



FOR SALE

# MULTIFAMILY DEVELOPMENT SITE

1711 Hicks St, Augusta, GA 30904

# Property Summary



## PROPERTY DESCRIPTION

This development site is zoned R-3C and is a rare opportunity to acquire a small development site with zoning already in place. The site is ideal for a small multifamily development in an area with high demand for housing and increase rents. Site consists of two parcels separated by a duplex. The two parcels complement one another and have the same zoning in place which is already approved for multifamily development in the county. Site has all utilities and zoning in place.

## LOCATION DESCRIPTION

Site is located on Hicks Street between 15th street and Crawford Avenue. The property borders Calhoun Expressway on the North side. Area has seen substantial redevelopment in the last decade and that trend is expected to continue.

## OFFERING SUMMARY

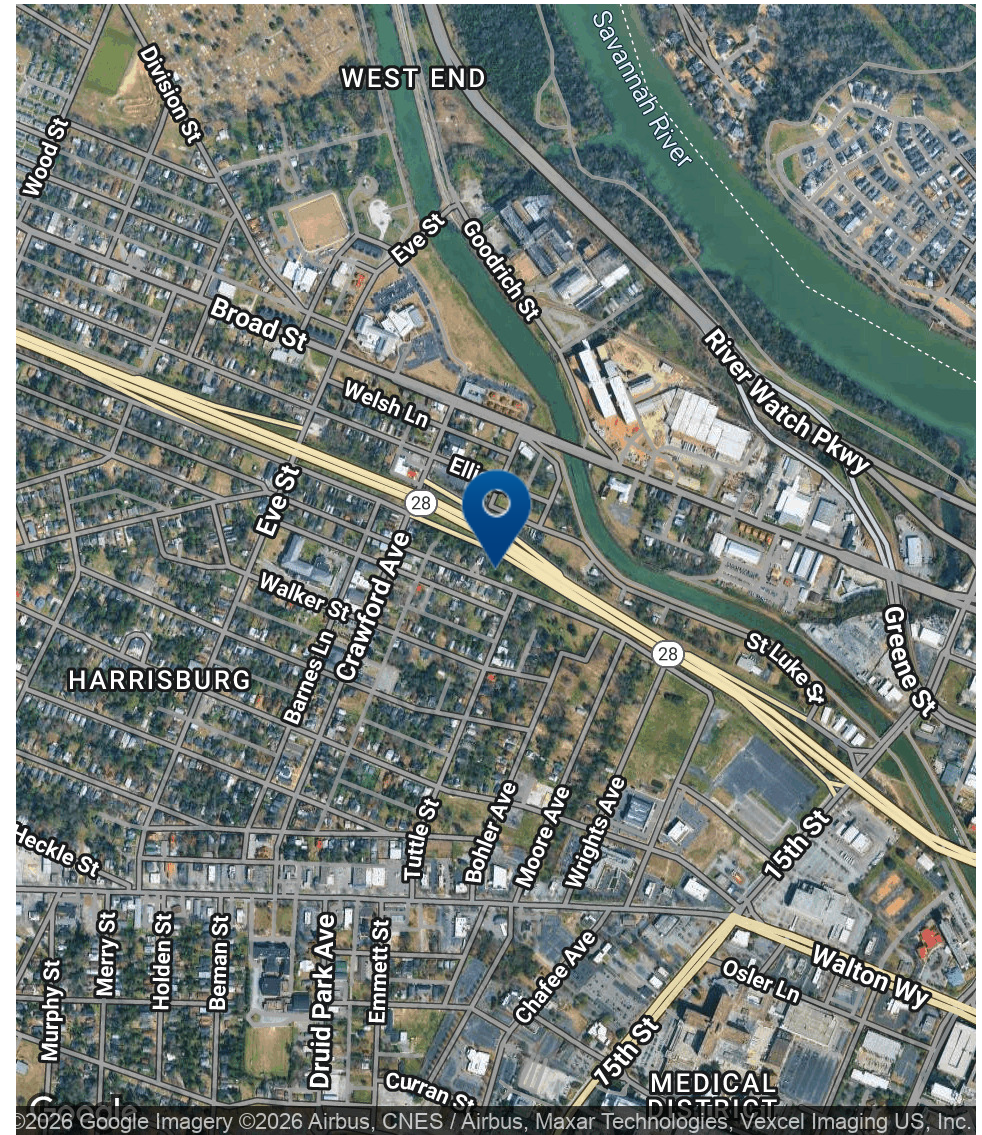
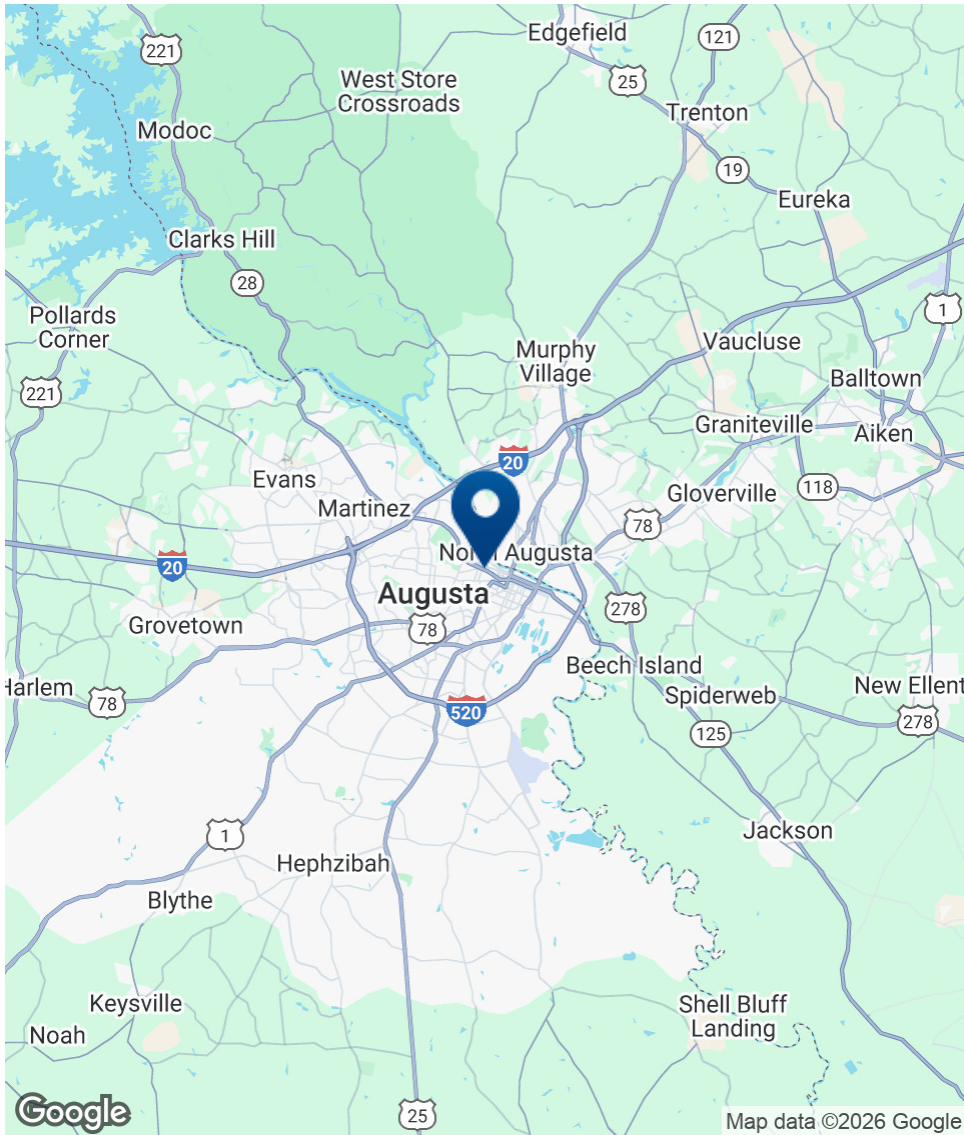
Sale Price:	\$68,500
Lot Size:	0.52 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,297	24,680	56,144
Total Population	7,596	54,433	126,479
Average HH Income	\$60,668	\$72,762	\$80,903



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

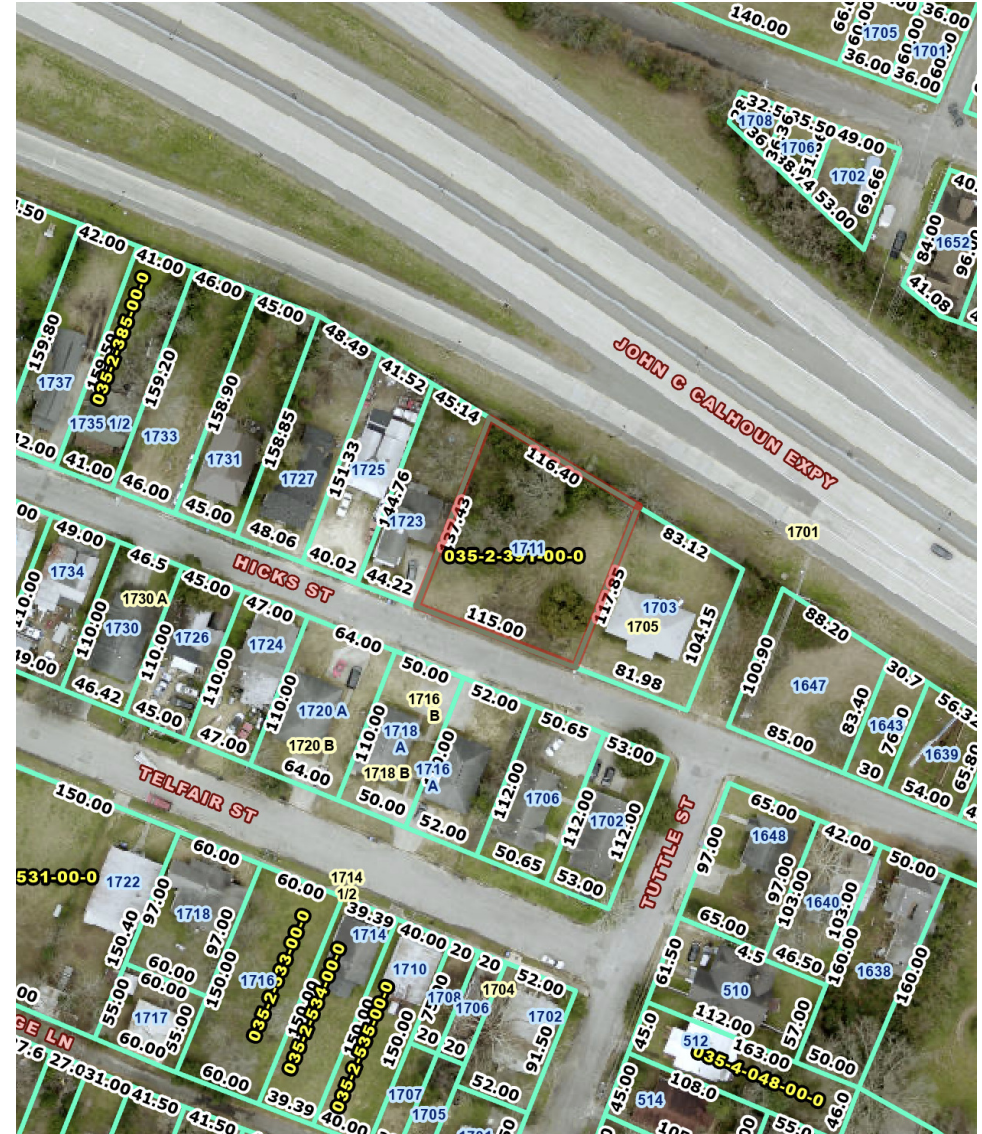
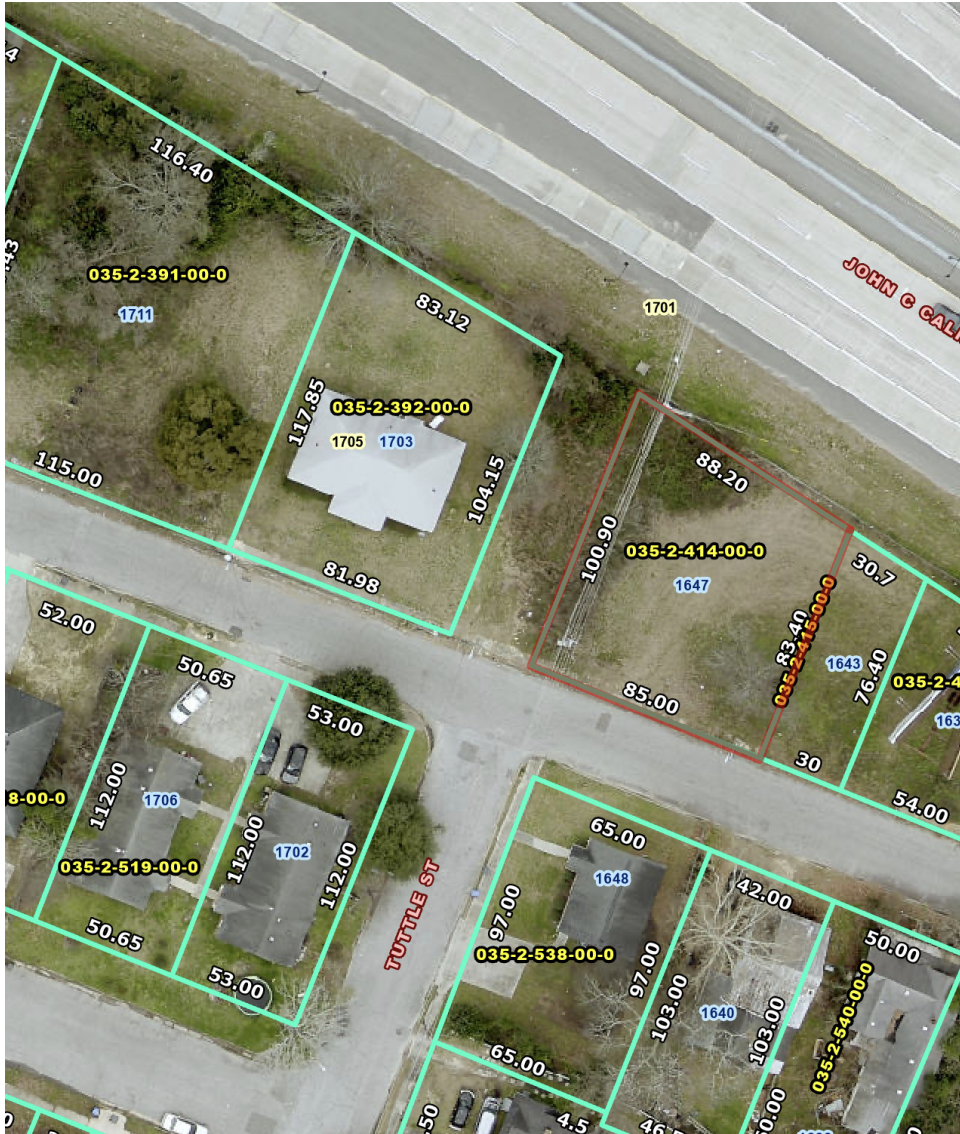
# Location Map



**SHERMAN & HEMSTREET**  
Real Estate Company

**JOE EDGE, SIOR, CCIM**  
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jedge@shermanandhemstreet.com  
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# Additional Photos



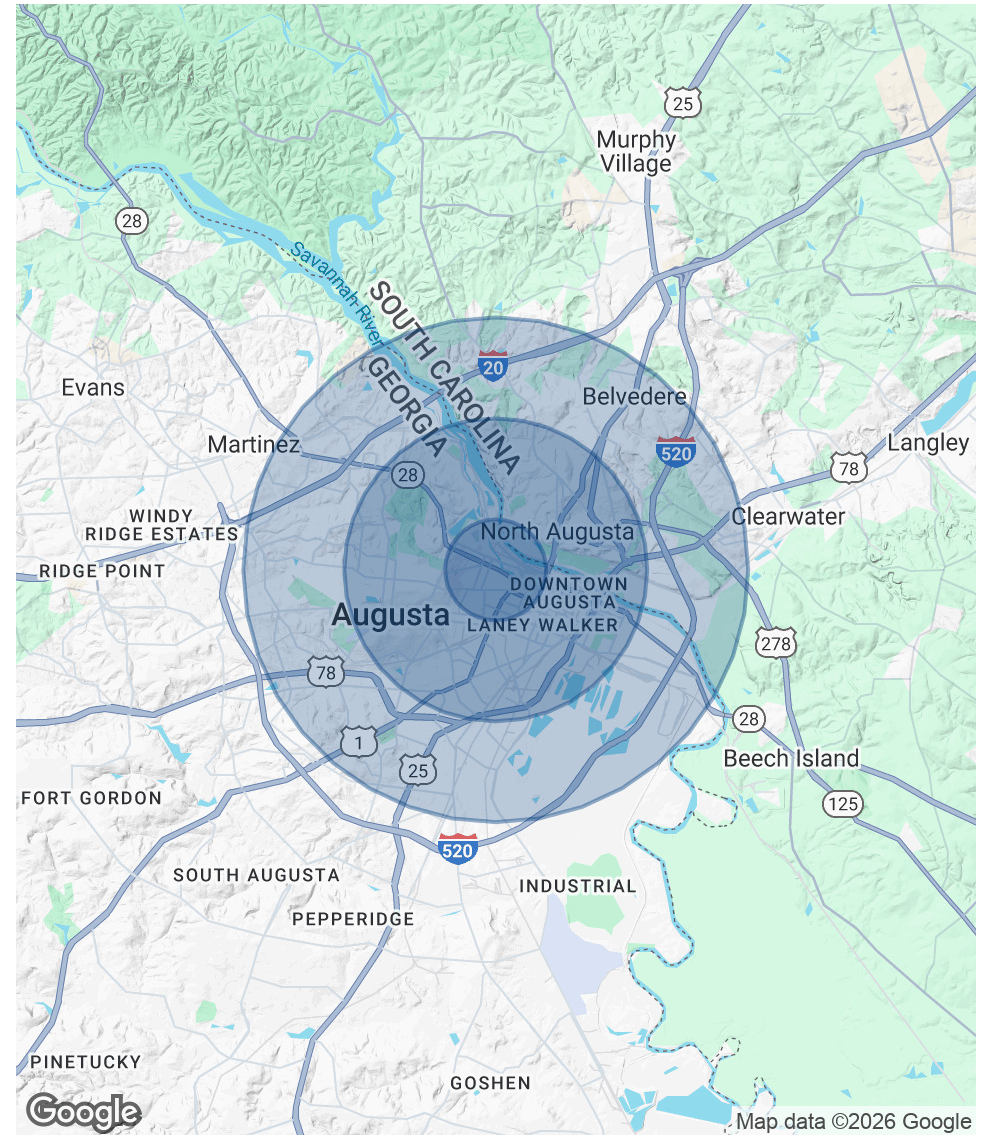
# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,596	54,433	126,479
Average Age	39	41	40
Average Age (Male)	39	40	39
Average Age (Female)	39	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,297	24,680	56,144
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$60,668	\$72,762	\$80,903
Average House Value	\$247,837	\$245,212	\$237,401

Demographics data derived from AlphaMap



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# 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)

### Sherman & Hemstreet Real Estate Company

4316 Washington Road  
Evans, GA 30809  
706.722.8334



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