

# 2020 Foward Augusta

2020 Forward Augusta Drive, Augusta, GA 30906



## OFFERING SUMMARY

Sale Price: \$2,133,000

Lot Size: 21.33 Acres

Zoning: Industrial

Submarket: South Richmond  
County

Price / SF: \$10.66

## PROPERTY OVERVIEW

This 21.33 industrial tract is located on Tobacco Road in Forward Augusta Industrial Park. Forward Augusta is one of the finest Industrial parks in Augusta, Georgia. Every tract in the park has full utilities, curb and gutter and streetlights. The property is zoned for Heavy Industry and has rail access

## LOCATION OVERVIEW

This property is located on the corner of Tobacco Road and Forward Augusta Drive in Forward Augusta Industrial Park. Forward Augusta is located near the intersection of HWY 56 and Tobacco Road near the Augusta Airport. This property is also less than 3 1/2 miles from I-520.

## PROPERTY HIGHLIGHTS

- Zoned Heavy Industrial
- Rail access
- Located in one of the finest industrial parks in Augusta

## SHERMAN & HEMSTREET REAL ESTATE COMPANY

4316 Washington Road, Evans, GA 30809  
shermanandhemstreet.com  
706.722.8334

## CHARLES HOCK, SIOR, CCIM

charleswhock@aol.com  
706.722.8334



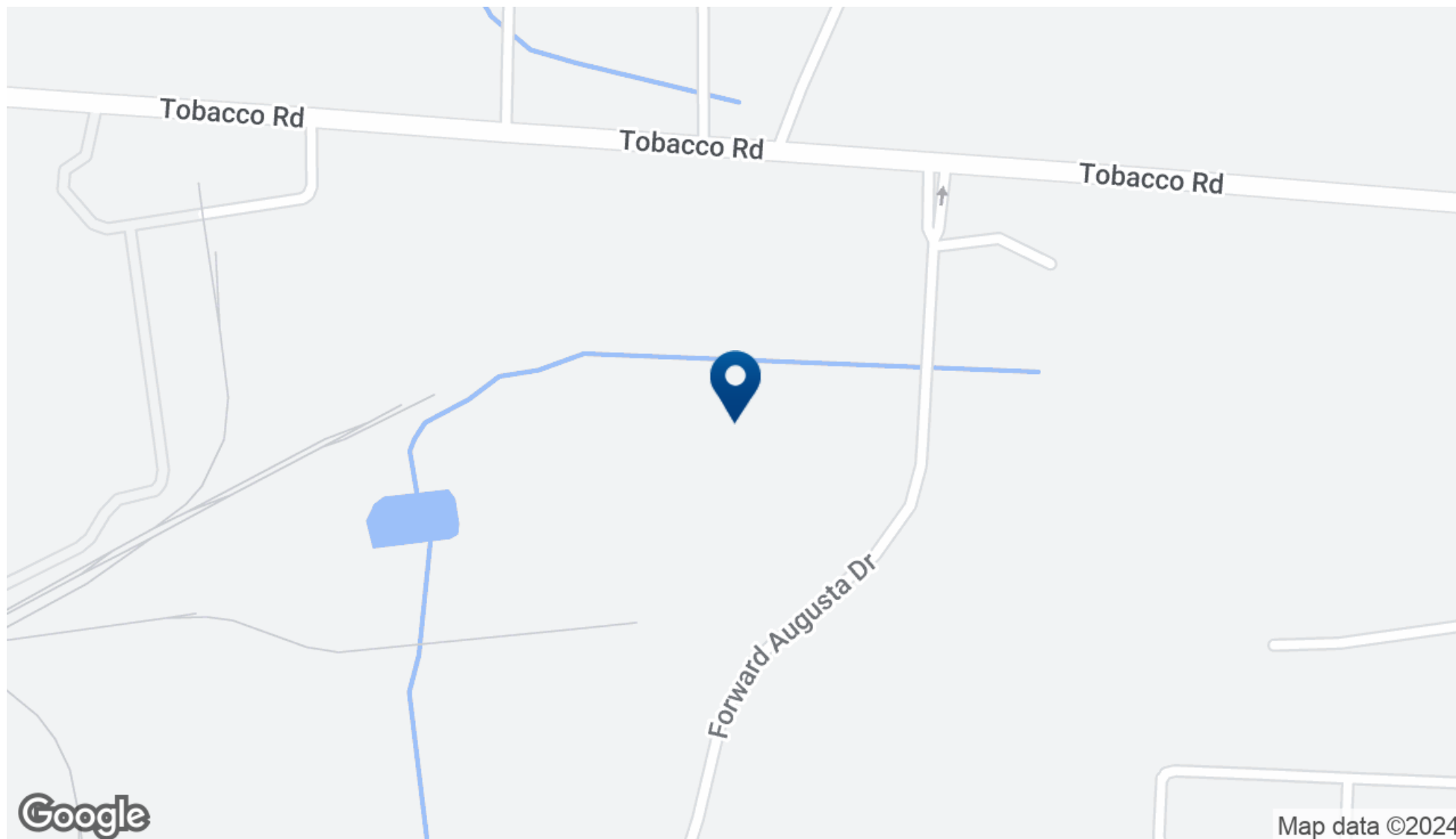
# 2020 Forward Augusta and Tobacco Road Build To Suit

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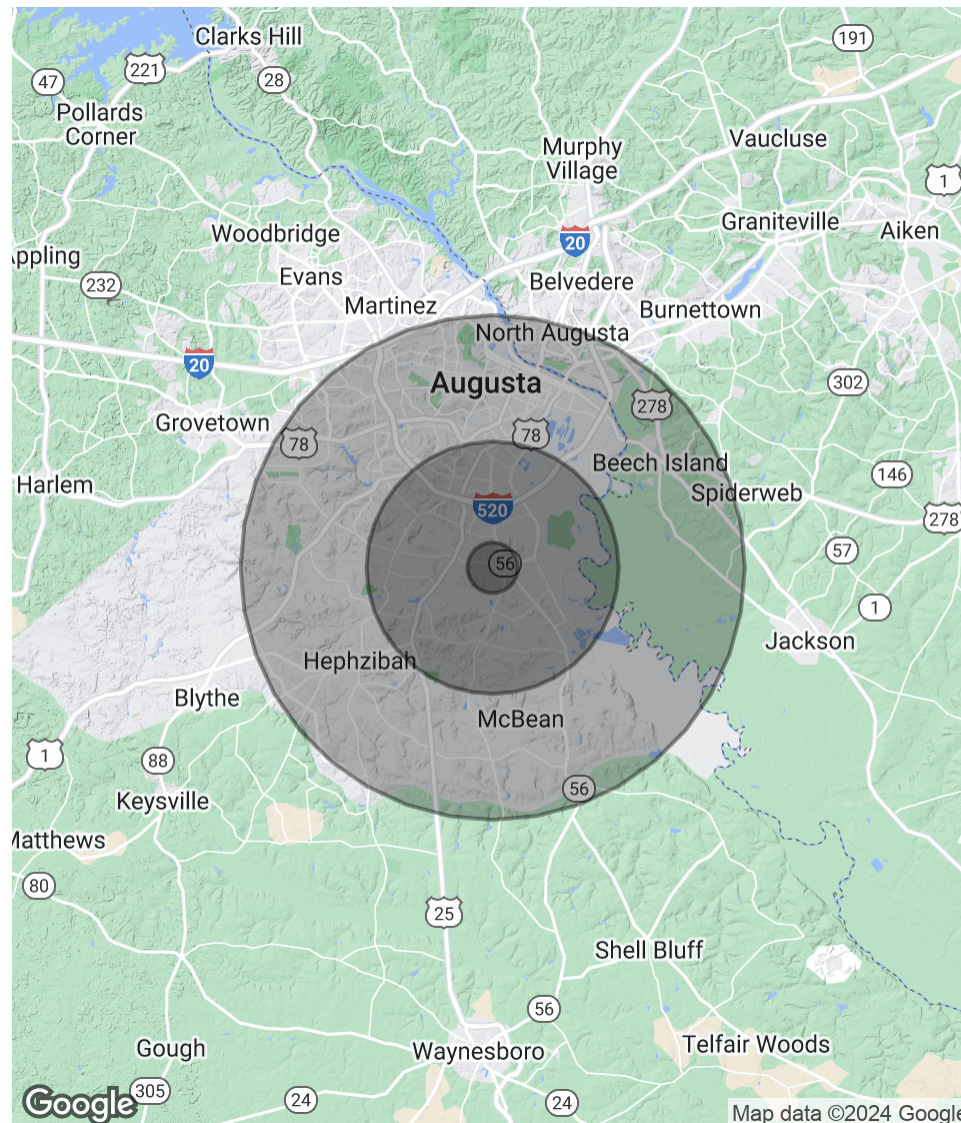
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,552	62,086	197,696
Average age	43.8	34.8	36.1
Average age (Male)	45.9	33.2	34.4
Average age (Female)	42.7	36.8	38.3

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	658	23,547	86,565
# of persons per HH	2.4	2.6	2.3
Average HH income	\$49,293	\$46,850	\$49,769
Average house value	\$94,370	\$99,229	\$120,811

\* Demographic data derived from 2020 ACS - US Census



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## **CHARLES HOCK, SIOR, CCIM**

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## **PROFESSIONAL BACKGROUND**

Charles Hock, is an industrial and office specialist and has been the top sales agent for the last 6 years from 2015 to 2021. He is an Associate Broker and Vice President of Sherman and Hemstreet, Inc. He is a graduate of Avon Old Farms School, Southern Methodist University in Dallas, Texas, and is a double major in History and Economics. Charles has been employed with Hock Development Company since 2000 and has been a licensed realtor in Georgia and South Carolina since 2004. Some of Charles's civic involvement include: Member and President of Georgia Carolina Toastmasters Club 2523, Hope House Board Member, Leadership Augusta Board Member and Treasurer and Christian Learning Center of Augusta Board Member. Past involvements include: Salvation Army, Advisory Board, Leadership Augusta Class of 2008, Richmond County Exchange Club, Augusta Training Shop, Young Philanthropists of Augusta and Young Professionals of Augusta. Charles and his wife Valorie are members of First Presbyterian Church of Augusta and Bible Study Fellowship since 2001.

## **MEMBERSHIPS**

Some of Charles's civic involvement include: Member and President of Georgia Carolina Toastmasters Club 2523, Hope House Board Member, Leadership Augusta Board Member and Treasurer and Christian Learning Center of Augusta Board Member. Past involvements include: Salvation Army, Advisory Board, Leadership Augusta Class of 2008, Richmond County Exchange Club, Augusta Training Shop, Young Philanthropists of Augusta and Young Professionals of Augusta.

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