



JORDAN TROTTER
COMMERCIAL REAL ESTATE

INDUSTRIAL LAND FOR SALE

4355 River Watch Parkway | Evans, GA 30809



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THIS LISTING
ONLINE





4355 River Watch Parkway is ideally located in Evans, Georgia, along one of Columbia County's primary commercial corridors with approximately 18,000 vehicles per day. The property offers convenient access to Washington Road, I-20, and surrounding residential communities throughout Evans and Martinez. Located near major retail destinations including Mullins Crossing and Evans Towne Centre, the site benefits from strong visibility and proximity to established shopping, dining, and population centers. This strategic location provides businesses with excellent accessibility and exposure within one of the fastest-growing areas of the Augusta market.

4355 River Watch Parkway presents a rare opportunity to acquire industrial-zoned land in one of Columbia County's most sought-after commercial corridors. The ± 3.106 AC site is zoned M-2 General Industrial and is currently being cleared and graded, with the property to be delivered rough graded with detention in place. Upon completion, the site is estimated to provide approximately $\pm 1.5 - 2$ usable acres for future development. With limited availability of industrial-zoned land in Columbia County, this property offers a unique opportunity for users seeking a strategically located site with convenient access to Washington Road, I-20, and the growing Evans market.

COLUMBIA COUNTY

APN | 078 119G

ZONE | M-2 GENERAL INDUSTRIAL

3.106 AC

PRICE | \$750,000



LAKE
SIDE
HIGH SCHOOL



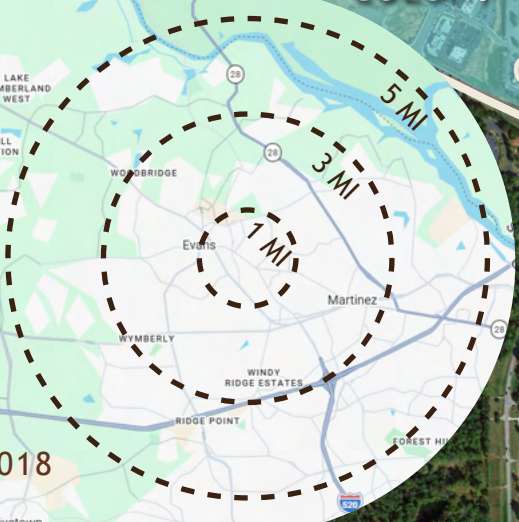
U SITE

1 MI **3 MI** **5 MI**

TOTAL POPULATION
6,733 52,480 116,605

TOTAL HOUSEHOLDS
2,299 18,743 43,090

AVERAGE INCOME/HOUSEHOLD
\$102,014 \$108,684 \$113,018



NORTH BELAIR ROAD

EVANS TOWNE CENTER PARK

EVANS TO LOCKS ROAD

RIVERWATCH PARKWAY

MULLINS COLONY
MULLINS CROSSING

WASHINGTON ROAD

RIVER REGION STATISTICS



River Region
Population:
767,478



Annual
Growth Rate:
0.89%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Gordon



Trade Area
Population:
767,478



Medium
Income:
\$55,049

Job Growth: Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

Cyber & Innovation: Georgia Cyber & Innovation Training Center



Average
Commute:
23.5 mins



Unemployment
Rate:
3.6%

Major Industry: Fort Gordon, SRNS, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food