



FOR SALE

FIRST BAPTIST CHURCH
OF AUGUSTA

802 Greene St, Augusta, GA 30901

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

JODI LYLES

Sales Administrator

creads@shermanandhemstreet.com

706.288.1067

Property Summary



PROPERTY DESCRIPTION

The historic First Baptist Church of Augusta offers a unique opportunity to own a substantial part of history. The site was the birthplace of the Southern Baptist Convention and is on the national register of historic places. The building is over 16,000 square feet and consists of a 2 story office building in the rear and a large sanctuary with 80 foot ceilings in the front. The office building in the rear has a new TPO roof to prevent water penetration and has been largely cleared out. Currently the site has temporary power and a preliminary application for historic tax credits has been drafted. This is an ideal project for a group familiar with using the historic tax program. The site has been inspected and received a favorable report by a structural engineer and many steps have been taken to prepare the site for redevelopment.

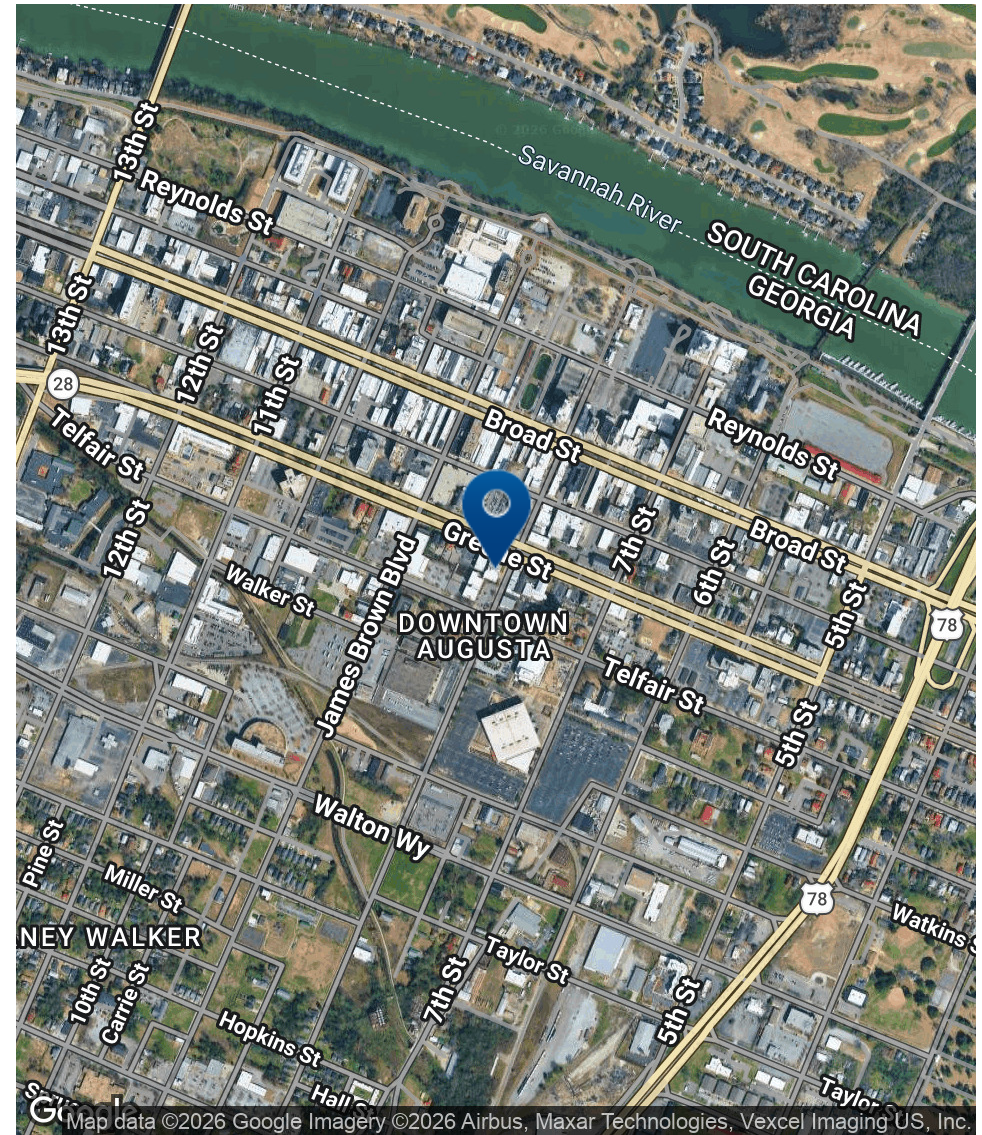
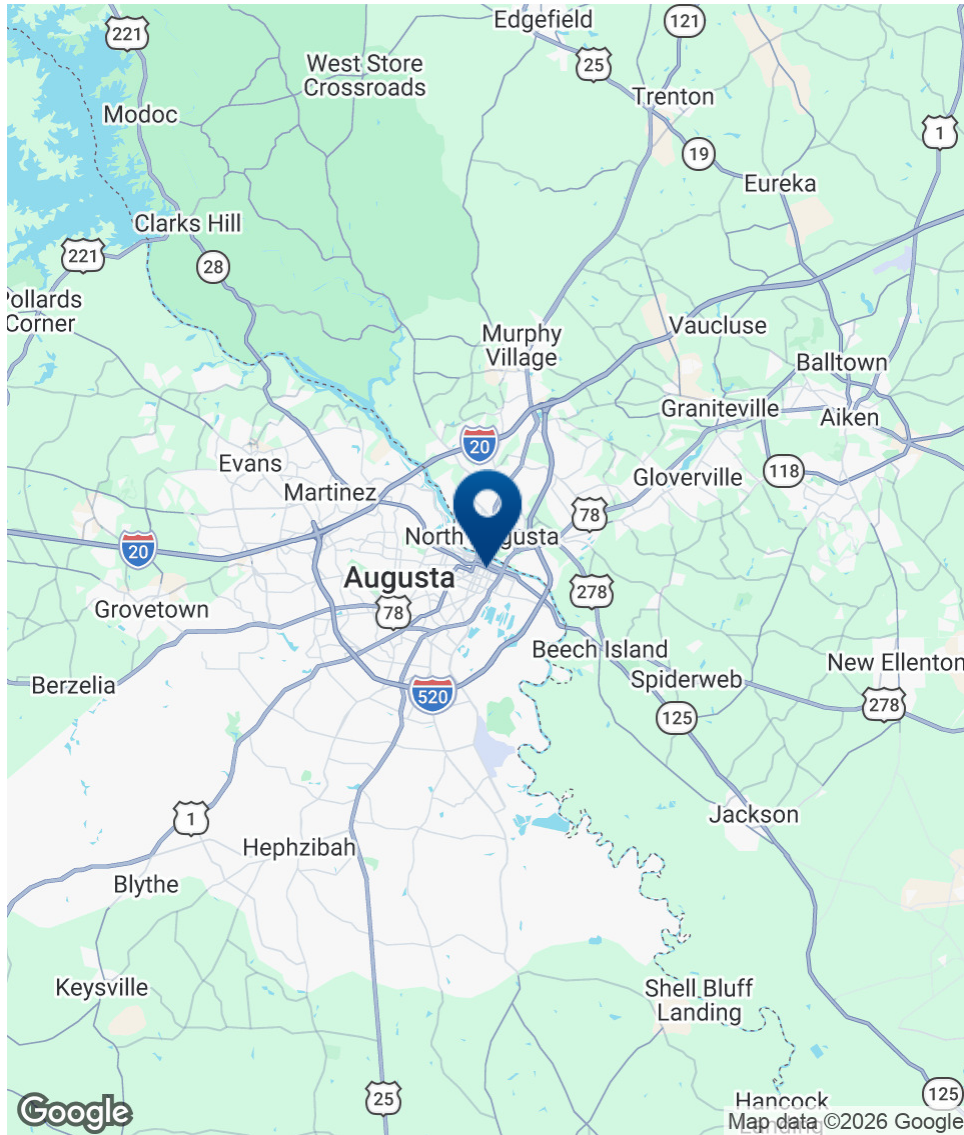
LOCATION DESCRIPTION

802 Greene Street is located at the corner of 8th Street and Greene at an important intersection in Downtown Augusta. The building is centrally located in between multiple multifamily projects.

OFFERING SUMMARY

Sale Price:	\$799,000
Building Size:	16,228 SF

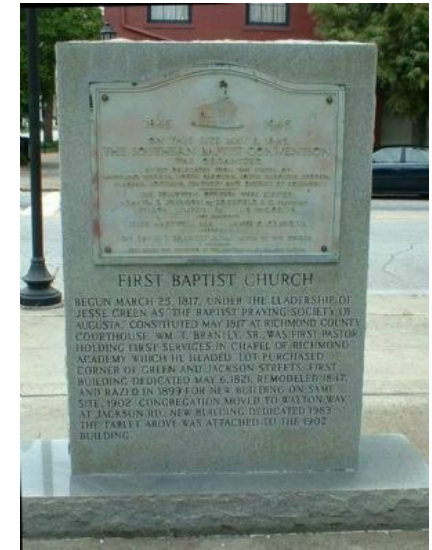
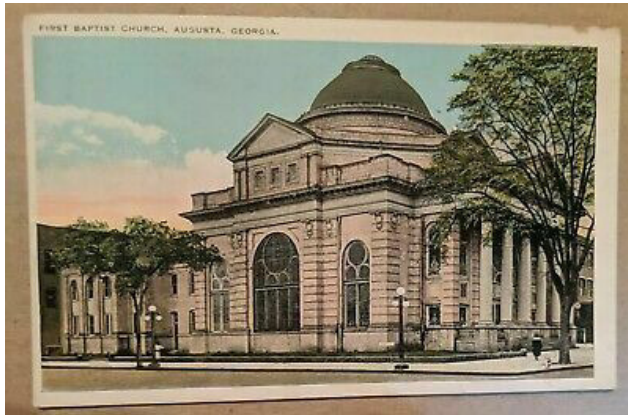
Location Map



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Additional Photos



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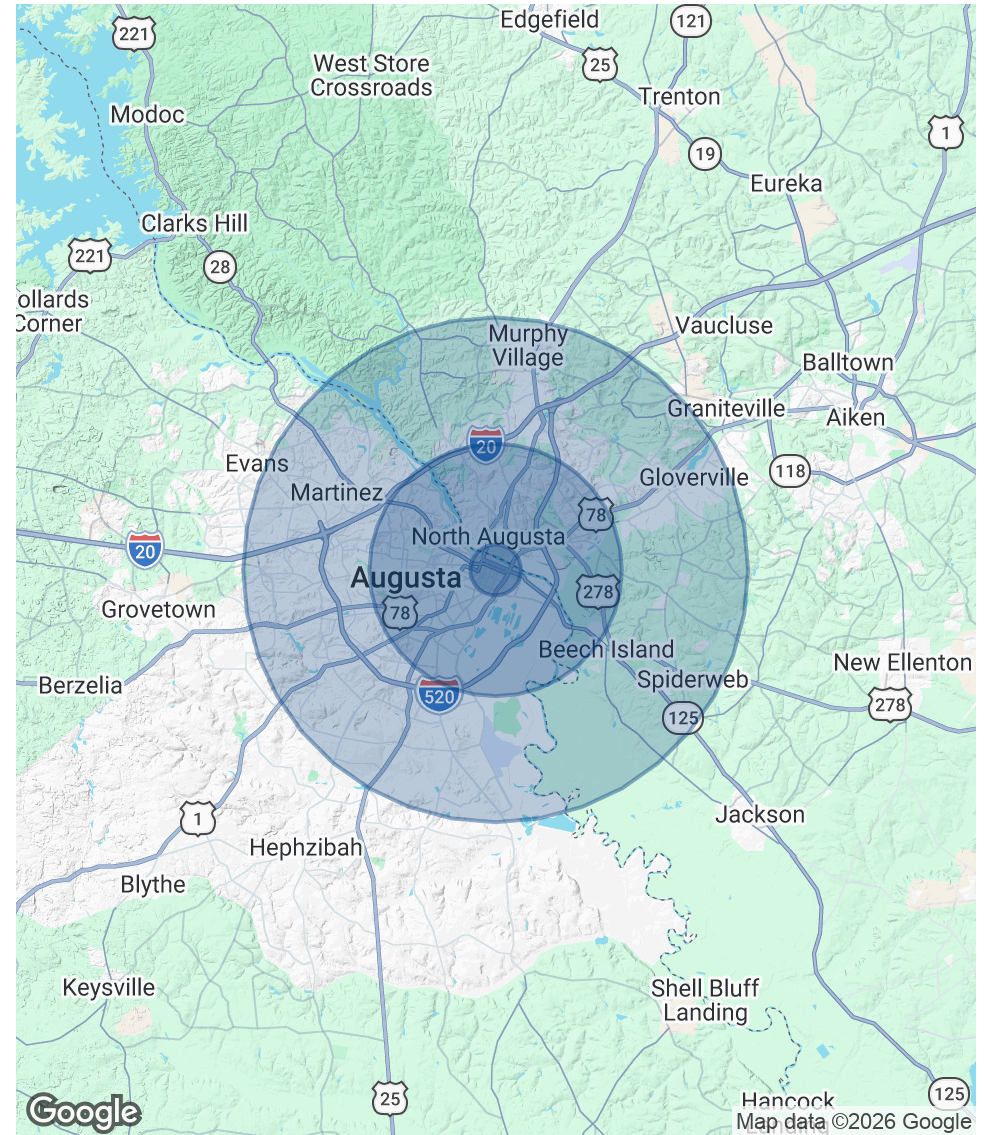
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,355	95,258	272,754
Average Age	42.6	36.9	37.7
Average Age (Male)	39.2	34.8	36.0
Average Age (Female)	41.9	39.5	40.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,724	46,488	124,132
# of Persons per HH	1.7	2.0	2.2
Average HH Income	\$29,613	\$47,132	\$56,476
Average House Value	\$127,134	\$127,086	\$138,091

2020 American Community Survey (ACS)



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Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

judge@shermanandhemstreet.com

Direct: **706.288.1077** | Cell: **706.627.2789**

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)

Sherman & Hemstreet Real Estate Company

4316 Washington Road
Evans, GA 30809
706.722.8334



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President & Broker

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