

TOWN PARK DEVELOPMENT



421 TOWN PARK BLVD | EVANS, GA SUBMARKET
PUD ZONE DEVELOPMENT OPPORTUNITY

**BLANCHARD
AND
CALHOUN**
REAL ESTATE CO.
COMMERCIAL

FOR SALE

LAND | 5.1 ACRES

EVANS • GEORGIA

IN THE HEART OF EVANS, GA



FOR MORE INFO

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Incredible development opportunity in Evans. Offering a total of 10 Parcels totalling 5.1+ acres of land attached with a current PUD Zoning for Senior Living. Located in a highly developed professional and medical corridor of Evans, GA, recently voted one of the Best Small Towns in America. Evans, GA is a Submarket of the Augusta, GA MSA with a population exceeding 600K and continuing to see explosive growth in population. The property offers frontage on Hereford Farm Rd, which is currently under a DOT widening project for conversion into a 4-Lane bypass that will begin at Exit 190 in Grovetown, GA and offer connection to Riverwatch Parkway, a hub of transportation into Downtown Augusta's thriving Central Business and Medical District's. Previous plans for the property include concept renderings for 48 Units in a 1-Story Memory Care facility, 60 Units in a 2-Story Assisted Living Facility and 36 Units in a 3-Story Independent Living Facility, all of which would be connected on the entire site. Town Center offers immense options and flexibility with planning and zoning for any future medical and professional uses should the current PUD Zoning not be reflective of the end user's plans.



FEATURES | HIGHLIGHTS

- **Zoning:** PUD Zoned Parcels
- **Lot Size:** 5.1 acres
- **Land AC - Gross:** 5.10 AC
- **Land AC - Net:** 5.10 AC
- **Land SF - Gross:** 222,156 SF
- **Land SF - Net:** 222,156 SF
- **On-sites:** Raw land
- **Off-sites:** Cable, Curb/gutter/sidewalk, electricity, gas, irrigation, sewer, streets, telephone, water

Owner
will consider
sub-dividing
parcels and
re-zoning to
achieve desired
designation.

Great for Senior Housing, Restaurants,
Medical, Professional Office Development, etc.



WILLING TO SUBDIVIDE

**BLANCHARD
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417 Town Park: Currently 0.72 Acres

419 Town Park: Currently 0.737 Acres

421 Town Park & 4398 Hereford Farm Road: 1.136 Acres & 0.166 Acres

Both have frontage on Hereford Farm Road which within the next 2 years should be fully complete with a widening project that will see it increase as a "bypass" taking traffic all the way from 1-20 in Grovetown and connecting them to Downtown Augusta. This is an ideal spot with frontage for a variety of users including but not limited to QSR, convenience stores, strip center, sit-down restaurant, medical and professional.

4396 Hereford Farm & 4394 Hereford Farm: 0.33 Acres & 0.309 Acres

Could offer an end user approximately 472' of frontage on a new 4 Lane Highway that connects both Richmond and Columbia Counties.

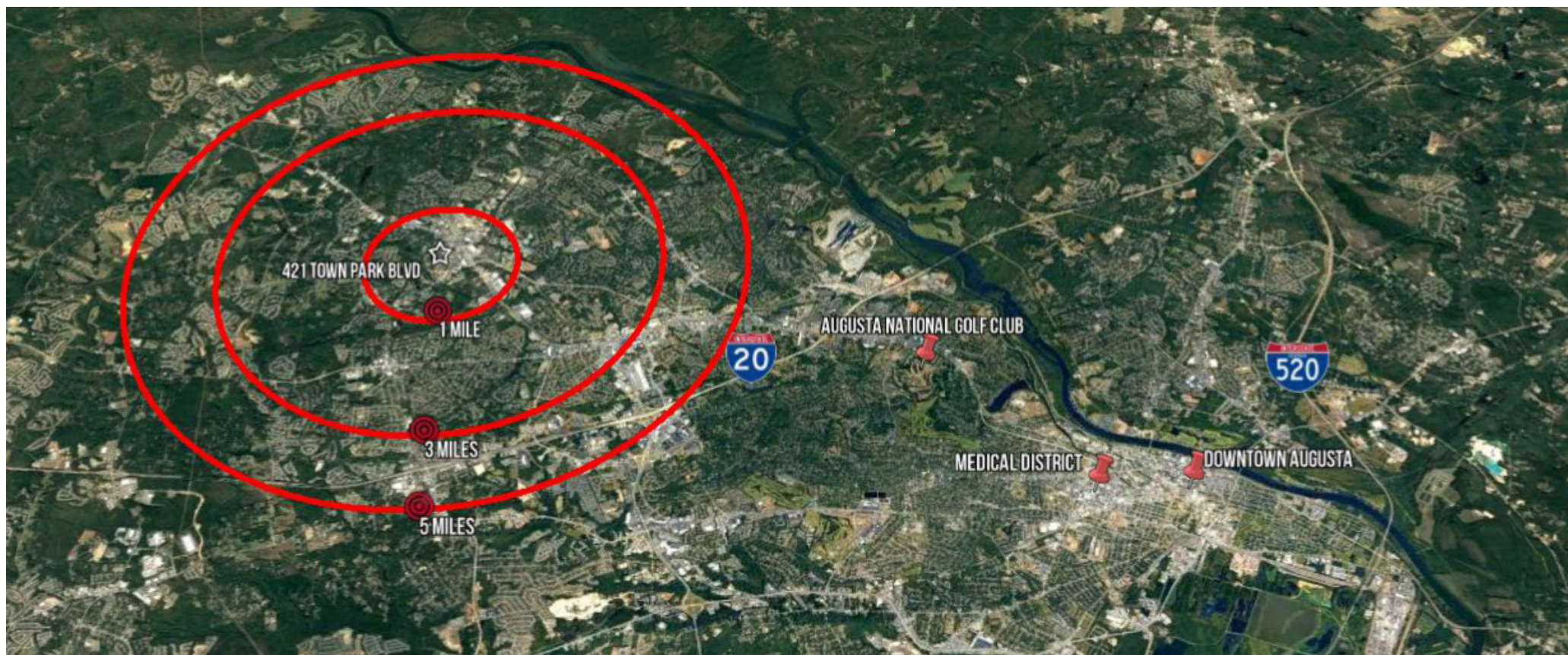
0, 452, 454, 456 Marie Street: Approx .4 Acres each

Each lot as it currently sits meets Columbia County's Zoning requirements of 15,000 sqft for a professional designation.



**DRONE FOOTAGE
AVAILABLE
UPON REQUEST**

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population	5,782	52,631	119,598
Median Age	42.4	38.4	37.9
Total Households	2,359	19,384	44,254
Median Income	\$107,834	\$92,934	\$88,666

MARKET SUMMARY



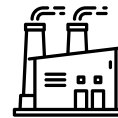
The Augusta-Aiken, GA-SC Metropolitan Statistical Area (MSA) is the second largest metro area in Georgia and includes Richmond, Columbia, Burke and McDuffie counties in Georgia and Aiken and Edgefield counties in South Carolina. Growth industries include cyber security and I.T., advanced manufacturing and healthcare services.



Advantages for Business

- Tier Two Job Tax Credits of \$3,000 each year per new job created for five years
- Low state corporate tax rate - flat 5.75%
- Low state and local tax burden, below the national average
- Low-cost utilities
- Low union representation in manufacturing - only 2.7% state-wide
- Competitive wage rates
- Low real estate costs

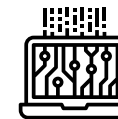
Notable Industries



Manufacturing



Healthcare



Cyber Technology



Professional Services



Data	Columbia County	Richmond County	Aiken County (S.C.)	Augusta-Richmond County MSA	Georgia
Population	155,794	205,322	171,767	615,322	10,517,229
Median Age	38.1	34.8	41.3	38.1	36.6
2010-2018 Population	25.59%	2.37%	7.29%	8.93%	8.56%
2018-2023 Annual Rate	2.65%	0.20%	0.88%	1.05%	1.10%
25yrs+ with High School Diploma or Higher	92.30%	93.00%	86.20%	85.90%	86.30%
25yrs+ with Bachelor's Degree or Higher	34.40%	21.00%	25.80%	25.30%	29.90%
Median Household Income	\$73,211	\$41,580	\$51,465	\$51,728	\$54,785
Average Household Income	\$95,779	\$57,590	\$70,237	\$70,501	\$77,749
Owner Occupied Households	78.02%	49.74%	73.17%	65.97%	62.64%
Median Home Value	\$199,813	\$112,861	\$149,892	\$150,149	\$183,457
Median Travel Time	25.2 min	20.5 min	24.9 min	23.7 min	27.4 min

Information provided by Augusta Economic Development Authority.

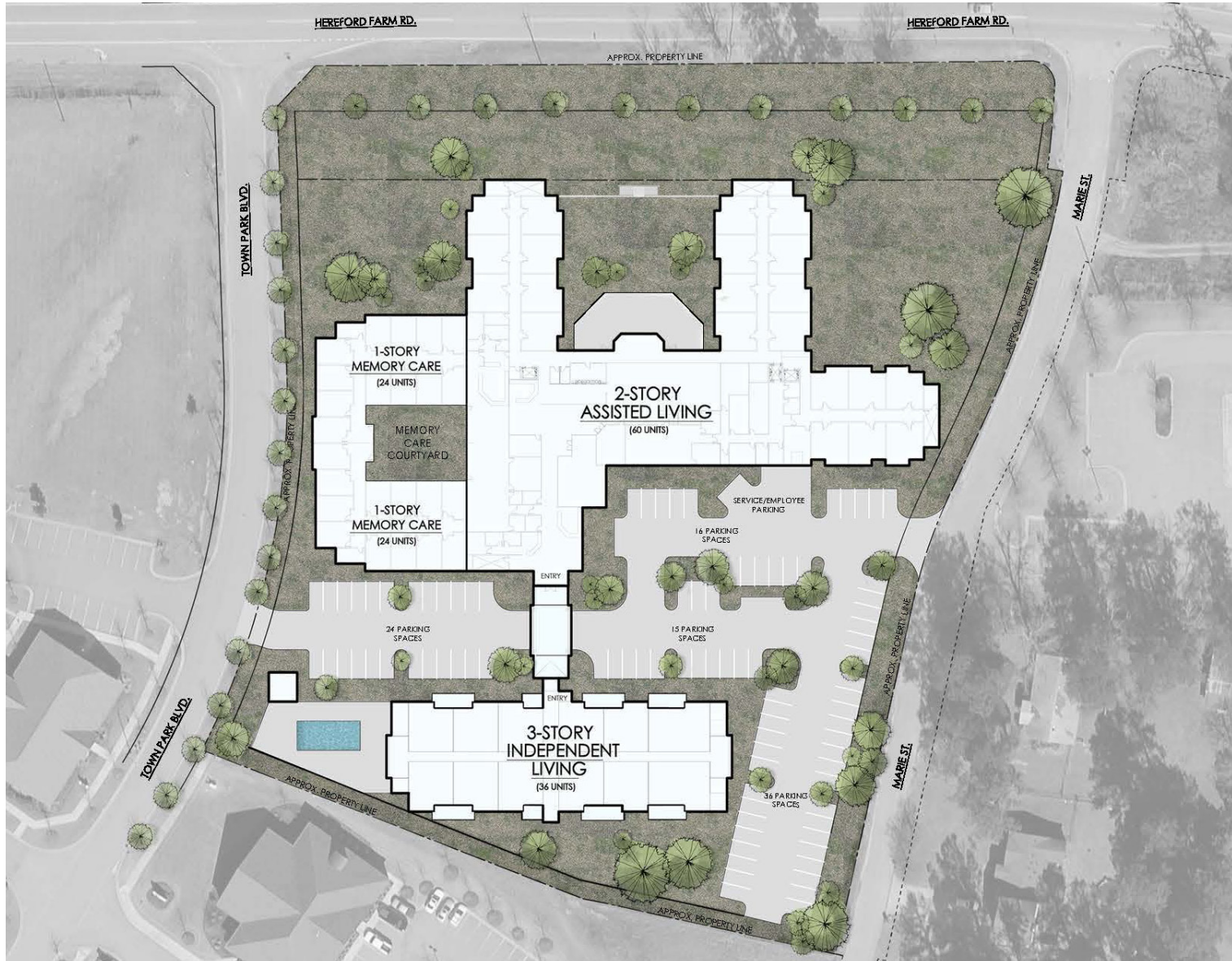
LOCATION SUMMARY

TRAFFIC COUNTS

N Belair Road	23,676
Hereford Farm Road	13,700
Washington Road	31,100



CONCEPT RENDERING



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Our legacy is built on **dedication, expertise,**
and an **unwavering commitment** to our clients.