



FOR SALE

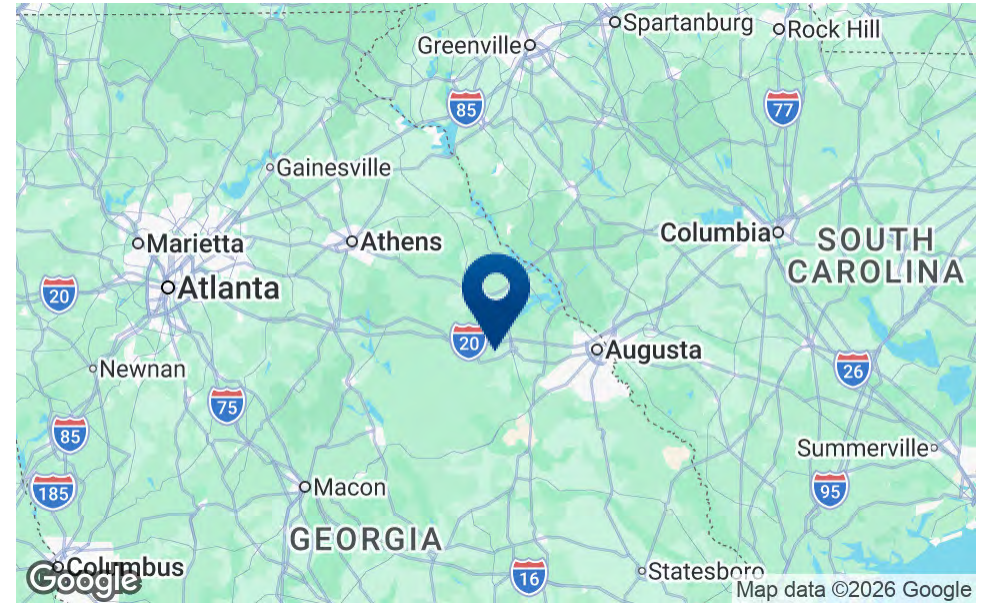
THOMSON INDUSTRIAL BUILDING WITH LAND

3082 Old Mesena Road, Thomson, GA 30824

**SHERMAN &
HEMSTREET**
Real Estate Company

ZACK HARTMAN
Commercial Sales Associate
zhartman@shermanandhemstreet.com
706.922.0395

Property Summary



PROPERTY DESCRIPTION

30.42 industrial site featuring approximately 19,838 SF of warehouse space with 5 drive-in bay doors. Former auto salvage facility with ample yard area for outdoor storage, fleet parking, equipment, or industrial use. Conveniently located minutes from I-20 and downtown Thomson with easy access to Augusta and Atlanta. Ideal for automotive, contractor, storage, or light industrial operations.

PROPERTY HIGHLIGHTS

- ±19,838 SF industrial warehouse on 30.42 acres
- 5 drive-in bay doors with large outdoor storage/parking area
- Convenient access to I-20, Augusta, and Atlanta

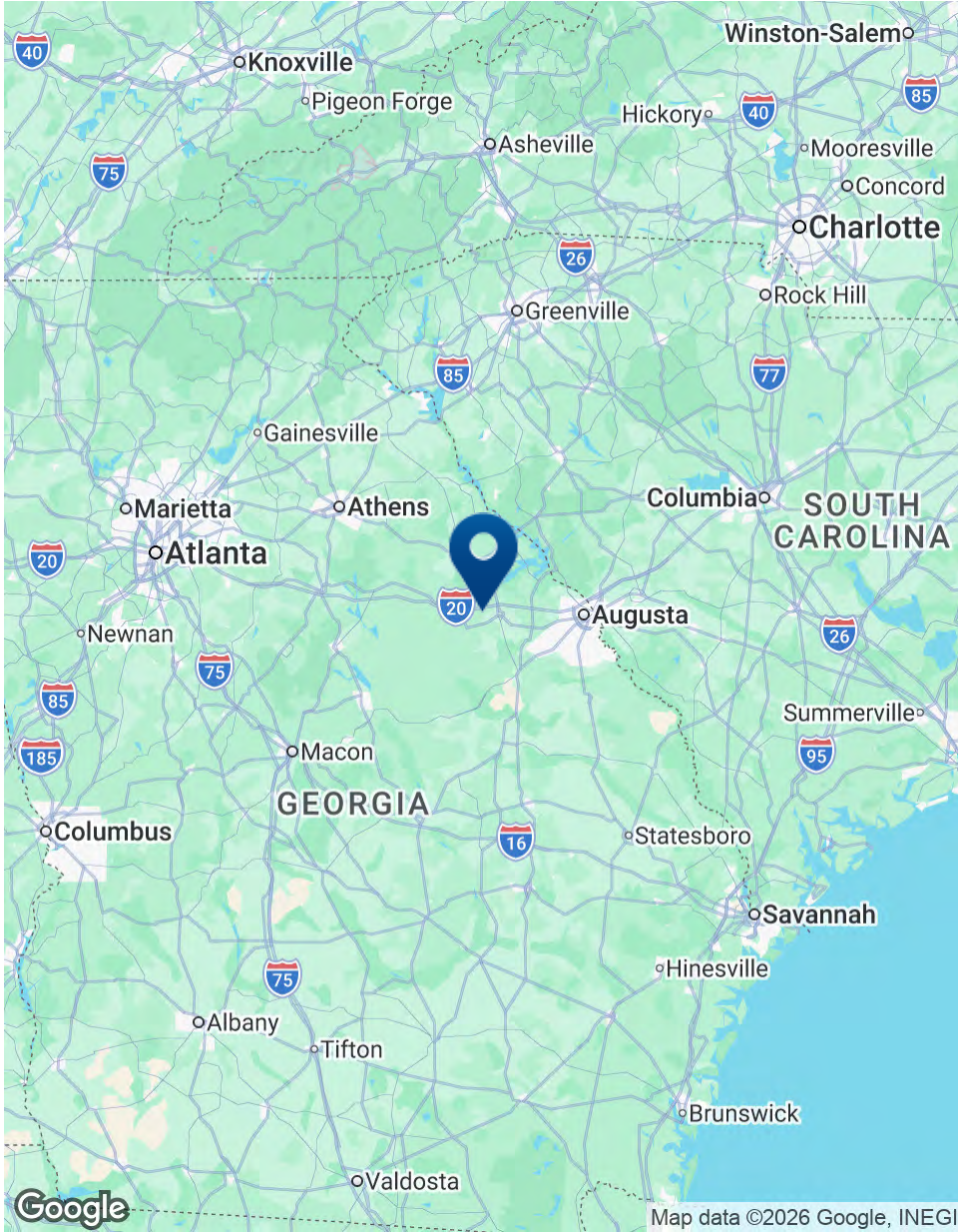
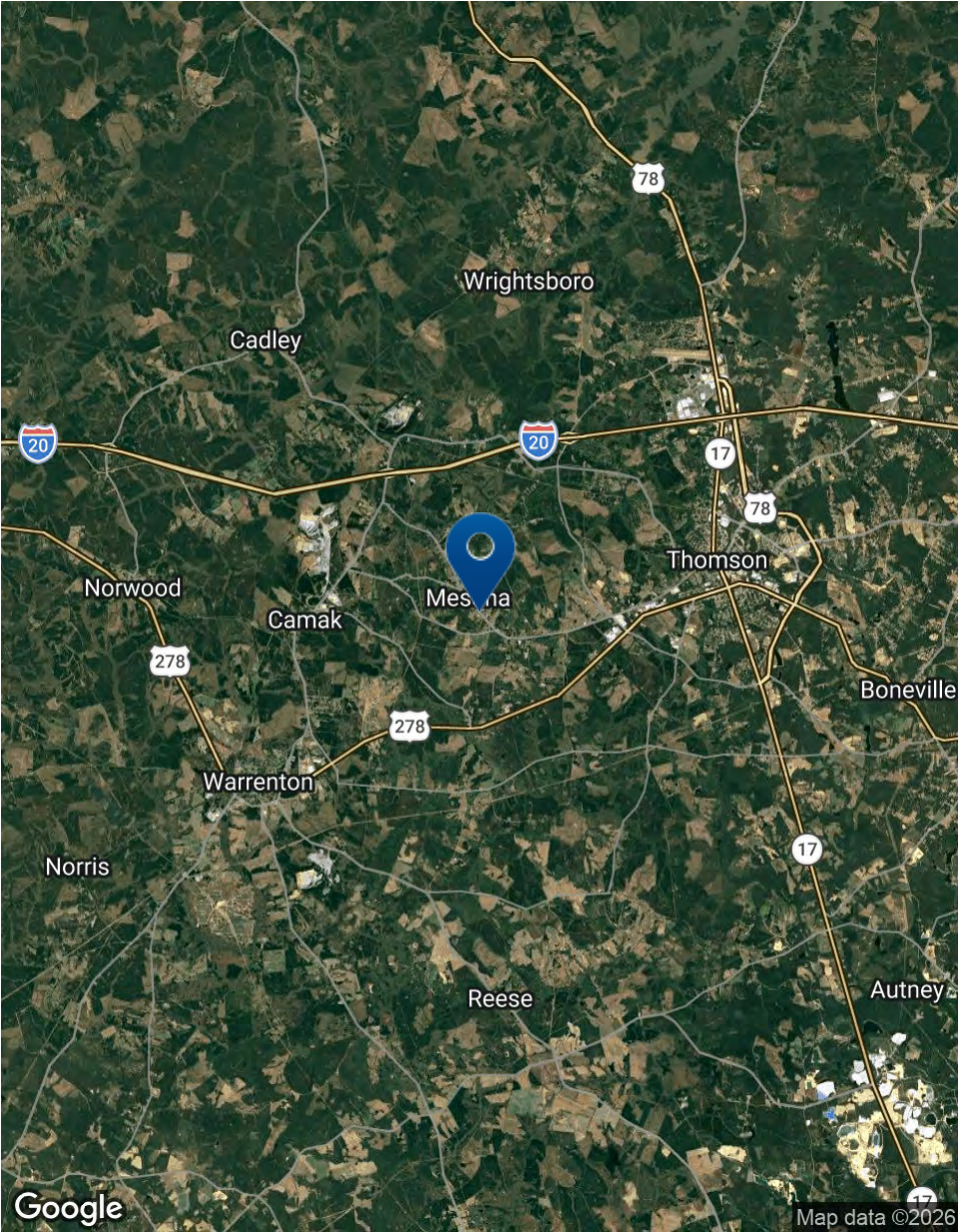
LOCATION DESCRIPTION

Located just outside of downtown Thomson, this property at 3082 Old Mesena Rd offers a convenient rural setting with quick access to the area's major transportation corridors and industrial/commercial hubs. Positioned only minutes from Interstate 20 and downtown Thomson, the site provides easy connectivity to both Augusta and Atlanta.

OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	30.42 Acres
Price Per Acre	\$16,437
Building Size:	19,838 SF
Price Per SqFt	\$25.20

Location Map



Additional Photos



Additional Photos



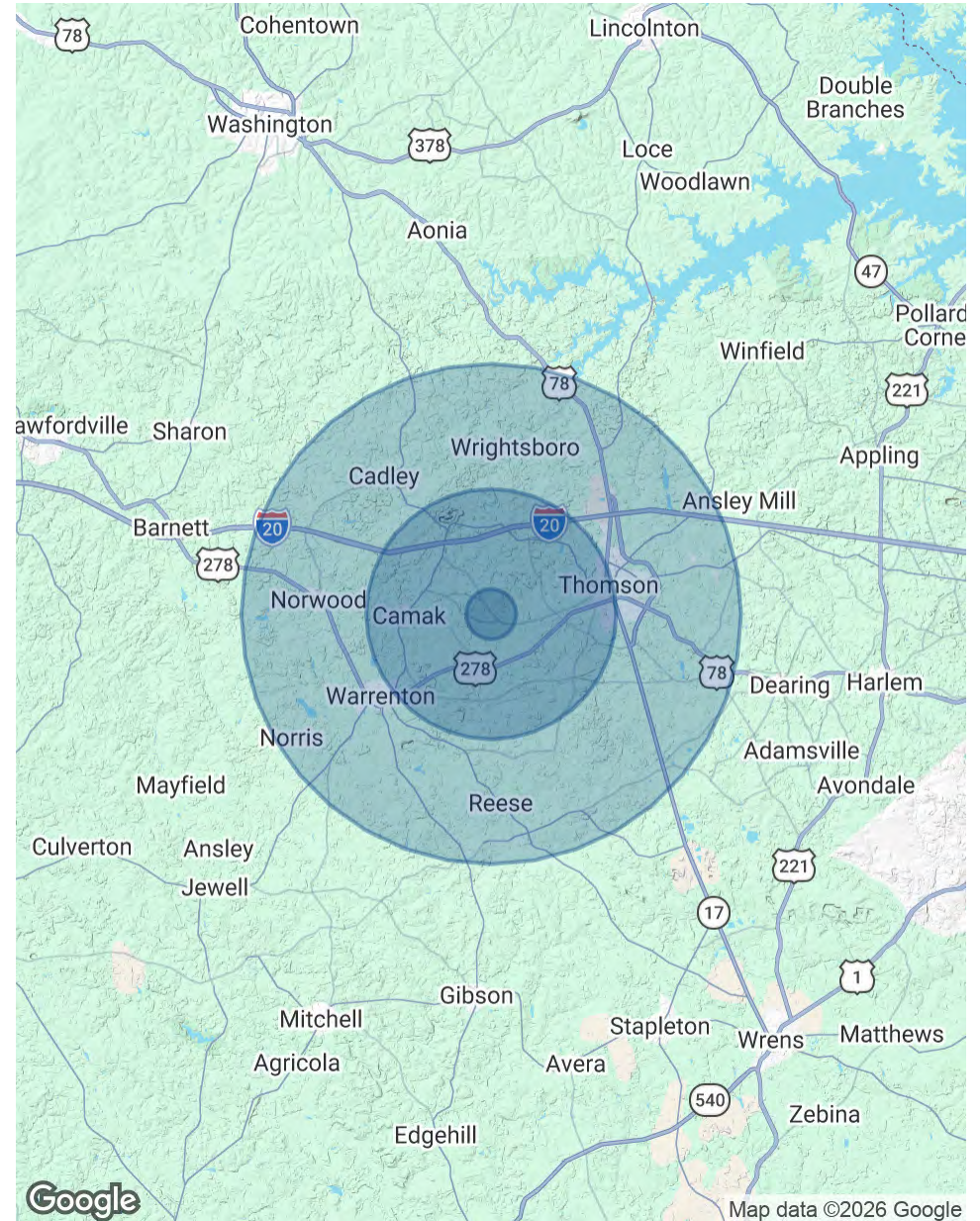
Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	178	5,746	19,670
Average Age	49.9	45.4	40.7
Average Age (Male)	51.1	46.3	37.6
Average Age (Female)	50.9	45.6	44.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	63	2,252	7,552
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$97,695	\$79,026	\$66,896
Average House Value	\$169,124	\$168,136	\$187,825

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	4.5%	5.0%	3.1%

RACE	1 MILE	5 MILES	10 MILES
Total Population - White	83	2,989	9,017
Total Population - Black	87	2,568	10,024
Total Population - Asian	0	4	55
Total Population - Hawaiian	0	0	0
Total Population - American Indian	0	0	0
Total Population - Other	0	2	138



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