



FOR SALE

4070 JIMMIE DYESS
PARKWAY

Augusta, GA 30909

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

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706.288.1077

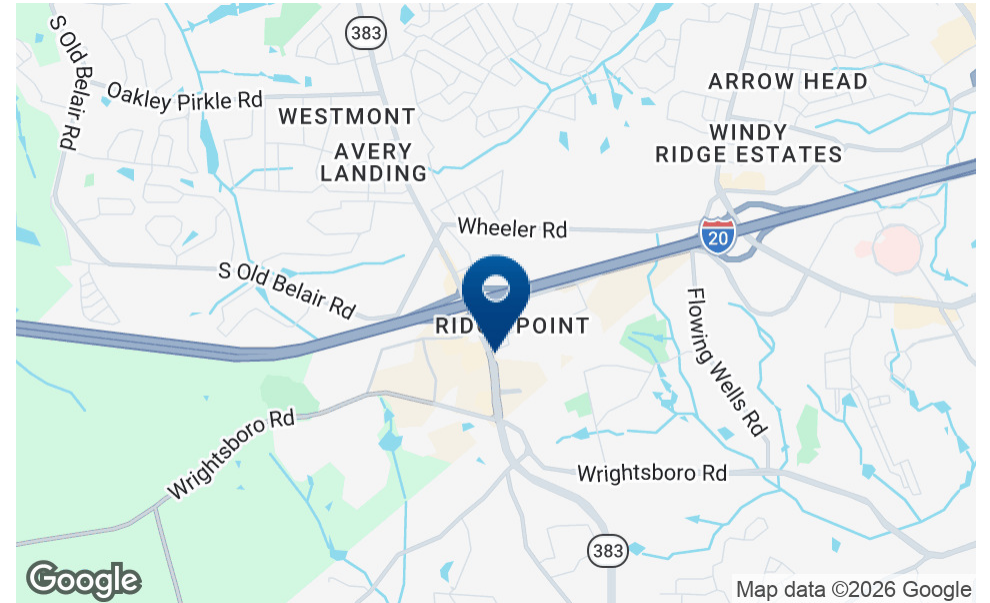
JODI LYLES

Sales Administrator

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Property Summary



PROPERTY DESCRIPTION

Site consists of two parcels with 135 foot of road frontage. Access is off of Ridge Pointe Rd at the intersection of Jimmie Dyess Pkwy. Curb cut would be on the Ridge Pointe Rd side of property. Traffic county is over 30,000 vehicles per day due to sites proximity to Fort Gordon and Interstate 20. The main parcel is 0.42 acres and zoned C-2. Parcel has no restrictions. The second parcel is 0.25 acres and has covenants and restrictions that run with it from the subdivision. Second parcel is also zoned C-2. It is unclear if second parcel can be used for detention, buffer and/or parking. New survey is available.

LOCATION DESCRIPTION

Property is located 2.5 miles from the main entrance to Fort Gordon Army Base. Site is ¼ miles from I:20.

OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	0.67 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,741	17,460	42,863
Total Population	4,997	47,638	118,941
Average HH Income	\$81,498	\$88,882	\$95,831

Additional Photos



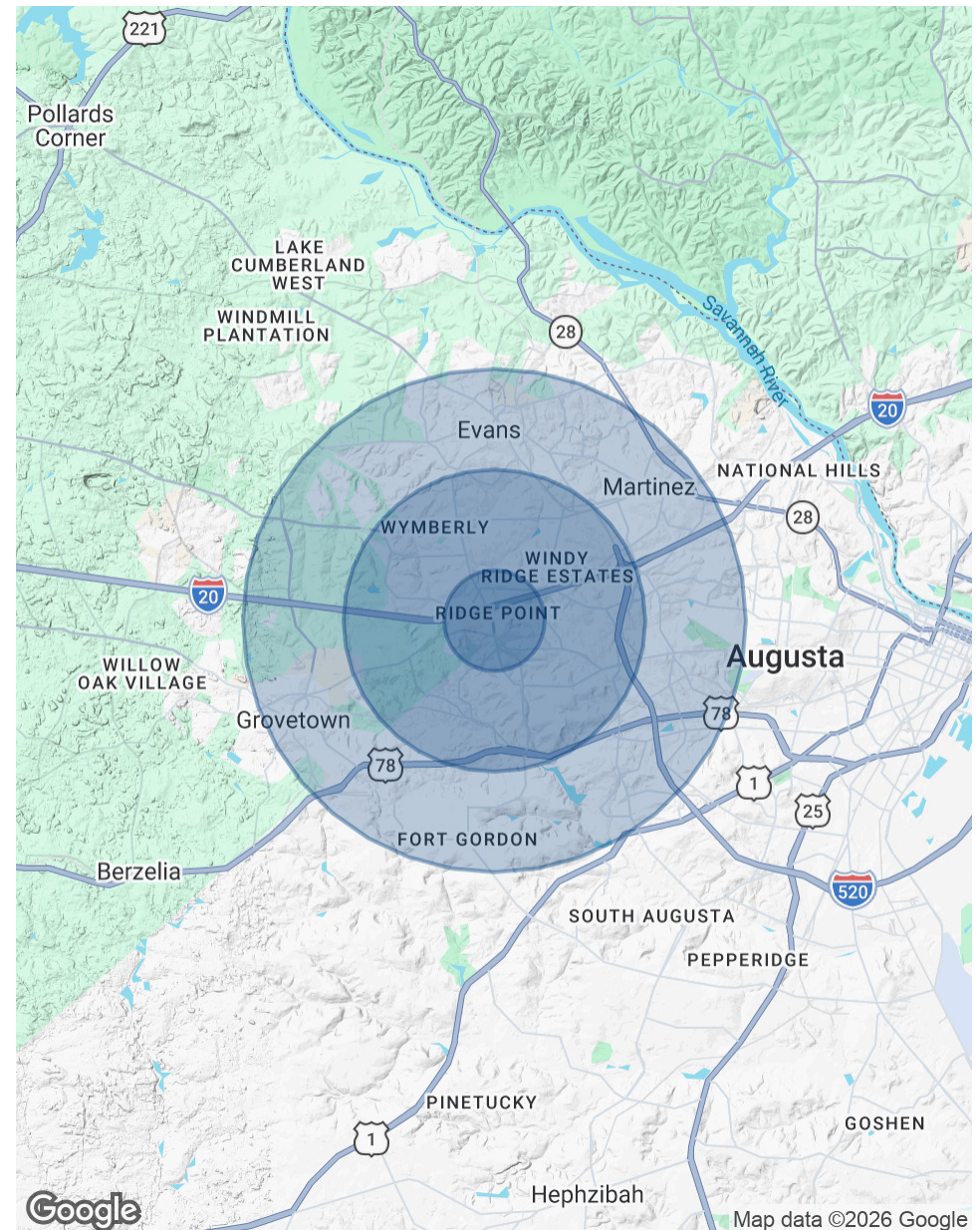
Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,997	47,638	118,941
Average Age	37.4	38.8	38.1
Average Age (Male)	35.1	36.7	36.2
Average Age (Female)	44.6	41.3	40.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,741	17,460	42,863
# of Persons per HH	2.9	2.7	2.8
Average HH Income	\$81,498	\$88,882	\$95,831
Average House Value	\$178,018	\$227,791	\$251,226

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	13.3%	8.3%	8.3%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	3,140	28,092	68,440
Total Population - Black	1,093	13,290	33,795
Total Population - Asian	68	1,691	4,325
Total Population - Hawaiian	0	32	246
Total Population - American Indian	12	73	306
Total Population - Other	166	1,468	3,130



Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

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PROFESSIONAL BACKGROUND

Joe Edge is a seasoned commercial real estate broker with more than twenty years of experience in the commercial real estate industry. Following four years of service in the United States Marine Corps, he began his career in real estate and, in 2006, acquired Sherman & Hemstreet Real Estate, a firm that now has more than a century of history. Under his leadership, Sherman & Hemstreet has grown into one of the largest commercial real estate firms in the area, providing comprehensive real estate services across the Southeastern United States.

Licensed in both Georgia and South Carolina, Joe personally oversees transactions throughout both states. He holds the Certified Commercial Investment Member (CCIM) and Society of Industrial and Office Realtors (SIOR) designations—two of the most prestigious credentials in the industry. The CCIM designation represents the highest level of expertise for investment sales brokers, while the SIOR designation recognizes top-tier office and industrial brokers who meet rigorous production and performance standards. In addition, Joe is a candidate for the Certified Property Manager (CPM) designation, reflecting his commitment to excellence in property management.

Through his leadership, Sherman & Hemstreet continues to set the standard for commercial real estate services in the region, building on its historic legacy with innovative strategies and a client-focused approach.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

Sherman & Hemstreet Real Estate Company

4316 Washington Road

Evans, GA 30809

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