

COLUMBIA COUNTY COMMUNITY CENTER

898 Weinberger Way, Evans, GA 30809

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

MATT AITKEN

Commercial Broker

maitken@shermanandhemstreet.com

706.288.1079 x314

**SHERMAN &
HEMSTREET**
Real Estate Company

Table of Contents

Columbia County Community Center | 898 Weinberger Way Evans, GA 30809

SPECIAL PURPOSE PROPERTY FOR SALE

CONTENTS

| | |
|----------------------|----|
| PROPERTY INFORMATION | 3 |
| LOCATION INFORMATION | 6 |
| DEMOGRAPHICS | 9 |
| ADVISOR BIOS | 11 |

PRESENTED BY:

JOE EDGE, SIOR, CCIM

President & Broker

O: 706.288.1077

C: 706.627.2789

E: jedge@shermanandhemstreet.com

MATT AITKEN

Commercial Broker

O: 706.288.1079 x314

C: 706.267.0107

E: maitken@shermanandhemstreet.com

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Sherman & Hemstreet Real Estate Company its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Sherman & Hemstreet Real Estate Company its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Sherman & Hemstreet Real Estate Company will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Sherman & Hemstreet Real Estate Company makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Sherman & Hemstreet Real Estate Company does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Sherman & Hemstreet Real Estate Company in compliance with all applicable fair housing and equal opportunity laws.

Section 1

PROPERTY INFORMATION

898 Weinberger Way, Evans, GA 30809

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

MATT AITKEN

Commercial Broker

maitken@shermanandhemstreet.com

706.288.1079 x314

**SHERMAN &
HEMSTREET**
Real Estate Company

Executive Summary

SPECIAL PURPOSE PROPERTY FOR SALE

Columbia County Community Center | 898 Weinberger Way Evans, GA 30809



PROPERTY OVERVIEW

Call For Bids Due on May 15th. The property could be an excellent development site for either a church, subdivision, or community use. The main building is over 11,500+ SF and has a wide range of amenities that includes a swimming pool/kids wading pool, two tennis courts, two outdoor pavilions, an outdoor playground, a multi-purpose field, a basketball court, and a pond with a dock. This site can continue to be used as a recreational/community center or can be redeveloped. The site has county water and sewer.

LOCATION OVERVIEW

Located just off of Furys Ferry Road in Evans, GA. This development site is located in one of the fastest-growing counties in the country. This community center sits on a 25.42-acre site, minutes from Evans Towne Center.

OFFERING SUMMARY

| | |
|----------------|--------------------------|
| Sale Price: | Call For Bids - May 15th |
| Building Size: | 11,780 SF |
| Lot Size: | 25.42 Acres |
| Year Built: | 1998 |
| Acres: | 25.4 |
| County: | Columbia |
| Zoning: | S-1 |

Complete Highlights

Columbia County Community Center | 898 Weinberger Way Evans, GA 30809

SPECIAL PURPOSE PROPERTY FOR SALE



LOCATION INFORMATION

| | |
|---------------------|----------------------------------|
| Building Name | Columbia County Community Center |
| Street Address | 898 Weinberger Way |
| City, State, Zip | Evans, GA 30809 |
| County | Columbia |
| Signal Intersection | No |

BUILDING INFORMATION

| | |
|---------------|------|
| Year Built | 1998 |
| Free Standing | Yes |



Section 2

LOCATION INFORMATION

898 Weinberger Way, Evans, GA 30809

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

MATT AITKEN

Commercial Broker

maitken@shermanandhemstreet.com

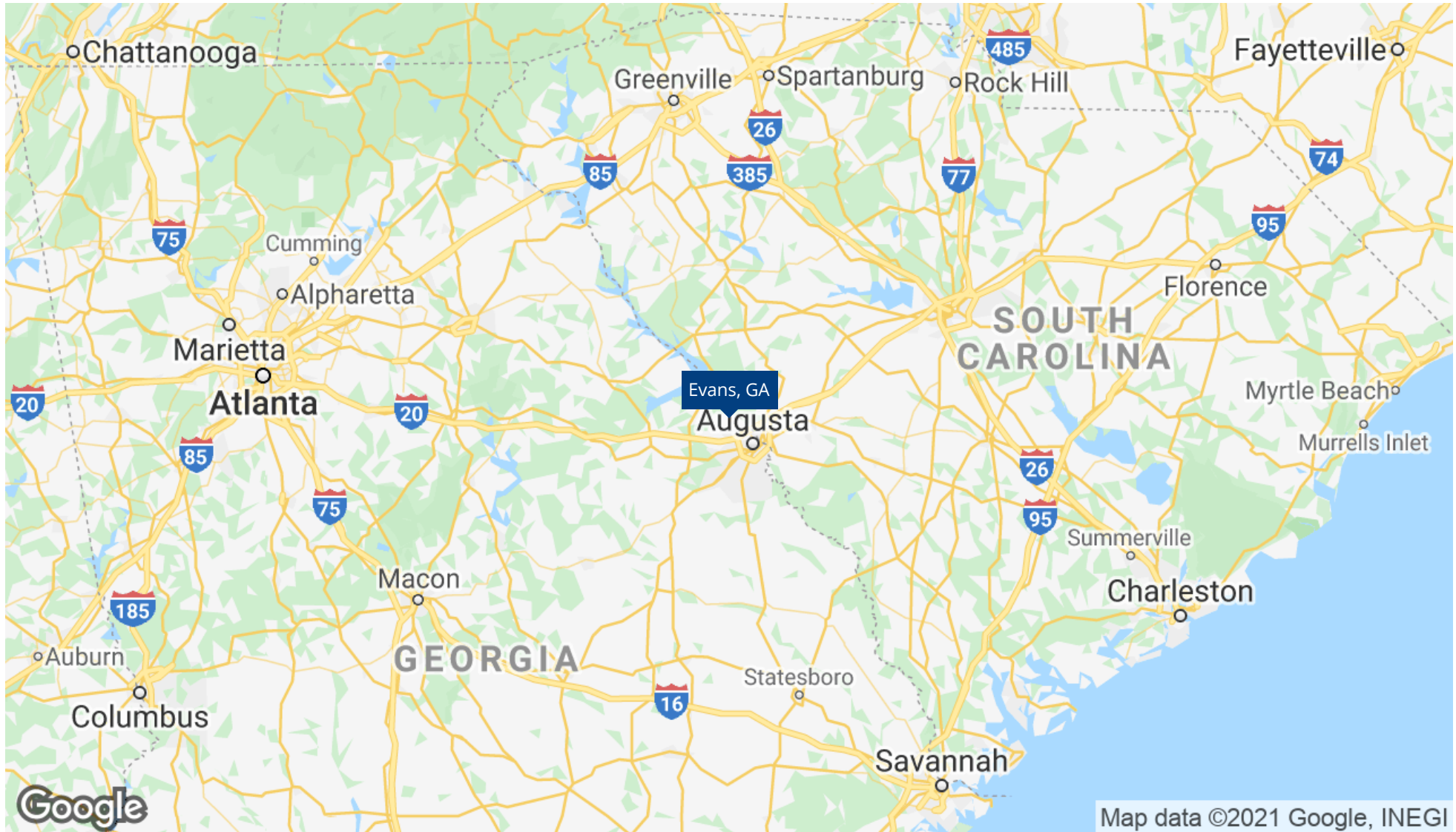
706.288.1079 x314

**SHERMAN &
HEMSTREET**
Real Estate Company

Regional Map

Columbia County Community Center | 898 Weinberger Way Evans, GA 30809

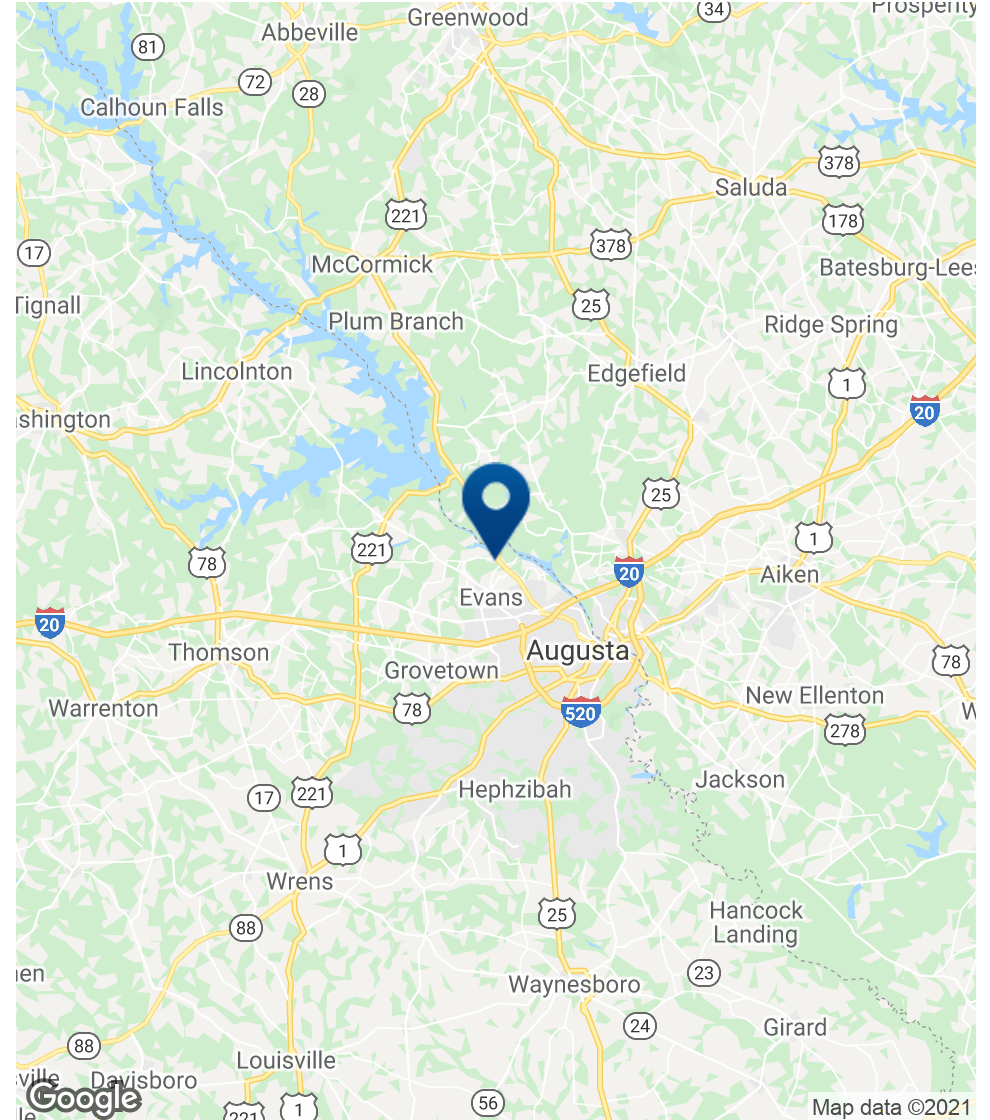
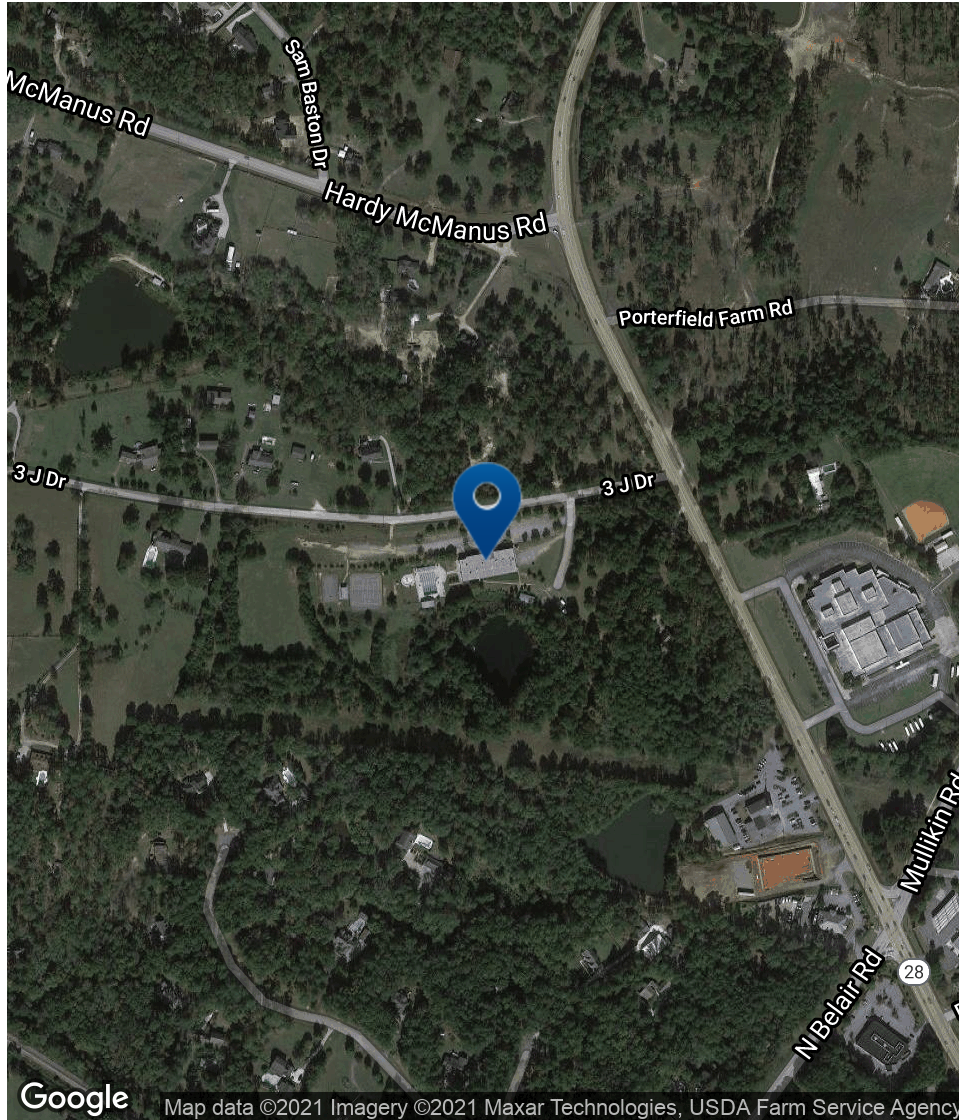
SPECIAL PURPOSE PROPERTY FOR SALE



Location Map

Columbia County Community Center | 898 Weinberger Way Evans, GA 30809

SPECIAL PURPOSE PROPERTY FOR SALE



Section 3

DEMOGRAPHICS

898 Weinberger Way, Evans, GA 30809

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

MATT AITKEN

Commercial Broker

maitken@shermanandhemstreet.com

706.288.1079 x314

**SHERMAN &
HEMSTREET**
Real Estate Company

Demographics Map & Report

SPECIAL PURPOSE PROPERTY FOR SALE

Columbia County Community Center | 898 Weinberger Way Evans, GA 30809

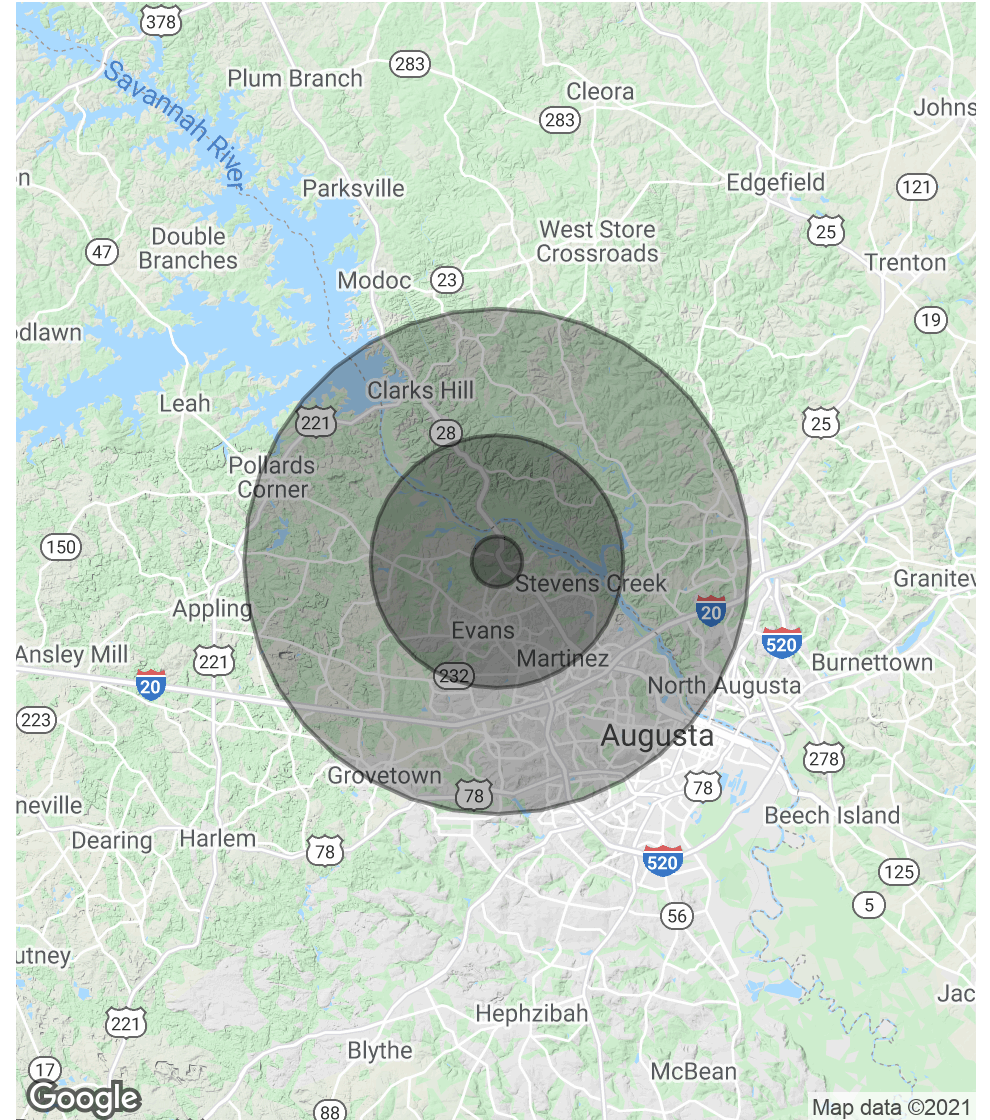
POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 2,983 | 67,415 | 194,639 |
| Average age | 38.2 | 37.6 | 36.9 |
| Average age (Male) | 37.7 | 36.9 | 36.2 |
| Average age (Female) | 38.6 | 38.4 | 37.9 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 1,021 | 23,636 | 75,269 |
| # of persons per HH | 2.9 | 2.9 | 2.6 |
| Average HH income | \$108,888 | \$93,160 | \$75,773 |
| Average house value | \$258,825 | \$256,199 | \$224,405 |

* Demographic data derived from 2010 US Census



Section 4

ADVISOR BIOS

898 Weinberger Way, Evans, GA 30809

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

MATT AITKEN

Commercial Broker

maitken@shermanandhemstreet.com

706.288.1079 x314

**SHERMAN &
HEMSTREET**
Real Estate Company

Advisor Bio & Contact 1

SPECIAL PURPOSE PROPERTY FOR SALE

Columbia County Community Center | 898 Weinberger Way Evans, GA 30809

JOE EDGE, SIOR, CCIM

President & Broker



624 Ellis St.
Augusta, GA 30901
T 706.288.1077
C 706.627.2789
jedge@shermanandhemstreet.com



PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for fourteen years. After four years of serving in the Marine Corps, Joe started his career in real estate. He acquired the 90-year-old firm Sherman & Hemstreet, Augusta, GA's largest commercial real estate firm in 2006. Currently, S&H is the largest CRE firm in the Augusta, GA region and provides commercial real estate services for all of the southeastern United States. In addition to the Augusta, GA region, Joe is licensed and personally handles all transactions in Georgia, Florida, Alabama, South Carolina, North Carolina, and Virginia.

Joe has also grown S&H into one of the nation's leading property management firms. Currently managing over 6,500 units consisting of apartments, single family rentals, and manufacturing housing communities. S&H also acts as an asset manager for over ten million square feet of office, industrial and retail space.

Currently, Joe holds both the CCIM and SIOR designations and is a CPM (Certified Property Manager) candidate. The CCIM is the highest designation an investment sales broker can obtain. The SIOR designation is the most prestigious designation any office or industrial broker can receive requiring a very high commission threshold. Several S&H agents hold these designations. To learn more about these designations go to www.ccim.com or www.sior.com.

MEMBERSHIPS & AFFILIATIONS

Certified Commercial Investment Member (CCIM)
Society of Industrial and Office Realtors (SIOR)

Advisor Bio & Contact 2

SPECIAL PURPOSE PROPERTY FOR SALE

Columbia County Community Center | 898 Weinberger Way Evans, GA 30809

MATT AITKEN

Commercial Broker



624 Ellis St.
Augusta, GA 30901
T 706.288.1079 x314
C 706.267.0107
maitken@shermanandhemstreet.com



PROFESSIONAL BACKGROUND

Matt Aitken is a commercial real estate agent for Sherman & Hemstreet and specializes in Augusta's historic Downtown market. He and his family reside in Downtown Augusta. Through his community involvement with various non-profits in the area and his tenure serving as the District 1 Commissioner in Augusta (which encompasses the downtown business district) from 2010-2012, Matt has a very keen understanding of the growing business community in downtown. His role in government has given him first-hand knowledge of how the process works for commercial developments. Matt's other governmental service was exemplified through his tenure on the City of Augusta's Engineering Committee, the Augusta-Richmond County Planning Commission and the Augusta Aviation Board. Matt's passion is to see the Augusta market continue to grow and become an economic engine for this region of Georgia. His accomplishments with the expansion of the Augusta Convention Center have attracted great conferences including sold-out cyber events. With the recent completion of the Georgia Cyber Center and the U.S. Army Cyber Command campuses, these assets are creating new jobs, educational opportunities and economic growth for Augusta and the region.

MEMBERSHIPS & AFFILIATIONS

Augusta Chamber of Commerce, Columbia County Chamber, North August SC Chamber. Augusta Home Builders Association.