

**4299 Owens Road  
Evans, GA 30809**

**Parcel of Land  
for Development**

**APN: 073 046C**

**Acres: 34.2**

**Price: \$68,000 per Acre**



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**JORDAN TROTTER**

COMMERCIAL REAL ESTATE



Washington Road

North Belair Road

Owens Road

**GSITE**



Logos for Dollar Tree, Sally Beauty, efc, chilis, IHOP, Kroger, WYABI Jr, Walmart, Arbys, Zaxby's, Poblano's, Fairway, and TBonz.

Logos for KIA, Evans Kia, Discount Tire, Bojangles, Five Guys, Walgreens, Toki, Hibachi & Sushi, Papa John's, Cracker Barrel, Salsa's, Sonic, Big Lots, Burger King, Shane's, Dollar General, The Home Depot, Monterey, Mellow Mushroom, and CVS Pharmacy.

Logos for Applebee's, Taco Bell, Publix, Lowe's, University Health Care System, GFCI, McDonald's, Pizza Joint, and Waffle House.

Logos for Diablo's, Firehouse Subs, Belk, and McAlister's Deli.

Logos for Panda Express, Kohl's, OfficeMax, Old Navy, Target, Ross, Panera, Moe's, Starbucks, Chick-fil-A, Red Robin, Ruby Tuesday, Petco, and Marshalls.

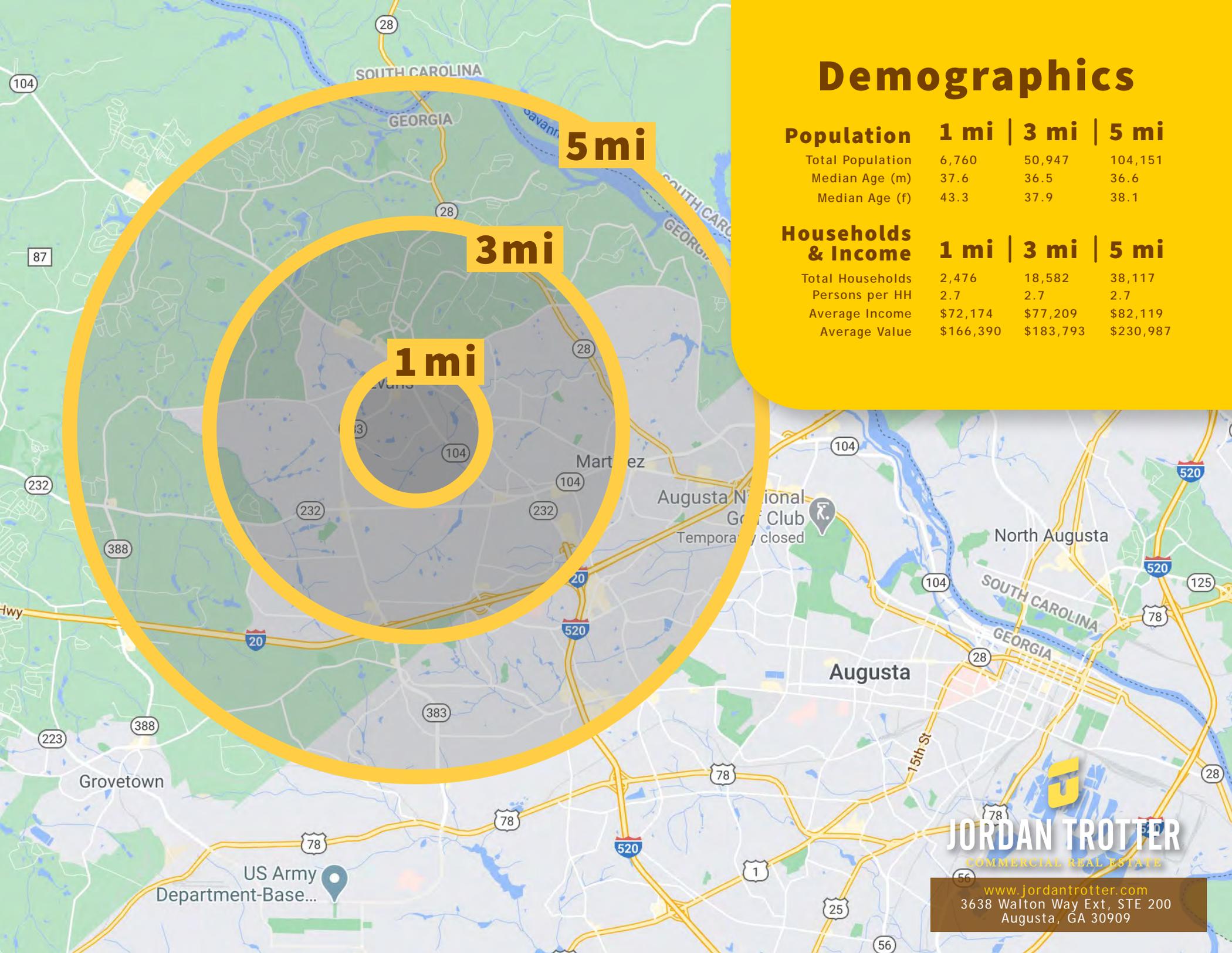
Logo for Academy Sports & Outdoors.

Logo for Taylor BMW.

34.2 acres of raw land located in the heart of Evans, GA. The property sits 1.25 miles from Evans Town Center, the Columbia County Amphitheater, and the Columbia County Performing Arts Center.

### Highlights

- Perfect for multi-family or mixed use development
- Water and sewer can be found close to the site



# Demographics

Population	1 mi	3 mi	5 mi
Total Population	6,760	50,947	104,151
Median Age (m)	37.6	36.5	36.6
Median Age (f)	43.3	37.9	38.1

Households & Income	1 mi	3 mi	5 mi
Total Households	2,476	18,582	38,117
Persons per HH	2.7	2.7	2.7
Average Income	\$72,174	\$77,209	\$82,119
Average Value	\$166,390	\$183,793	\$230,987

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