



FOR SALE

0 JESSIE RD

Augusta, GA 30907

**SHERMAN &
HEMSTREET**
Real Estate Company

MATT AITKEN

Commercial Broker

maitken@shermanandhemstreet.com

706.288.1079 x314

Property Summary



PROPERTY DESCRIPTION

Located in heart of Columbia County, this 2-acre property, zoned R-2, adjoins a county-owned sports field. Surrounded by homes valued at 250k-350k, it offers flat terrain and access to water and sewer.

LOCATION DESCRIPTION

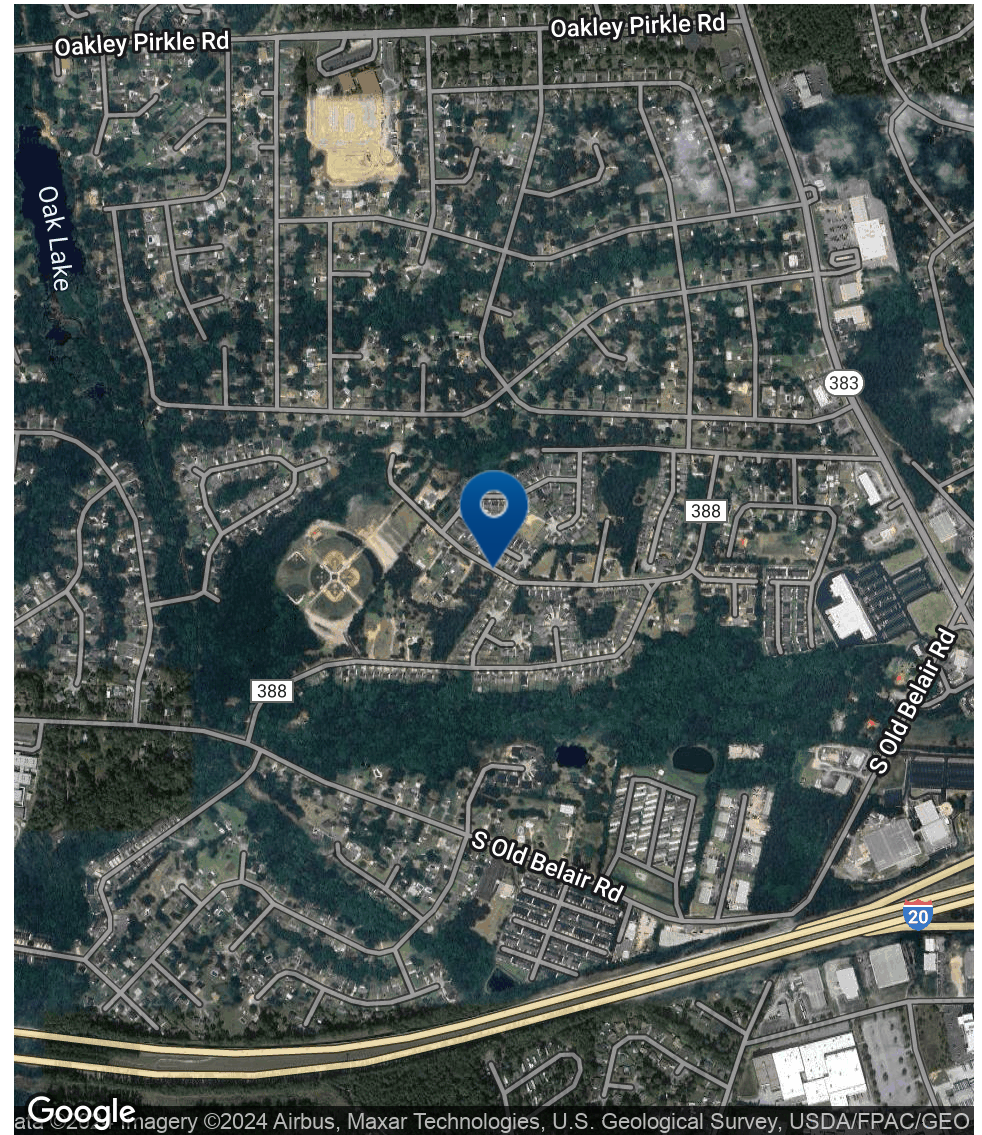
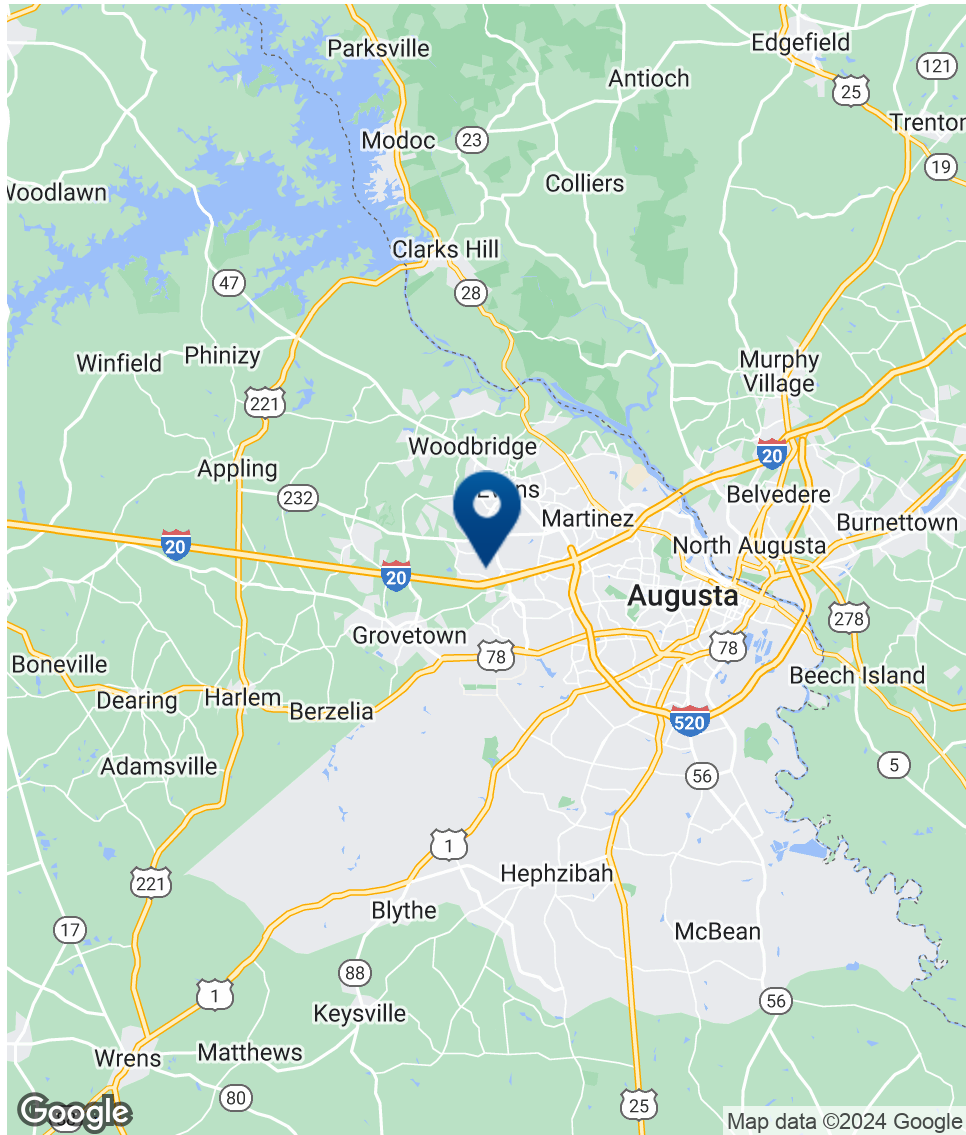
Site is located just off of Belair Road. Both I-20 and I-520 are easily and quickly accessible. Situated in an area with high traffic counts, this site is surrounded by prominent retailers and fast food chains.

OFFERING SUMMARY

Sale Price:	\$90,000
Lot Size:	2 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,032	49,193	131,816
Total Population	8,321	116,546	311,644
Average HH Income	\$58,834	\$70,352	\$65,848

Location Map



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Additional Photos



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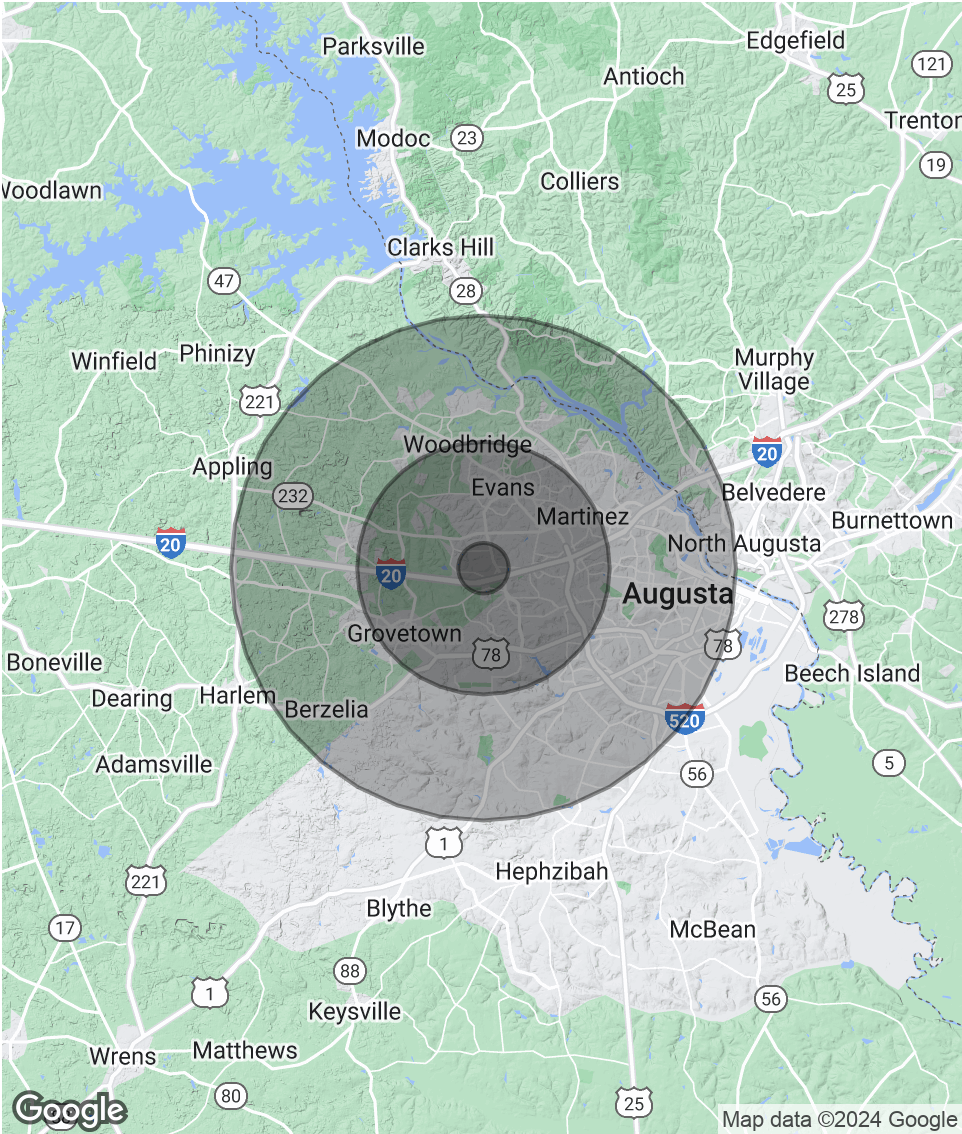
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,321	116,546	311,644
Average Age	42.9	37.6	37.0
Average Age (Male)	38.8	37.8	35.9
Average Age (Female)	46.8	38.0	38.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,032	49,193	131,816
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$58,834	\$70,352	\$65,848
Average House Value	\$245,787	\$182,875	\$169,156

2020 American Community Survey (ACS)



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Advisor Bio 1



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PROFESSIONAL BACKGROUND

Matt Aitken is a commercial real estate agent for Sherman and Hemstreet and specializes in Augusta's historic Downtown market. He and his family reside in Downtown Augusta. Through his community involvement with various non-profits in the area and his tenure serving as the District 1 Commissioner in Augusta (which encompasses the downtown business district) from 2010-2012, Matt has a very keen understanding of the growing business community downtown. His role in government has given him first-hand knowledge of how the process works for commercial developments. Matt's other governmental service was exemplified through his tenure on the City of Augusta's Engineering Committee, the Augusta-Richmond County Planning Commission, and the Augusta Aviation Board. Matt's passion is to see the Augusta market continue to grow and become an economic engine for this region of Georgia. His accomplishments with the expansion of the Augusta Convention Center have attracted great conferences, including sold-out cyber events. With the recent completion of the Georgia Cyber Center and the U.S. Army Cyber Command campuses, these assets create new jobs, educational opportunities, and economic growth for Augusta and the region. Currently Matt is running for his old Augusta Richmond County District 1 Commission seat, that election is May 21, 2024.

MEMBERSHIPS

Augusta Metro Chamber of Commerce, Columbia County Chamber of Commerce, Augusta Home Builders Association, and the Rotary Club of Augusta.

Sherman & Hemstreet Real Estate Company

4316 Washington Road
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