



FOR SALE

MEDICAL  
DEVELOPMENT LOT

1700 Magnolia Way, Augusta, GA 30909

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**CHRIS FARROW**  
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# Property Summary



## PROPERTY DESCRIPTION

This 1.08 medical office development lot is located on Jimmie Dyess Pkwy between I-20 and Wrightsboro Road. The lot is a part of the Village at Crossroads medical office development. The lot has over 140 feet of frontage on Jimmie Dyess Pkwy, giving your medical office great visibility and exposure from over 29,000 cars per day. The Village at Crossroads is home to other great medical providers including Augusta Retina Consultants, Center for Primary Care, and Fresenius Kidney Care. The site is pad ready with water, sewer, and power on site. There site is also connected to the storm detention pond that serves the Crossroads development. The lot is level and cleared with existing access to Jimmie Dyess Pkwy. The lot is centrally located with easy access to Fort Eisenhower and I-20.

## OFFERING SUMMARY

Sale Price:	\$575,000
Location:	The Village at Crossroads
Neighborhood Type:	Medical Office Development
Lot Size:	1.08 Acres
County:	Columbia
Zoning:	C-2
Parcel ID:	074 113A
Allowed uses:	Medical and daycare
Road frontage:	147 feet on Jimmy Dyess Pkwy
Utility Access:	Water, Sewer, Storm, Data, Electric
Grading:	Level and cleared
Detention:	Connected to detention

# Complete Highlights



## PROPERTY HIGHLIGHTS

- 1.08 acre cleared and level development lot.
- Centrally located on Jimmie Dyess near I-20.
- Over 29,000 cars per day.
- Utilities on site.
- Access to Jimmie Dyess.
- 147 feet of frontage on Jimmie Dyess.
- Connected to storm detention.
- Located in an established medical office park.
- Development easements in place.
- Great demographics with consistent growth.
- Beautiful and well maintained common areas.

# Site photos



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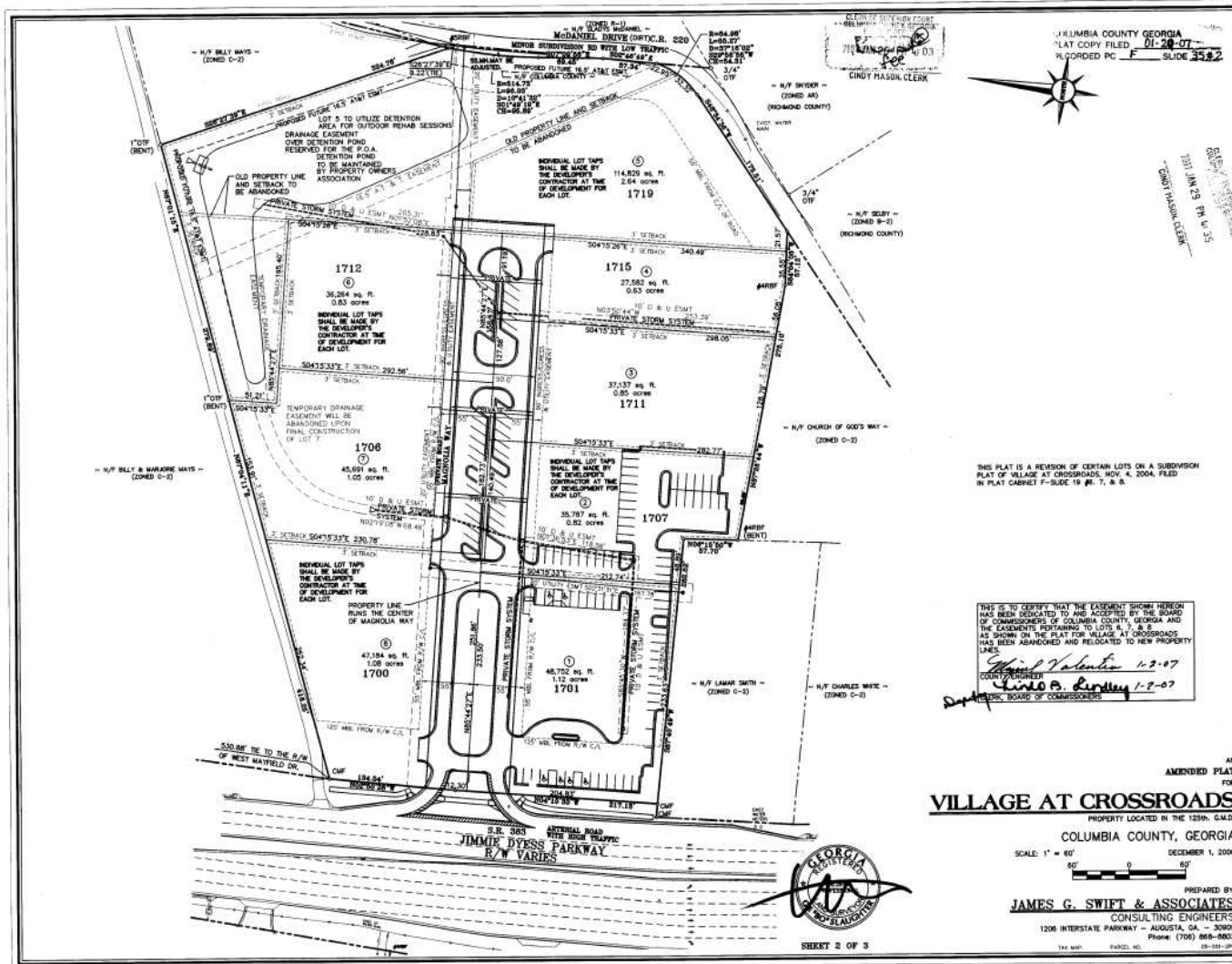
# Village at Crossroads Medical Park



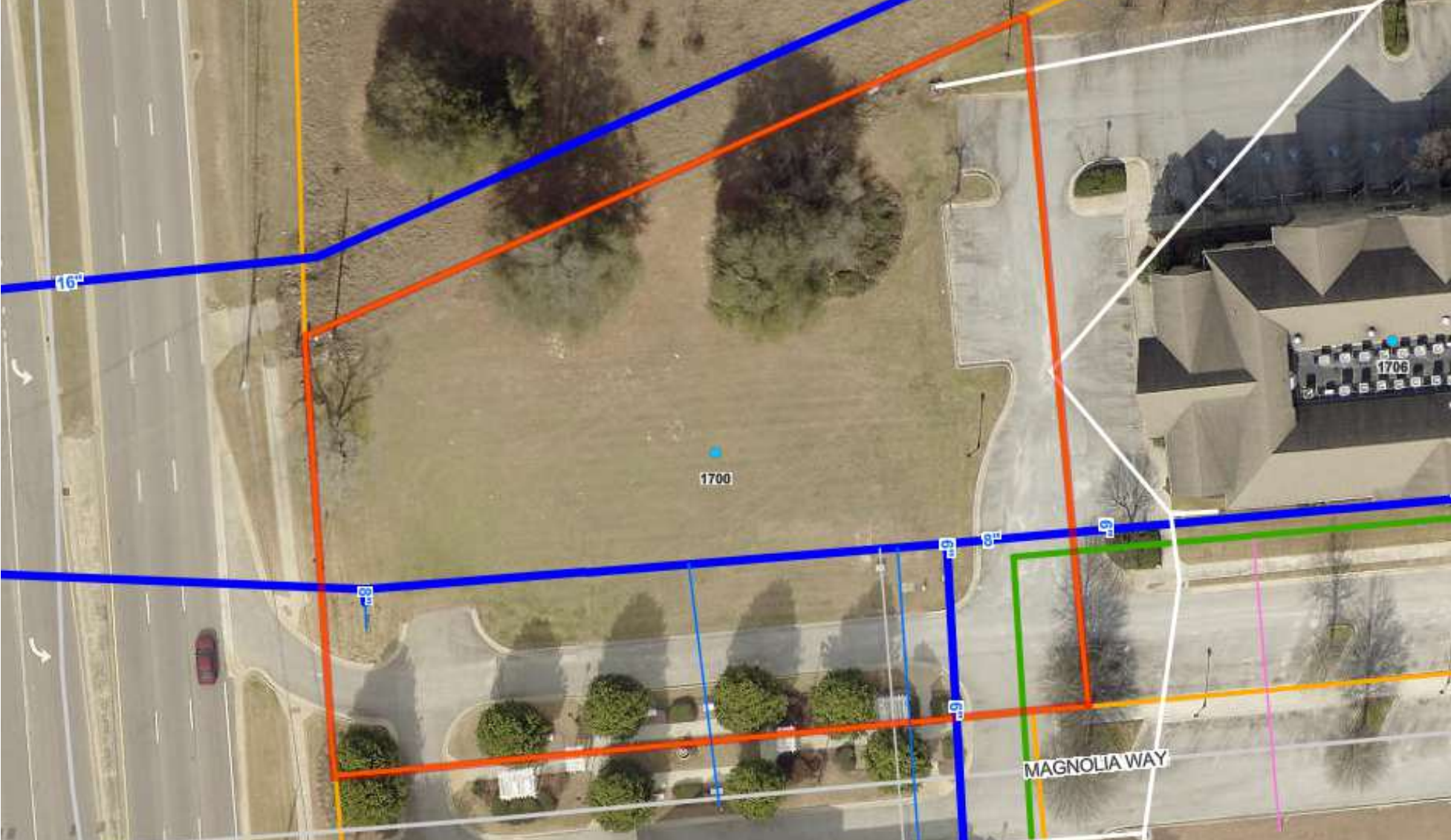
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# Plat



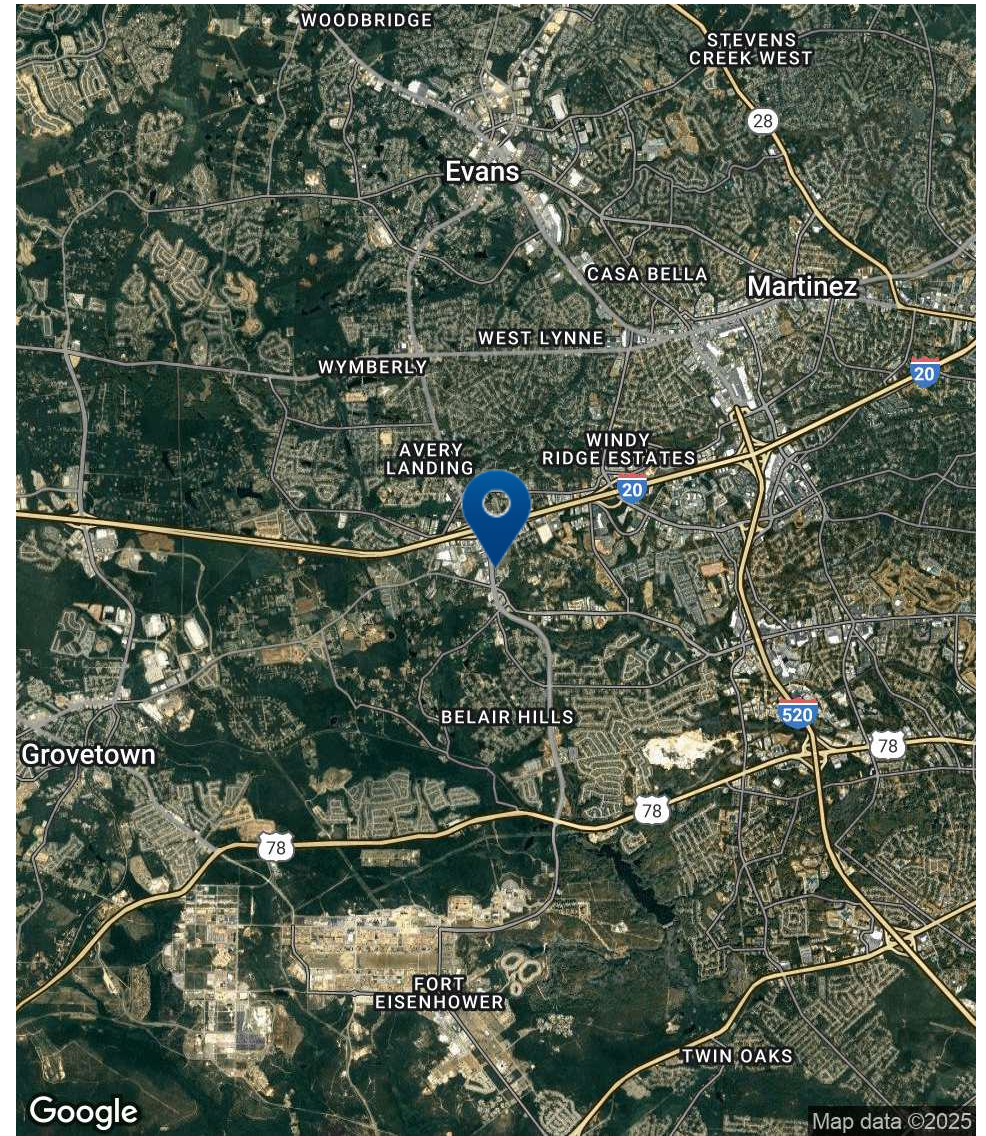
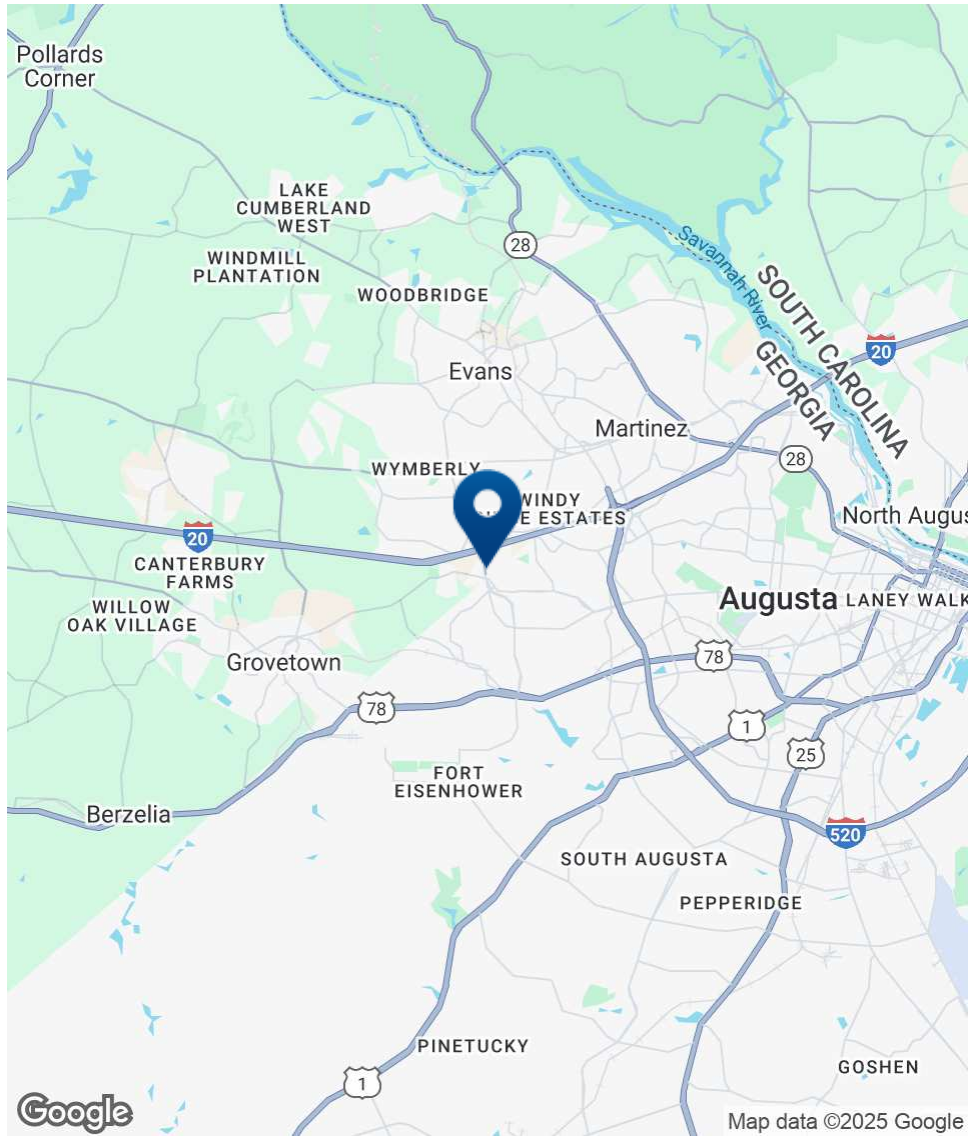
# Utility Map



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# Location Map



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# Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	3,284	48,491	133,953
Average Age	39	40	38
Average Age (Male)	38	38	37
Average Age (Female)	40	41	40

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,392	19,606	51,170
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$73,723	\$85,080	\$95,530
Average House Value	\$188,817	\$225,638	\$258,178

## TRAFFIC COUNTS

29,000/day

*Demographics data derived from AlphaMap*

