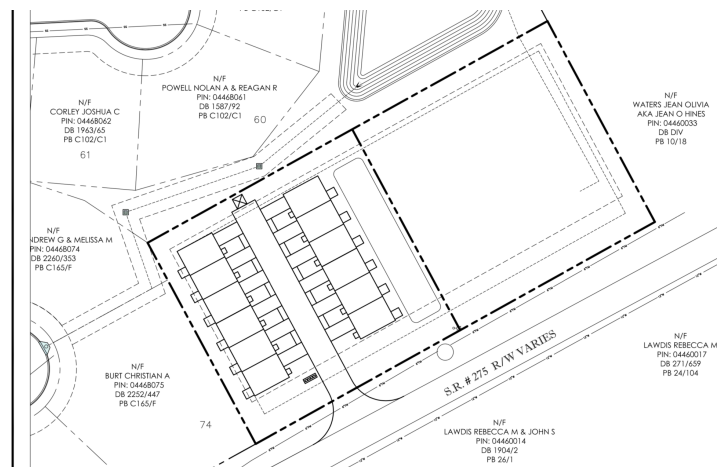


# 12 Unit Development Site

823 Ebenezer Road, Rincon, GA 31326



## OFFERING SUMMARY

Sale Price: \$240,000

Lot Size: 1.0 Acres

Zoning: Multifamily

Price / SF: \$5.51

## PROPERTY OVERVIEW

A++ location in fast growing Effingham County. Very close proximity to schools in an area with super high demand for rentals and affordable housing. Public utilities available. Property has been entitled and zoning approved for 12 units either apartments or townhouses. The current zoning is very difficult to obtain in this area.

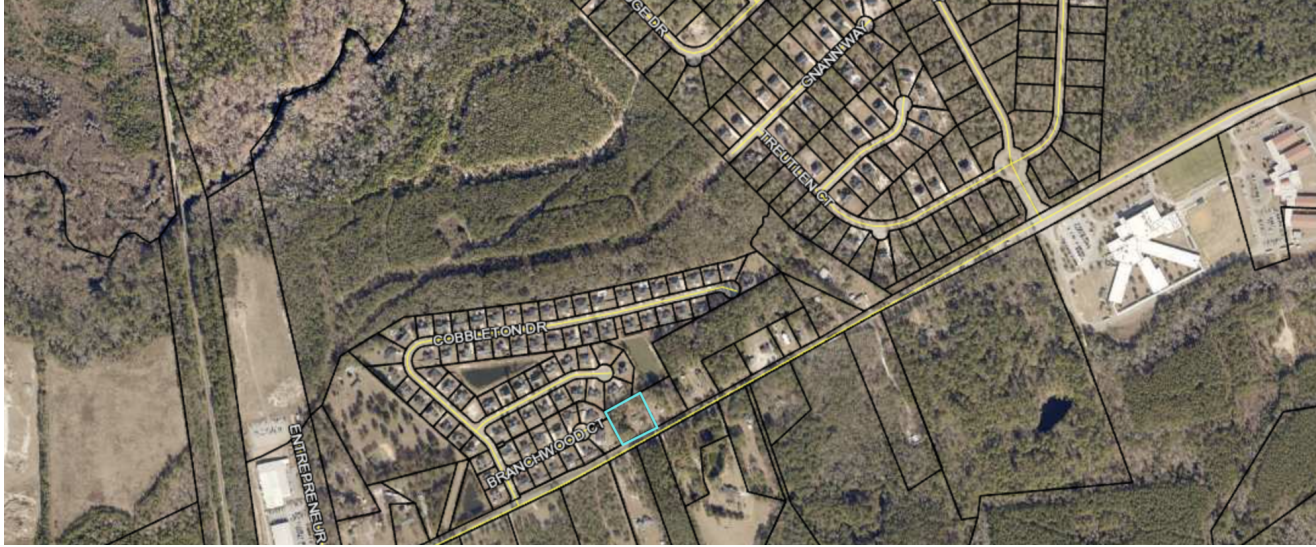
## LOCATION OVERVIEW

One acre site on Ebenezer Road just North of Rincon off of Highway 21 S. Turn at traffic light onto Ebenezer and site is about 1 mile just past GA transformer one of largest employers in the area but before the county schools also on Ebenezer Road. A+++ location just outside of Cobbleton Subdivision where homes are in the 200k price range and just down from the Ramsey Landing Premier Subdivision with the highest value homes in the County.



# 12 Unit Development Site

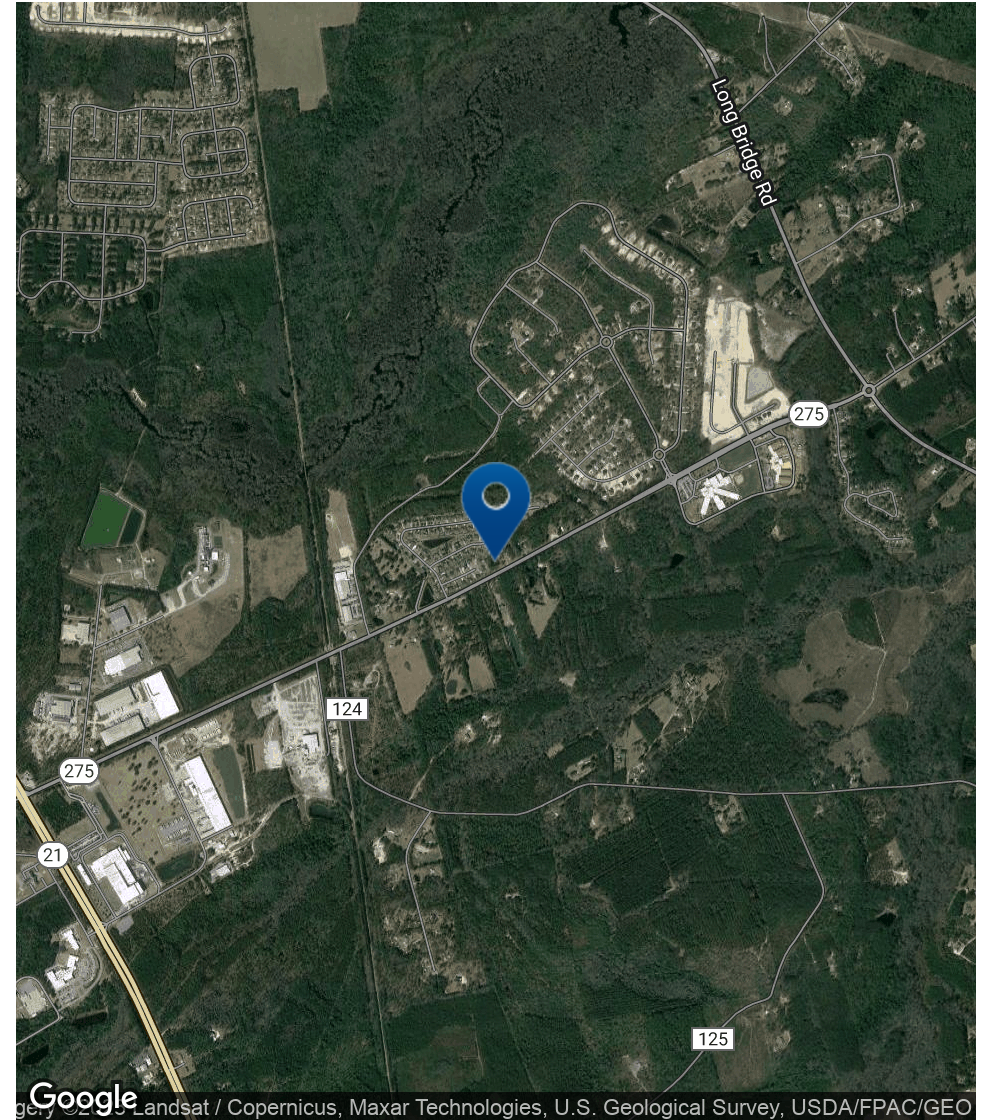
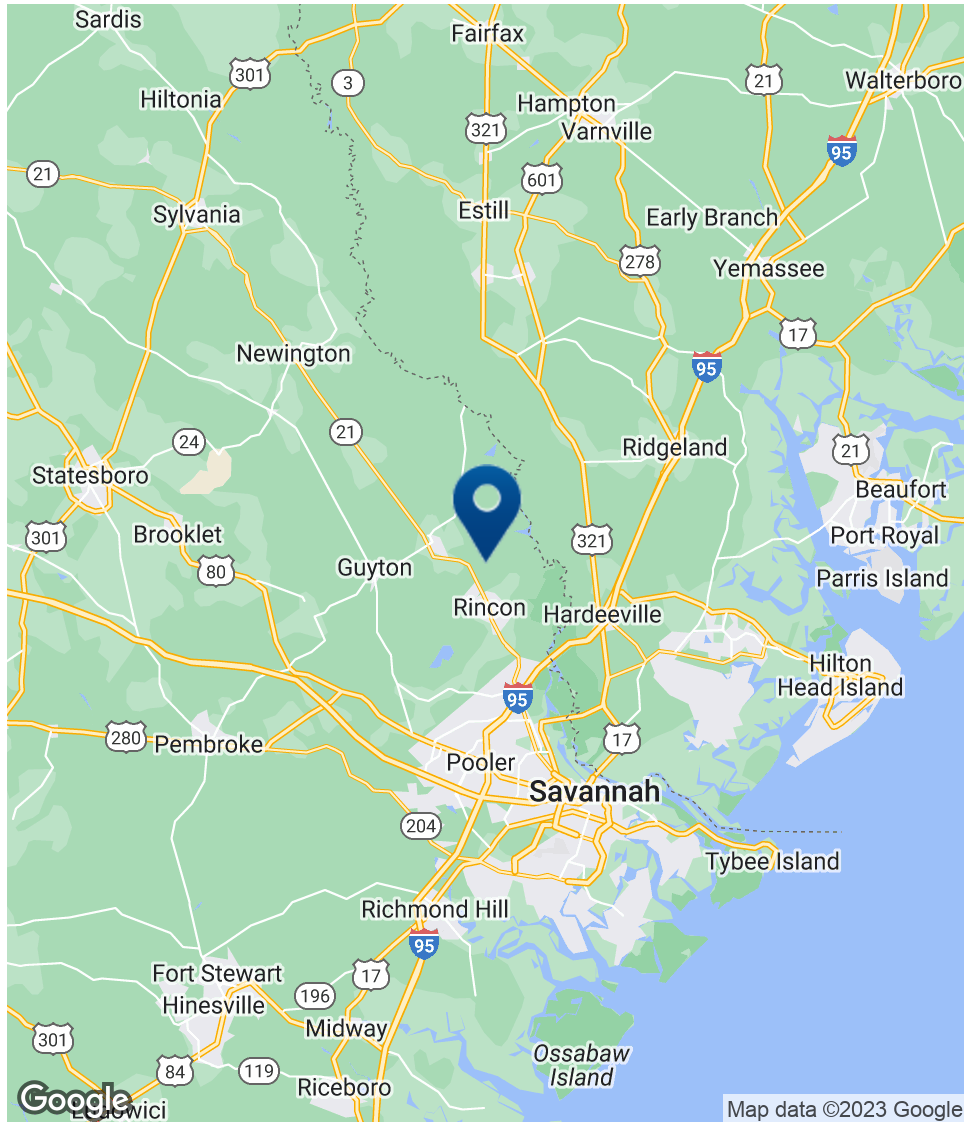
823 Ebenezer Road, Rincon, GA 31326





# 12 Unit Development Site

823 Ebenezer Road, Rincon, GA 31326



**SHERMAN & HEMSTREET REAL ESTATE COMPANY**

624 Ellis St., Augusta, GA 30901  
shermanandhemstreet.com  
706.722.8334

**JOE EDGE, SIOR, CCIM**

jedge@shermanandhemstreet.com  
706.288.1077



# 12 Unit Development Site

823 Ebenezer Road, Rincon, GA 31326

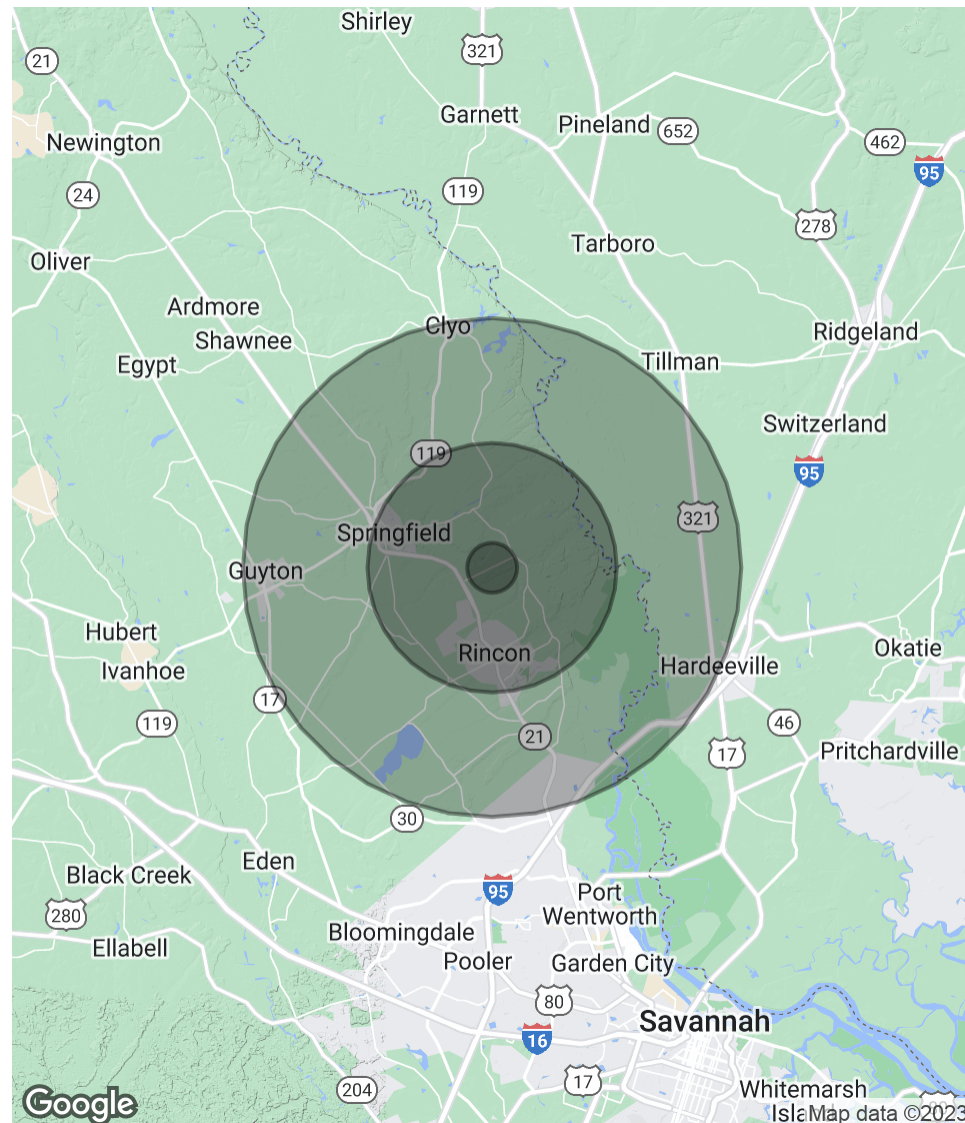
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	304	13,930	41,601
Average age	39.1	34.9	34.5
Average age (Male)	40.6	34.6	34.1
Average age (Female)	36.7	34.6	34.5

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	107	4,792	14,097
# of persons per HH	2.8	2.9	3.0
Average HH income	\$67,080	\$67,886	\$69,171
Average house value	\$193,061	\$185,070	\$178,675

\* Demographic data derived from 2020 ACS - US Census





# 12 Unit Development Site

823 Ebenezer Road, Rincon, GA 31326

## JOE EDGE, SIOR, CCIM

President & Broker



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Augusta, GA 30901  
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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)