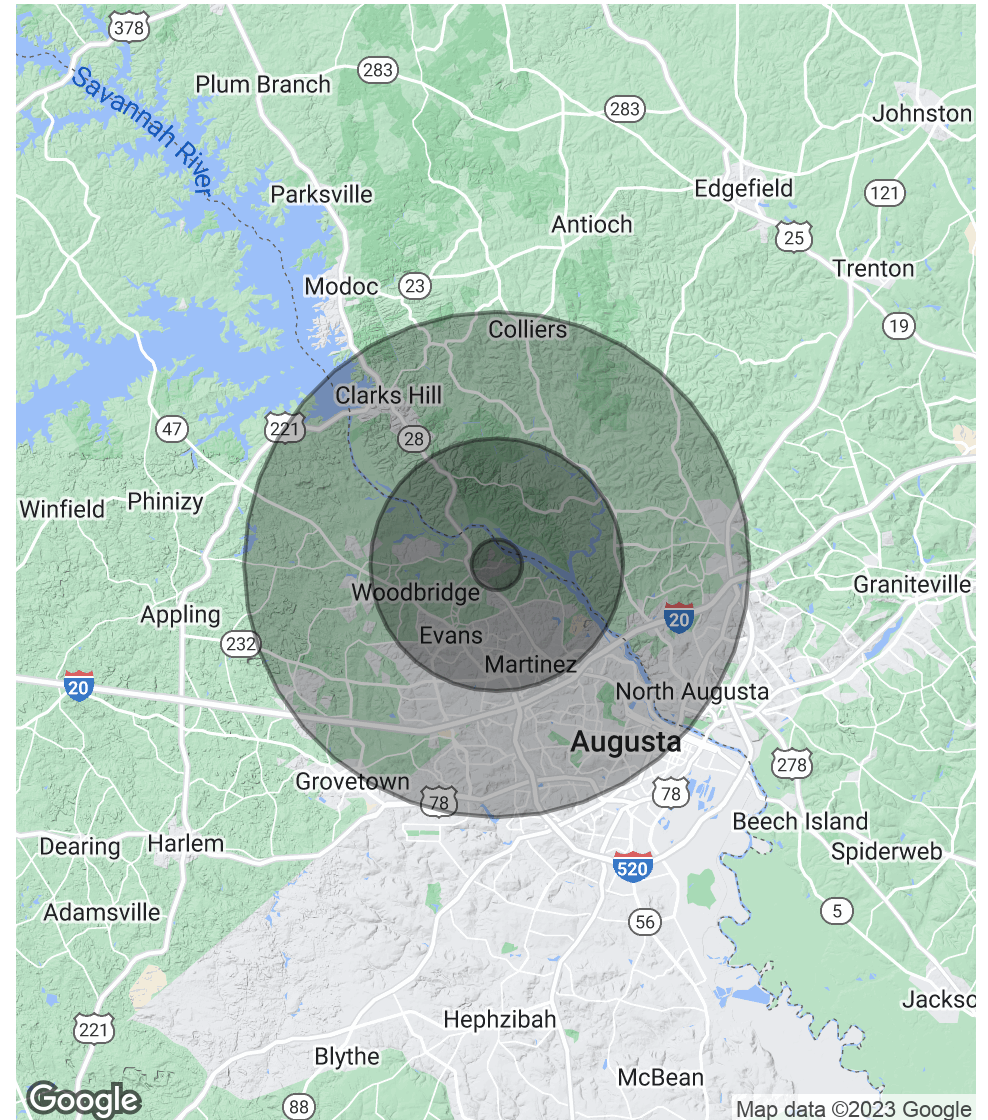
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,155	57,471	206,980
Average age	38.5	37.9	37.2
Average age (Male)	37.6	37.2	36.5
Average age (Female)	39.6	38.6	38.2

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	737	20,332	80,902
# of persons per HH	2.9	2.8	2.6
Average HH income	\$110,580	\$95,290	\$73,522
Average house value	\$269,656	\$272,122	\$222,833

\* Demographic data derived from 2020 ACS - US Census





# Advisor Bio & Contact 1

LAND FOR SALE

Evans Georgia Development Site | 0 Mullikin Road Evans, GA 30809

## JOE EDGE, SIOR, CCIM

President & Broker



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Augusta, GA 30901  
T 706.288.1077  
C 706.627.2789  
jedge@shermanandhemstreet.com



## 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 & AFFILIATIONS

Certified Commercial Investment Member (CCIM)  
Society of Industrial and Office Realtors (SIOR)