

# 2041 Forward Augusta Dr

Augusta, GA 30906



## OFFERING SUMMARY

Sale Price: \$1,372,500

Lot Size: 18.28 Acres

Submarket: South Richmond  
County

Price / SF: \$4.58

## PROPERTY OVERVIEW

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. These lots are sub dividable.

This property is on Forward Augusta Drive and is located 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 conveniently near I-520

## LOCATION OVERVIEW

This proposed warehouse will be located on the 18.28-acre pad ready site

## PROPERTY HIGHLIGHTS

- Great location
- Located near I-520 and the Augusta Airport

### SHERMAN & HEMSTREET REAL ESTATE COMPANY

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

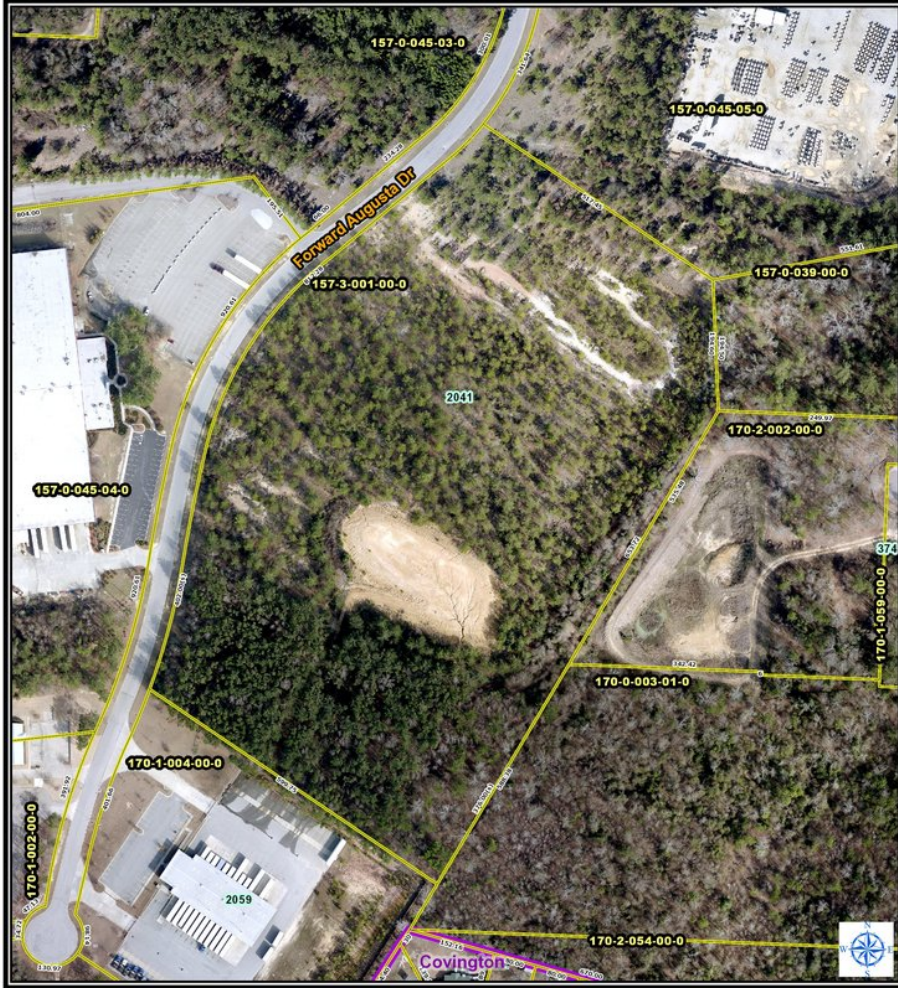
### CHARLES HOCK, SIOR, CCIM

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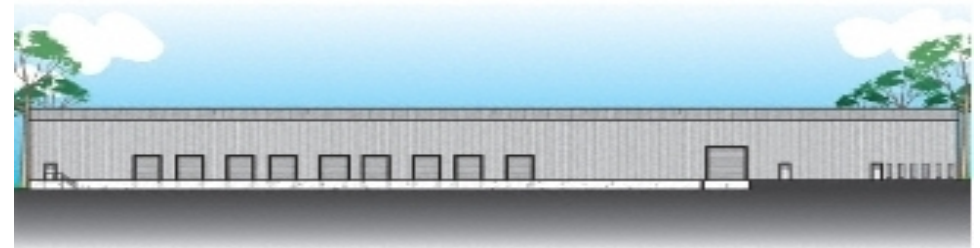
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*Augusta*  
GEORGIA  
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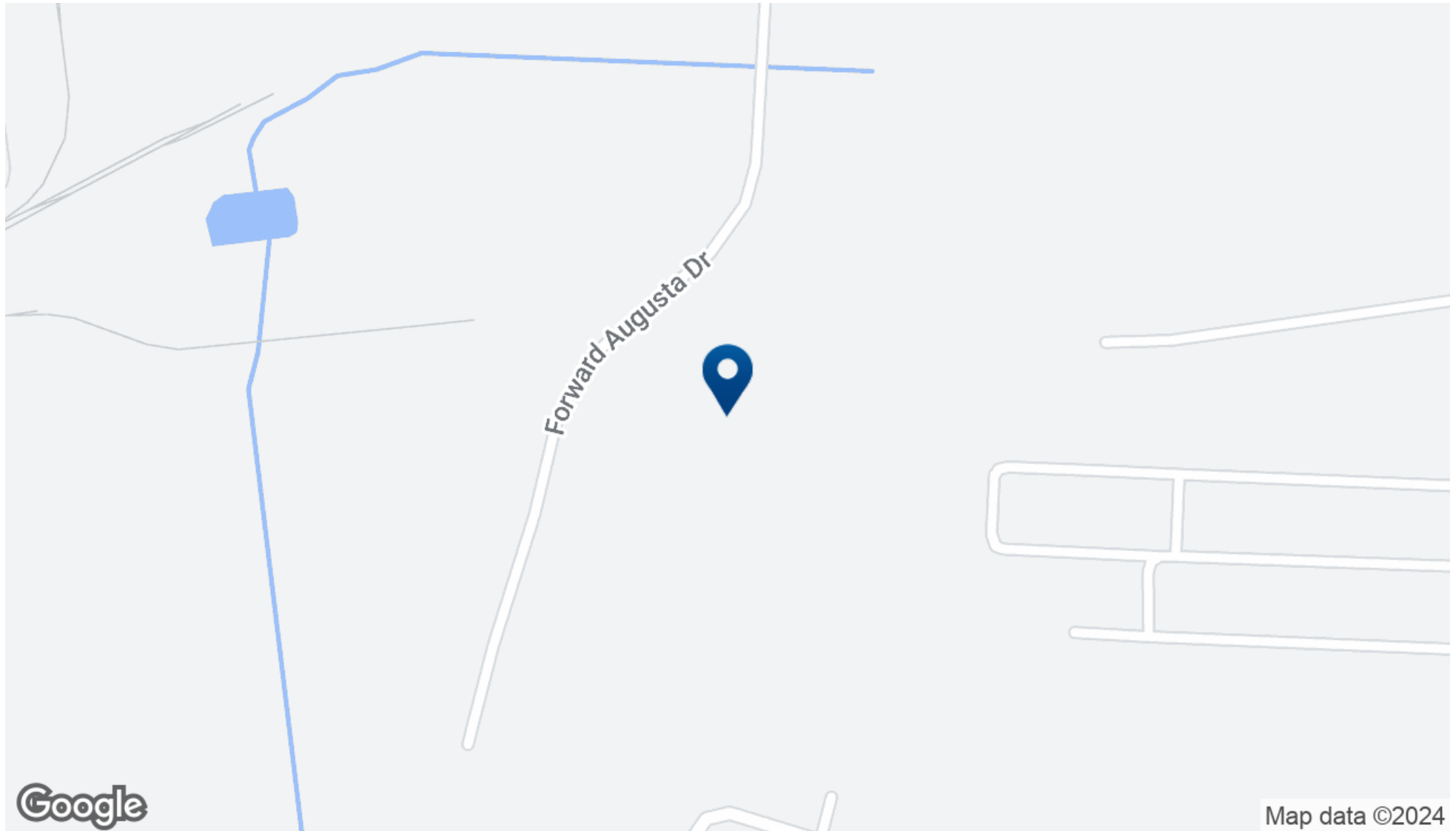
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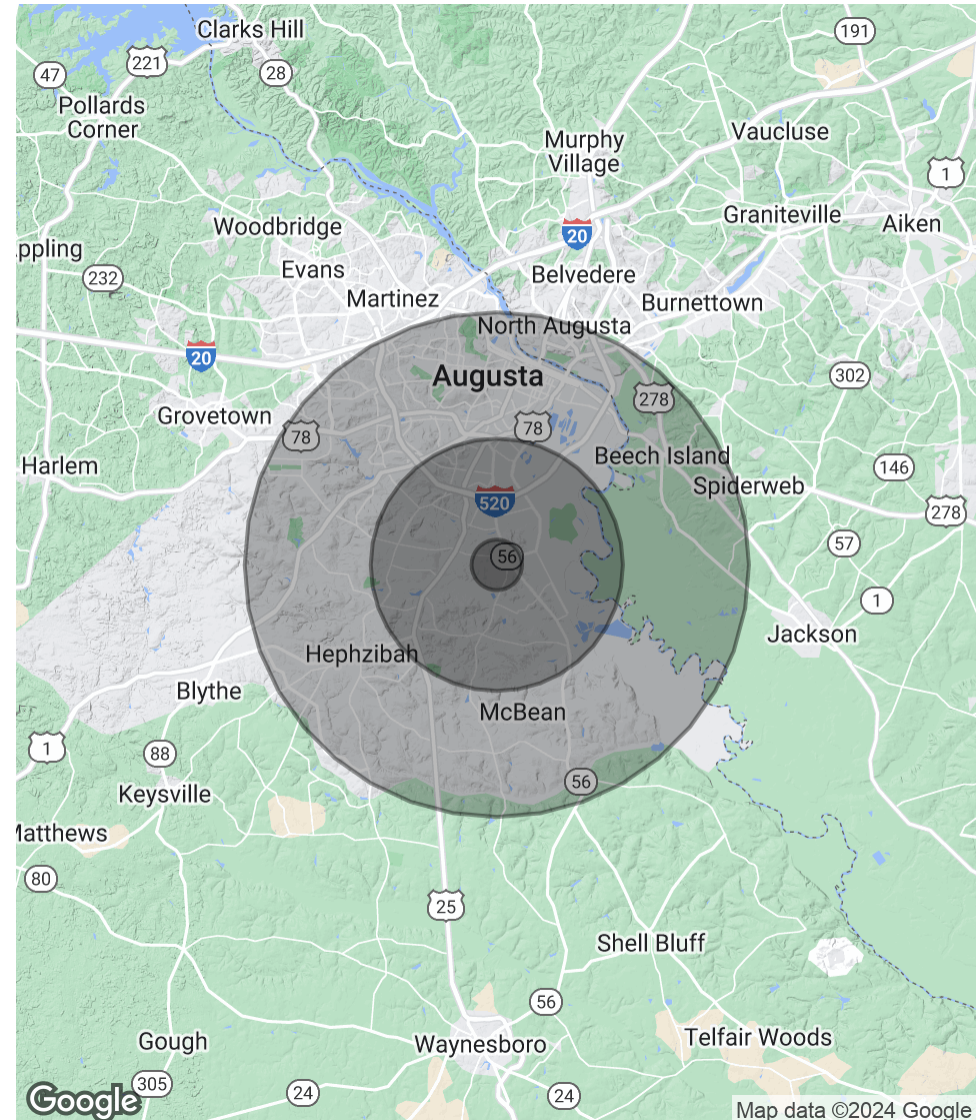
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,538	59,280	193,817
Average age	43.2	34.7	36.0
Average age (Male)	45.5	33.3	34.4
Average age (Female)	42.0	36.6	38.2

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	626	22,327	84,312
# of persons per HH	2.5	2.7	2.3
Average HH income	\$53,406	\$47,121	\$49,701
Average house value	\$96,366	\$100,628	\$120,164

\* Demographic data derived from 2020 ACS - US Census



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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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