



**SALE**  
**31 Acre Multifamily Site**

**1936 WINDSOR SPRING ROAD**  
 Augusta, GA 30906

**PRESENTED BY:**

**DAMIEN LANCIOS, CCIM**  
 Phone: 706.945.6652  
 damien.lanclos@svn.com



**Goodwill**



KD LANCIOS & ASSOCIATES, LLC

## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

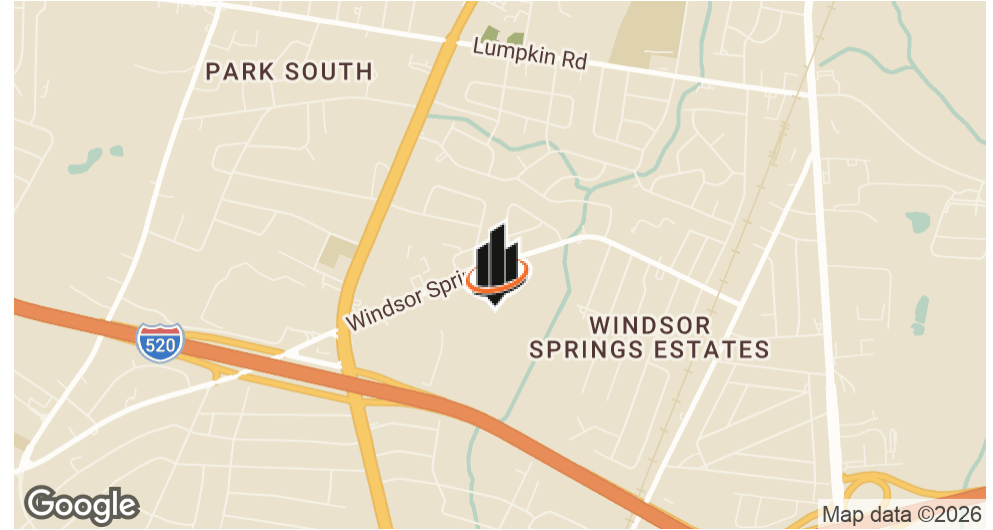
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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# PROPERTY SUMMARY



OFFERING SUMMARY	
<b>SALE PRICE:</b>	\$4,000,000
<b>LOT SIZE:</b>	31 Acres
<b>ZONING:</b>	R3B
<b>PRICE/ACRE:</b>	\$129,032
<b>IMPROVEMENTS:</b>	Survey, Phase 1 ESA, Geotech

## PROPERTY DESCRIPTION

With ease of access to grocers and other important core, essential service providers, this designated area offers a unique opportunity for developers seeking to create affordable housing options for low-income residents. The property lies within a 2026 Qualified Census Tract, and with the area's growing need for affordable housing offers a viable opportunity for development. The characteristics of the site include level topography with generous zoning. The site is zoned R3B, which allows for 17.4 units/acre with Sanitary Sewer. Under the "Documents" Tab on the property web page, you will find a Phase I ESA, Geotechnical Report as well as a Utility Map from Augusta Utilities.

## PROPERTY HIGHLIGHTS

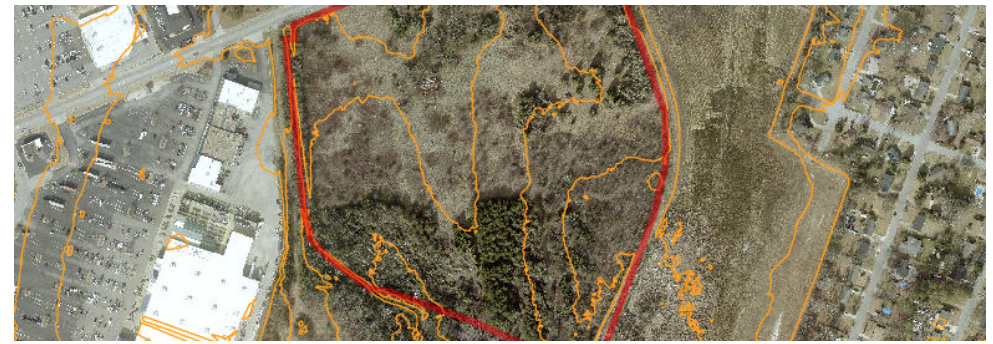
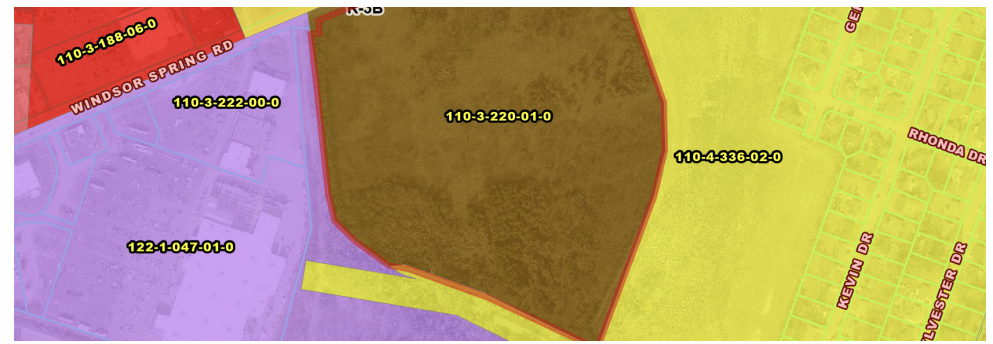
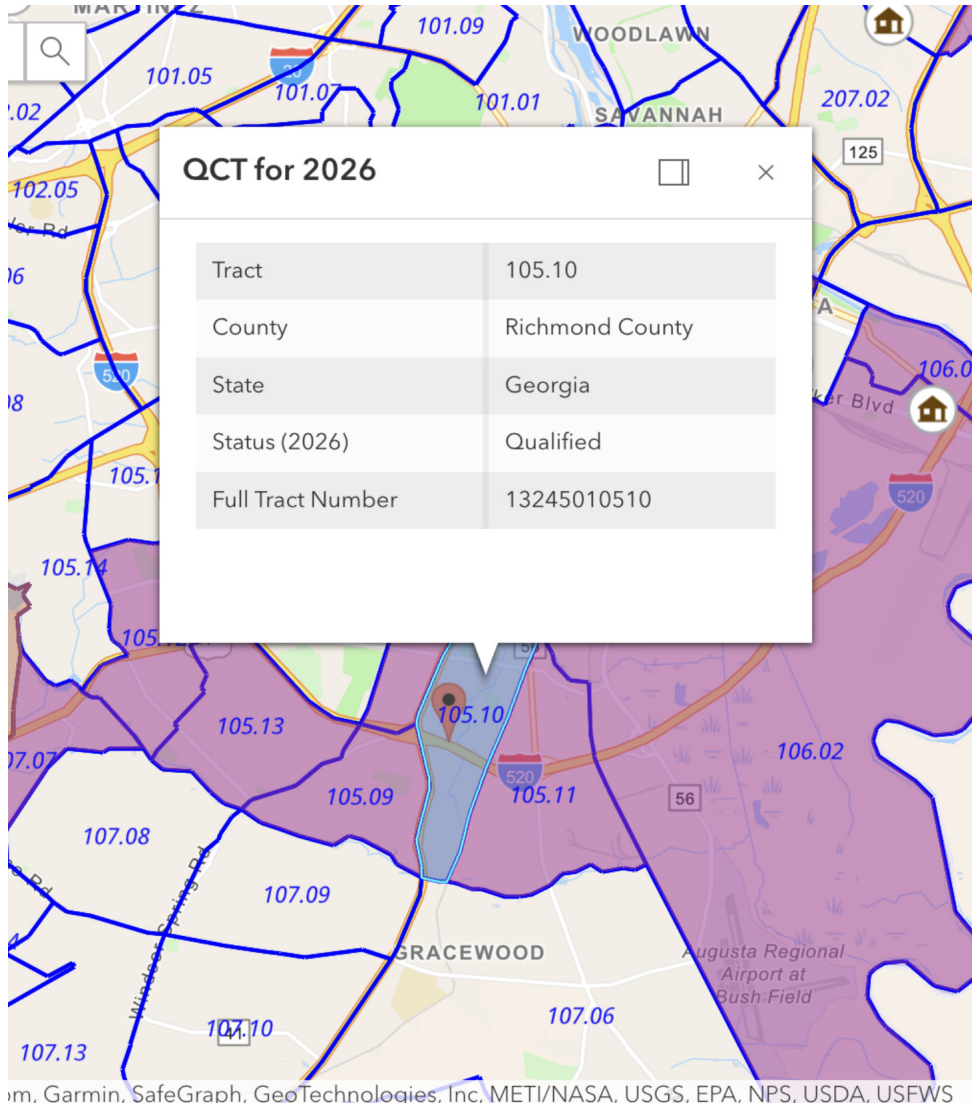
- Zoned R3B
- 2026 Qualified Census Tract
- Ideal for LIHTC Multifamily Development
- Public Transportation Adjacent to Site

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# ADDITIONAL PHOTOS



**DAMIEN LANCLÓS, CCIM**  
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**31 ACRE MULTIFAMILY SITE** | 1936 Windsor Spring Road Augusta, GA 30906

# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.25 MILES 0.5 MILES 1 MILE

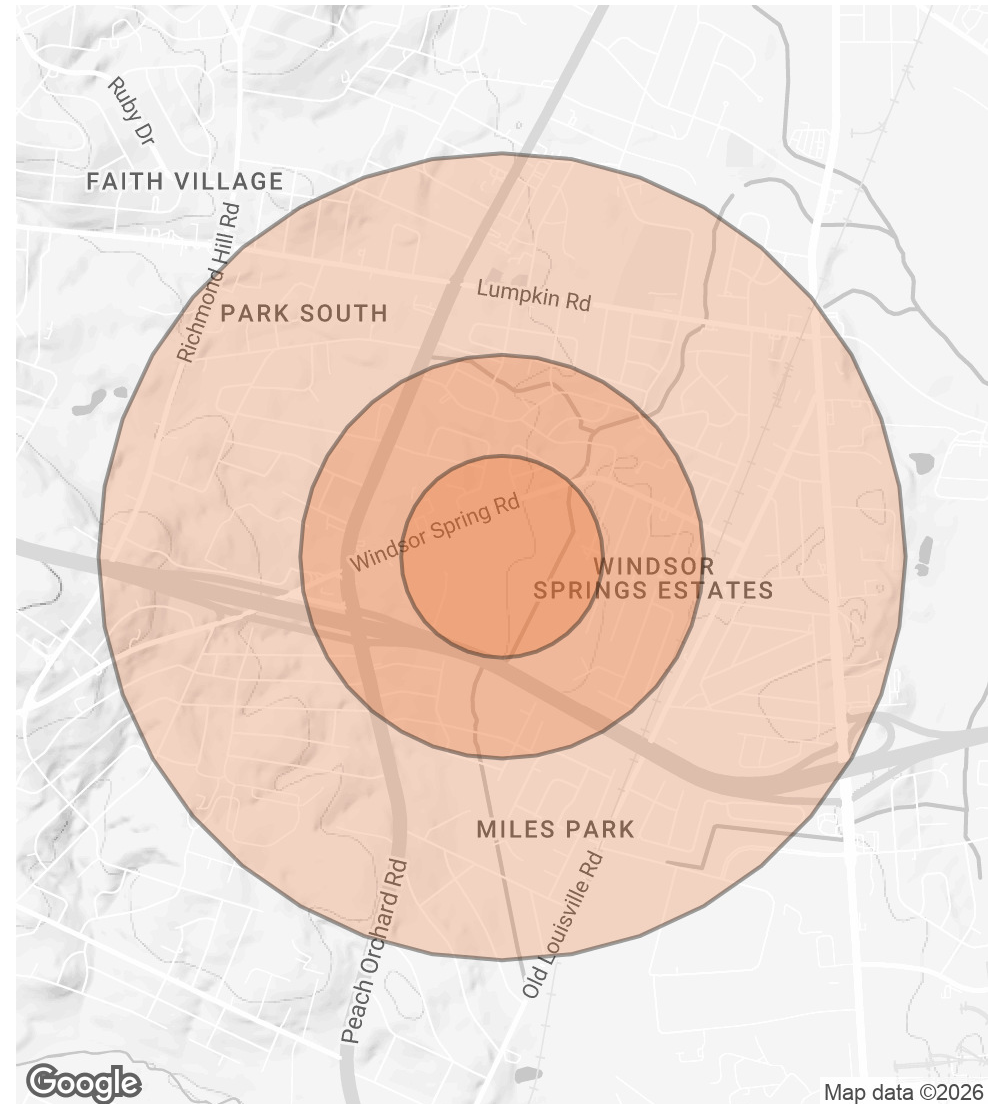
	0.25 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	603	2,477	7,744
<b>AVERAGE AGE</b>	33.5	33.2	33.5
<b>AVERAGE AGE (MALE)</b>	37.9	37.5	34.6
<b>AVERAGE AGE (FEMALE)</b>	31.2	31.3	34.3

## HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

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<b>TOTAL HOUSEHOLDS</b>	199	801	2,600
<b># OF PERSONS PER HH</b>	3.0	3.1	3.0
<b>AVERAGE HH INCOME</b>	\$49,111	\$52,595	\$53,090
<b>AVERAGE HOUSE VALUE</b>	\$91,543	\$98,772	\$104,039

2023 American Community Survey (ACS)



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## MANAGING DIRECTOR BIO



### DAMIEN LANCLOS, CCIM

Managing Director

damien.lanclos@svn.com

Direct: **706.945.6652**

### PROFESSIONAL BACKGROUND

Damien Lanclos, CCIM serves as Managing Director of SVN / KD Lanclos & Associates LLC and specializes in the sale and leasing of office, retail, land and multifamily properties in the CSRA.

Prior to commercial real estate, Lanclos worked in the medical sales industry where he was quickly promoted to manage his firm's international operation in Europe. His focus involved working with medical diagnostic and surgical products, providing marketing and sales direction and oversight. After living abroad for several years, Lanclos moved back to the U.S. and entered the pharmaceutical industry, ultimately being promoted to the position of National Account Executive while at Johnson & Johnson.

Since founding SVN | KD Lanclos & Associates in 2013, Lanclos has exceeded over \$100 million in transaction volume and is a continued recipient of the SVN President's Circle Award in recognition of outstanding sales. Lanclos is consistently ranked in the Top 50 Producers in the Nation of completed transactions at SVN. In 2017, Lanclos was inducted into the Atlanta Commercial Board of Realtors Million Dollar Club.

Lanclos earned a Bachelor of Arts in English from the University of Georgia. In his free time Lanclos enjoys spending time with his family and fishing the Southwest

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752 Eagleton Dr.  
Martinez, GA 30907  
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