



FOR SALE (BIDS DUE MAY 4TH)

INTERSTATE DEVELOPMENT SITE

4350 Wheeler Rd, Evans, GA 30906

Table of Contents

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Sherman & Hemstreet Real Estate Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

BIDS DUE APRIL 30	3
LOCATION INFORMATION	6
SALE COMPARABLES	10
DEMOGRAPHICS	14
ADVISOR BIOS	16

SECTION 1

BIDS DUE MAY 4TH

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

This is a rare opportunity to purchase over 11 acres along I:20 in Columbia County. This offering is being conducted via a call for bids with all bids being due May 4th at 5pm.

The 11.265-acre site contains 2 buildings totaling 18,819+/- . Currently the site is used by a church but was previously home to Adventure Crossing a go-cart amusement park. The main building was renovated for the churches use in 2017. Parking lot and driveway were seal coated in 2023. The property also contains a storage building on the rear side. Columbia County owns two adjacent parcels that are used for detention.

Scrape it clean and use the site as a new development or utilize the current building. The site has many options. Site is ideal for a use that desires interstate visibility.

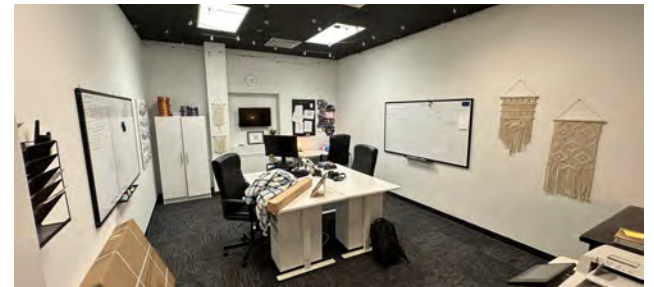
LOCATION DESCRIPTION

A+++ location located in Columbia County. Site is just off of Wheeler Rd and backs up to I-20 West just before the South Belair Rd Exit. The property is located in a heavy commercial area with a lot of shopping and dining nearby. Both I-20 & I-520 are easily and quickly accessible. The site is 5.8 miles from the main entrance to Fort Eisenhower.

OFFERING SUMMARY

Sale Price:	CALL FOR BIDS
Lot Size:	11.265 Acres
Building Size:	18,829 SF

Additional Photos

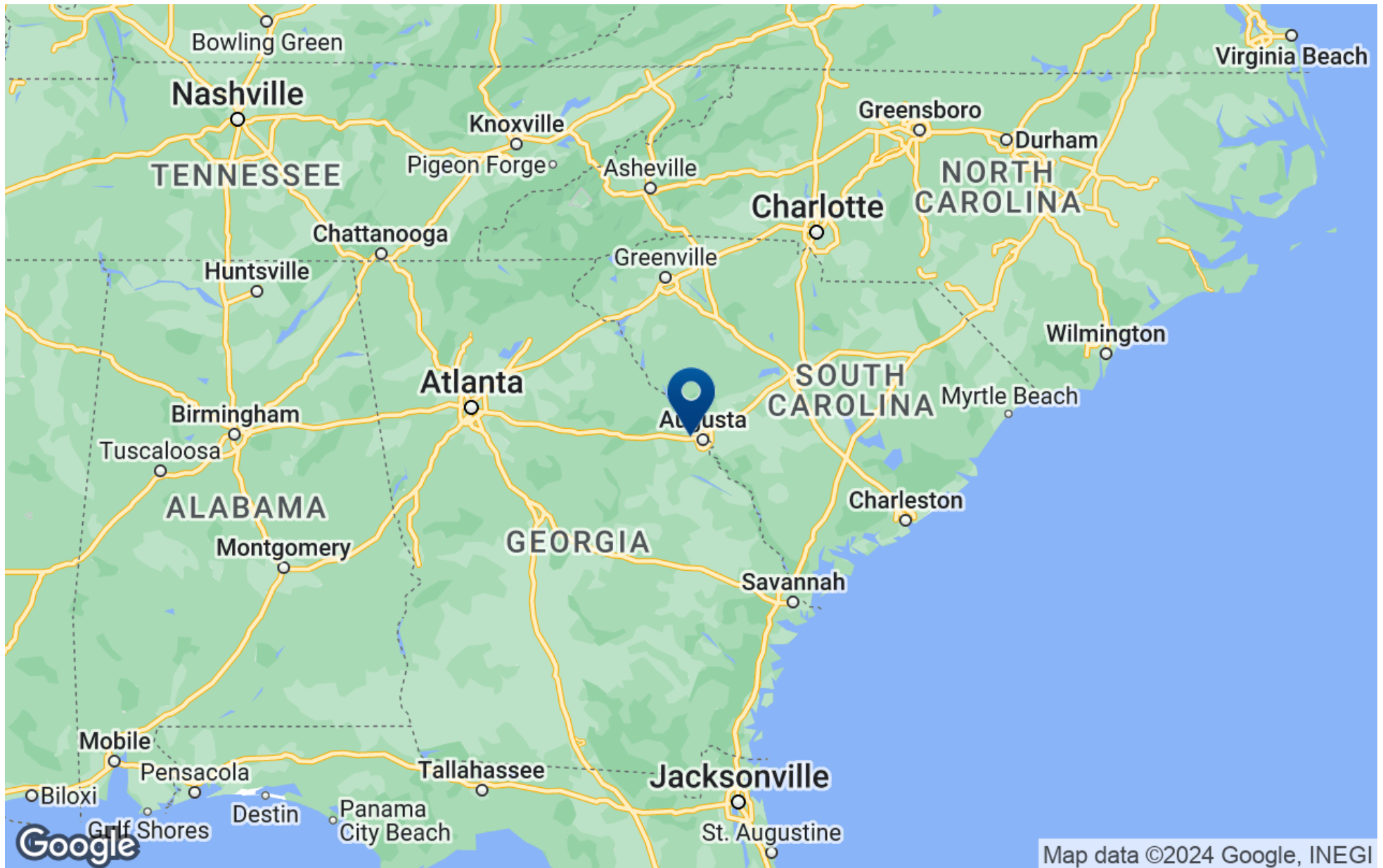




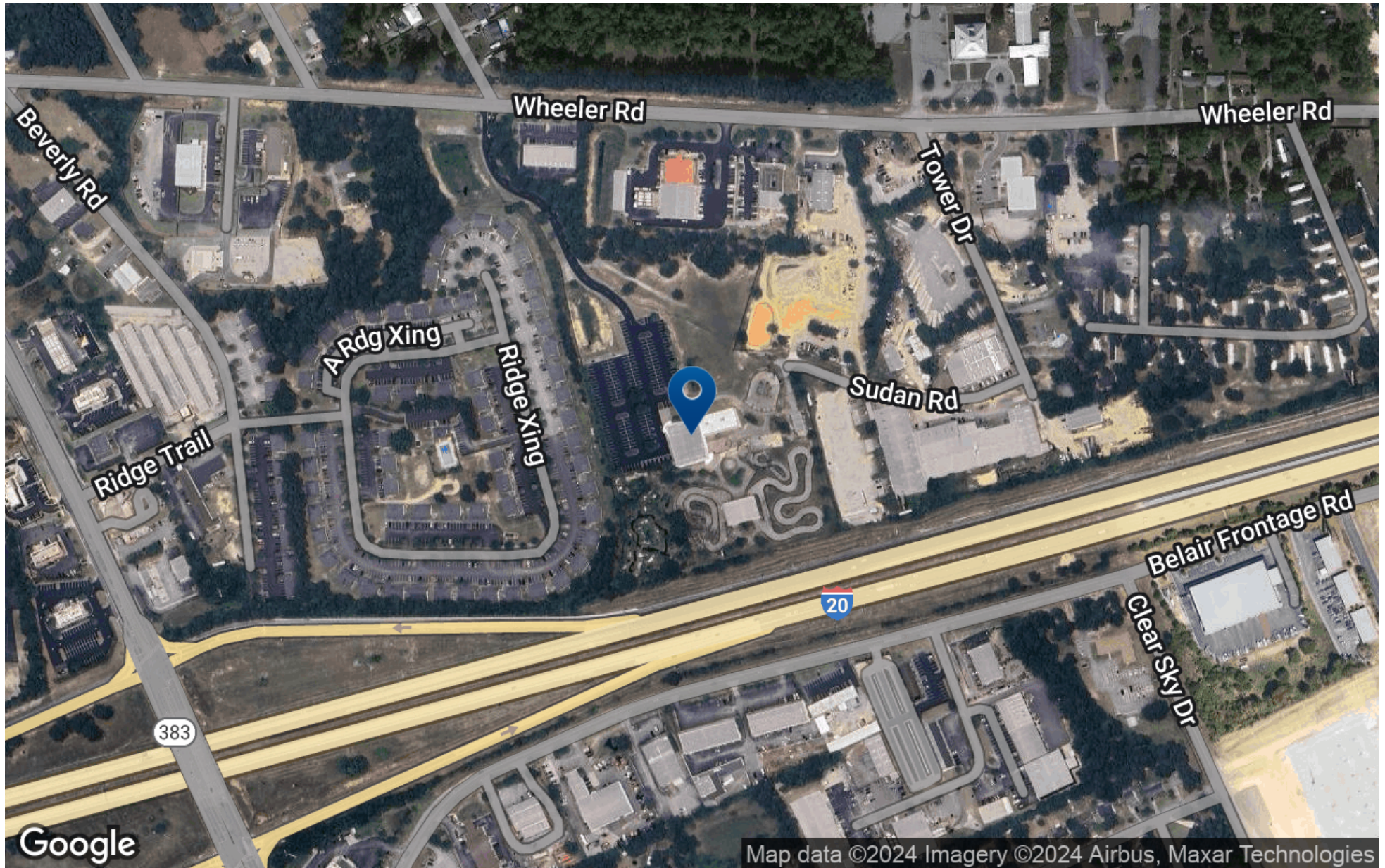
SECTION 2

LOCATION INFORMATION

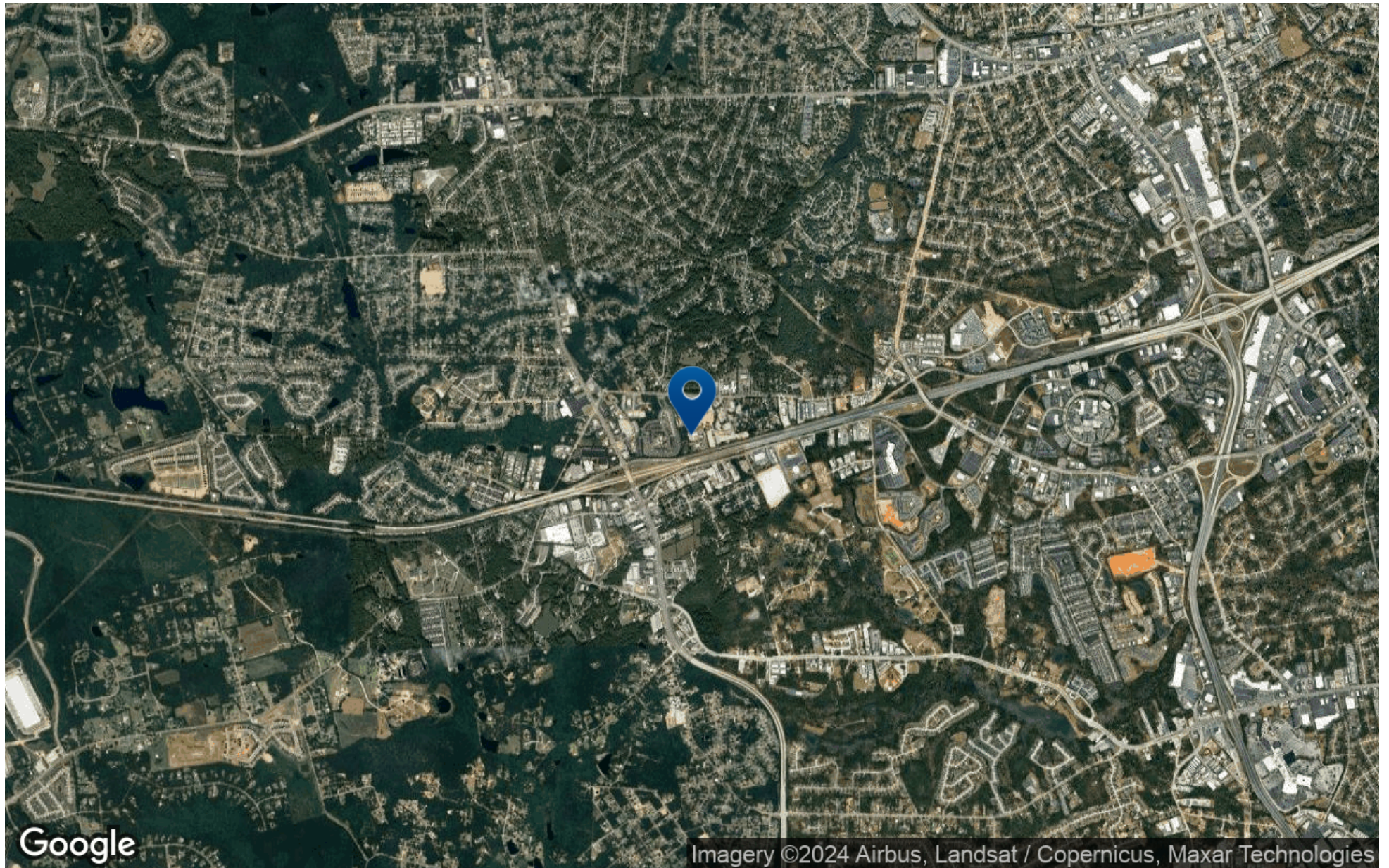
Regional Map



Location Map



Aerial Map

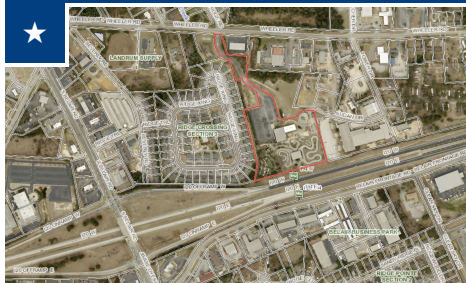




SECTION 3

SALE COMPARABLES

Building Sale Comps



INTERSTATE DEVELOPMENT SITE

4350 Wheeler Rd, Evans, GA 30906

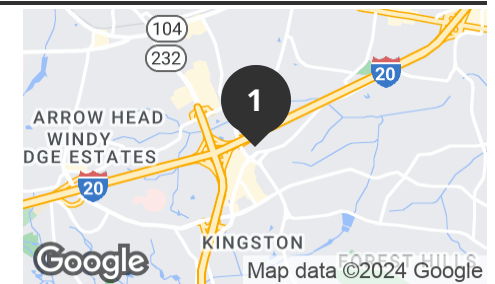
Price: CALL FOR BIDS Bldg Size: 18,829 SF
Lot Size: 11.265 Acres



SOCIAL SECURITY ADMINISTRATION BLDG

115 Robert C Daniel Jr Pky, Augusta, GA 30909

Price: \$5,582,041 Bldg Size: 19,180 SF
Lot Size: 1.88 Acres No. Units: 1
Price/SF: \$291.03



3650 WHEELER RD

Augusta, GA 30909

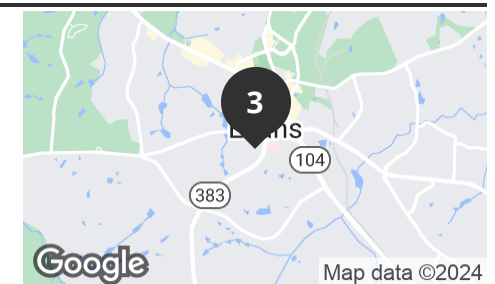
Price: \$4,075,000 Bldg Size: 12,879 SF
Lot Size: 1.85 Acres Year Built: 2003
Price/SF: \$316.41



DERMATOLOGY SPECIALISTS

1203 Town Park Ln, Evans, GA 30809

Price: \$3,600,000 Bldg Size: 8,308 SF
Lot Size: 1.19 Acres Year Built: 2023
Price/SF: \$433.32



Building Sale Comps

4



XFINITY/FIREHOUSE

535 Mullins Colony, Evans, GA 30809

Price:	\$2,170,000	Bldg Size:	5,500 SF
Lot Size:	1.21 Acres	Year Built:	2019
Price/SF:	\$394.55		



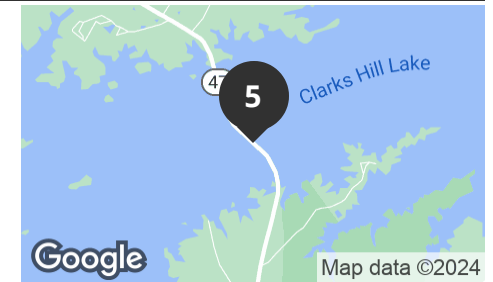
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LAKE CROSSING HEALTH CENTER

6998 Washington Road, Appling, GA 30802

Price:	\$11,000,000	Bldg Size:	27,738 SF
Lot Size:	13.15 Acres	Year Built:	1989
Price/SF:	\$396.57		



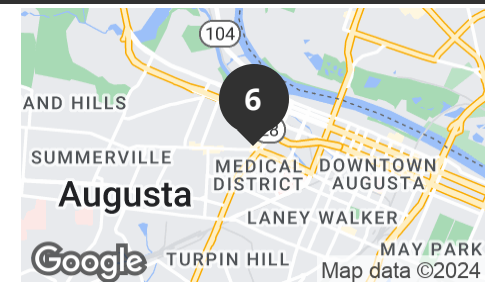
6



1505 WALTON WAY

Augusta, GA 30904

Price:	\$4,571,667	Bldg Size:	10,909 SF
Lot Size:	1.36 Acres	Price/SF:	\$419.07



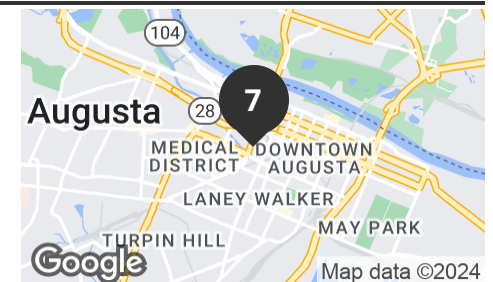
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630 13TH ST

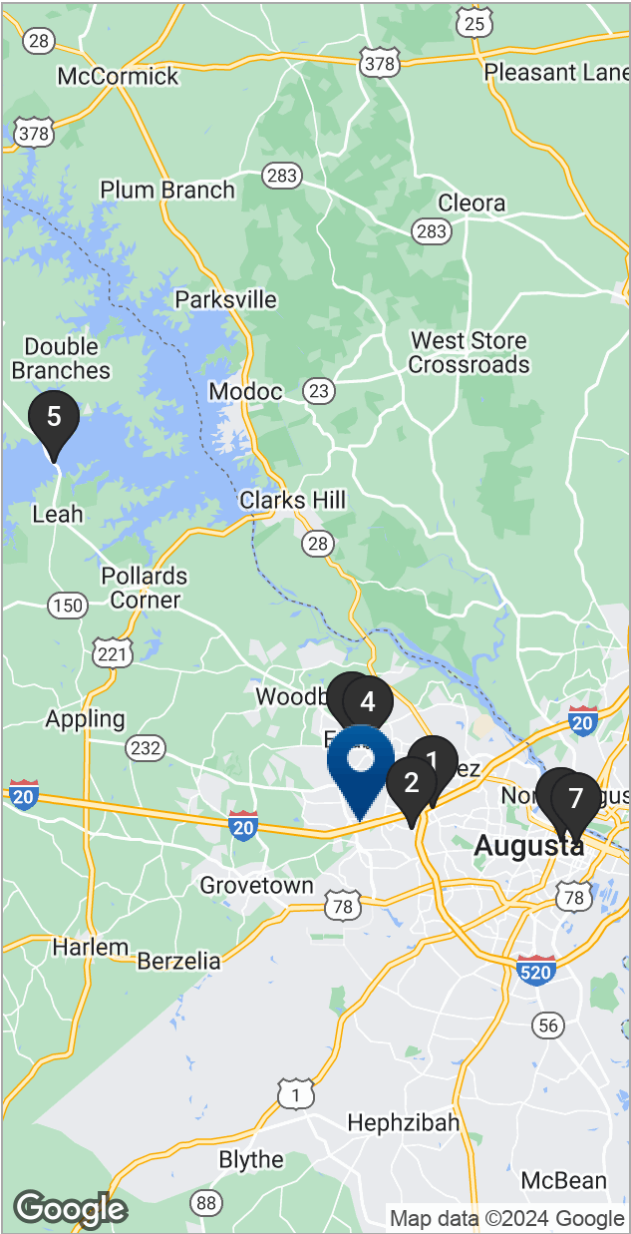
Augusta, GA 30901

Price:	\$6,050,000	Bldg Size:	21,430 SF
Price/SF:	\$282.31		



Sale Comps Map & Summary

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	PRICE/SF
★	Interstate Development Site 4350 Wheeler Rd Evans, GA	CALL FOR BIDS	18,829 SF	11.265 Acres	-
1	Social Security Administration Bldg 115 Robert C Daniel Jr Pky Augusta, GA	\$5,582,041	19,180 SF	1.88 Acres	\$291.03
2	3650 Wheeler Rd Augusta, GA	\$4,075,000	12,879 SF	1.85 Acres	\$316.41
3	Dermatology Specialists 1203 Town Park Ln Evans, GA	\$3,600,000	8,308 SF	1.19 Acres	\$433.32
4	Xfinity/Firehouse 535 Mullins Colony Evans, GA	\$2,170,000	5,500 SF	1.21 Acres	\$394.55
5	Lake Crossing Health Center 6998 Washington Road Appling, GA	\$11,000,000	27,738 SF	13.15 Acres	\$396.57
6	1505 Walton Way Augusta, GA	\$4,571,667	10,909 SF	1.36 Acres	\$419.07
7	630 13th St Augusta, GA	\$6,050,000	21,430 SF	-	\$282.31
	AVERAGES	\$5,292,673	15,135 SF	3.44 ACRES	\$361.89



DEMOGRAPHICS

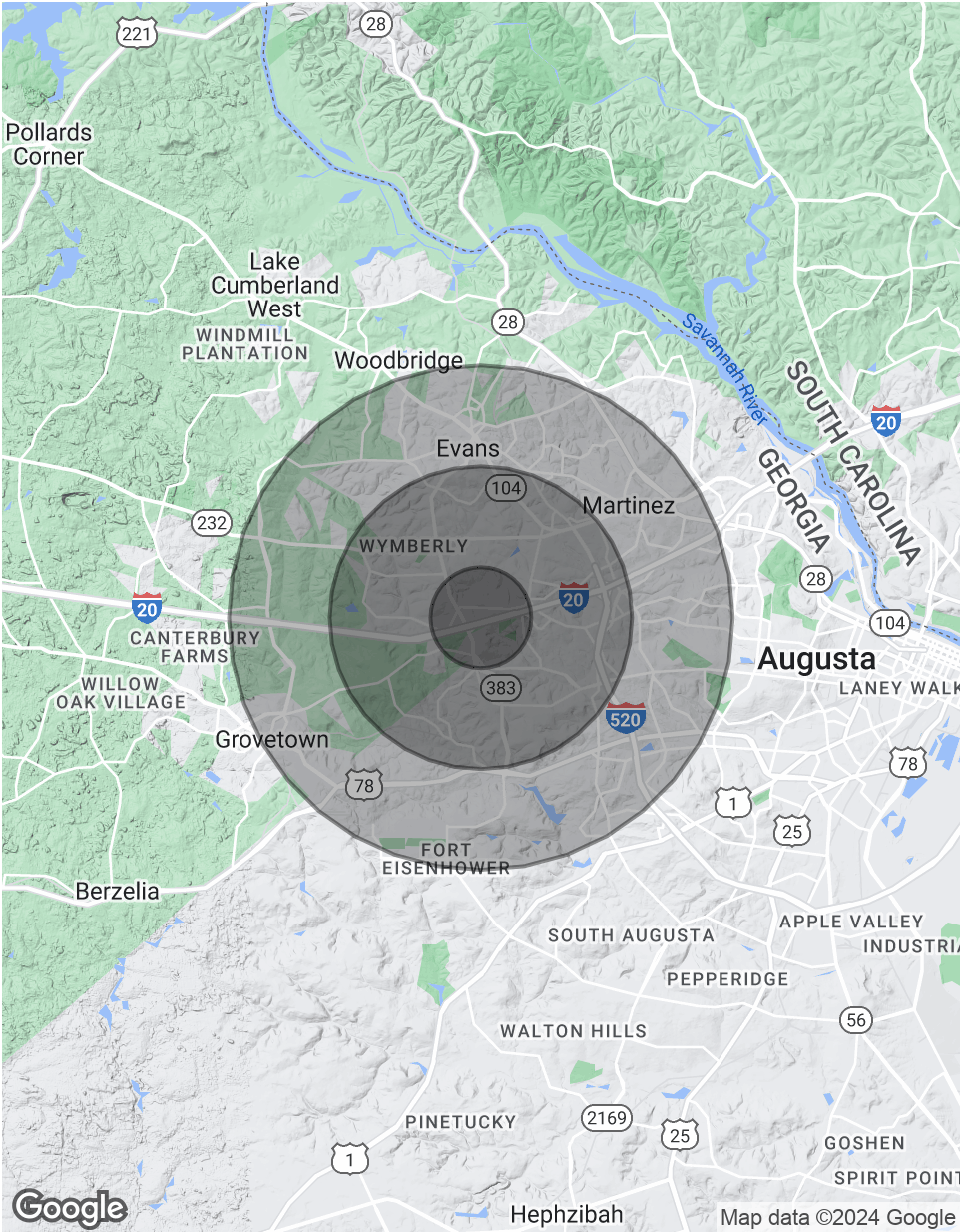
706.288.1077

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,848	49,716	122,443
Average Age	39.3	39.0	38.2
Average Age (Male)	32.6	37.9	38.3
Average Age (Female)	44.3	40.8	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,321	22,169	53,622
# of Persons per HH	2.5	2.2	2.3
Average HH Income	\$59,975	\$60,893	\$68,838
Average House Value	\$147,508	\$172,502	\$179,751

2020 American Community Survey (ACS)





SECTION 5

ADVISOR BIOS

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

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Advisor Bio 1



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)

Sherman & Hemstreet Real Estate Company

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Evans, GA 30809
706.722.8334