

Medical Office Site

2008 Parkview Drive, Evans, GA 30809



OFFERING SUMMARY

Sale Price: \$225,000

Lot Size: 1.07 Acres

Zoning: PUD

Market: Augusta, GA

Submarket: Evans

Price / SF: \$4.83

PROPERTY OVERVIEW

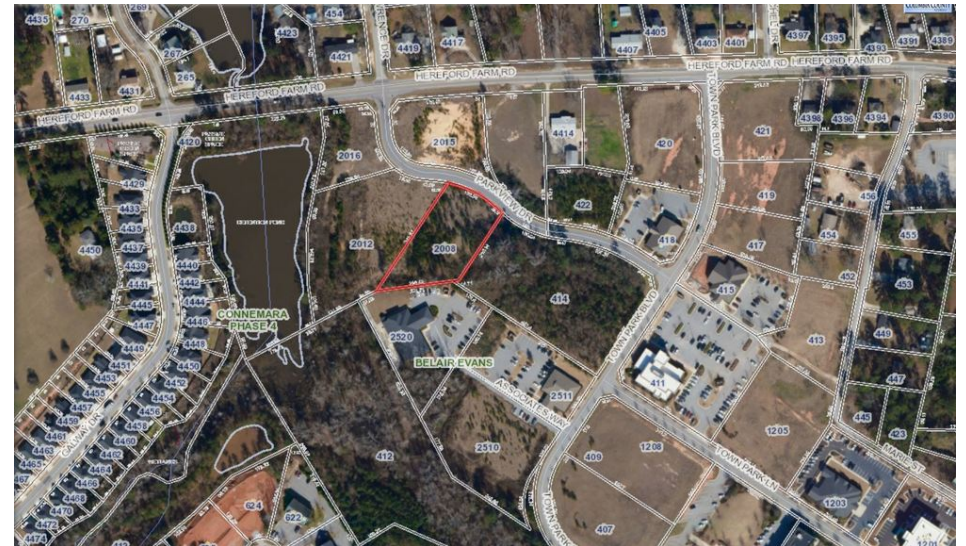
Reduced \$25,000! Professional lot for sale in Evans Town Park - 1.069 Acres. Lot 5 - Level and all utilities are available. Seller will consider all reasonable offers. This is a premier location surrounded by Medical-Professional Offices and has Professionally Maintained Common Area

LOCATION OVERVIEW

This property is located just off N. Belair Road between Hereford Farm Road and Town Park Boulevard. Coming from Augusta on Washington Rd, take a left on Town Centre Drive - cross over N. Belair Rd - turns into Hereford Farm Rd. Take a left on Town Park Blvd. and a right on Parkview Drive. Property is the second lot on the left. Located in the Center of the Evans Business District.

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SHERMAN & HEMSTREET REAL ESTATE COMPANY

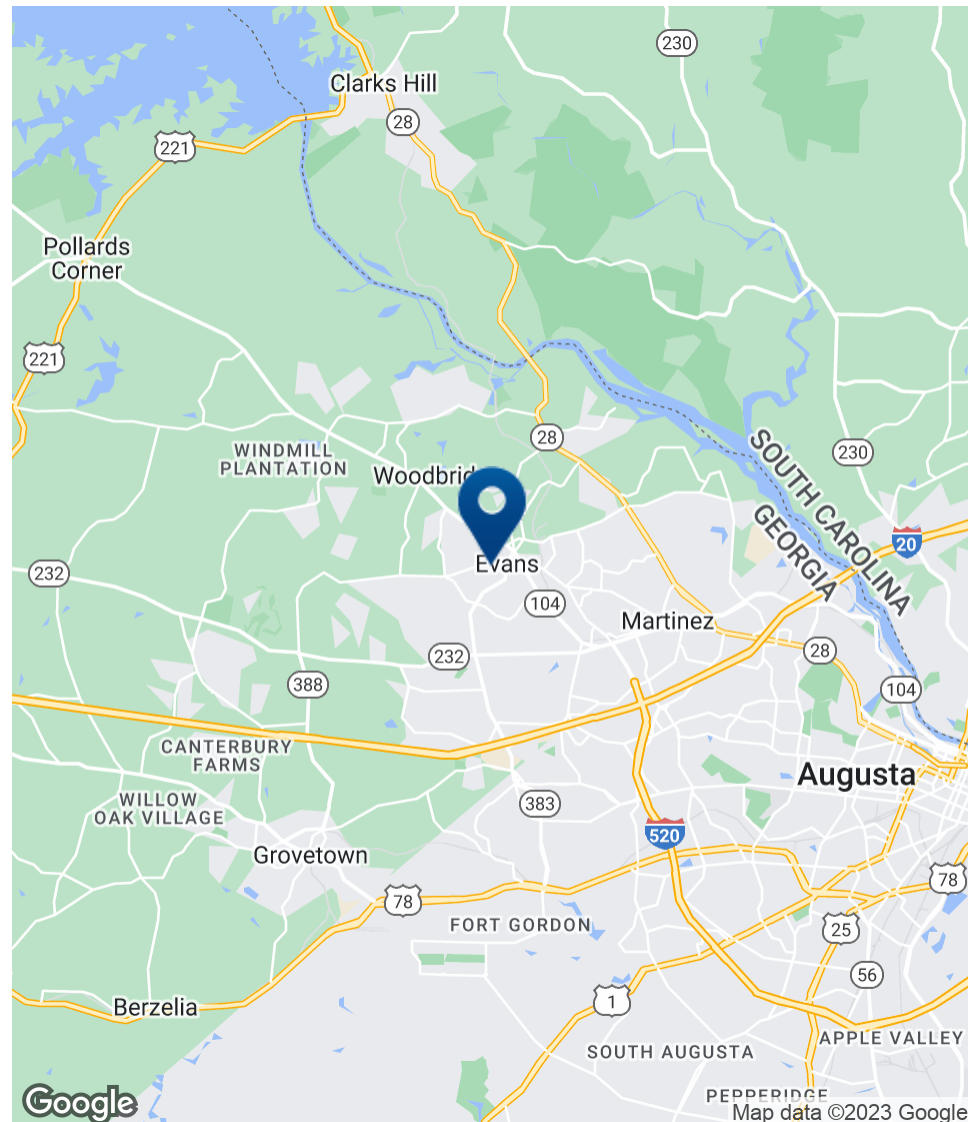
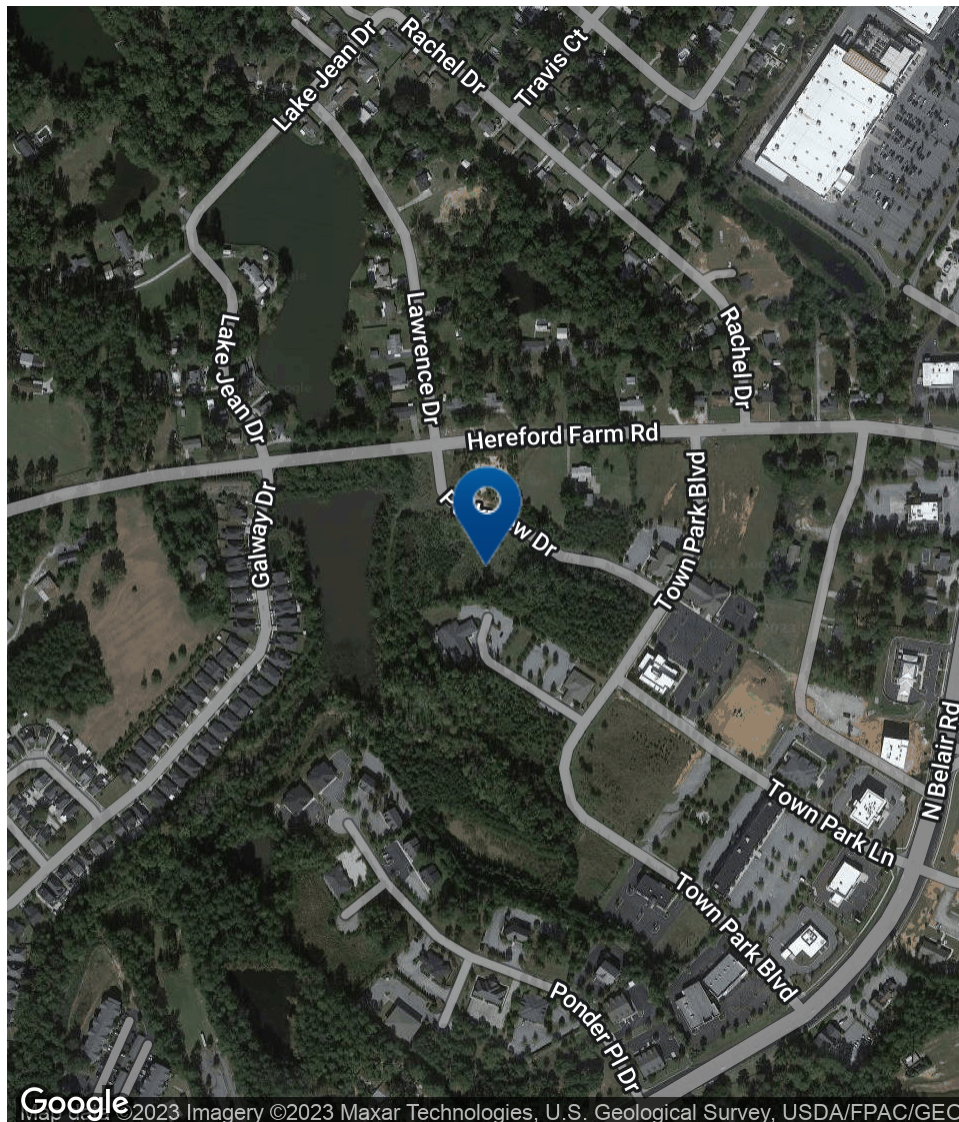
624 Ellis St., Augusta, GA 30901
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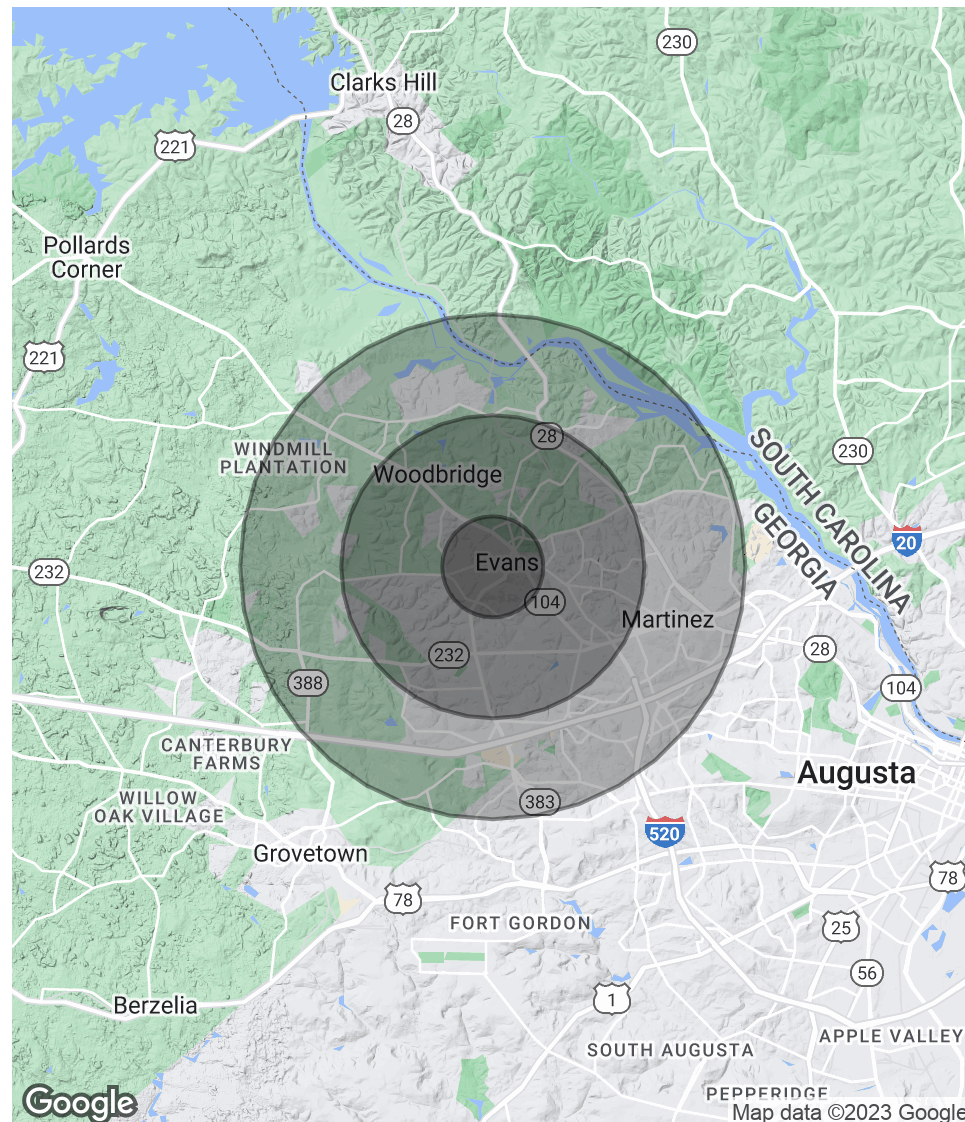
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,075	43,726	96,659
Average age	39.9	37.2	37.0
Average age (Male)	37.8	36.7	36.4
Average age (Female)	42.8	38.1	37.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,852	15,750	34,836
# of persons per HH	2.7	2.8	2.8
Average HH income	\$80,232	\$82,940	\$83,384
Average house value	\$204,124	\$197,036	\$231,152

* Demographic data derived from 2020 ACS - US Census



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JOE EDGE, SIOR, CCIM

President & Broker

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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)

Sherman & Hemstreet Real Estate Company

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