



FOR SALE

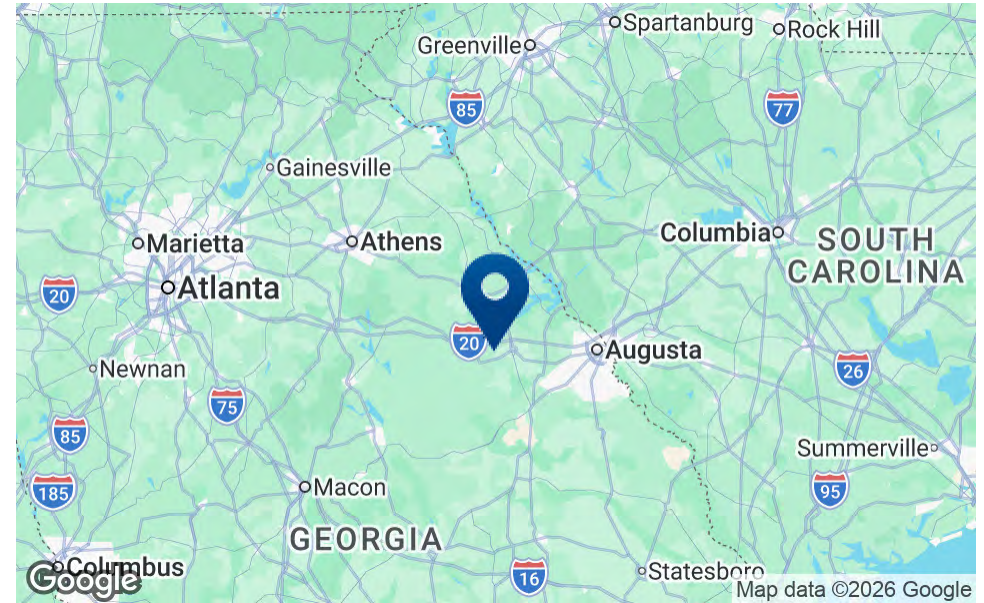
287 WIRE ROAD EXT

Thomson, GA 30824

**SHERMAN &
HEMSTREET**
Real Estate Company

ZACK HARTMAN
Commercial Sales Associate
zhartman@shermanandhemstreet.com
706.922.0395

Property Summary



PROPERTY DESCRIPTION

This ±23.7-acre tract offers a prime opportunity for industrial, commercial, or investment use adjacent to another available industrial property in Thomson, Georgia. The site features open usable land with flexibility for a variety of potential development opportunities including equipment storage, industrial expansion, contractor yard, or future commercial use. The adjacent site with 19,838 SqFt industrial warehouse building and 6.72 acres is also available, asking price for it is \$300k.

PROPERTY HIGHLIGHTS

- ±23.7 acres of development-ready industrial/commercial land minutes from I-20
- Ideal for industrial expansion, storage yard, or investment use
- Located adjacent to available 19,838 industrial building with additional 6.72 acres

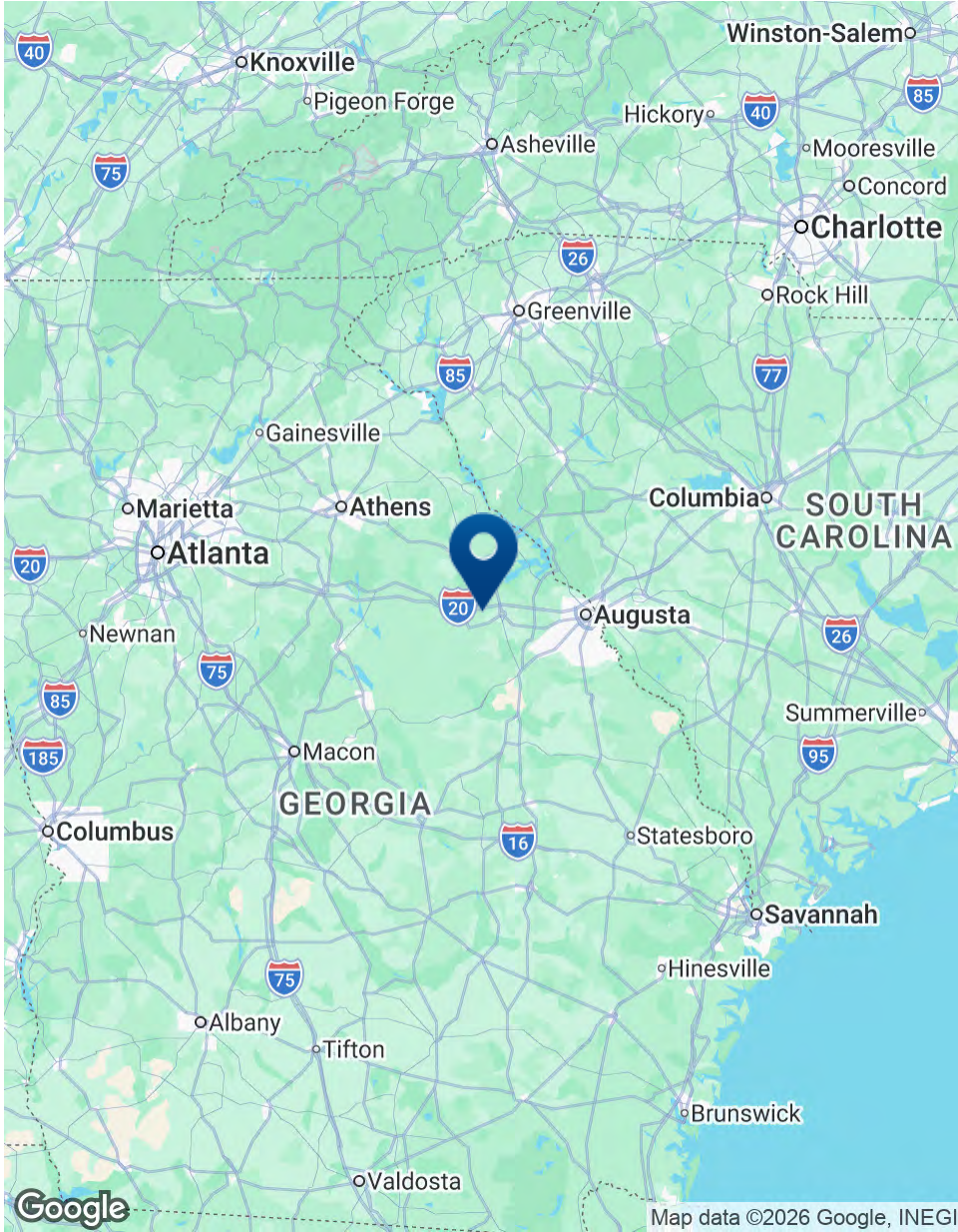
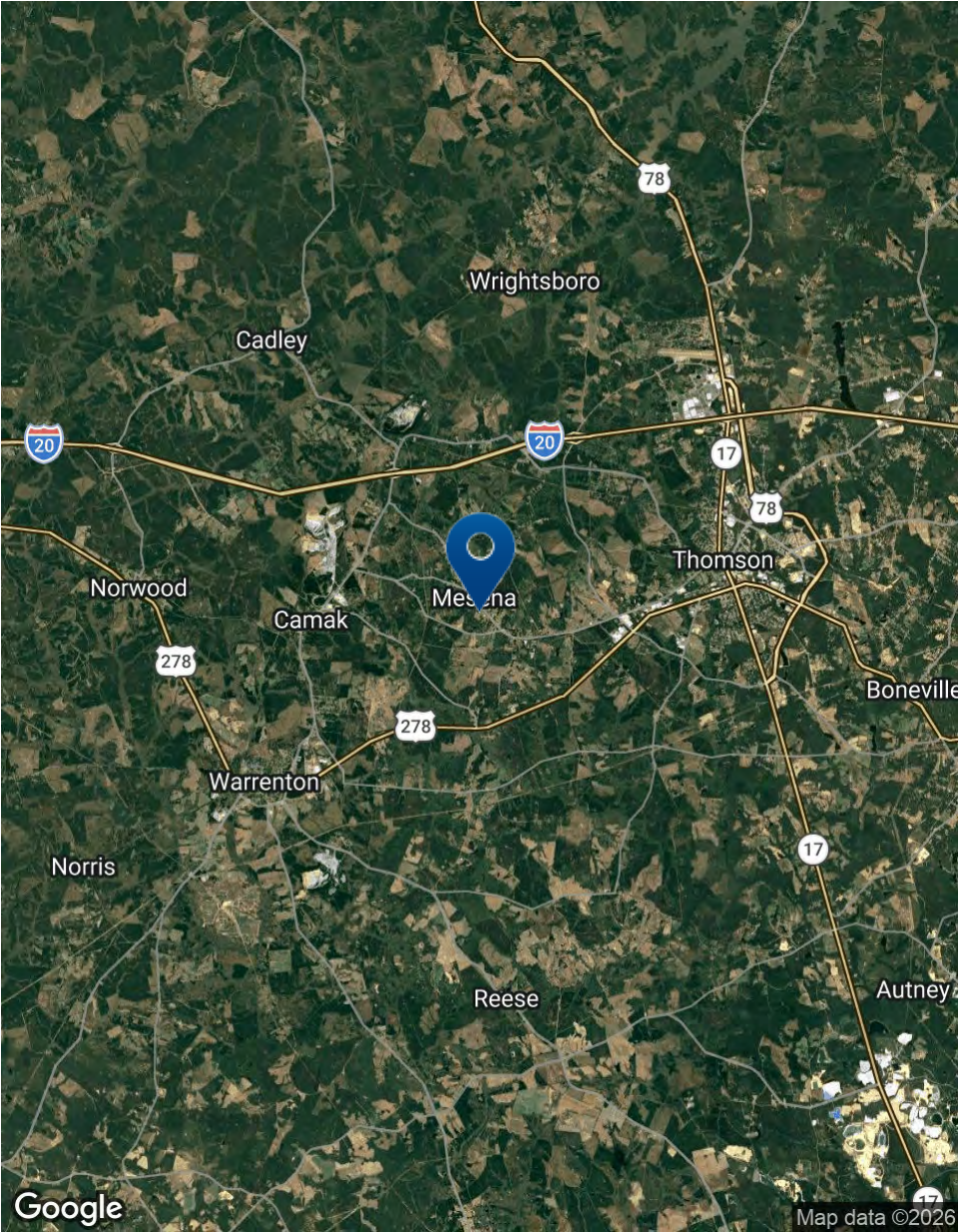
LOCATION DESCRIPTION

Located just minutes from Interstate 20 and downtown Thomson, the property provides excellent regional access between Augusta and Atlanta while benefiting from the continued growth of the Thomson/McDuffie County market.

OFFERING SUMMARY

Sale Price:	\$200,000
Lot Size:	23.7 Acres
Price Per Acre	\$8,439.00

Location Map



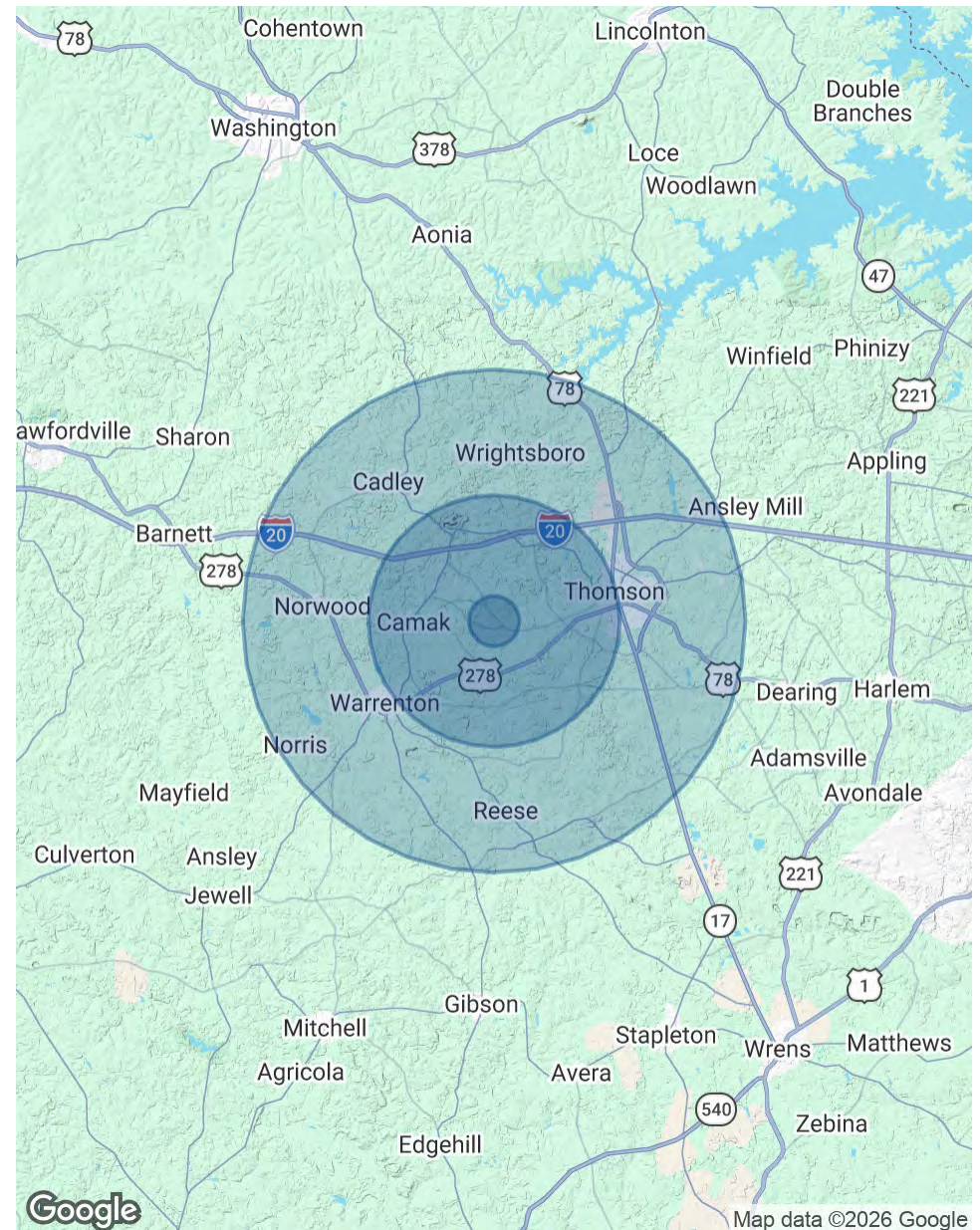
Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	164	5,626	19,592
Average Age	49.4	45.5	40.7
Average Age (Male)	51.0	46.3	37.6
Average Age (Female)	50.3	45.8	44.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	58	2,195	7,520
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$96,659	\$79,262	\$66,887
Average House Value	\$166,402	\$169,319	\$187,712

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	4.3%	5.1%	3.1%

RACE	1 MILE	5 MILES	10 MILES
Total Population - White	76	2,954	8,959
Total Population - Black	82	2,491	10,012
Total Population - Asian	0	4	54
Total Population - Hawaiian	0	0	0
Total Population - American Indian	0	0	0
Total Population - Other	0	2	137



Advisor Bio 1



ZACK HARTMAN

Commercial Sales Associate

zhartman@shermanandhemstreet.com

Direct: **706.922.0395** | Cell: **706.699.5284**

PROFESSIONAL BACKGROUND

Zack, a proud native of Augusta, GA, launched his career with Sherman and Hemstreet in 2017. Initially focusing on property management across the Southeast, he dedicated two and a half years to enhancing low-income housing communities, adeptly identifying and resolving challenges to elevate property value for his clients. His enthusiasm for real estate and strong client relationships enabled him to expand his expertise to managing a diverse range of income-producing properties.

Leveraging his background in property management, Zack empowers property owners to recognize the true value of their investments and expertly guides them through the complexities of the current real estate market. Outside of his professional life, Zack is passionate about hands-on projects, whether building or repairing, and cherishes time spent outdoors with friends and family.

Sherman & Hemstreet Real Estate Company

4316 Washington Road
Evans, GA 30809
706.722.8334