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# 7.36 AC FOR SALE

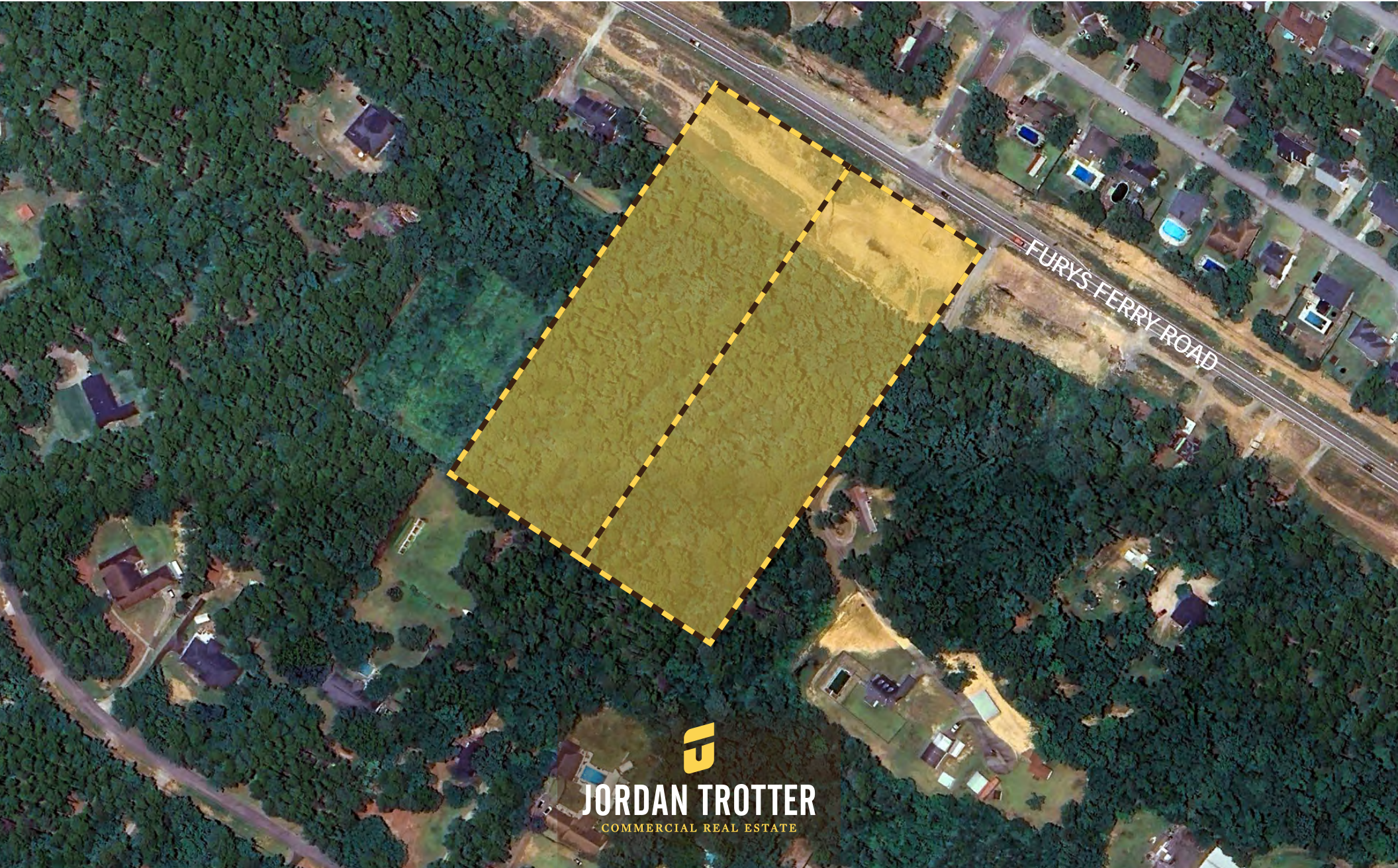
944-948 Furys Ferry Road | Evans, GA 30809

**ROBERT MCCRARY**  
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706 • 736 • 1031

ZONE | R-2

DEVELOPMENT OPPORTUNITY

PRICE | \$235,000



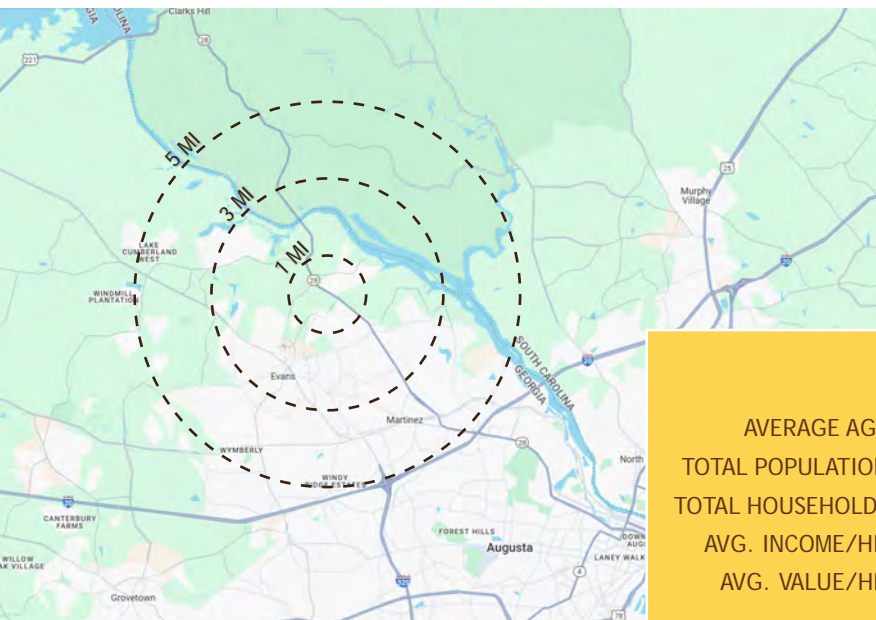
**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

Two neighboring land parcels located in the highly sought after area of Evans, GA in Columbia County. This property sits on the south side of Furys Ferry Road between Southern Pines Drive and North Belair Road providing quick access to Evans Towne Center, Washington Road, and Riverwatch Parkway. Furys Ferry Road sees 13,900 vehicles per day.

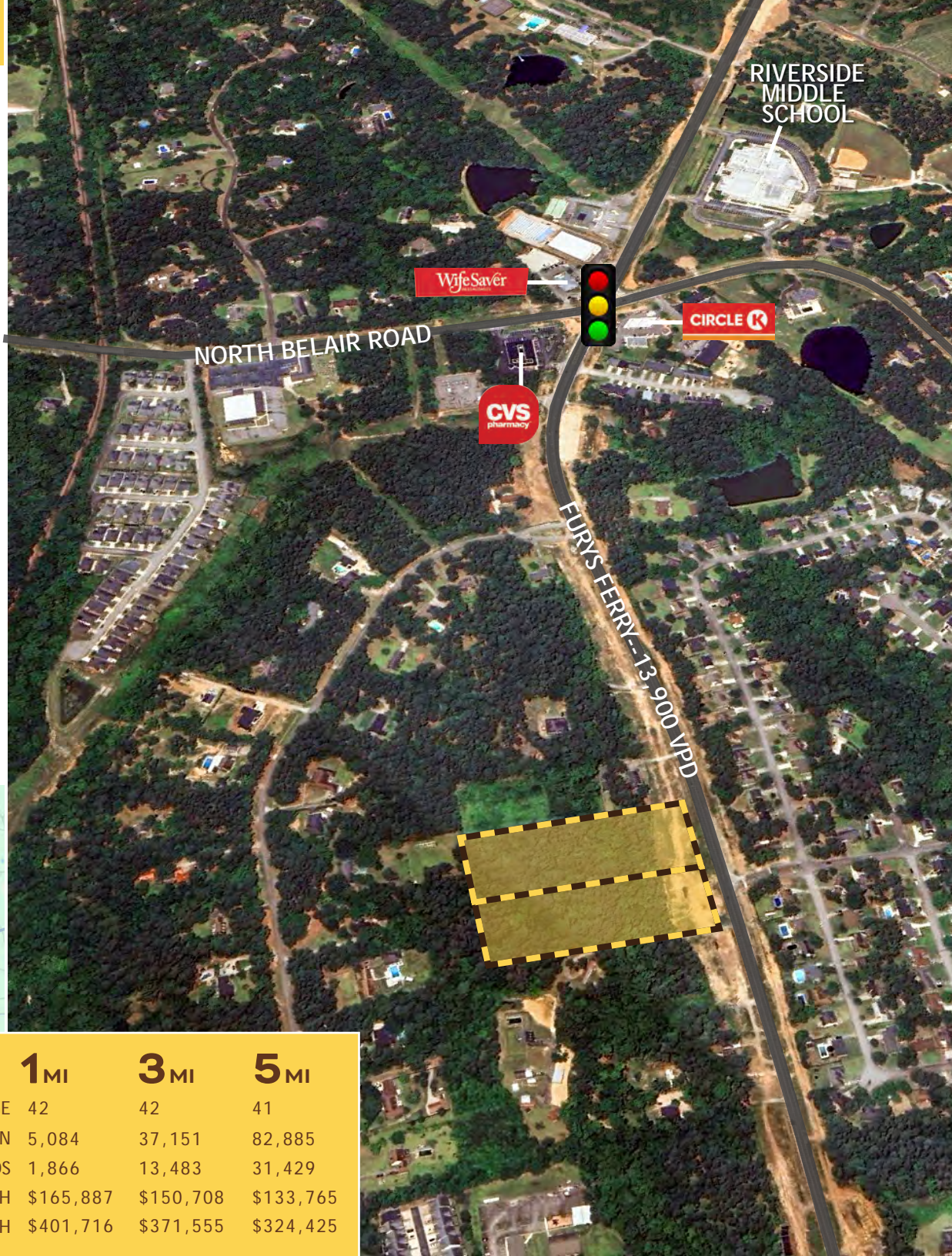
Developable land tract in a heavy residential area of Evans, GA. This property is located on Furys Ferry Road which has been undergoing a multi-year road GDOT widening project which features road medians, multi-use trails, and bike lanes. This parcel sits at a proposed median break which will allow full access into the property.



- Ideal for residential development
- Close proximity to schools and retail centers
  - Furys Ferry VPD: 13,900
  - Sits at a proposed median break



	1 MI	3 MI	5 MI
AVERAGE AGE	42	42	41
TOTAL POPULATION	5,084	37,151	82,885
TOTAL HOUSEHOLDS	1,866	13,483	31,429
AVG. INCOME/HH	\$165,887	\$150,708	\$133,765
AVG. VALUE/HH	\$401,716	\$371,555	\$324,425



SAVANNAH RIVER

FURYS FERRY ROAD

**U** SITE



NORTH BELAIR ROAD

EVANS TO LOCKS ROAD

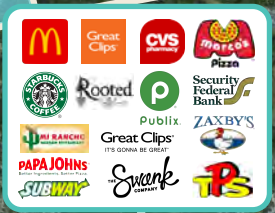
MARTINEZ

RIVERWATCH PARKWAY

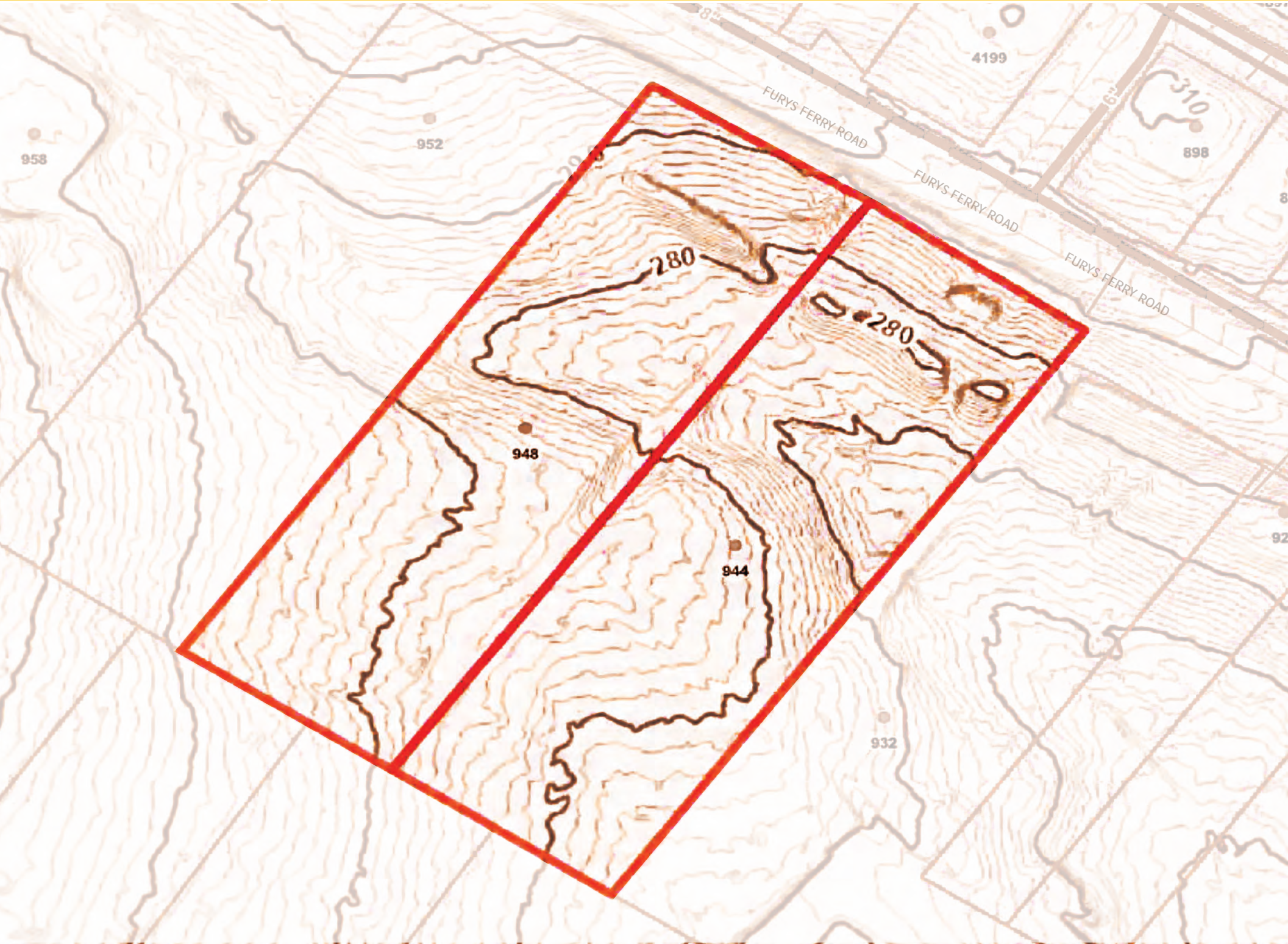
HARDY MCMANUS

WASHINGTON ROAD

EVANS



# TOPOGRAPHY



# RIVER REGION STATISTICS



River Region Population:  
767,478



Annual Growth Rate:  
0.89%



Average Commute:  
23.5 mins



Trade Area Population:  
767,478



Medium Income:  
\$55,049



Unemployment Rate:  
3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Eisenhower

**Job Growth:** Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

**Cyber & Innovation:** Georgia Cyber & Innovation Training Center

**Major Industry:** Fort Eisenhower, SRNS, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

