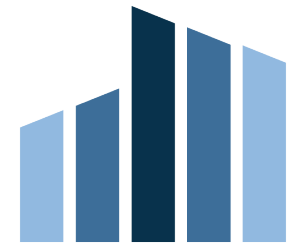


# LAND FOR SALE

## FURYS FERRY RD. @ INDIGO HALL DR.

313 FURYS FERRY ROAD, MARTINEZ, GA 30907



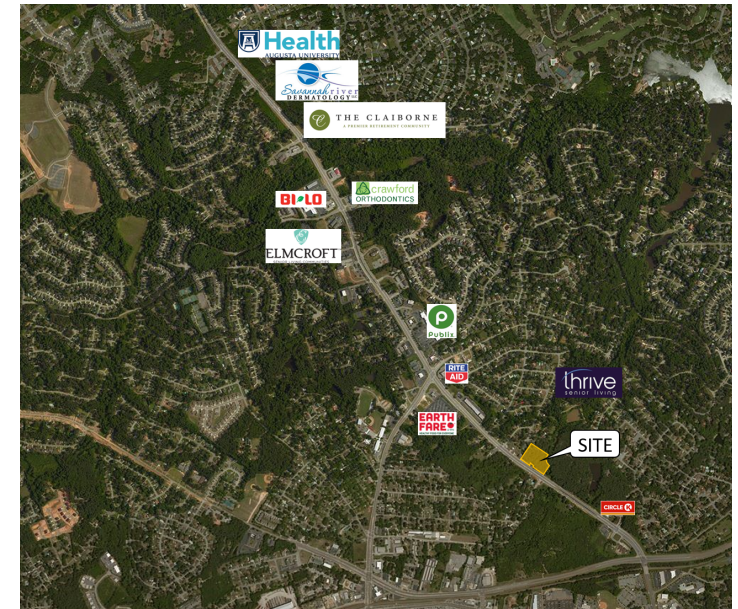
Property Name:	Furys Ferry Rd. @ Indigo Hall Dr.
Property Address:	313 Furys Ferry Road, Martinez, GA 30907
Property Type:	Land
APN:	082B 158C
Lot Size:	3.22 AC
Zoning:	S1 - Office
Rail Access:	N/A
Cross Streets:	Furys Ferry Rd. @ Indigo Hall Dr.

### PROPERTY OVERVIEW

High visibility property located at the entrance to a major senior housing development operated by Thrive. Property has access to a median cut on Furys Ferry, which provides a major advantage over other office properties. The

### LOCATION OVERVIEW

Located in Columbia County with high visibility on Furys Ferry Road. Major traffic artery between high end subdivisions and Riverwatch Parkway. Convenient to all of Augusta.



### SALE HIGHLIGHTS

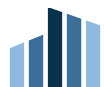
- Entry parcel to 40 acre development
- Thrive senior living is under construction behind subject property
- Additional phases to include senior apartments and/or cottages
- High visibility on Furys Ferry Road
- Access to median break along Furys Ferry Road
- Convenient to major subdivisions such as West Lake, River Island, and Jones Creek.
- Site is approximately 0.5 miles from Riverwatch Parkway

Presented By:

**Jason Long**  
Vice President  
706.854.6708

**Matt Mills**  
Senior Vice President  
706.854.6710

jason.long@southeastern.company Matt.Mills@southeastern.company



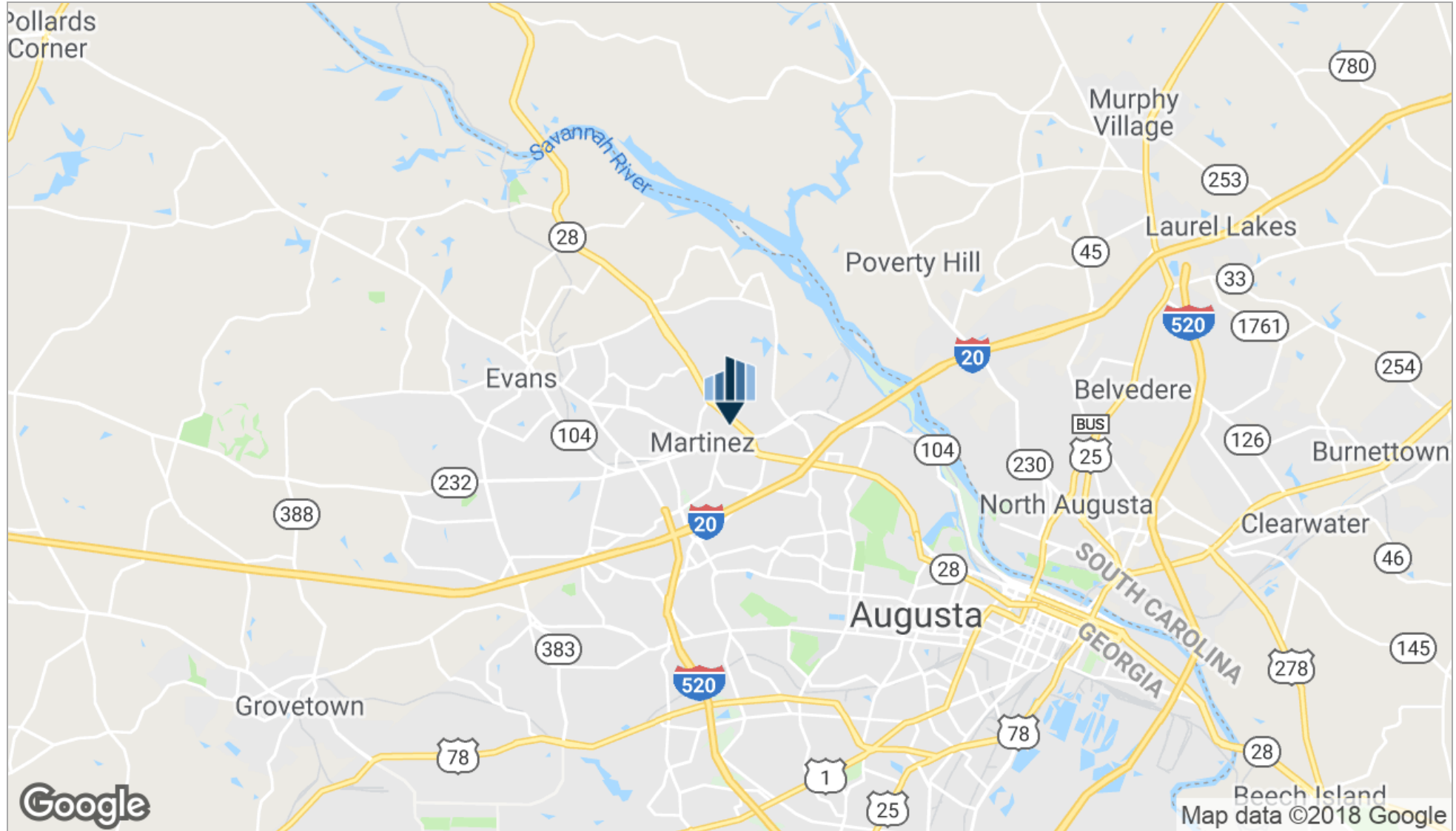
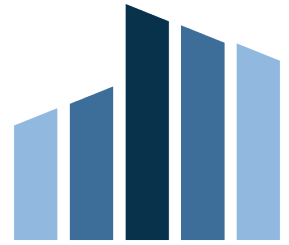
**SOUTHEASTERN**

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LAND FOR SALE

# FURYS FERRY RD. @ INDIGO HALL DR.

313 FURYS FERRY ROAD, MARTINEZ, GA 30907



Map data ©2018 Google

Presented By:



**Jason Long**  
Vice President  
706.854.6708

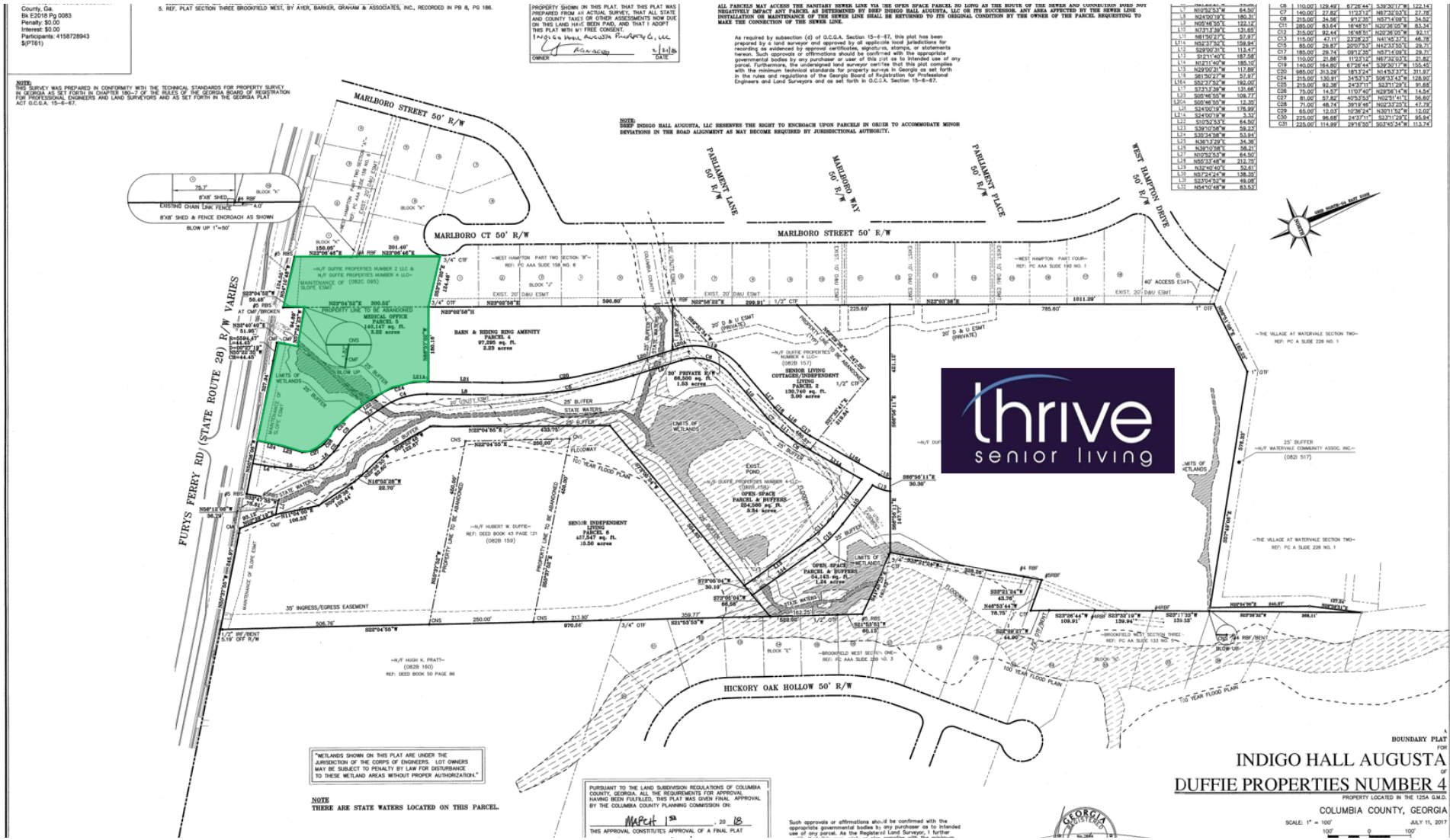
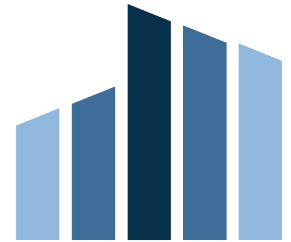
**Matt Mills**  
Senior Vice President  
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# LAND FOR SALE

# FURYS FERRY RD. @ INDIGO HALL DR.

313 FURYS FERRY ROAD, MARTINEZ, GA 30907



County: GA  
BX E2016 Pg 003  
Penalty: \$0.00  
Interest: \$0.00  
Participants: 4158728943  
\$PTF(1)

5. REF. PLAT SECTION THREE BROOKFIELD WEST BY AYR, BARKER, GRAHAM & ASSOCIATES, INC., RECORDED IN PB 6, PG 186.

PROPERTY SHOWN ON THIS PLAT THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY THAT ALL STATE AND COUNTY TAXES OF OTHER ASSIGNMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, AND THAT I ADOPT THIS PLAT WITH MY FREE CONSENT.

INDIGO HALL AUGUSTA PROPERTY CO., LLC  
OWNER  
DATE: 7/11/17

ALL PARCELS MAY ACCESS THE SANITARY SEWER LINE VIA THE OPEN SPACE PARCELS SO LONG AS THE ROUTE OF THE SEWER AND EXHIBITION PUDS NOT NEGATIVELY IMPACT ANY PARCEL, AS DETERMINED BY DEEY INDIGO HALL AUGUSTA, LLC ON ITS BEHALF. ANY AREA AFFECTED BY THE SEWER LINE INSTALLATION OR MAINTENANCE OF THE SEWER LINE SHALL BE RETURNED TO ITS ORIGINAL CONDITION BY THE OWNER OF THE PARCEL REQUESTING TO MAKE THE CONNECTION OF THE SEWER LINE.

As required by subsection (g) of O.C.G.A. Section 15-6-87, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat to be intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys to be given effect in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-87.

NOTE: INDIGO HALL AUGUSTA, LLC RESERVES THE RIGHT TO ENCROACH UPON PARCELS IN ORDER TO ACCOMMODATE MINOR DEVIATIONS IN THE ROAD ALIGNMENT AS MAY BECOME REQUIRED BY JURISDICTIONAL AUTHORITY.

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L100	80250.30	109.77

NOTE: "WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS. LOT OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION."

NOTE: THERE ARE STATE WATERS LOCATED ON THIS PARCEL.

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF COLUMBIA COUNTY, GEORGIA, ALL THE REQUIREMENTS FOR APPROVAL HAVING BEEN FULFILLED, THIS PLAT HAS GIVEN FINAL APPROVAL BY THE COLUMBIA COUNTY PLANNING COMMISSION ON:

MARCH 15, 2018

THIS APPROVAL CONSTITUTES APPROVAL OF A FINAL PLAT

Such approvals or affirmations should be confirmed with the appropriate governmental bodies to ensure compliance with all applicable laws of any nature. As the Registered Land Surveyor, I further



Presented By:

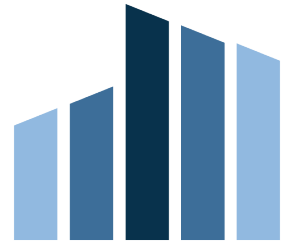
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**Matt Mills**  
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Matt.Mills@southeastern.company

LAND FOR SALE

# FURYS FERRY RD. @ INDIGO HALL DR.

313 FURYS FERRY ROAD, MARTINEZ, GA 30907



Presented By:

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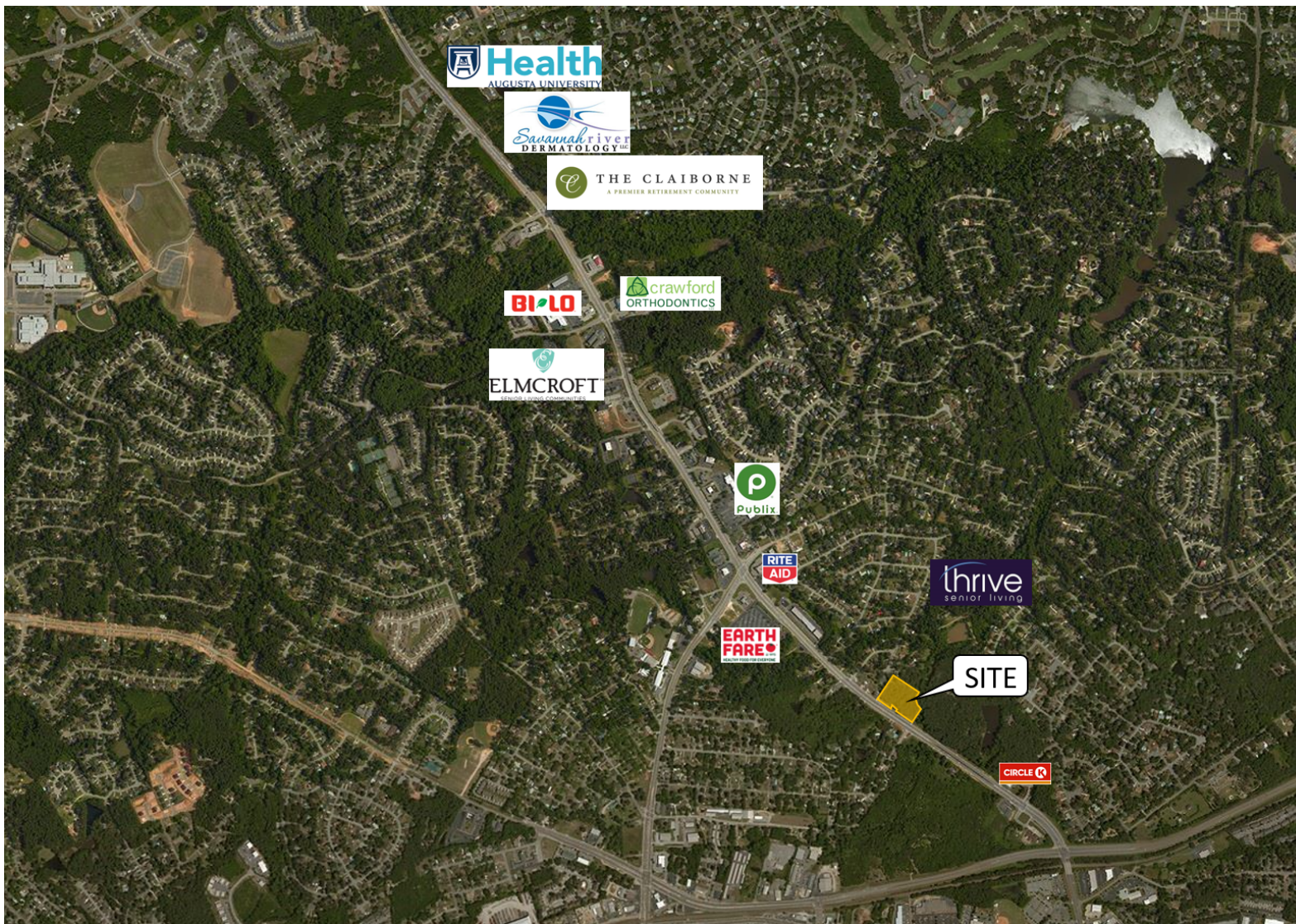
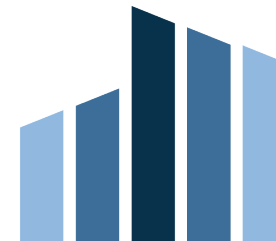
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LAND FOR SALE

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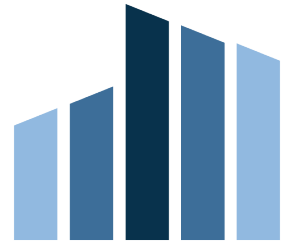
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LAND FOR SALE

# FURYS FERRY RD. @ INDIGO HALL DR.

313 FURYS FERRY ROAD, MARTINEZ, GA 30907



Furys Ferry Rd. @ Indigo Hall Dr.

Google

Imagery ©2018 , DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency

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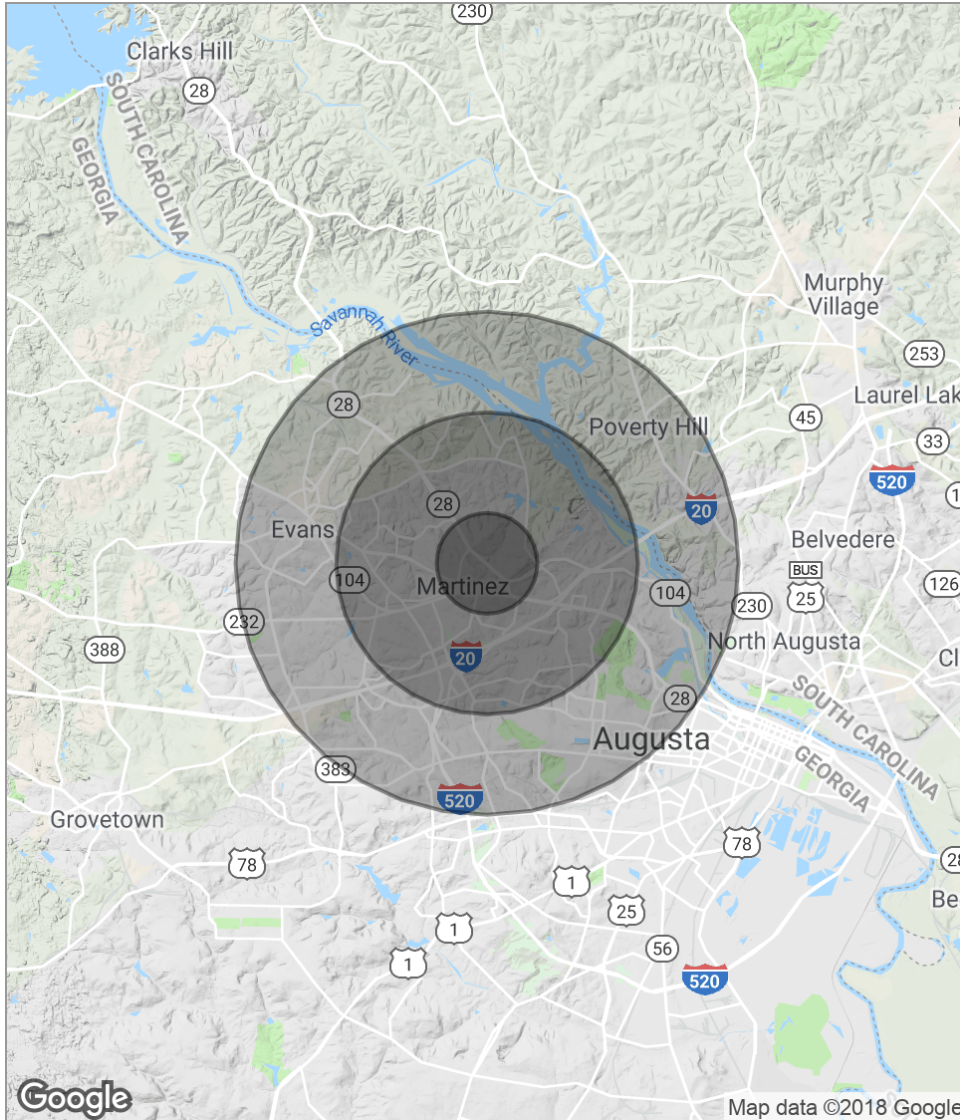
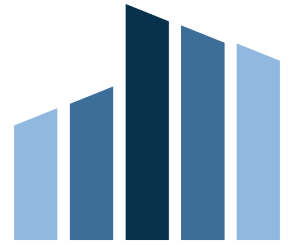
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# LAND FOR SALE

## FURYS FERRY RD. @ INDIGO HALL DR.

313 FURYS FERRY ROAD, MARTINEZ, GA 30907



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,265	48,335	111,847
Median age	39.2	38.2	37.7
Median age (Male)	38.2	37.1	36.8
Median age (Female)	40.6	39.3	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,664	19,231	45,639
# of persons per HH	2.6	2.5	2.5
Average HH income	\$90,176	\$81,521	\$74,831
Average house value	\$315,389	\$278,417	\$237,770

\* Demographic data derived from 2010 US Census

Presented By:

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Vice President  
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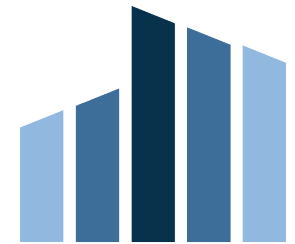
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# LAND FOR SALE

## FURYS FERRY RD. @ INDIGO HALL DR.

313 FURYS FERRY ROAD, MARTINEZ, GA 30907



### SALE PRICE

**\$400,000**

#### LOCATION INFORMATION

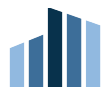
Building Name	Furys Ferry Rd. @ Indigo Hall Dr.
Street Address	313 Furys Ferry Road
City, State, Zip	Martinez, GA 30907
County/Township	Columbia
Market	Augusta
Submarket	Columbia County
Cross Streets	Furys Ferry Rd. @ Indigo Hall Dr.

#### LAND

Number Of Lots	2
----------------	---

#### PROPERTY DETAILS

Property Type	Land
Property Subtype	Office
Zoning	S1 - Office
Lot Size	3.22 Acres
APN#	082B 158C



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