



FOR SALE

CLASS A APARTMENT SITE

1010 James Brown Blvd, Augusta, GA 30901

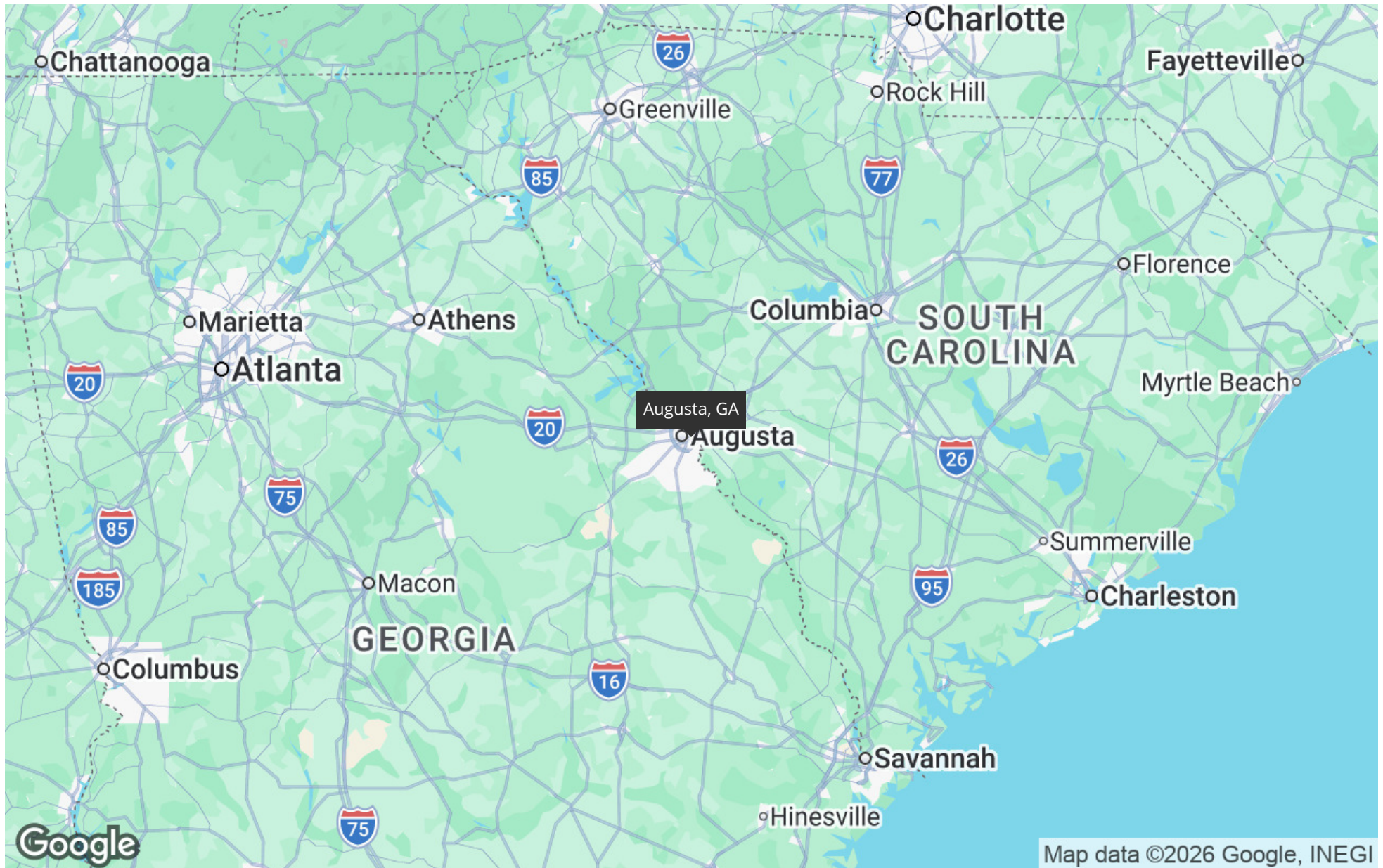
**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077

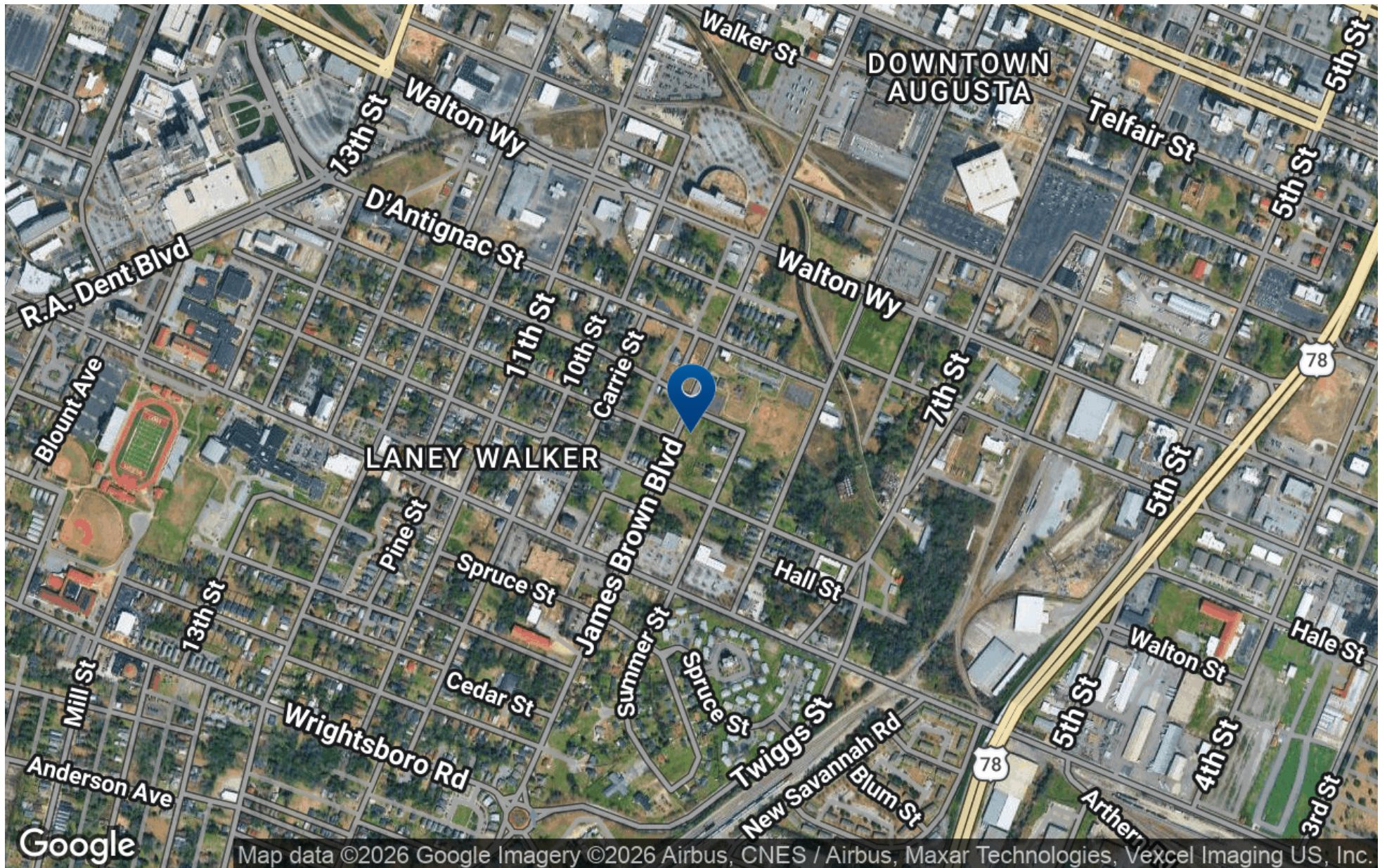
JODI LYLES
Sales Administrator
creads@shermanandhemstreet.com
706.288.1067



Regional Map



Aerial Map



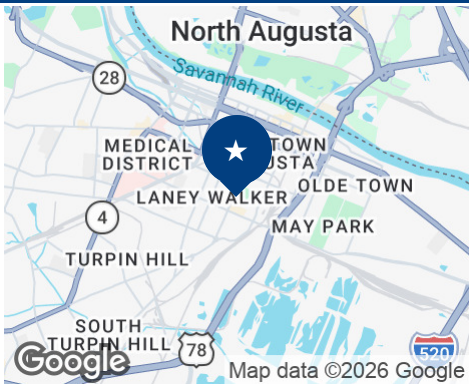
Sale Comps



CLASS A APARTMENT SITE

1010 James Brown Blvd, Augusta, GA 30901

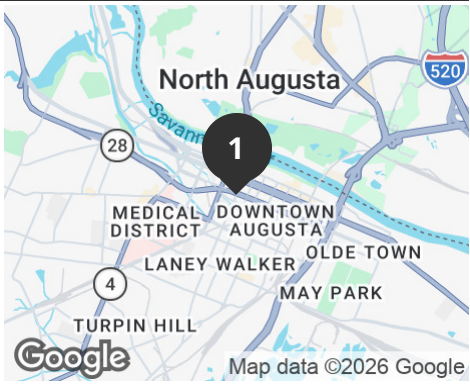
Price: \$1,490,000 Lot Size: 4.41 Acres
Price/Acre: \$337,868



THE AUGUSTAN

1150 Greene St, Augusta, GA 30901

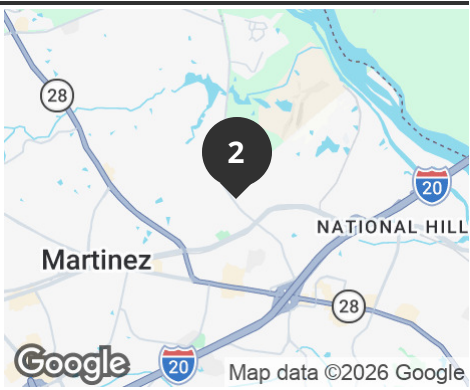
Price: \$815,000 Lot Size: 1.29 Acres
Price/Acre: \$631,782.95



STEVENS CREEK SITE

802 Stevens Creek Rd, Augusta, GA 30907

Price: \$400,000 Lot Size: 1.61 Acres
Price/Acre: \$248,447.20



Sale Comps

3



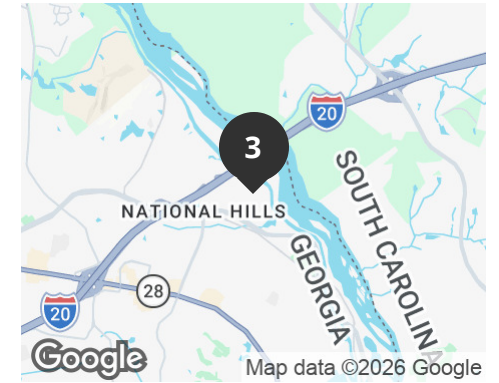
ARGENTO @ RIVERWATCH

420 Topgolf Way, Augusta, GA 30909

Price: \$4,964,700 Lot Size:

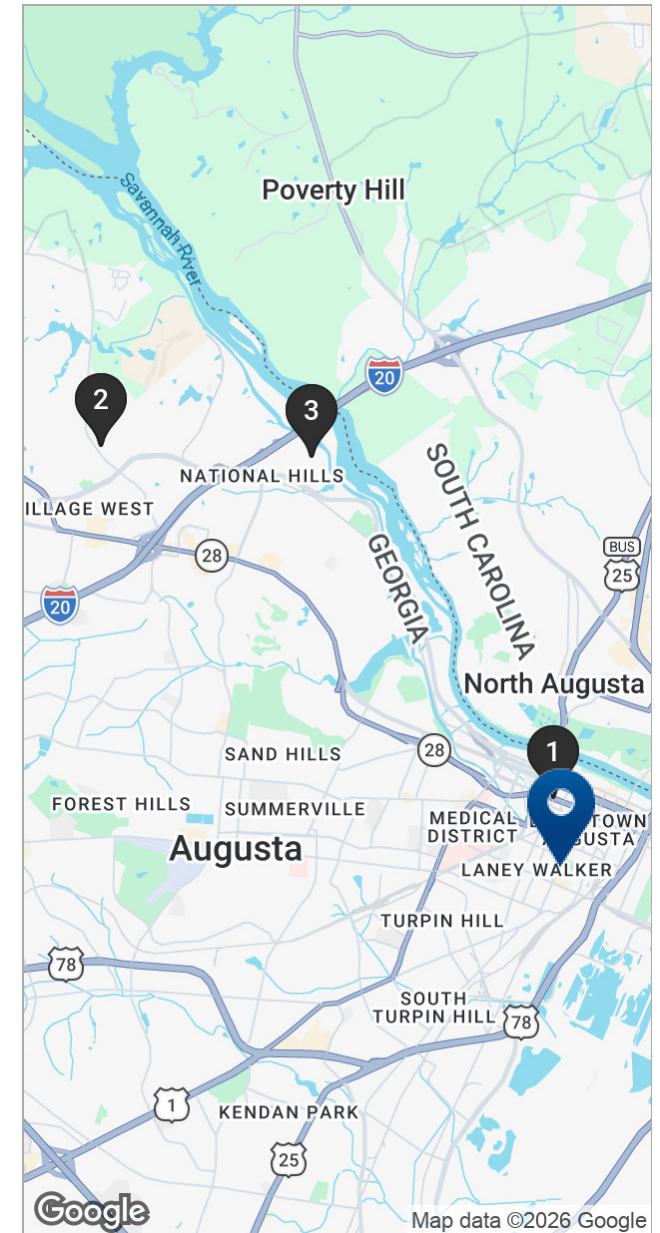
Price/Acre: \$390,000.00

12.73 Acres



Sale Comps Map & Summary

	NAME/ADDRESS	PRICE	LOT SIZE	PRICE/ACRE
★	Class A Apartment Site 1010 James Brown Blvd Augusta, GA	\$1,490,000	4.41 Acres	\$337,868
1	The Augustan 1150 Greene St Augusta, GA	\$815,000	1.29 Acres	\$631,782.95
2	Stevens Creek Site 802 Stevens Creek Rd Augusta, GA	\$400,000	1.61 Acres	\$248,447.20
3	Argento @ Riverwatch 420 Topgolf Way Augusta, GA	\$4,964,700	12.73 Acres	\$390,000.00
	AVERAGES	\$2,059,900	5.21 ACRES	\$423,410.05



Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

jedge@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)

Society of Industrial and Office Realtors (SIOR)

Sherman & Hemstreet Real Estate Company

4316 Washington Road

Evans, GA 30809

706.722.8334