

FOR SALE

4204 Washington Road
Evans, Georgia 30809

15.44 Acre Development Tract



LAND FOR SALE

15.44 ACRES
TRAFFIC COUNTS - 36,000+ VPD
EXCELLENT DEVELOPMENT SITE
GREAT VISIBILITY

David Hogg



706-394-3011



4204 Washington Rd, Evans GA 30809

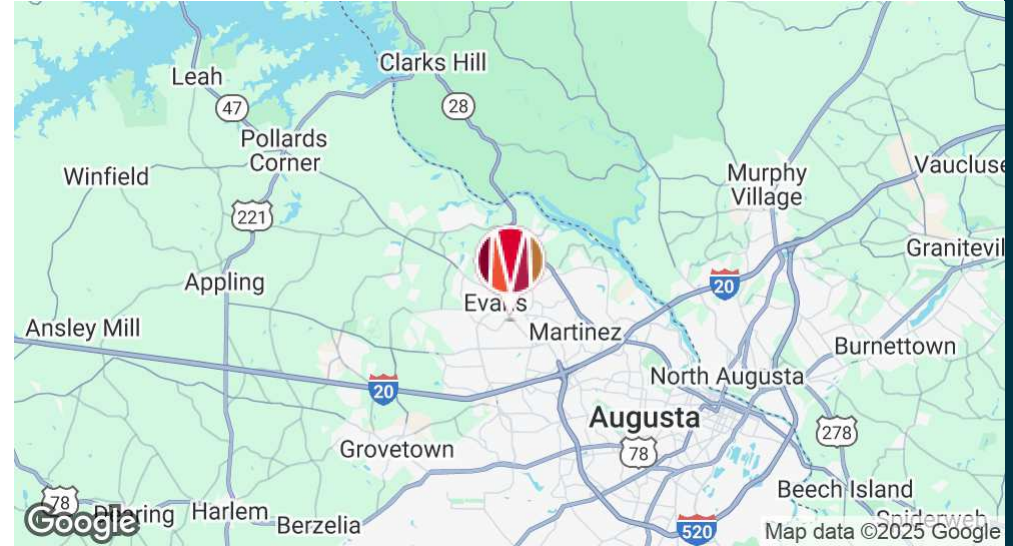
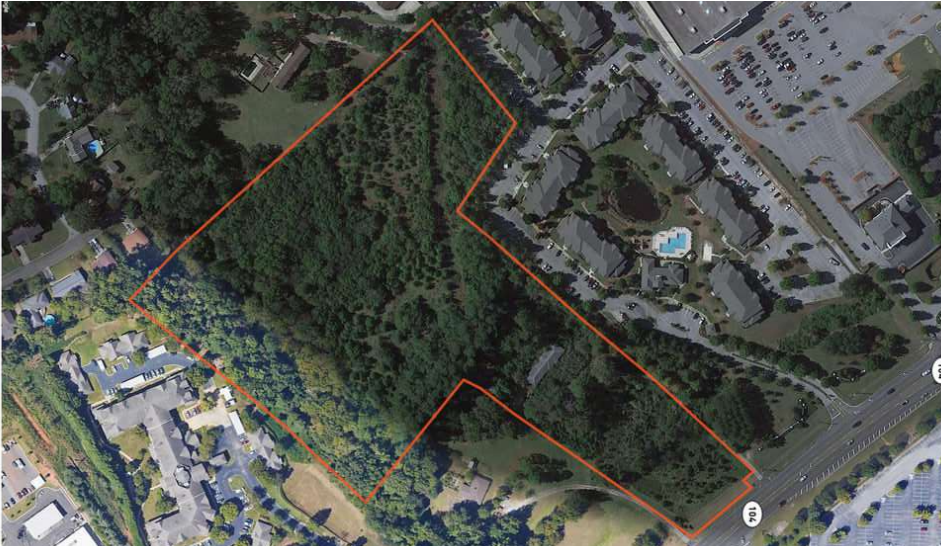


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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,600,000
Lot Size:	15.44 Acres
Price/Acre:	\$103,627
Zoning:	R2

- Excellent Development Site
- High traffic counts 36,000+ VPD
- Good visibility

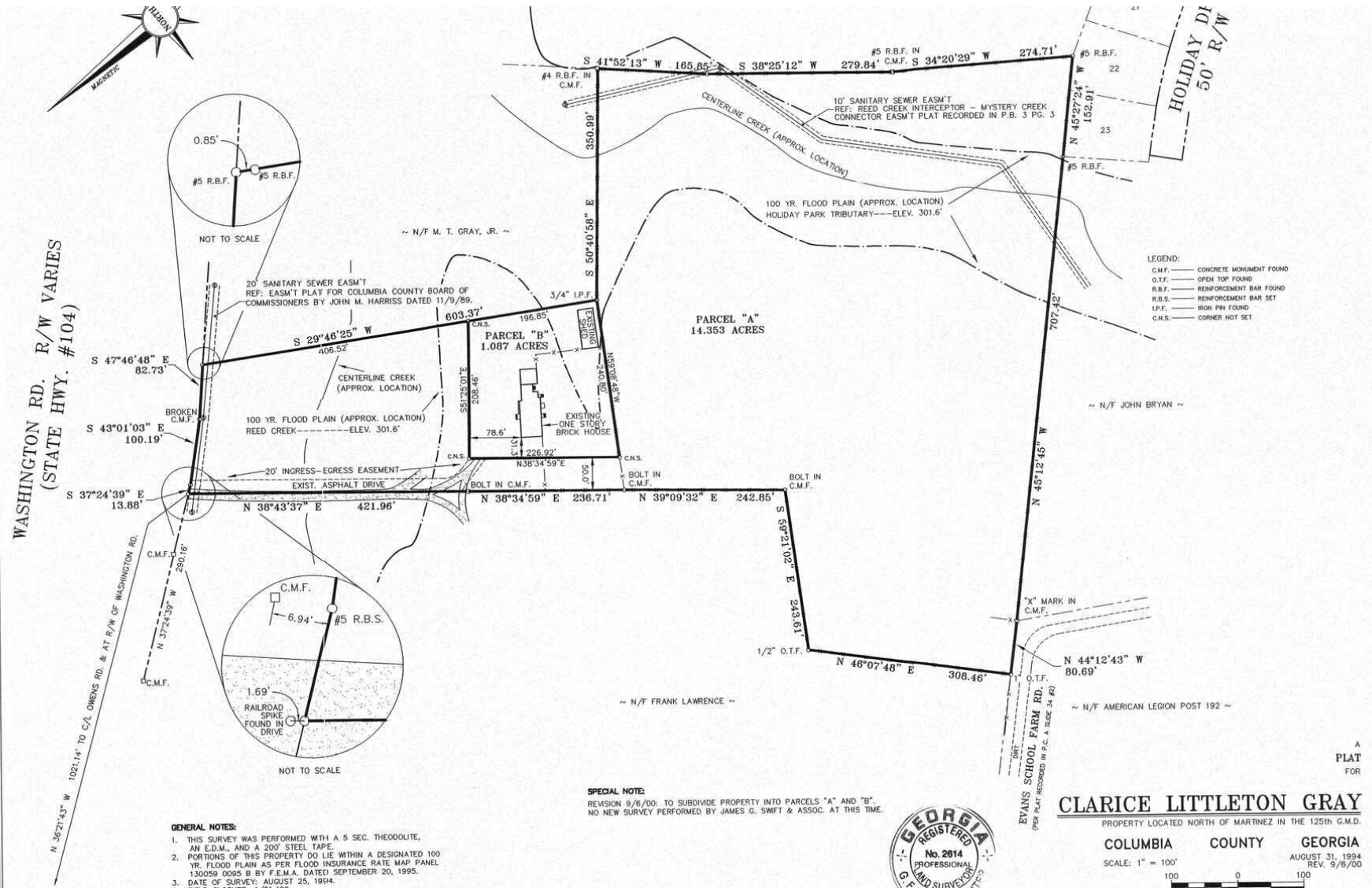
PROPERTY OVERVIEW

Meybohm Commercial Properties is pleased to present this excellent development site in Evans, Georgia. Site contains 15.44 acres of unimproved land with the exception of one vacant house on the property. +/- 5 acres in flood zone. Approximately 10 usable acres. Current zoning R2 Residential per Columbia County Planning and Zoning. 36,000+ traffic counts. Evans, GA was voted the "Best Place to Live" by Money in 2020: <https://money.com/evans-georgia-best-places-to-live-2020/>

LOCATION OVERVIEW

Located on Augusta's busiest main thoroughfare, Washington Road, in rapidly growing Columbia County. This site is conveniently located between Augusta, Richmond County Georgia and the heart of Evans, Columbia County, Georgia.

PLAT



ADDITIONAL PHOTOS



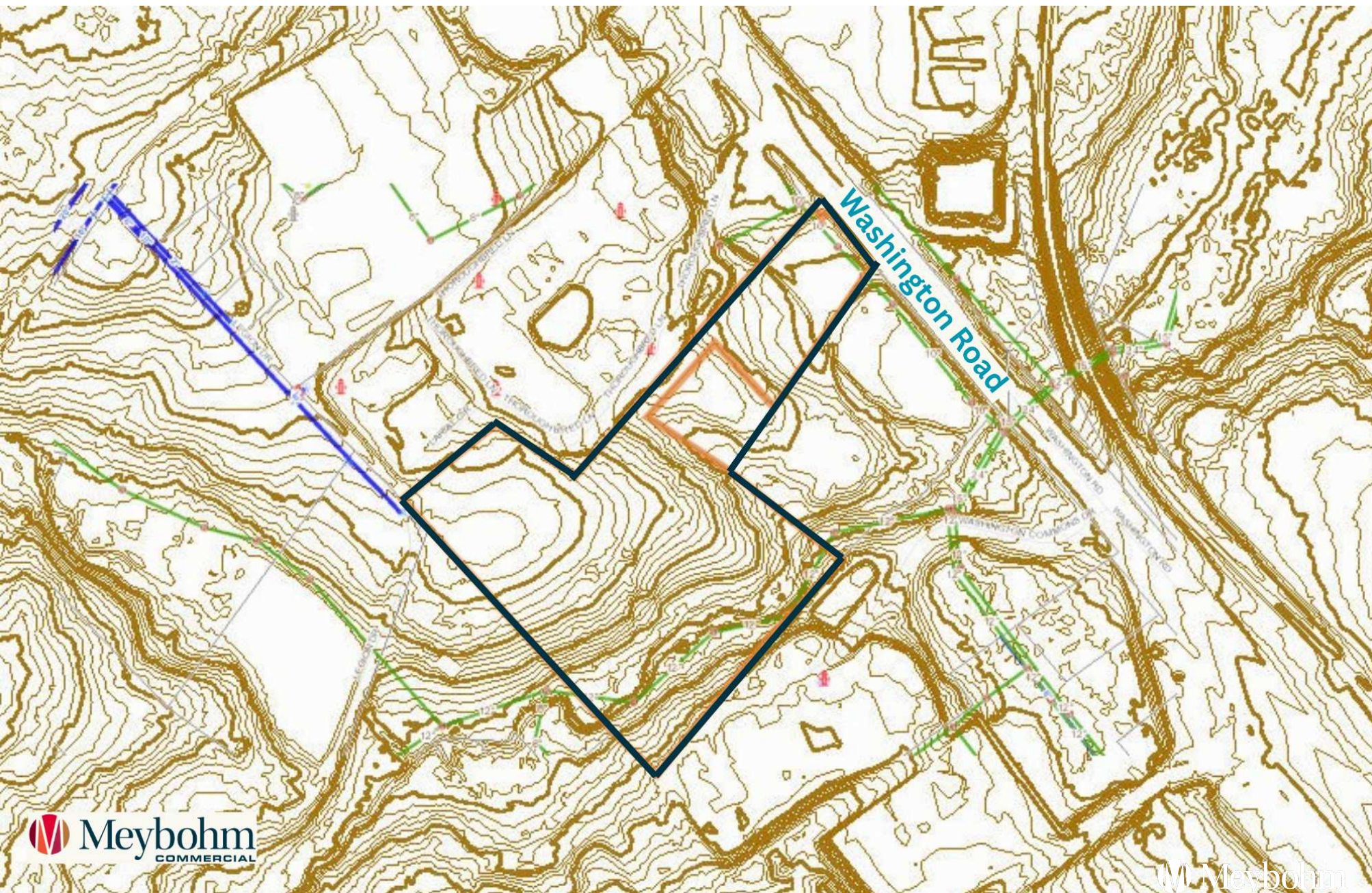
Looking North



Looking South

4204 Washington Rd. Evans GA 30809

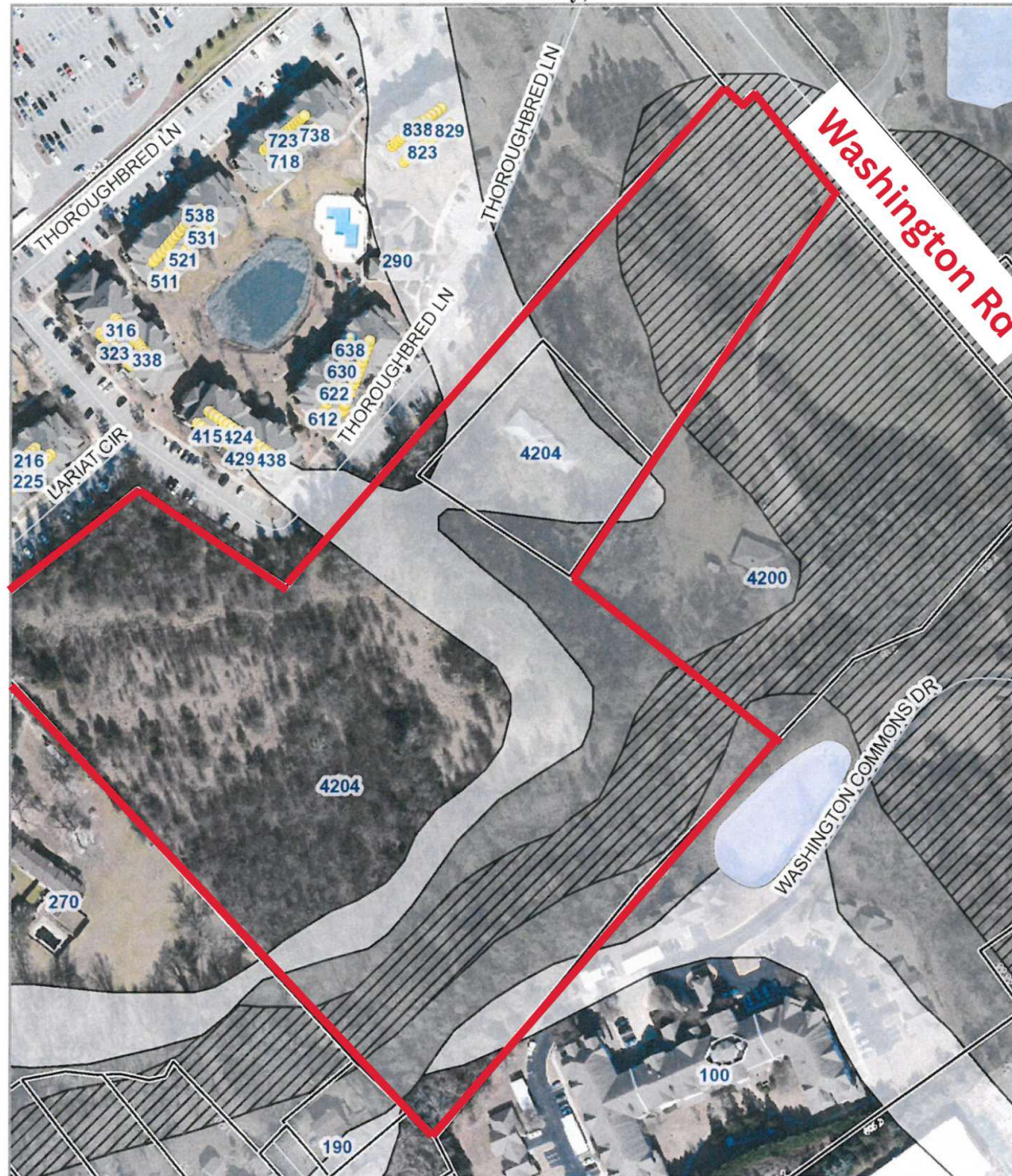
Topo Map



4204 Washington Rd. Evans GA 30809

Flood Zone Map

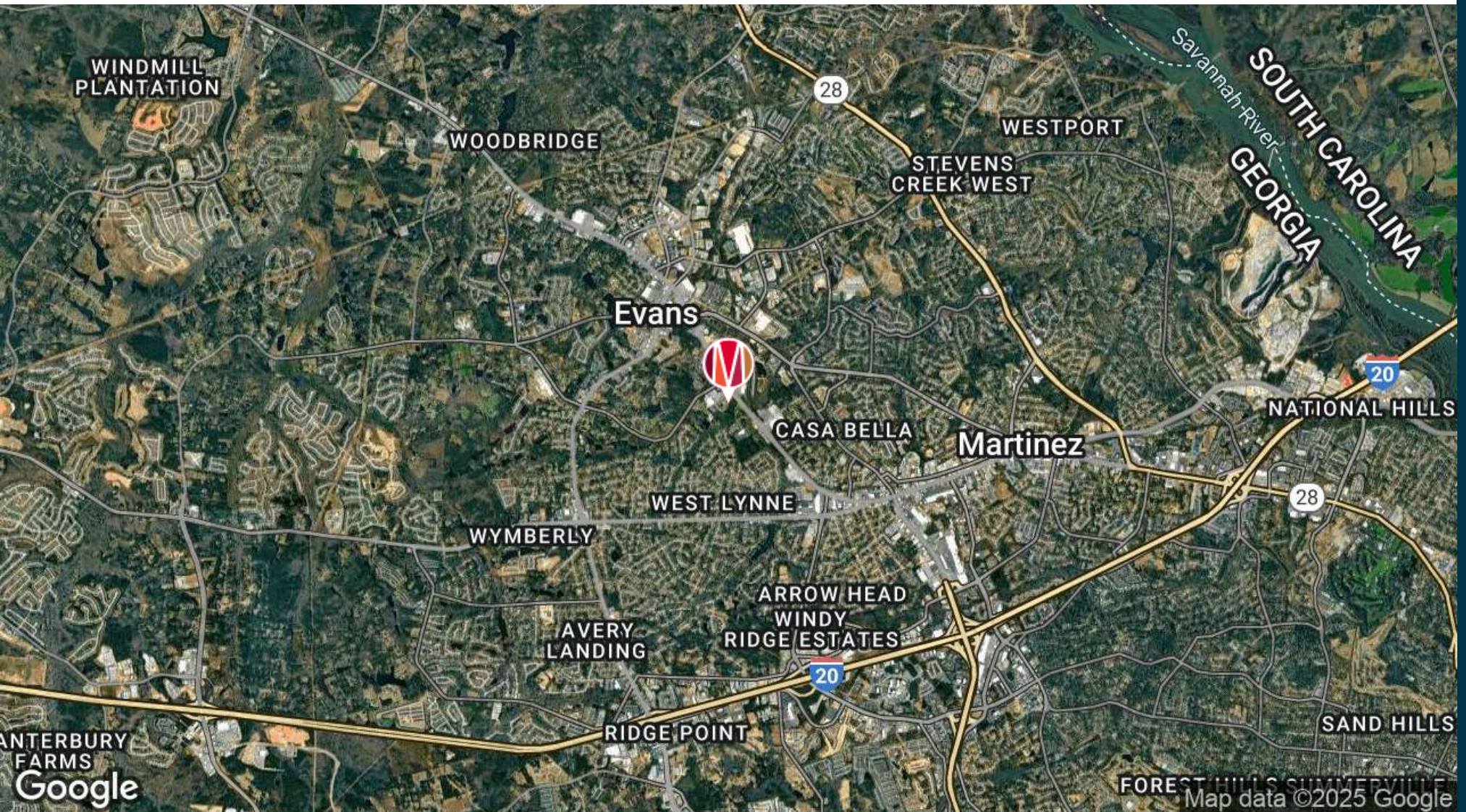
Columbia County, GA



RETAILER MAP



LOCATION MAP

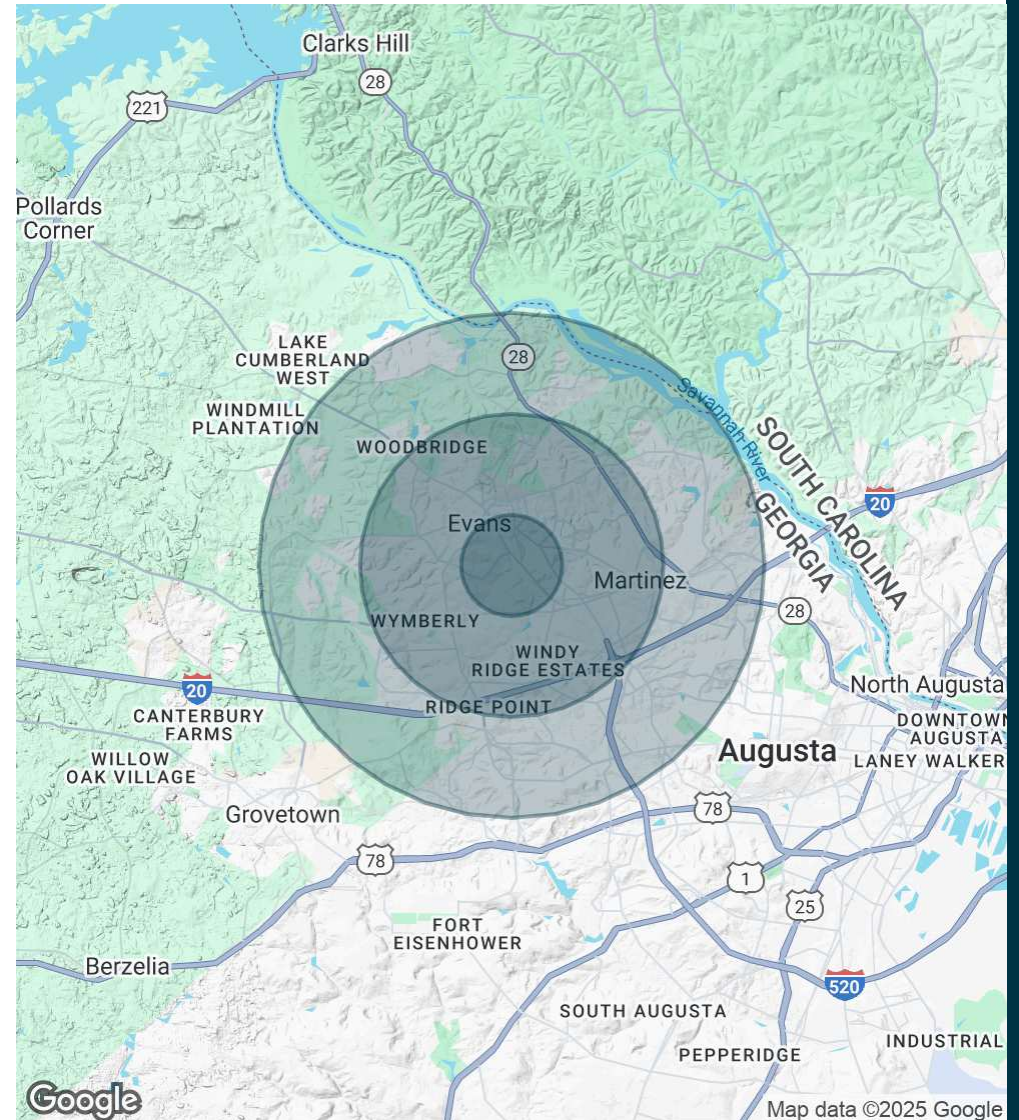


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,852	57,953	131,142
Average Age	44	41	40
Average Age (Male)	42	40	39
Average Age (Female)	46	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,146	23,157	52,975
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$100,580	\$107,820	\$118,559
Average House Value	\$246,557	\$270,097	\$300,629

* Demographic data derived from 2020 ACS - US Census





DAVID HOGG

Vice President, Associate Broker

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PROFESSIONAL BACKGROUND

David Hogg, Jr. is a native Augustan and holds a Bachelor of Arts Degree in Criminal Justice from Roanoke College in Salem, Virginia. David began his career with Trust Company Bank in Atlanta, known today as SunTrust. He later joined Georgia Bank and Trust Company in Augusta. His banking career spanned 20 years and throughout his career in banking, David focused on lending, private banking, trust, investment and asset management to clients who owned and managed their own commercial real estate portfolios.

David serves as a Vice President and Associate Broker for Meybohm Commercial Properties and he specializes in commercial sales and leasing. David is an active member of Trinity on the Hill United Methodist Church, having served as the Chair of the Trustees Board. David is a Paul Harris Fellow, awarded by Rotary International Foundation and currently serves as a Trustee of the Tuttle-Newton Home, Inc. and Piedmont Hospital Augusta. David also serves in an appointed position, as the Chairman of the Augusta Richmond County Riverfront Development Review Board. David is married to Leigh Ann and has four children.

EDUCATION

B.A. Roanoke College Salem, Virginia 1994

GA #365568 // SC #94322

MEYBOHM COMMERCIAL PROPERTIES

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Augusta, GA 30909

706.736.0700
MeybohmCommercial.com

