



FOR SALE

MULTIFAMILY
DEVELOPMENT SITE

618 Allen St, Swainsboro, GA 30401

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedg@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

This ±10-acre site offers strong potential for residential or multifamily development at just \$20,000 per acre. Several options exist for ingress and egress, with city water and sewer service available. The site features gently rolling topography that slopes toward the rear of the property.

An easement from a neighboring parcel has widened the Allen Street entrance to more than 100 feet. Additional access has been created through the acquisition of a former railroad line, providing connections to Grady Street and Fowler Street. A flagpole-style entrance also allows circular access to Modoc Road.

OFFERING SUMMARY

Sale Price:	\$200,000
Lot Size:	10.88 Acres

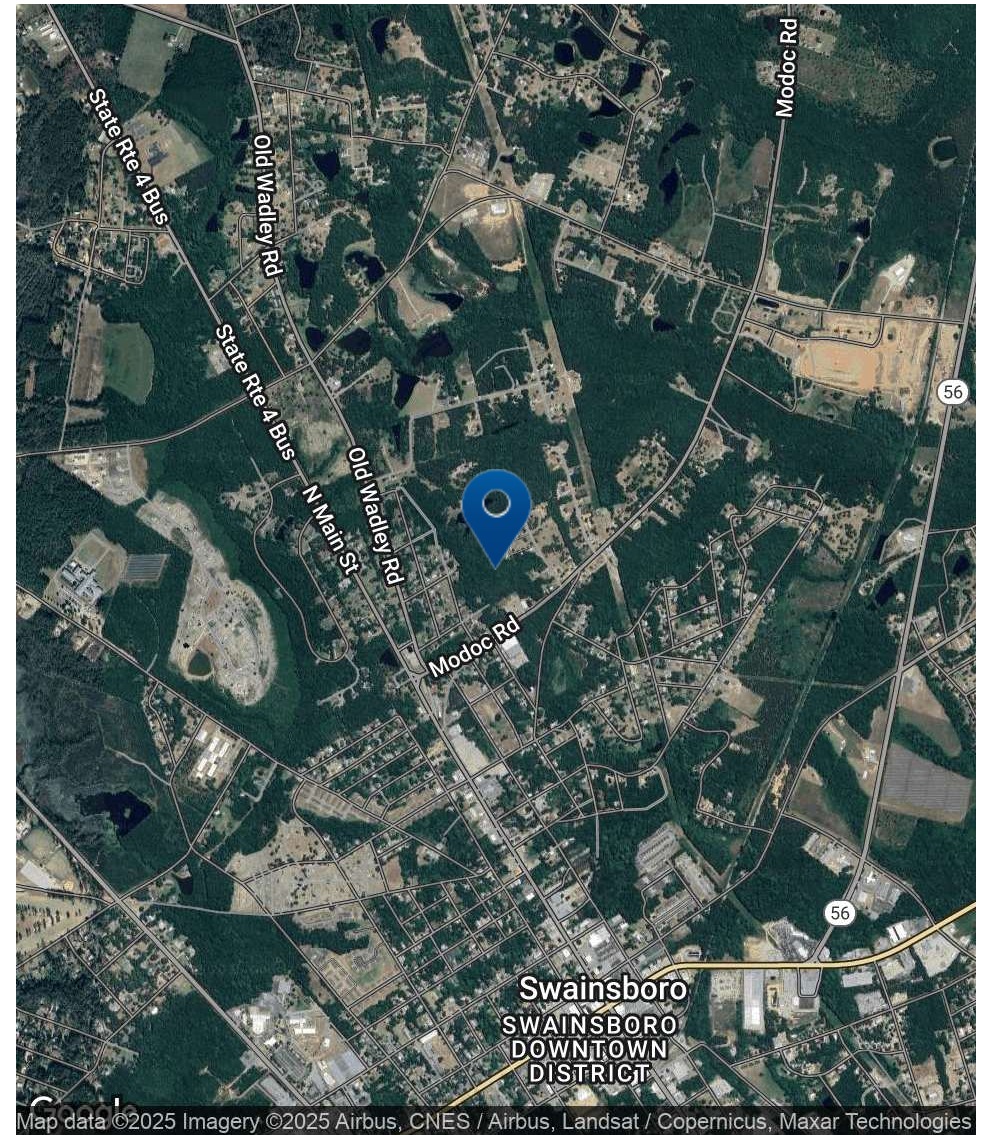
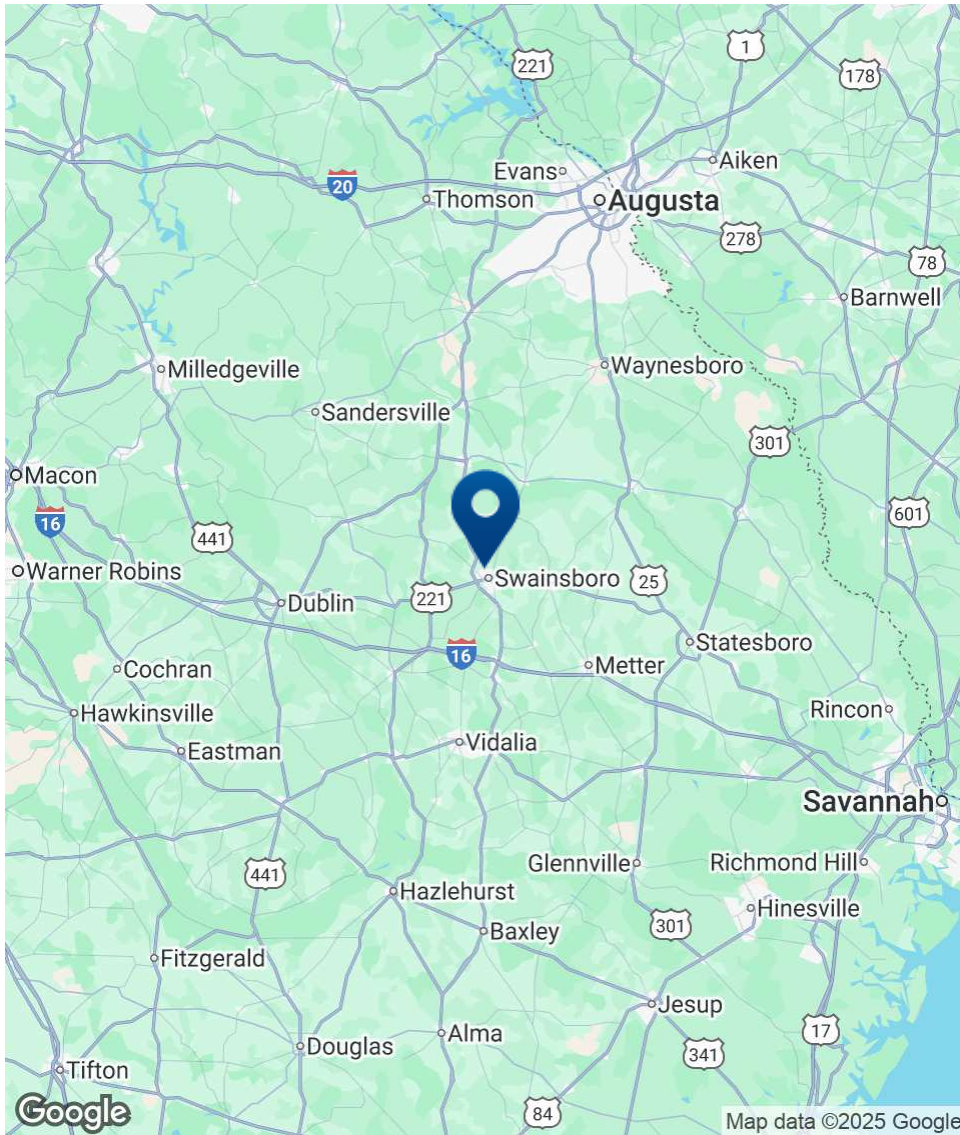
DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	3,554	4,295	5,692
Total Population	9,496	11,439	15,082
Average HH Income	\$62,568	\$64,674	\$65,484



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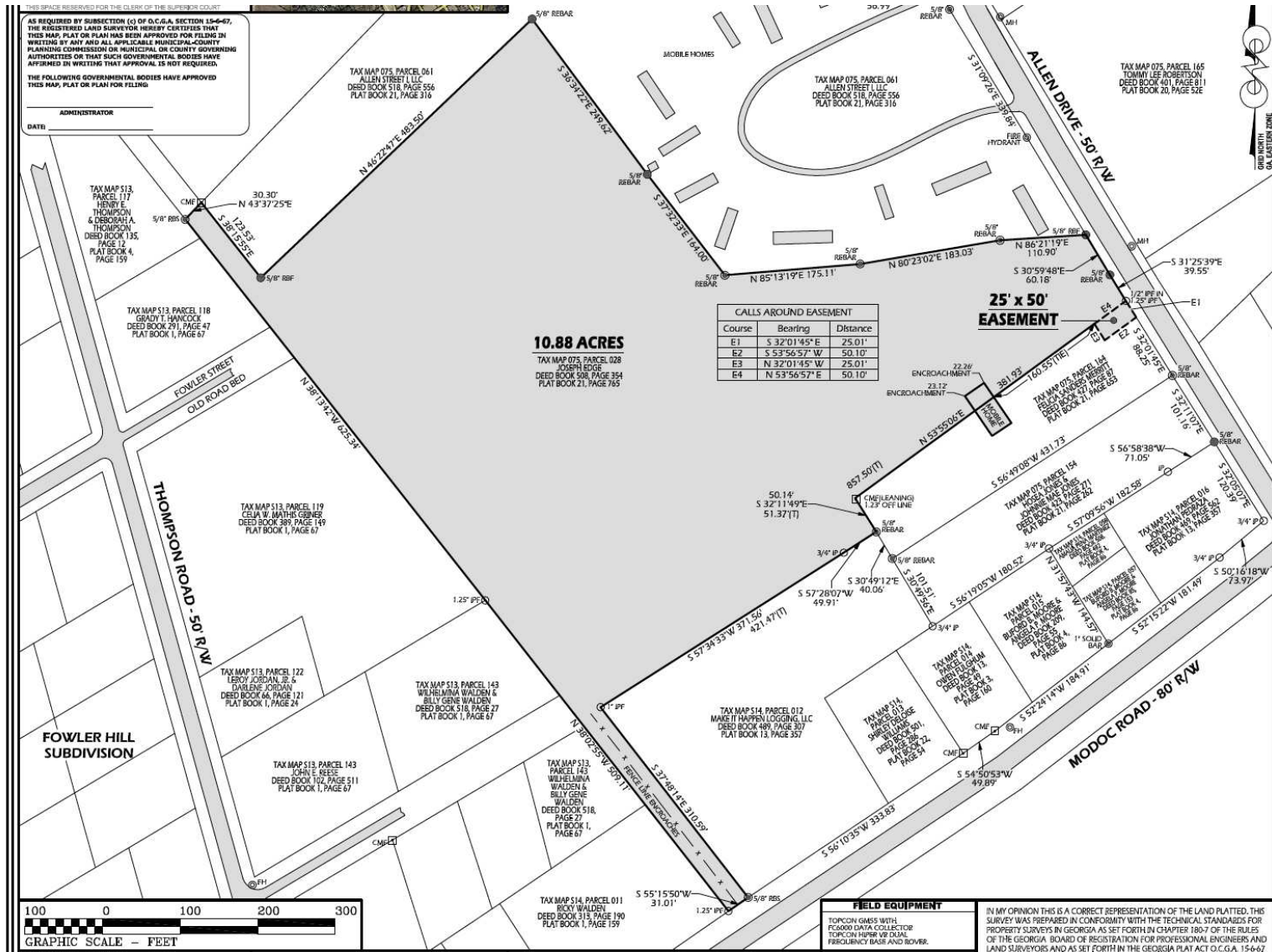
Location Map



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Additional Photos

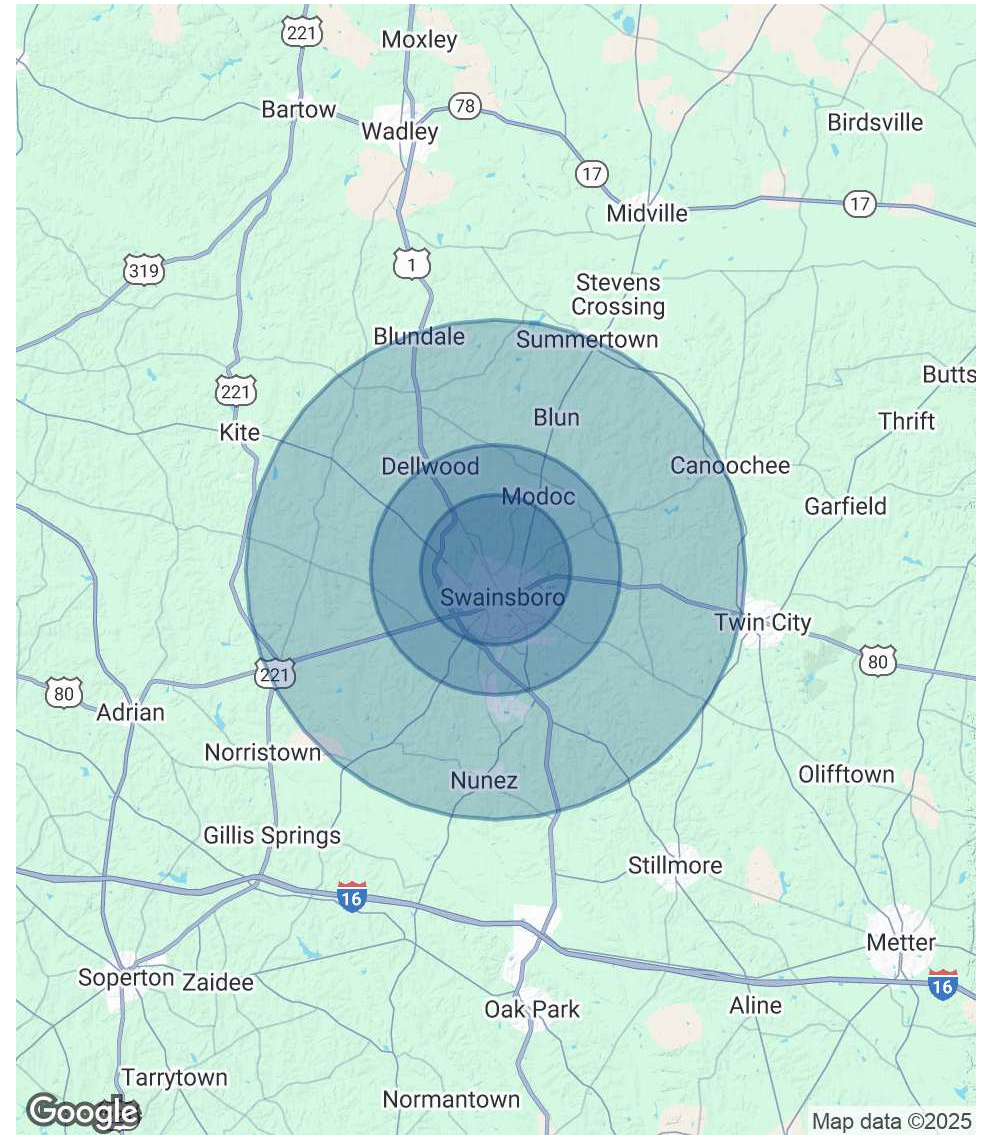


Demographics Map & Report

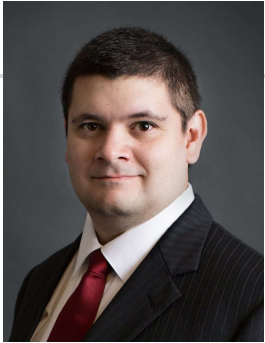
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	9,496	11,439	15,082
Average Age	40	40	40
Average Age (Male)	38	38	39
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,554	4,295	5,692
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$62,568	\$64,674	\$65,484
Average House Value	\$128,778	\$126,830	\$124,598

Demographics data derived from AlphaMap



Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

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PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for nearly two decades. After four years of serving in the Marine Corps, Joe started his career in real estate shortly thereafter acquiring the then 90-year-old firm Sherman & Hemstreet, Augusta, GA's largest commercial real estate firm in 2006. Currently, S&H is the largest CRE firm in the Augusta, GA region and provides commercial real estate services for all of the southeastern United States.

Currently Sherman & Hemstreet manages over 10 million square feet of office, industrial and retail space.

Currently, Joe holds both the CCIM and SIOR designations and is a CPM (Certified Property Manager) candidate. The CCIM is the highest designation an investment sales broker can obtain. The SIOR designation is the most prestigious designation any office or industrial broker can receive requiring a very high commission threshold. Several S&H agents hold these designations. To learn more about these designations go to www.ccim.com or www.sior.com.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

Sherman & Hemstreet Real Estate Company

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