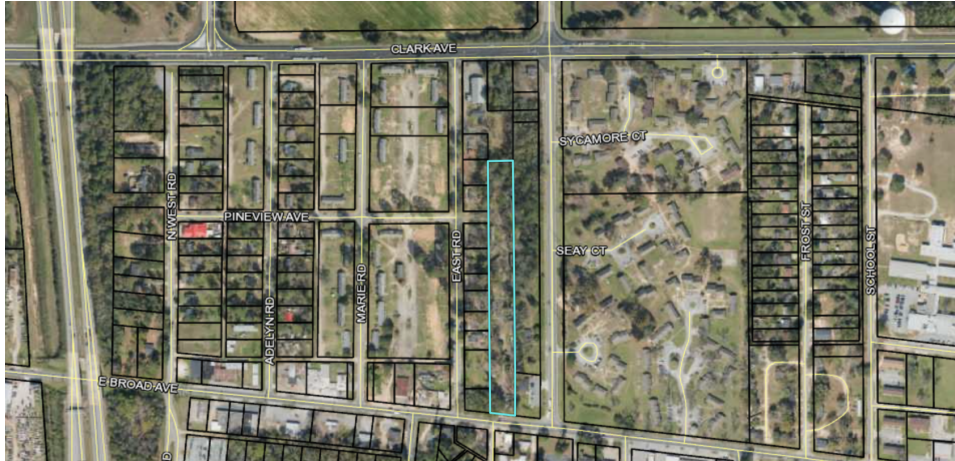


Cardinal Court

1709 East Broad Avenue, Albany, GA 31705



OFFERING SUMMARY

Sale Price: \$125,000

PROPERTY OVERVIEW

Bring all Offers!!!! This property was formerly a 24 space mobile home park. County water/sewer which was master metered. Park is shut down and homes are gone. This deal is ideal for redevelopment for townhouses or apartments. Bring all offers!!!! Current zoning does not allow for mobile homes.

LOCATION OVERVIEW

Strategically located near Hwy 19/Hwy 82 interchange. There is a large amount of new development happening the vicinity of property. A new low income housing complex is going in a few parcels over and there is a new townhouse development less than 1/2 mile away. Site is close to local schools, shopping and medical facilities.

Lot Size: 2.48 Acres

PROPERTY HIGHLIGHTS

- Excellent location close to Highway 19, Highway 82
- Motivated seller
- Commercial multi-family development opportunity

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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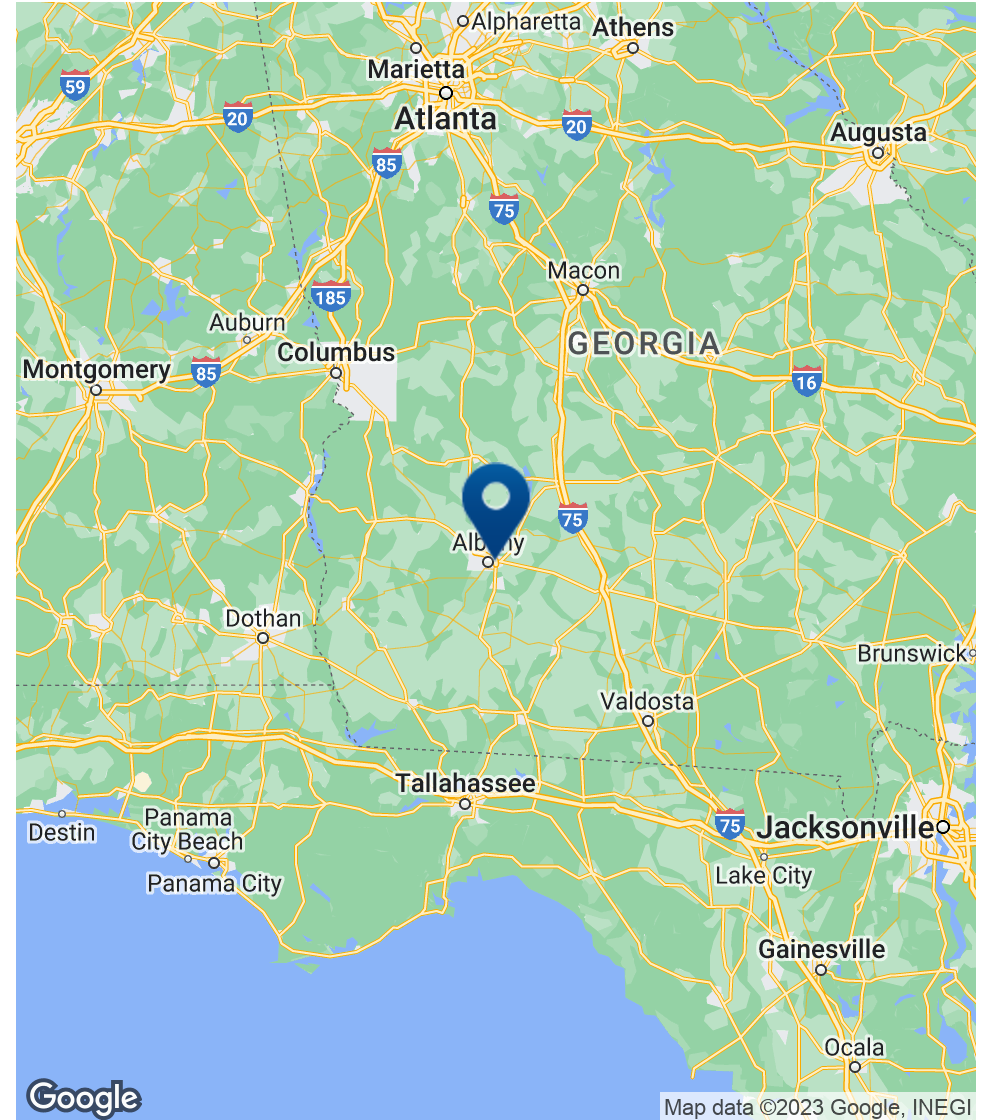
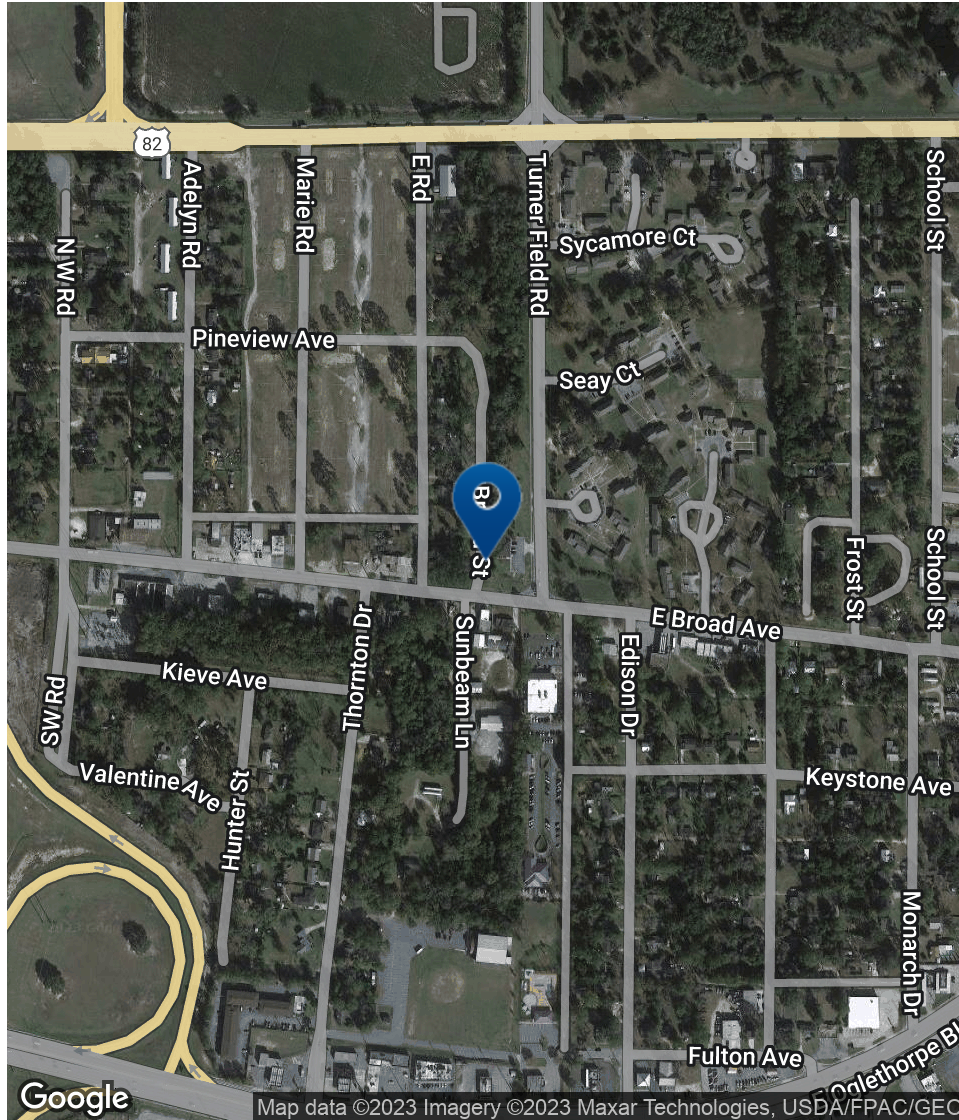
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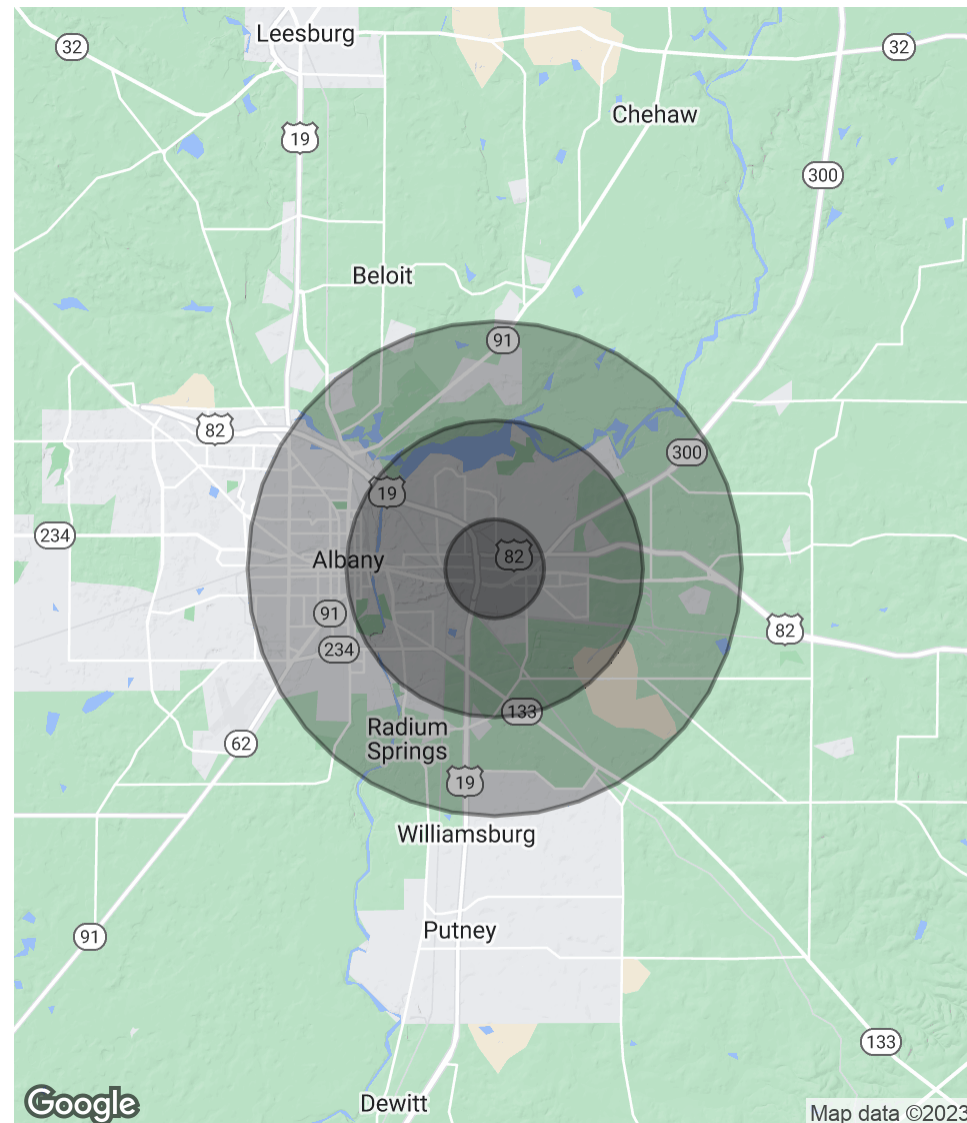
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,460	26,347	49,879
Average age	25.5	26.4	30.3
Average age (Male)	22.9	25.8	28.7
Average age (Female)	26.3	27.2	32.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,602	8,550	17,772
# of persons per HH	2.8	3.1	2.8
Average HH income	\$28,076	\$29,601	\$32,192
Average house value	\$75,441	\$91,770	\$115,185

* Demographic data derived from 2020 ACS - US Census



Cardinal Court

1709 East Broad Avenue, Albany, GA 31705



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 or www.sior.com.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

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