



FOR SALE

WRIGHTSBORO - FLOWING WELLS DEVELOPMENT SITE

3729 Wrightsboro Rd, Augusta, GA 30909

Property Summary

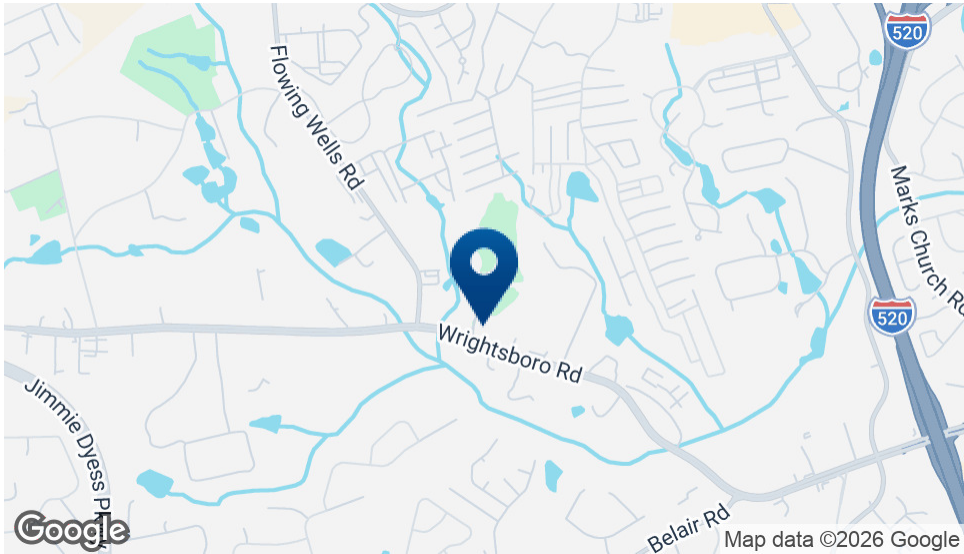


PROPERTY DESCRIPTION

This 2.58-acre property is zoned B-2 and has no wetland/flood zone issues. Site is gently sloping and is one of the larger tracts that on Wrightsboro Rd that are dry and able to be developed. Site is close to the intersection with Flowing Wells Rd.

LOCATION DESCRIPTION

Property is located off of Wrightsboro Road next door to the entrance to Wedges & Woods. This high-traffic, centrally located commercial corridor is near Augusta Mall and I-520, and offers excellent visibility and accessibility.



OFFERING SUMMARY

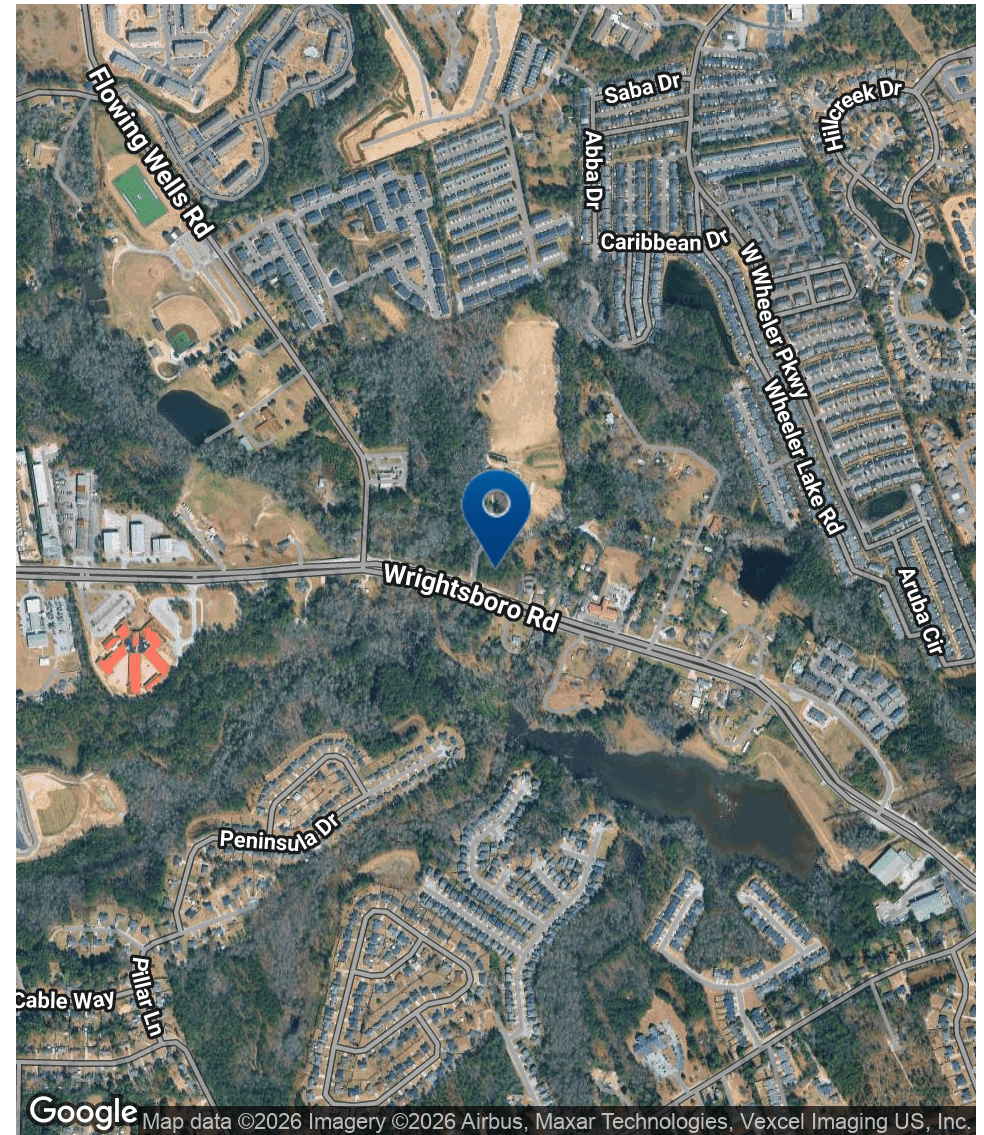
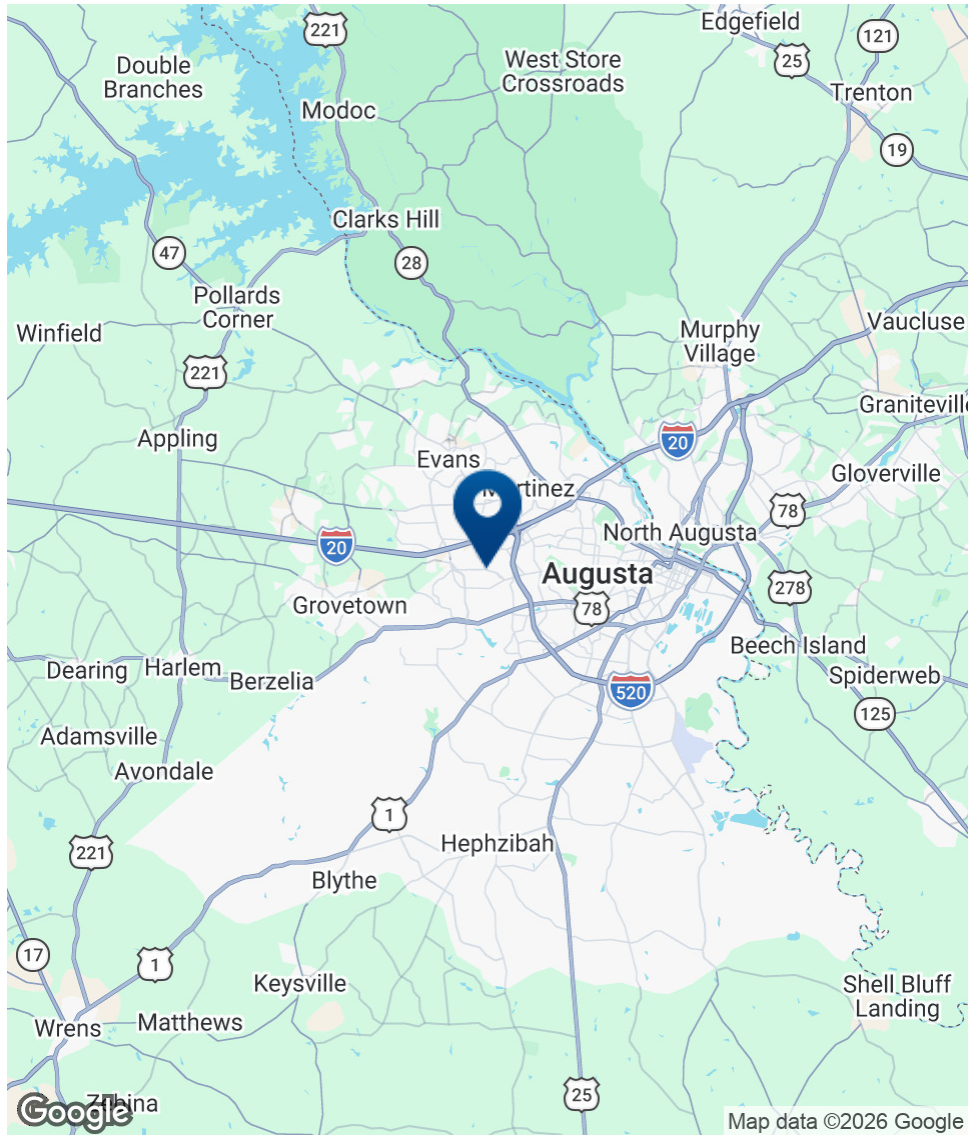
Sale Price:	Subject To Offer
Lot Size:	2.58 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,387	22,001	58,876
Total Population	6,962	51,557	146,866
Average HH Income	\$68,608	\$83,417	\$91,771



JOE EDGE, SIOR, CCIM
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Location Map



**SHERMAN &
HEMSTREET**
Real Estate Company

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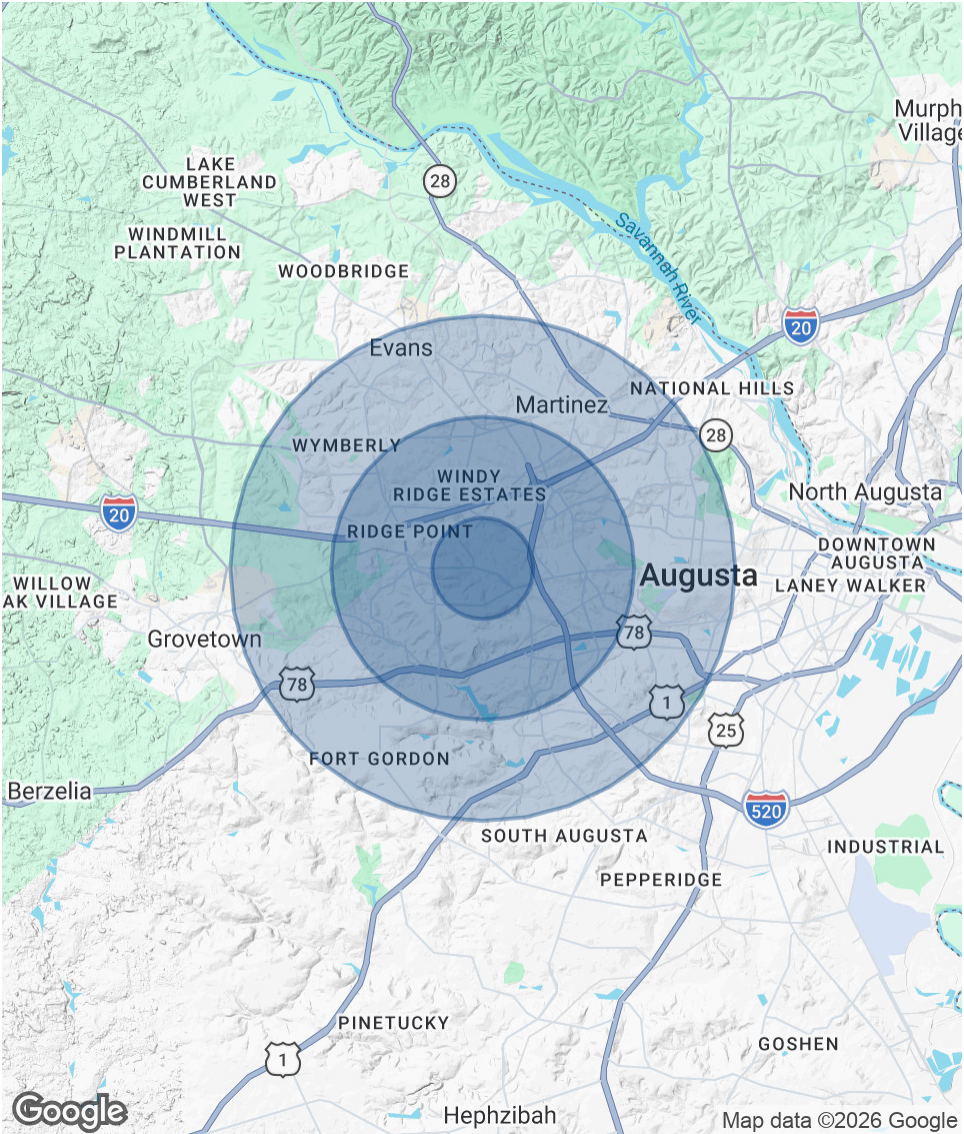
706.288.1077

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,962	51,557	146,866
Average Age	39	39	39
Average Age (Male)	37	38	38
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,387	22,001	58,876
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$68,608	\$83,417	\$91,771
Average House Value	\$182,156	\$232,083	\$245,887

Demographics data derived from AlphaMap



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Advisor Bio 1



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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

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