



FOR SALE

287 WIRE ROAD EXT

Thomson, GA 30824

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**ZACK HARTMAN**

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# Property Summary

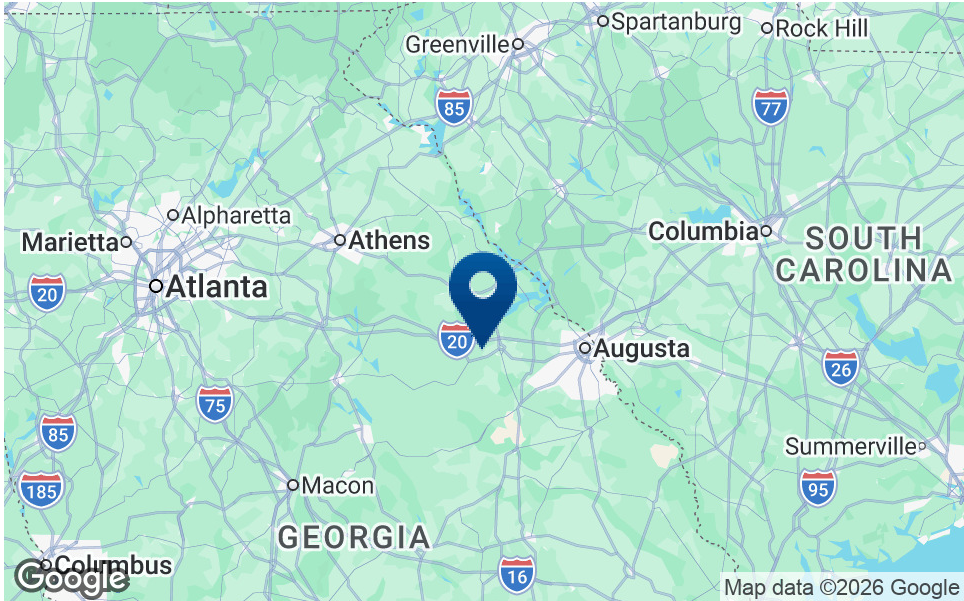


## PROPERTY DESCRIPTION

This ±23.7-acre tract offers a prime opportunity for industrial, commercial, or investment use adjacent to another available industrial property in Thomson, Georgia. The site features open usable land with flexibility for a variety of potential development opportunities including equipment storage, industrial expansion, contractor yard, or future commercial use. The adjacent site with 19,838 SqFt industrial warehouse building and 6.72 acres is also available, asking price for it is \$300k.

## PROPERTY HIGHLIGHTS

- ±23.7 acres of development-ready industrial/commercial land minutes from I-20
- Ideal for industrial expansion, storage yard, or investment use
- Located adjacent to available 19,838 industrial building with additional 6.72 acres



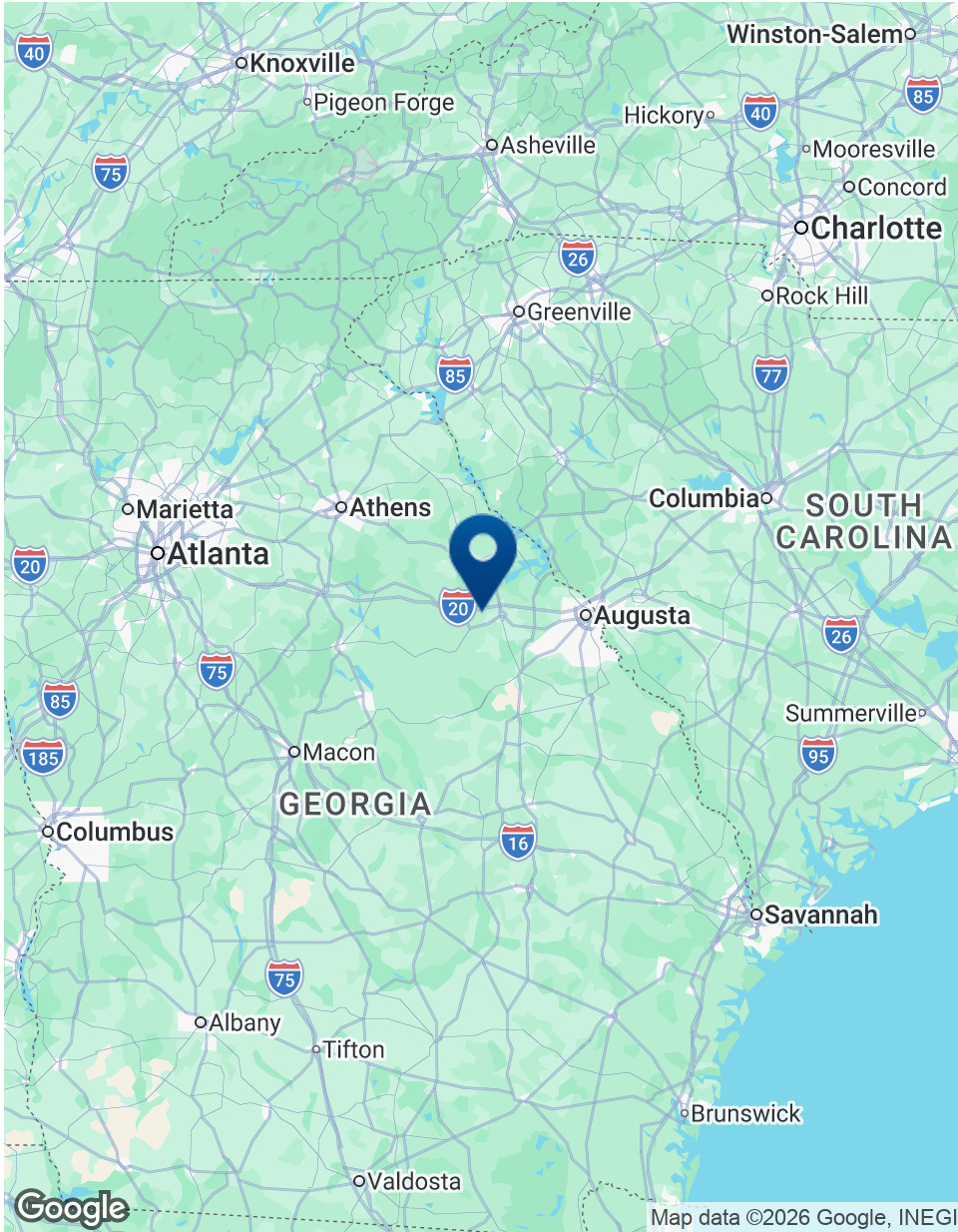
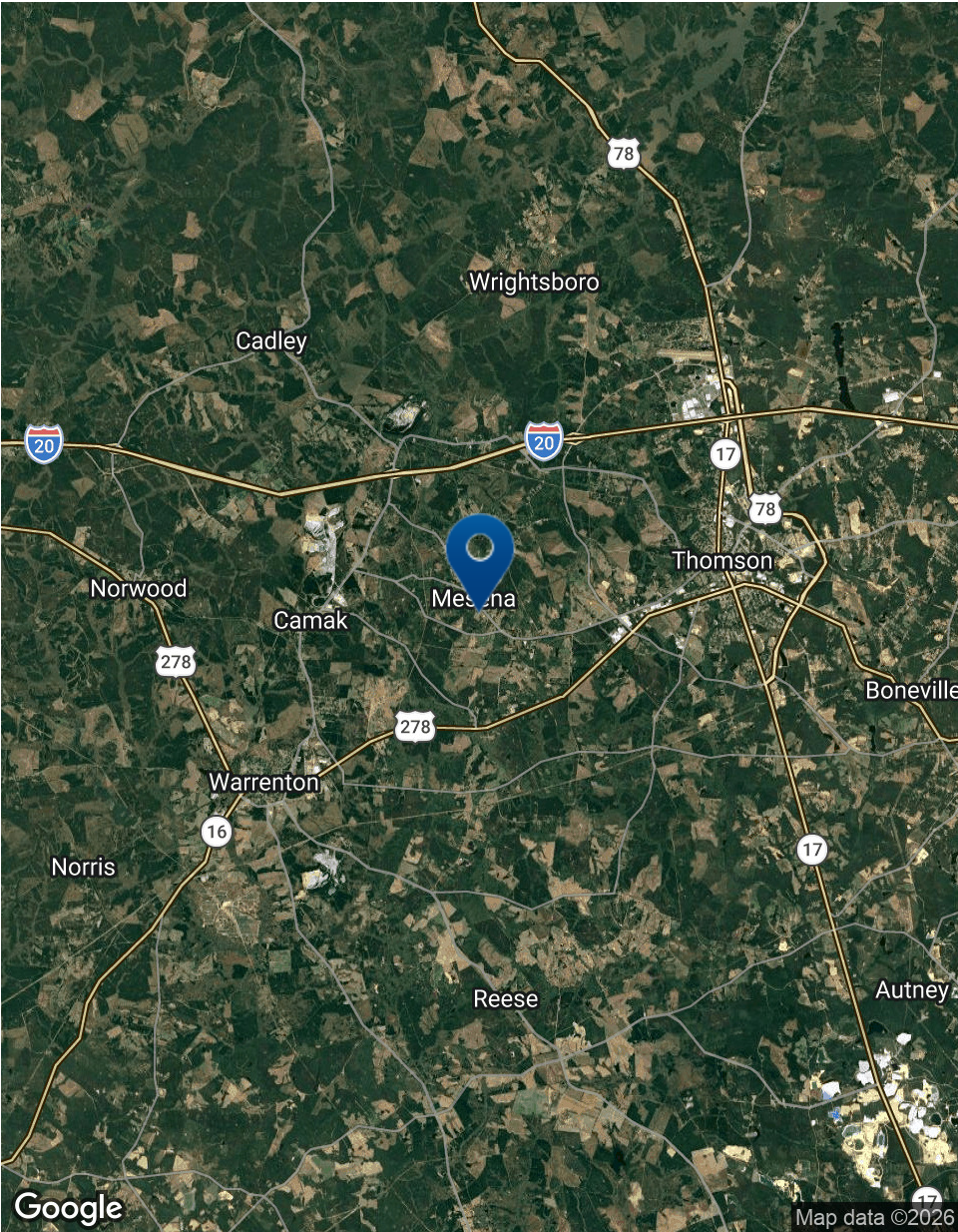
## LOCATION DESCRIPTION

Located just minutes from Interstate 20 and downtown Thomson, the property provides excellent regional access between Augusta and Atlanta while benefiting from the continued growth of the Thomson/McDuffie County market.

## OFFERING SUMMARY

|                |            |
|----------------|------------|
| Sale Price:    | \$350,000  |
| Lot Size:      | 23.7 Acres |
| Price Per Acre | \$8,439.00 |

# Location Map



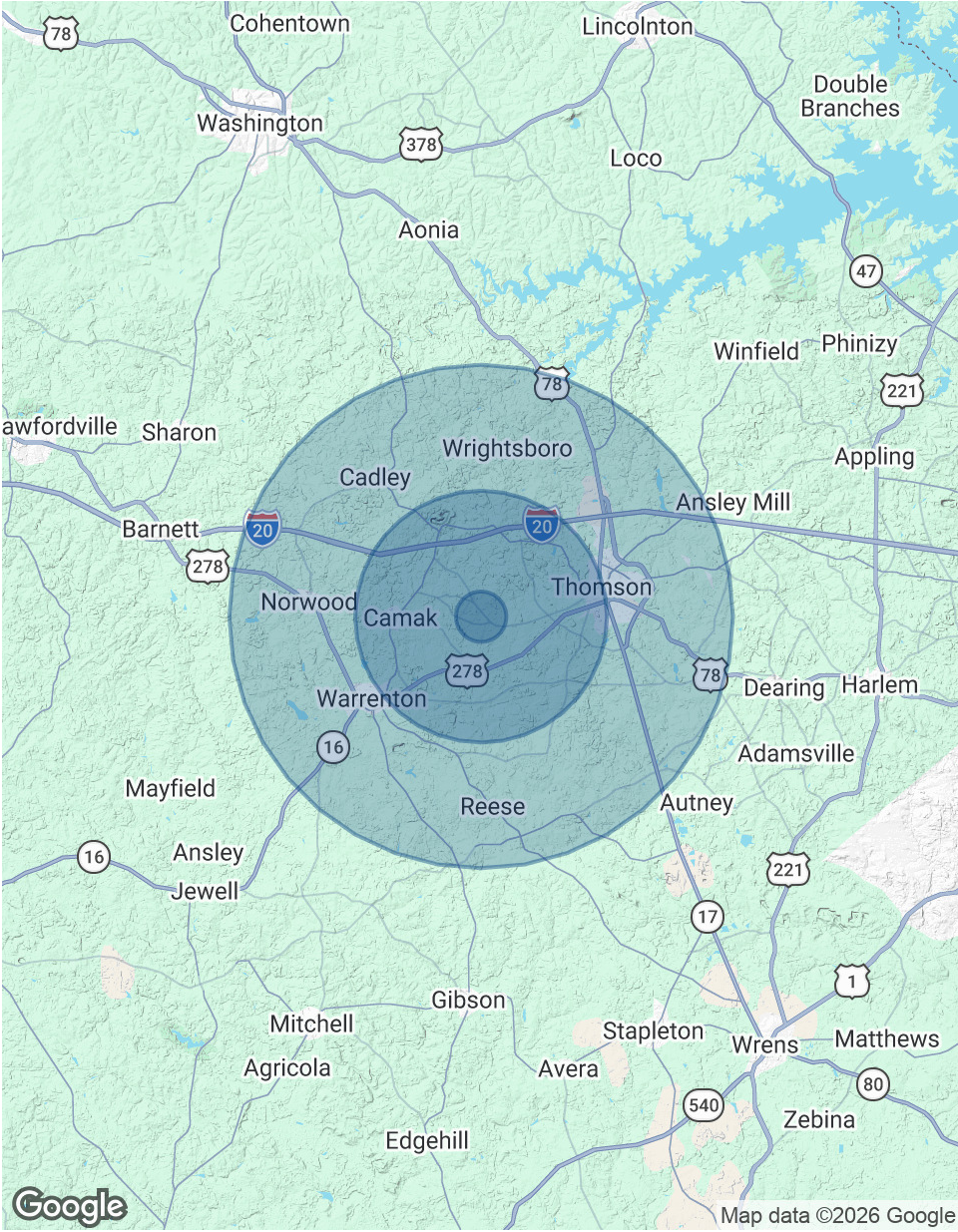
# Demographics Map & Report

| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 164    | 5,626   | 19,592   |
| Average Age          | 49.4   | 45.5    | 40.7     |
| Average Age (Male)   | 51.0   | 46.3    | 37.6     |
| Average Age (Female) | 50.3   | 45.8    | 44.0     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 58        | 2,195     | 7,520     |
| # of Persons per HH | 2.8       | 2.6       | 2.6       |
| Average HH Income   | \$96,659  | \$79,262  | \$66,887  |
| Average House Value | \$166,402 | \$169,319 | \$187,712 |

| ETHNICITY (%) | 1 MILE | 5 MILES | 10 MILES |
|---------------|--------|---------|----------|
| Hispanic      | 4.3%   | 5.1%    | 3.1%     |

| RACE                               | 1 MILE | 5 MILES | 10 MILES |
|------------------------------------|--------|---------|----------|
| Total Population - White           | 76     | 2,954   | 8,959    |
| Total Population - Black           | 82     | 2,491   | 10,012   |
| Total Population - Asian           | 0      | 4       | 54       |
| Total Population - Hawaiian        | 0      | 0       | 0        |
| Total Population - American Indian | 0      | 0       | 0        |
| Total Population - Other           | 0      | 2       | 137      |



# Advisor Bio 1



**ZACK HARTMAN**

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## PROFESSIONAL BACKGROUND

Zack, a proud native of Augusta, GA, launched his career with Sherman and Hemstreet in 2017. Initially focusing on property management across the Southeast, he dedicated two and a half years to enhancing low-income housing communities, adeptly identifying and resolving challenges to elevate property value for his clients. His enthusiasm for real estate and strong client relationships enabled him to expand his expertise to managing a diverse range of income-producing properties.

Leveraging his background in property management, Zack empowers property owners to recognize the true value of their investments and expertly guides them through the complexities of the current real estate market. Outside of his professional life, Zack is passionate about hands-on projects, whether building or repairing, and cherishes time spent outdoors with friends and family.

### Sherman & Hemstreet Real Estate Company

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