

FOR SALE

INDUSTRIAL DEVELOPMENT SITE

2825 Highway 257, Dublin, GA 31021

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

**SHERMAN &
HEMSTREET**
Real Estate Company

Industrial Development Site

2825 Highway 257, Dublin, GA 31021



OFFERING SUMMARY

Sale Price: Negotiable

Lot Size: 11.69 Acres

PROPERTY OVERVIEW

10.8 Acres of Industrial Land Available. Located within a less than 5 minute drive to either I-16 and Highway 441 Bypass. Being located halfway between Atlanta and Savannah with direct access to major highways and interstates, two international airports, and the fastest-growing port in North America, the benefits of a Dublin-Laurens located business or industry are plentiful. This strategic location provides the ability to transport goods and materials to 80% of the consumer market in the United States in less than a 2-hour plane ride, or a 48-hour truck drive.

PROPERTY HIGHLIGHTS

- Close Access to I:16
- High Traffic Location
- All Utilities to Site
- Tax Incentives Available

SHERMAN & HEMSTREET REAL ESTATE COMPANY

624 Ellis St. , Augusta, GA 30901
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706.722.8334

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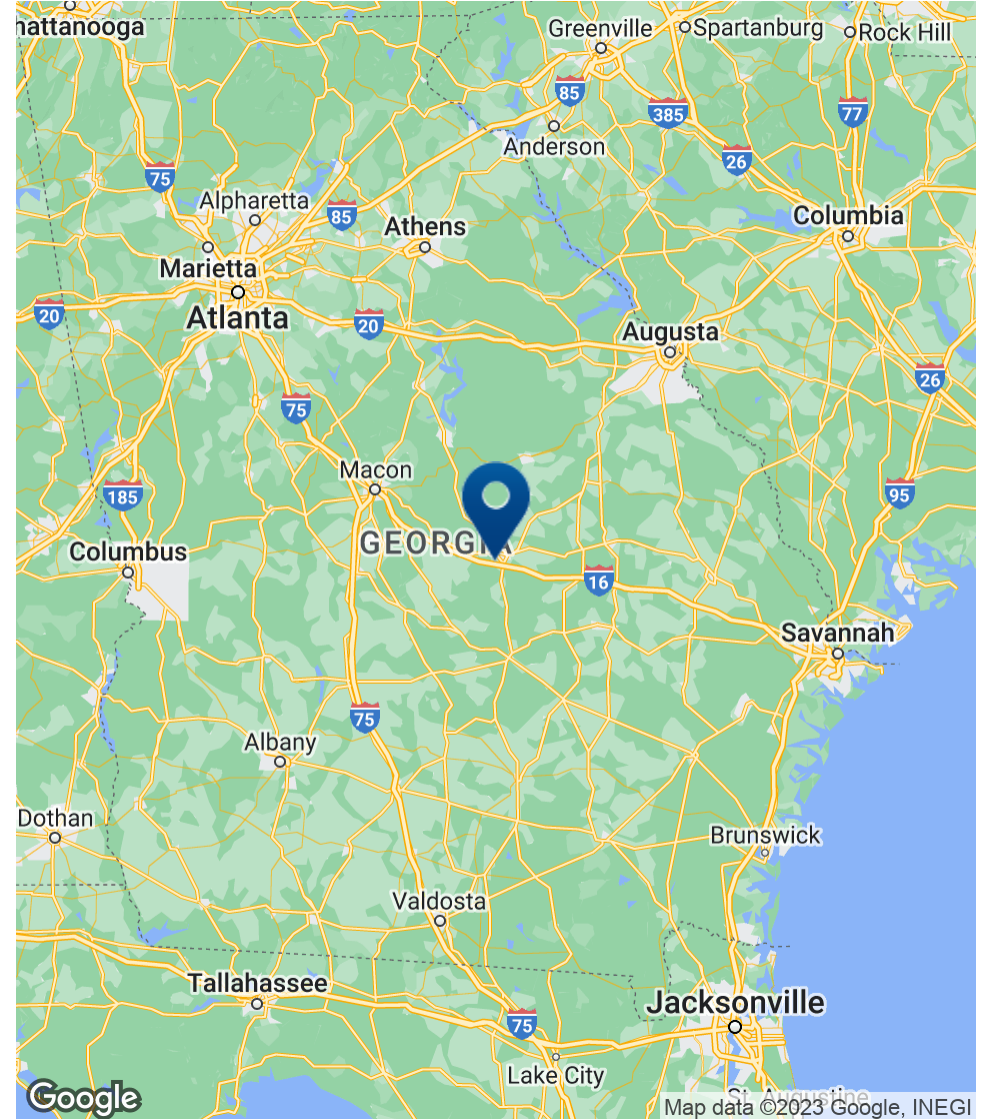
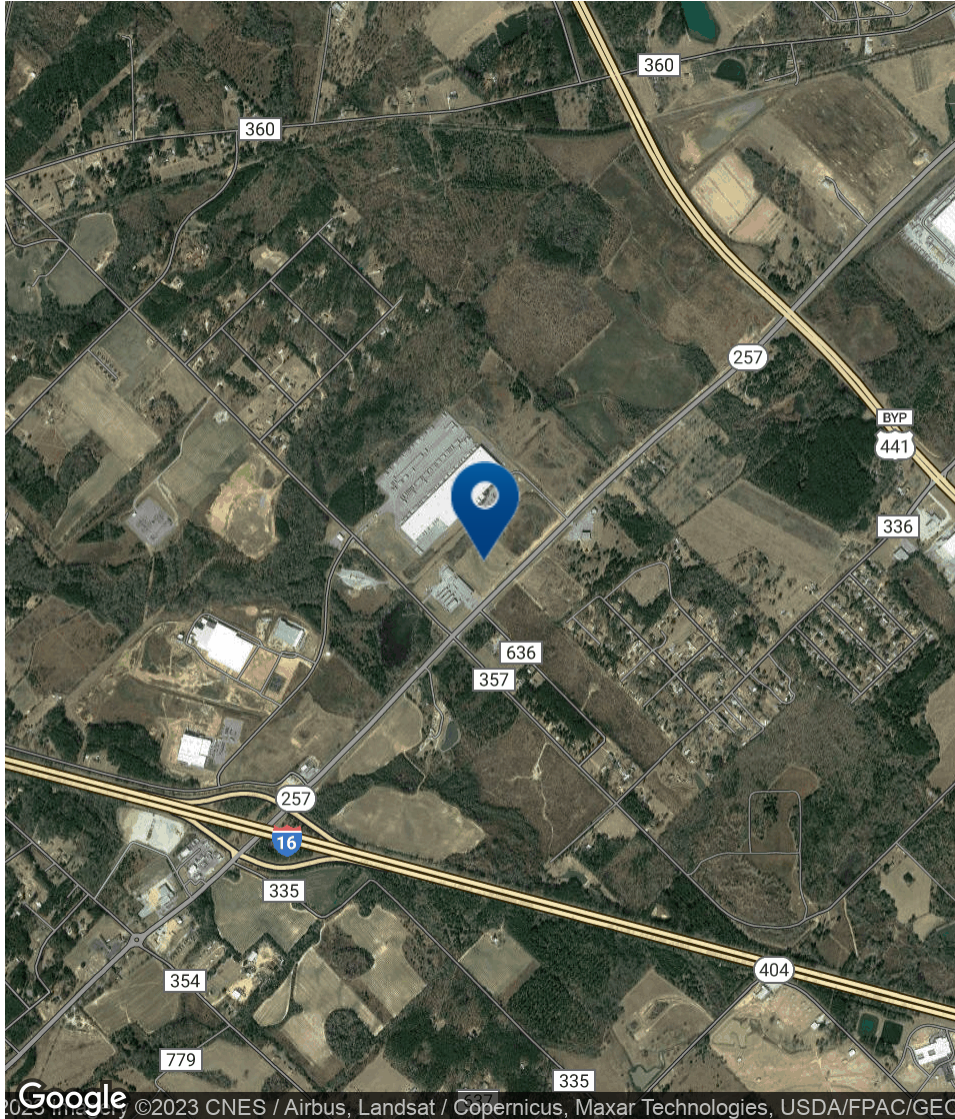
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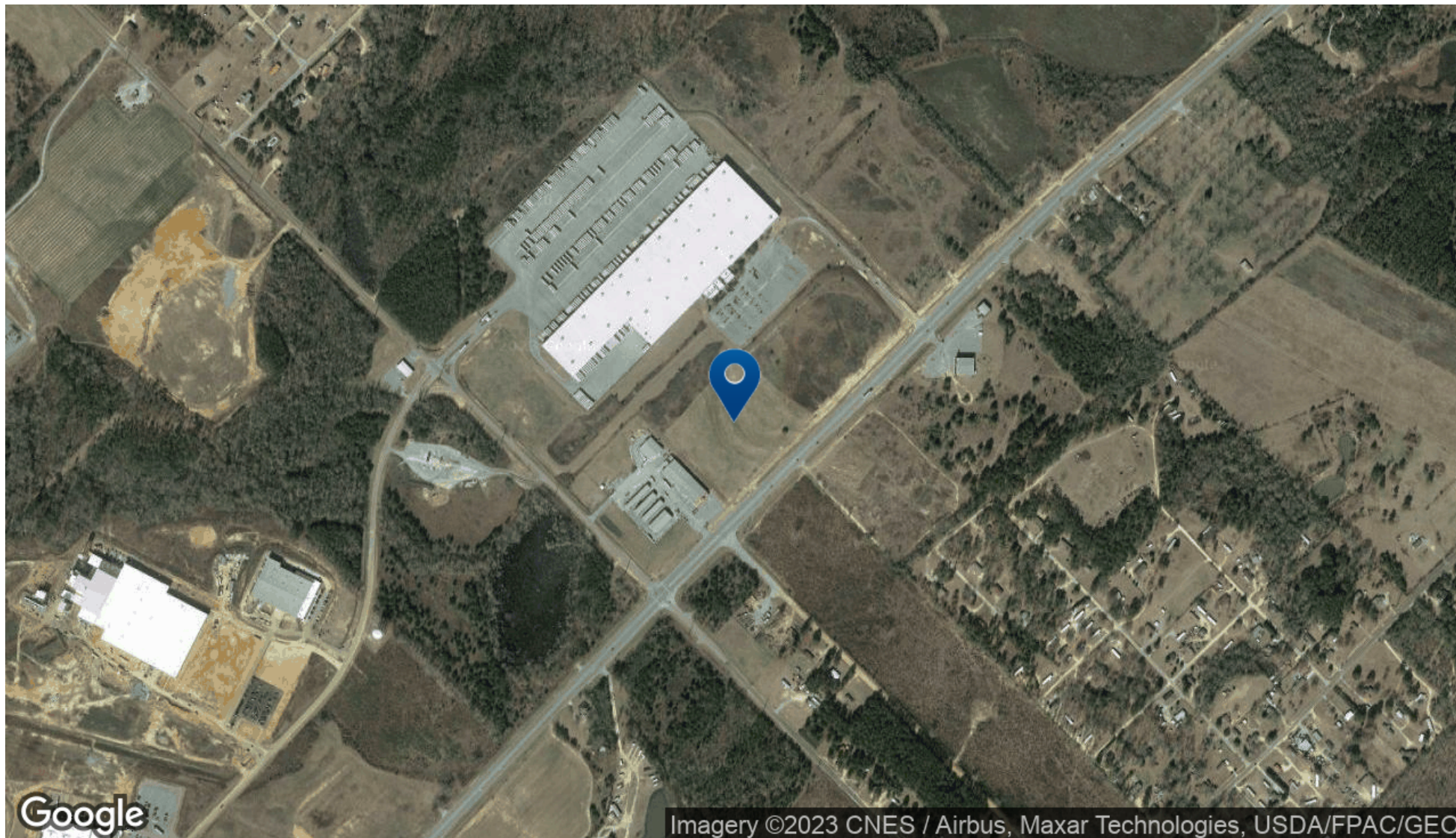
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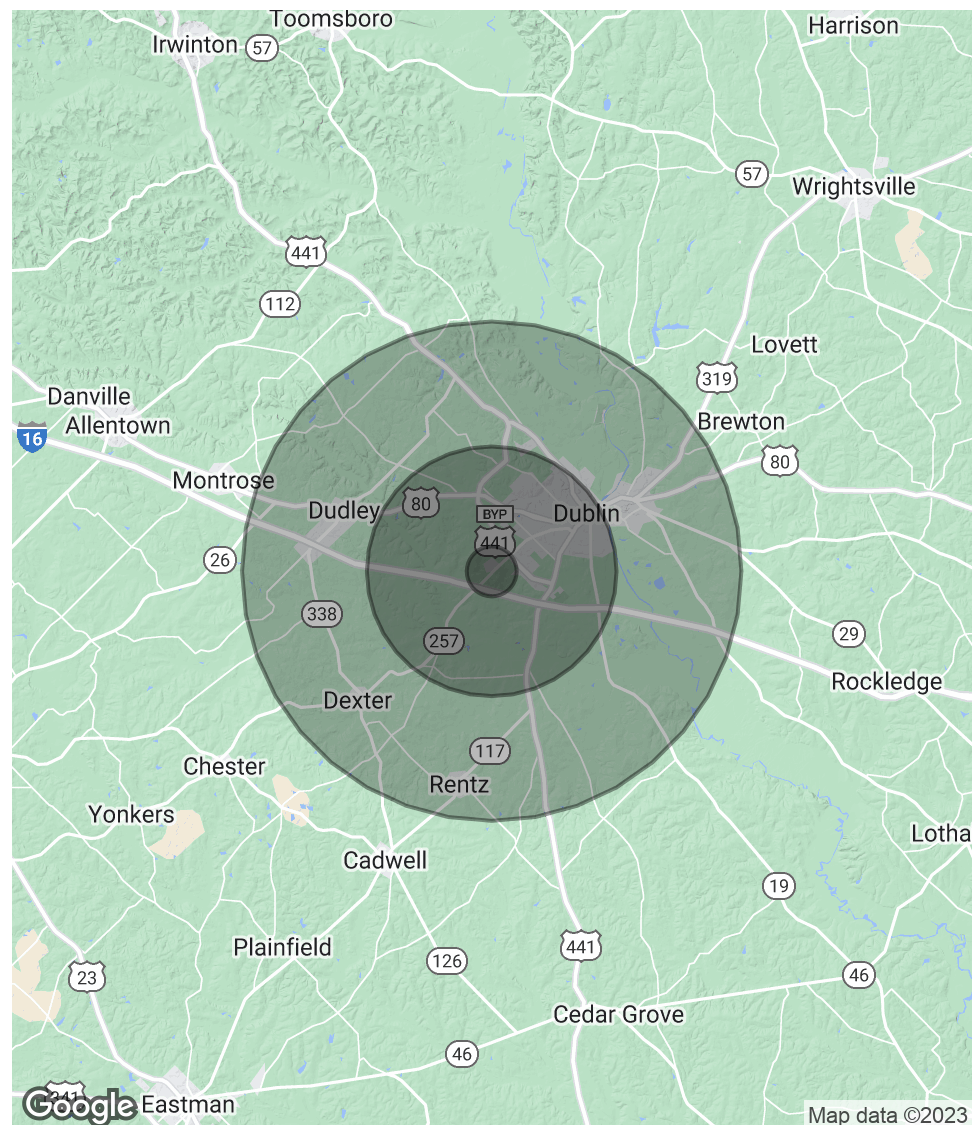
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	612	17,116	36,401
Average age	41.3	38.5	37.2
Average age (Male)	38.0	35.6	35.2
Average age (Female)	43.2	39.5	38.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	208	6,386	13,556
# of persons per HH	2.9	2.7	2.7
Average HH income	\$52,995	\$52,039	\$51,607
Average house value		\$125,273	\$116,094

* Demographic data derived from 2020 ACS - US Census



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Direct: 706.288.1077 | **Cell:** 706.627.2789

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)

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