

# 215 VFW Road

Grovetown, GA 30813



## OFFERING SUMMARY

Sale Price: \$120,000

Lot Size: 6.0 Acres

Price / SF: \$0.46

## PROPERTY OVERVIEW

6 Acre tract of land Available for only \$120,000. Site could be subdivided for residential or used a large homesite. The property has close proximity to the center of Grovetown and also close access to Fort Gordon and Gate 2 nearby. This is a potential site for either a single-family residential development or possible multi-family development as well. Site could easily be divided into 2 and 4 acre tracts. Site has some flood plain along the creek at the rear of the property. There are some wetlands area on the site also which a buyer needs to investigate. The national wetlands database appears to show more of the site as wetlands than a site visit indicates.

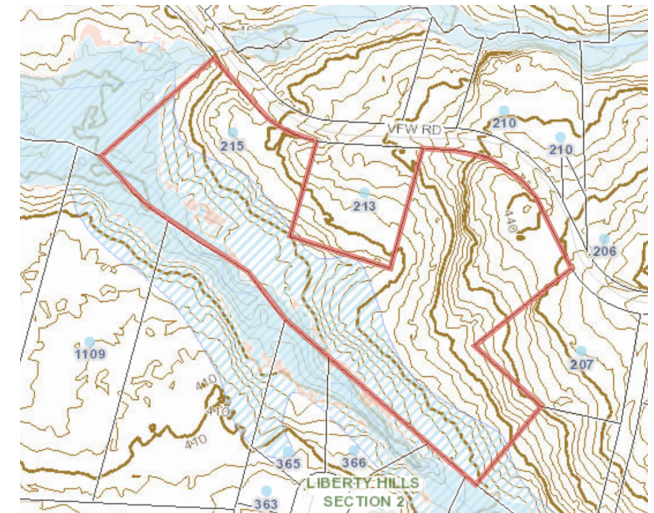
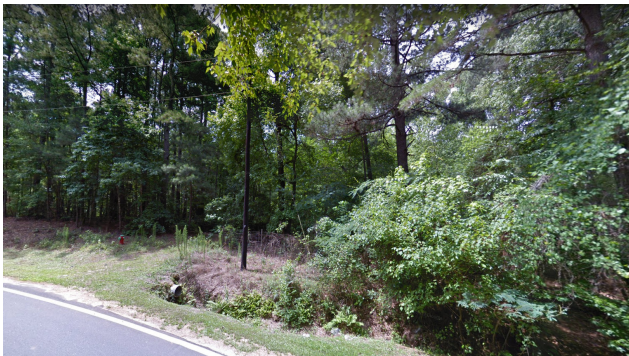
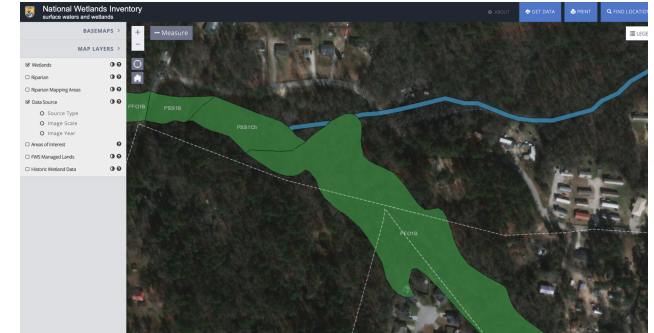
## LOCATION OVERVIEW

6 Acre parcel located just a short drive from Downtown Grovetown. Close to Fort Gordon and Gate 2 as well. Property is on border with Columbia County and city limits of Grovetown.



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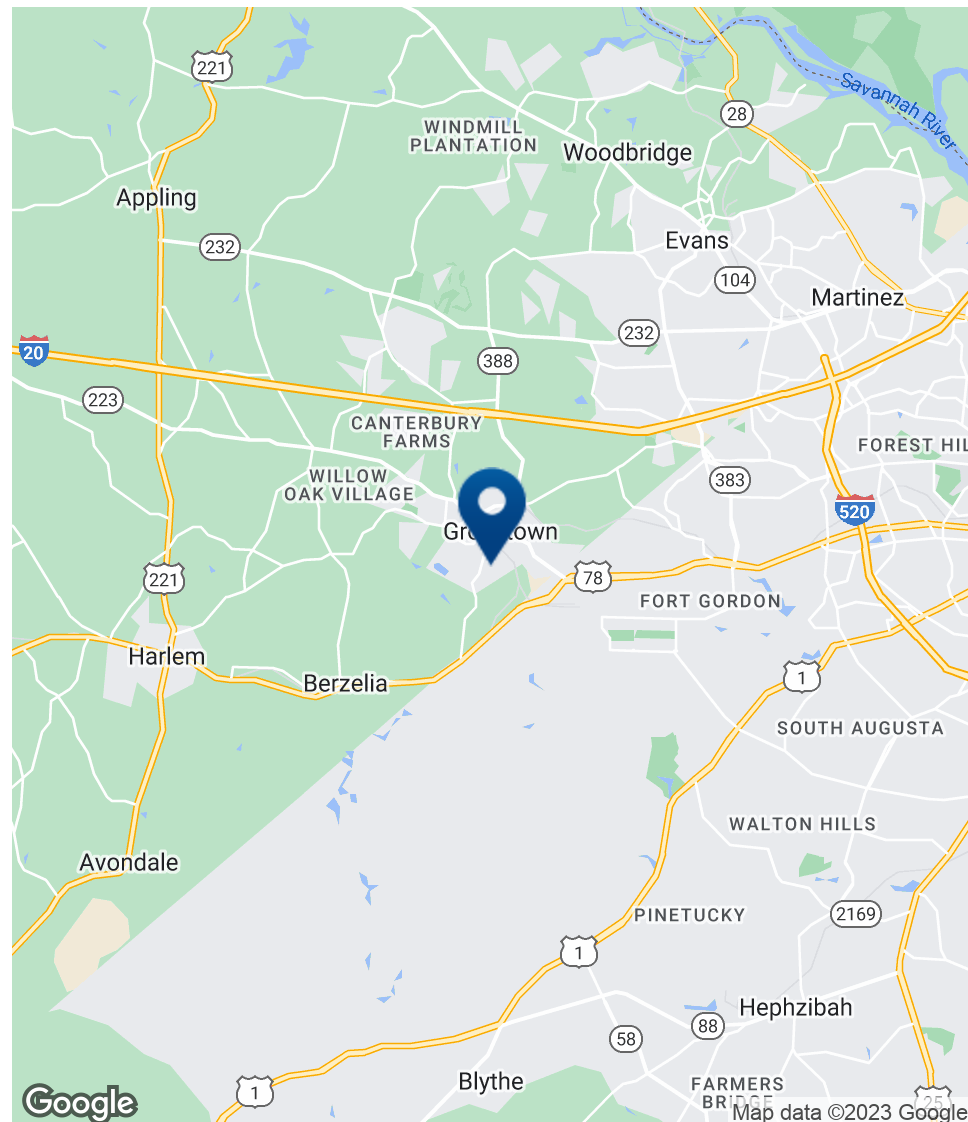
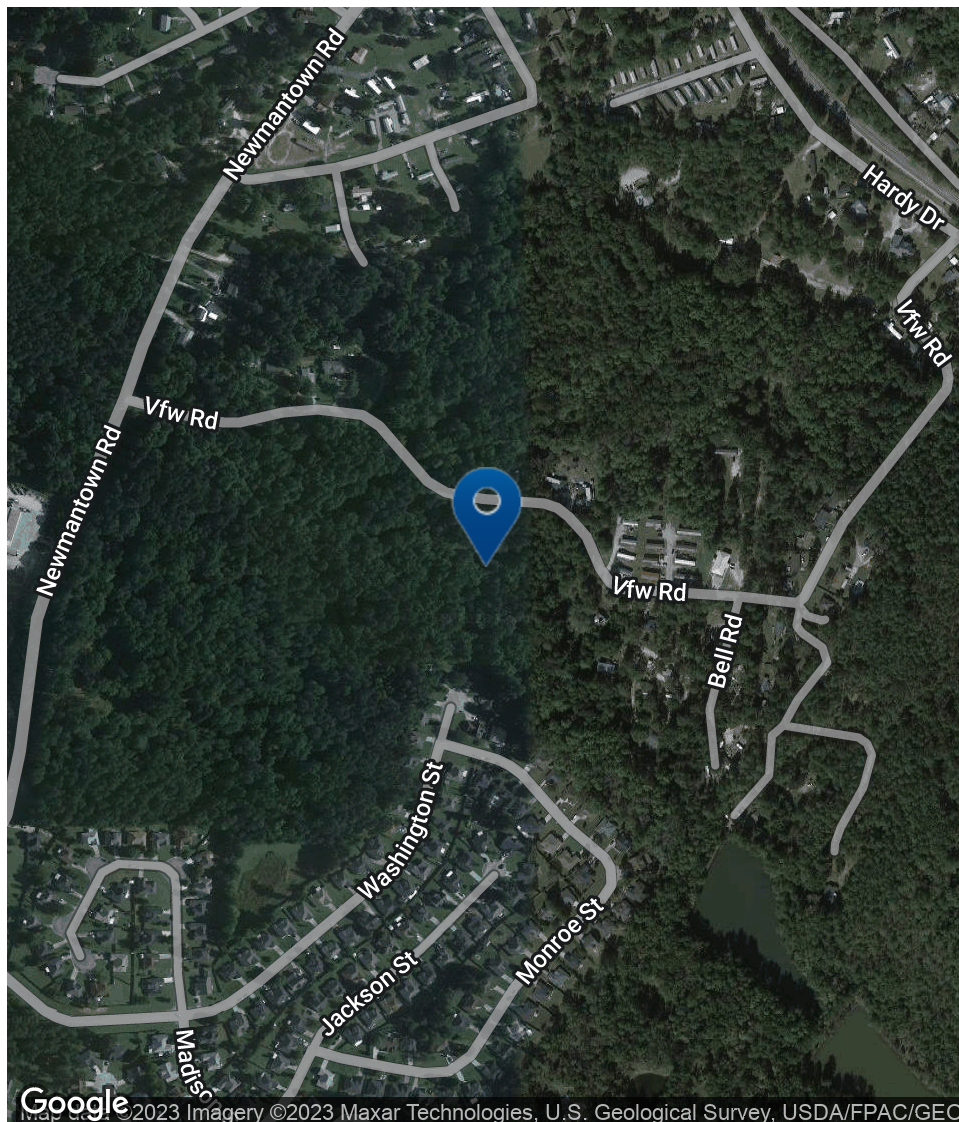
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**SHERMAN & HEMSTREET REAL ESTATE COMPANY**

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

**JOE EDGE, SIOR, CCIM**

jedge@shermanandhemstreet.com  
706.288.1077



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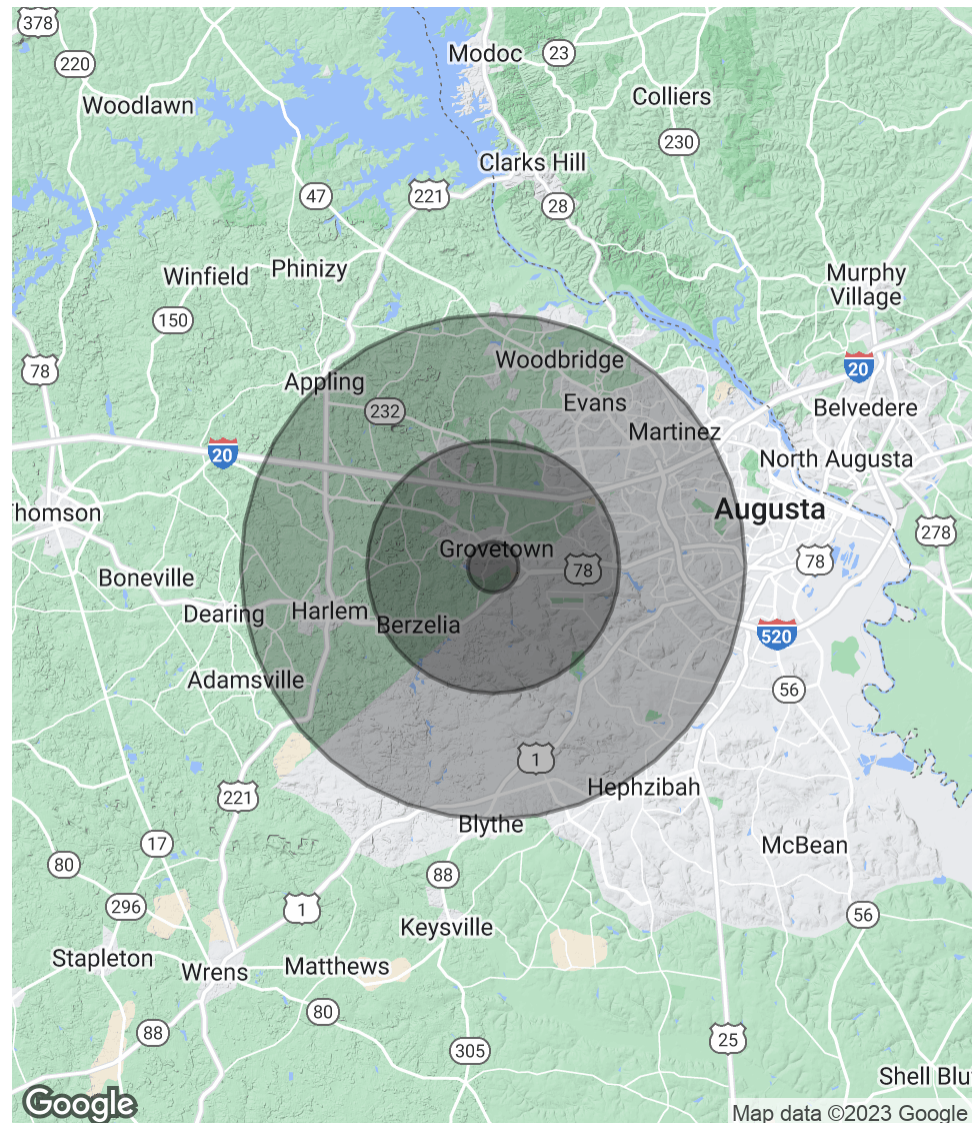
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,681	37,765	179,534
Average age	28.8	32.1	34.4
Average age (Male)	28.4	31.6	33.3
Average age (Female)	31.3	33.4	35.7

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	967	13,090	62,947
# of persons per HH	2.8	2.9	2.9
Average HH income	\$49,451	\$58,936	\$64,621
Average house value	\$136,202	\$136,466	\$164,311

\* Demographic data derived from 2020 ACS - US Census







**JOE EDGE, SIOR, CCIM**

President & Broker

jedge@shermanandhemstreet.com

**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](http://www.ccim.com) or [www.sior.com](http://www.sior.com).

**MEMBERSHIPS**

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

**Sherman & Hemstreet Real Estate Company**

624 Ellis St.  
Augusta, GA 30901

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