

# Executive Summary



## SALE OVERVIEW

**SALE PRICE:** Market To Determine Price

**LOT SIZE:** 2.96 Acres

**APN #:** 066 106

**ZONING:** R1

**MARKET:** Augusta Richmond County

**SUB MARKET:** Columbia County

**CROSS STREETS:** Hardy McManus & Washington Road

## PROPERTY DESCRIPTION

SVN KD Lanclos & Associates is pleased to exclusively present this development site located in growing and thriving Columbia County.

Setback requirements per Columbia County should be verified by Purchaser. A discussion with the County found the following requirements: 90' from center line on Hardy McManus, 20' from Fire Station and 40' buffers from R1 with fence & landscaping required.

Columbia County is home to world-class firms such as John Deere, Club Car, TaxSlayer, and Serta.

# Retailer Map



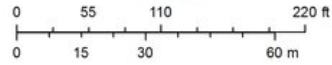
# Additional Photos

## Columbia County, GA



March 30, 2017

1:1,200

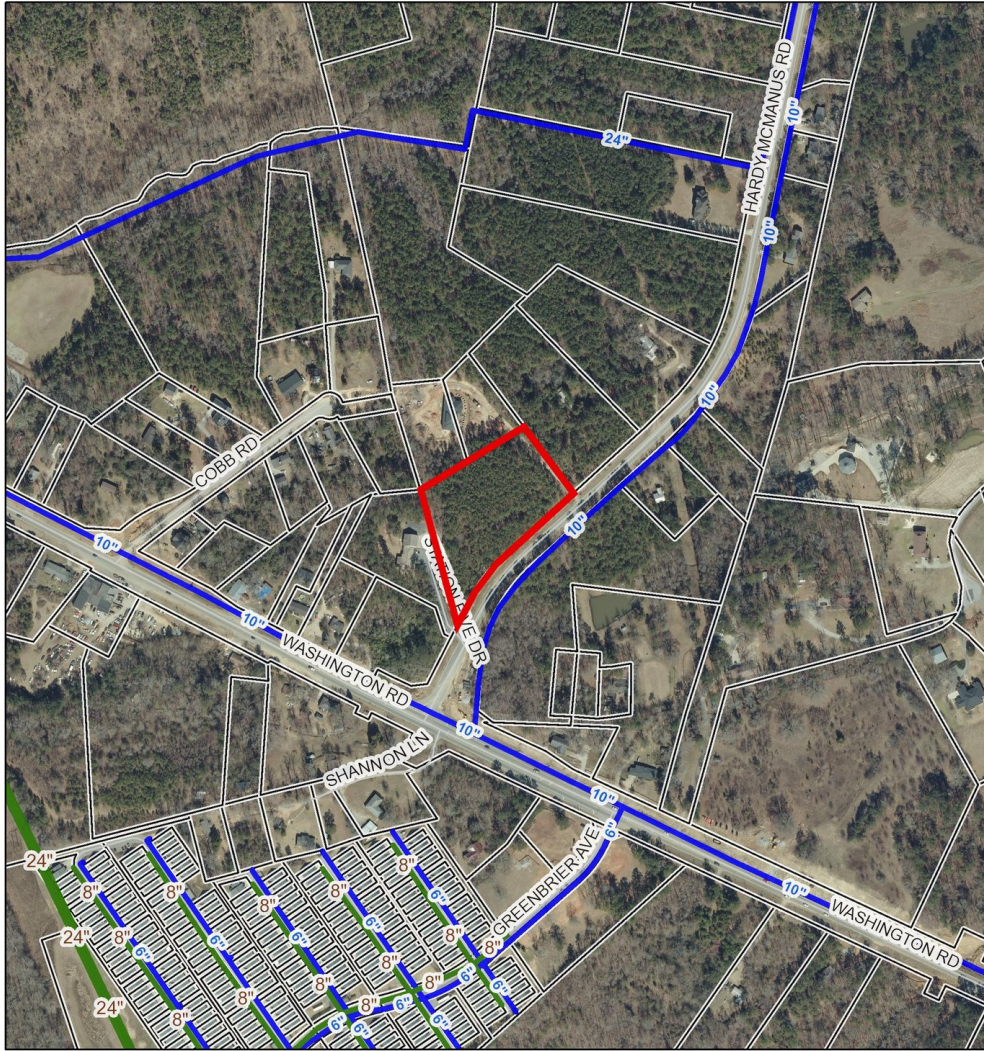


Columbia County Georgia Geographic Information Systems Department  
Columbia County Georgia Geographic Information Systems  
Columbia County GIS

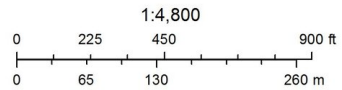
Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

# Additional Photos

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March 30, 2017



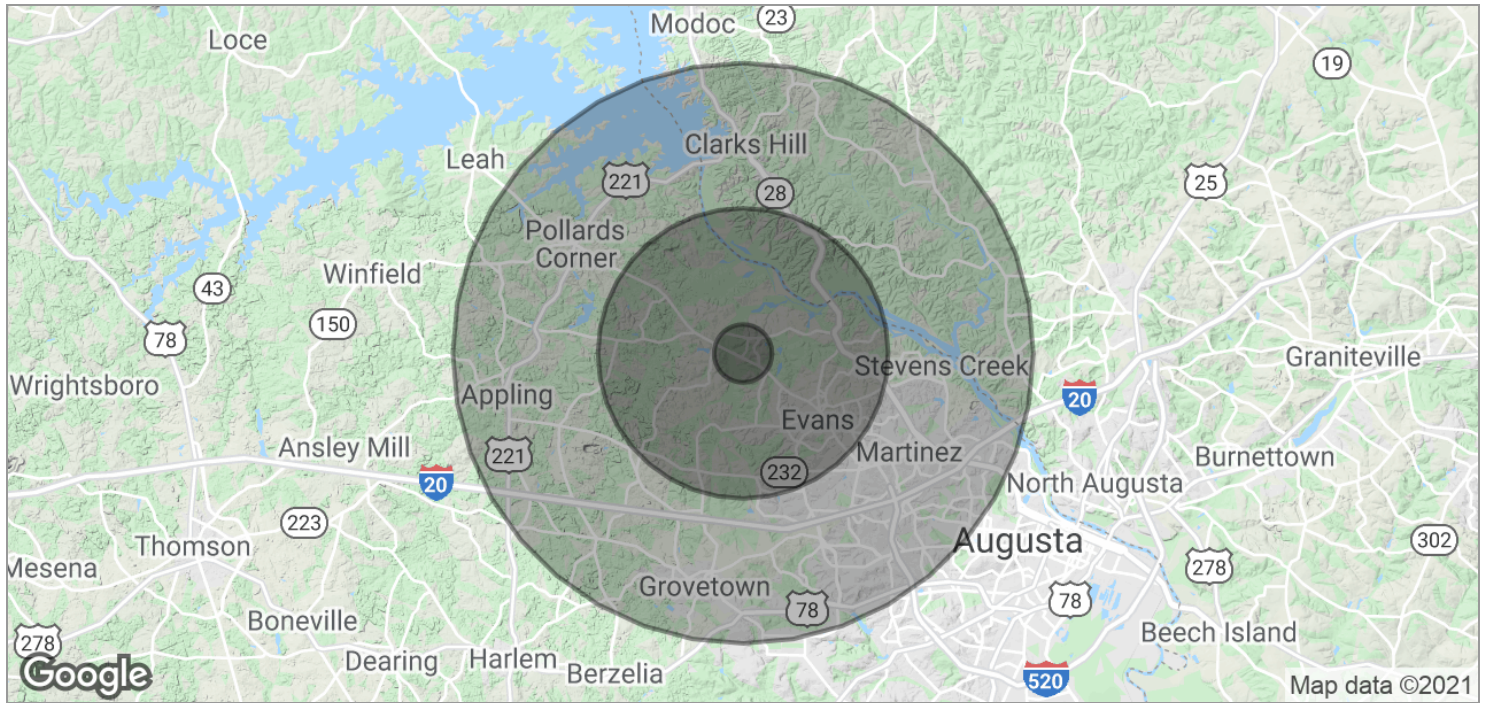
Columbia County Georgia Geographic Information Systems Department

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# Additional Photos



# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	2,091	51,078	159,174
MEDIAN AGE	36.1	37.3	36.6
MEDIAN AGE (MALE)	35.7	36.6	36.0
MEDIAN AGE (FEMALE)	36.5	38.0	37.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	673	17,685	58,109
# OF PERSONS PER HH	3.1	2.9	2.7
AVERAGE HH INCOME	\$110,755	\$95,241	\$80,061
AVERAGE HOUSE VALUE	\$289,533	\$250,202	\$229,819



# DISCLAIMER

COLUMBIA COUNTY COMMERCIAL TRACT | 2.96 ACRES | EVANS, GA

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



# Advisor Bio & Contact 1



## Damien Lanclos, CCIM

Managing Director  
SVN | KD Lanclos & Associates, LLC

Damien Lanclos, CCIM serves as Managing Director of SVN / KD Lanclos & Associates LLC and specializes in the sale and leasing of office, retail, land and multifamily properties in the CSRA.

Prior to commercial real estate, Lanclos worked in the medical sales industry where he was quickly promoted to manage his firm's international operation in Europe. His focus involved working with medical diagnostic and surgical products, providing marketing and sales direction and oversight. After living abroad for several years, Lanclos moved back to the U.S. and entered the pharmaceutical industry, ultimately being promoted to the position of National Account Executive while at Johnson & Johnson.

Since founding SVN | KD Lanclos & Associates in 2013, Lanclos has exceeded over \$100 million in transaction volume and is a continued recipient of the SVN President's Circle Award in recognition of outstanding sales. Lanclos is consistently ranked in the Top 50 Producers in the Nation of completed transactions at SVN. In 2017, Lanclos was inducted into the Atlanta Commercial Board of Realtors Million Dollar Club.

Lanclos earned a Bachelor of Arts in English from the University of Georgia. In his free time Lanclos enjoys spending time with his family and fishing the Southwest Florida coast. Lanclos is licensed in Georgia & South Carolina.

### Memberships & Affiliations

CCIM

Phone: 706.945.6652

Fax:

Email: [damien.lanclos@svn.com](mailto:damien.lanclos@svn.com)

Address: 3509 Wakefield Court  
Augusta, GA 30907