

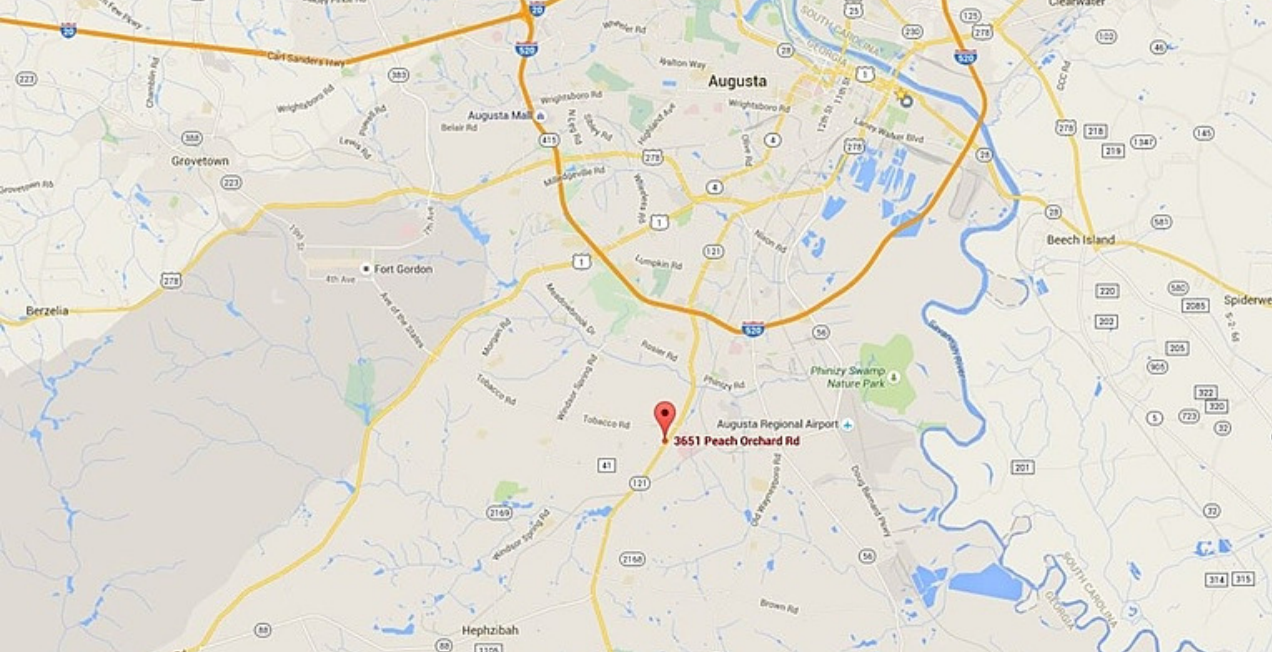
Sherman & Hemstreet is proud to exclusively present this 2.00 acre commercial parcel for sale. The property boasts 280 feet of frontage along Peach Orchard Road (20K+DTC), flat topography, and great visibility.

Located on Peach Orchard Road, this property has great visibility and a high traffic count. Peach Orchard Road connects the city of Augusta with Waynesboro GA.

Property Highlights:

- 20K+ DTC
- B-2 Commercial Zoning
- 280 Feet Frontage
- Flat lot

AGENT: JONATHAN ACEVES, MBA
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Lot 1

Price: \$200,000

Lot Size: 2 AC

Price/AC: \$100,000

Lot Type: Retail (land)

Min. Divisible: 1 AC

Max. Contiguous: 4 AC

APN/Parcel ID: 155-0-047-01-0

Commission Split: 2.5%

Flat retail land with 280 feet of frontage on Peach Orchard.

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Augusta, GA

What is the secret that is drawing so many to call Augusta home? For some, it is the healthy economy of the city and our region. For others, it is a great school system that scores above the state average and close to the national average. Some like the fact that there are five hospitals with over 4,000 beds and 25,000 healthcare workers. Others want to be close to two universities, two technical colleges, and a medical school. Many come for the recreation steeped in outdoor life. While these are important factors for new residents, many come because our residents have such a love for Augusta that it results in a quality of life that few communities can match.

Living here allows new residents to save more of their wages as living costs are considerably less than the national average in the critical areas of housing, utilities, transportation, and healthcare. We still provide a good mix of varied housing in strong neighborhoods.

There is a strong sense of preservation and it manifests itself in the old homes that have been saved as well as the style of new homes and commercial buildings.

Our climate has an average annual high temperature of 78 degrees while the average annual low is 50. This makes North Augusta an ideal destination for those seeking refuge from the cold winters of the north or the hurricanes of the coastal states. North Augusta has beautiful flower filled springs, long summers, colorful falls and very little freezing winter weather.

The Savannah River has always been an important part of our heritage. It is our southwestern boundary and serves as the state boundary between South Carolina and Georgia. It offers recreation and commercial uses. Recreational opportunities include the river, Lake Thurmond for swimming, fishing, and boating. We have professional minor league baseball. Varied cultural events including plays, dance, opera, and symphony may be seen from several area venues. Horses will always be a large part of Aiken County and is present in horse racing, steeple chasing, polo, and the Augusta Futurity. Finally this is the Mecca for golf including the famed Augusta National Golf Club. Augusta can offer the amenities of a large town while maintaining its small town feel. There is a strong sense of community that is evident in our churches, civic organizations, and festivals.

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Joe Edge, CCIM, SIOR

Joe began his career in real estate in 2005 after serving four years in the United States Marine Corps. Mr. Edge started his own commercial real estate firm in 2006 and subsequently bought out Sherman & Hemstreet later that year. Currently Sherman & Hemstreet now has more commercial real estate listings than any other firm in the area. IN addition S&H has grown to into one of the largest property management firms in the area managing over 3,000 units and over 3,000,000 sqft of space. Joe works with all property types with a focus on commercial sales. In addition he has extensive in commercial leasing and property management.

Currently Joe holds the CCIM and SIOR designations.



Jonathan Aceves, MBA



Jonathan Aceves serves a commercial sales and leasing agent with Sherman & Hemstreet Real Estate Company. Originally licensed in 2005, Jonathan specializes in downtown development, multifamily acquisitions, and business analysis.

Jonathan served as the Administrator of Christ Community Health Services for six years, overseeing finance and operations for a community health center employing 60 staff and serving over 20,000 patients annually. He is also a General Partner in Equity Venture Partners, focusing on downtown real estate development, and RAM Construction Group LLC, a construction firm. He earned his BBA and MBA from Georgia Regent's University.

Jonathan lives downtown in the Olde Town neighborhood with his wife and two children. He has lived in Augusta for over 20 years, serves as a deacon at First Presbyterian Church, and is an active part of the Olde Town Neighborhood Association.

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