

FOR SALE

+/- 17.8 ACRES M2, EVANS GA - AUGUSTA MSA

4227 Evans To Locks Road, Evans, GA 30809



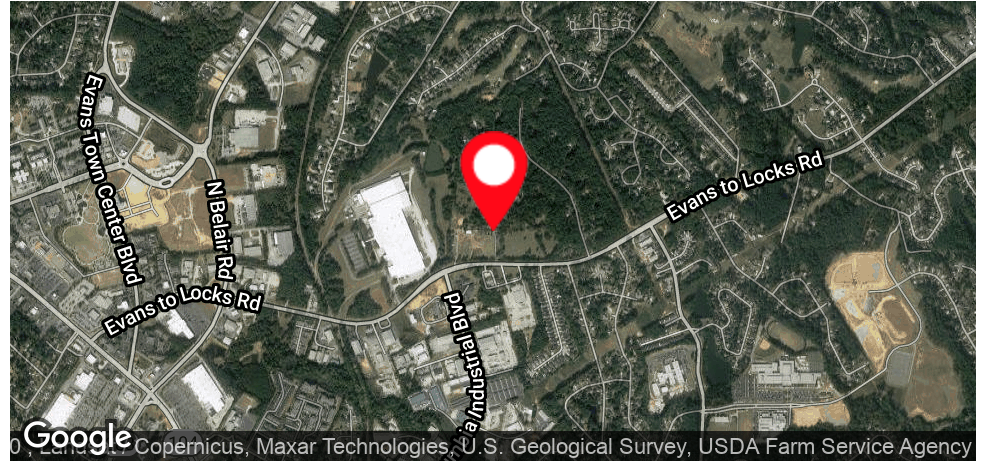
MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0070

Meybohm
COMMERCIAL

Jordan Collier	706.736.3375	jcollier@meybohm.com
Jonathan Aceves	706.294.1757	jaceves@meybohm.com
John Eckley	803.428.7111	jeckley@meybohm.com

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OFFERING SUMMARY

Sale Price:	\$1,595,000
Lot Size:	17.87 Acres
Price / Acre:	\$89,256
Zoning:	M2
Market:	Evans
Submarket:	Evans Towne Center

PROPERTY OVERVIEW

Meybohm Commercial Properties is proud to exclusively represent this 17+ acre undeveloped tract located in the absolute heart of Evans, Georgia. Currently in use as an equestrian facility, this property is zoned M2 and is located along Evans To Locks Road. Boasting 1180+ feet of road frontage and multiple points of access, the property presents multiple development opportunities.

LOCATION OVERVIEW

Located in the heart of Evans, Georgia, this property is situated minutes from I-20, and less than one mile from the burgeoning Evans Towne Center District, adjacent to the Evans Industrial Complex, and directly across from the busy Evans Trade Center. The neighboring property is the Evans Industrial Complex boasting large industrial users Rec Tec Grills and John Deere.

PROPERTY HIGHLIGHTS

- 17.87 acres undeveloped land in the heart of Evans, Georgia
- Zoned M2, Industrial
- Multiple Development Opportunities
- Near Intersection of Evans To Locks & Columbia Industrial Blvd

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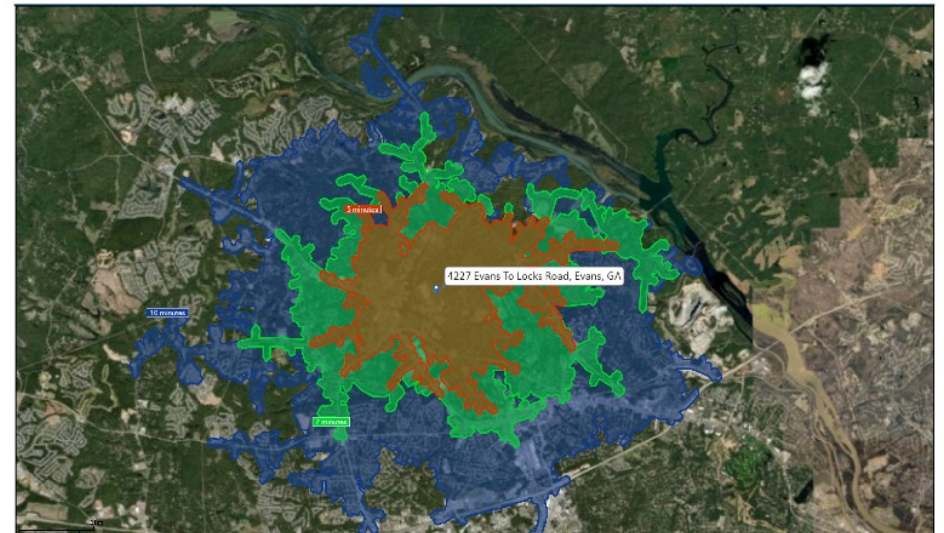
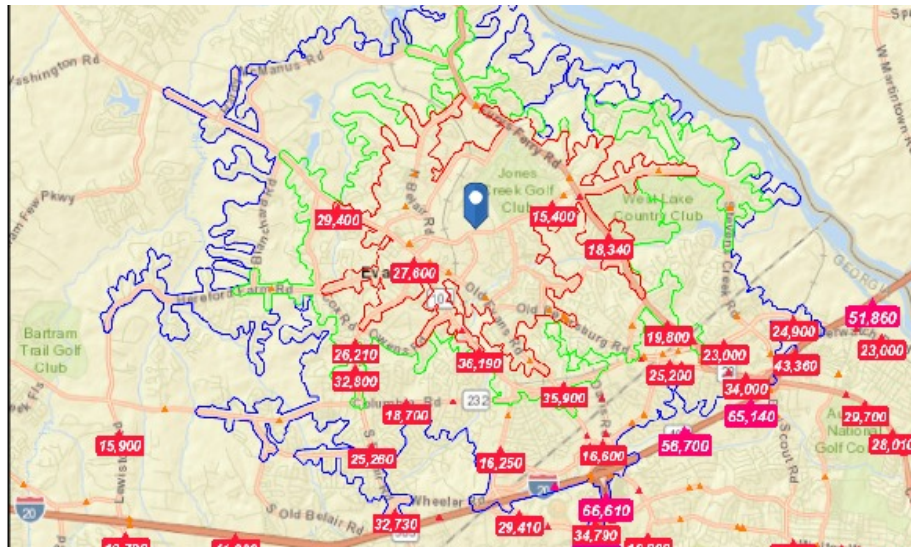
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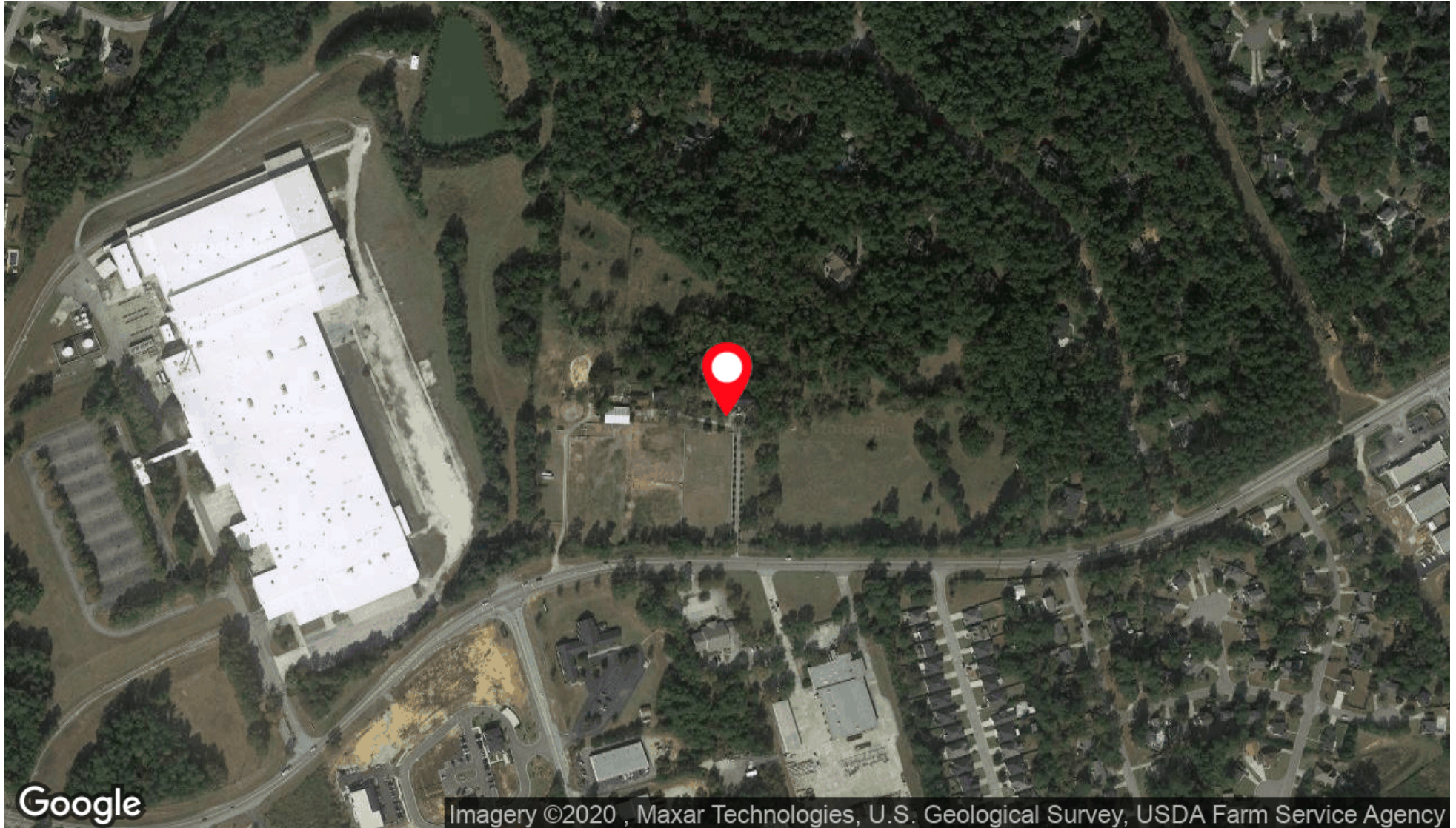
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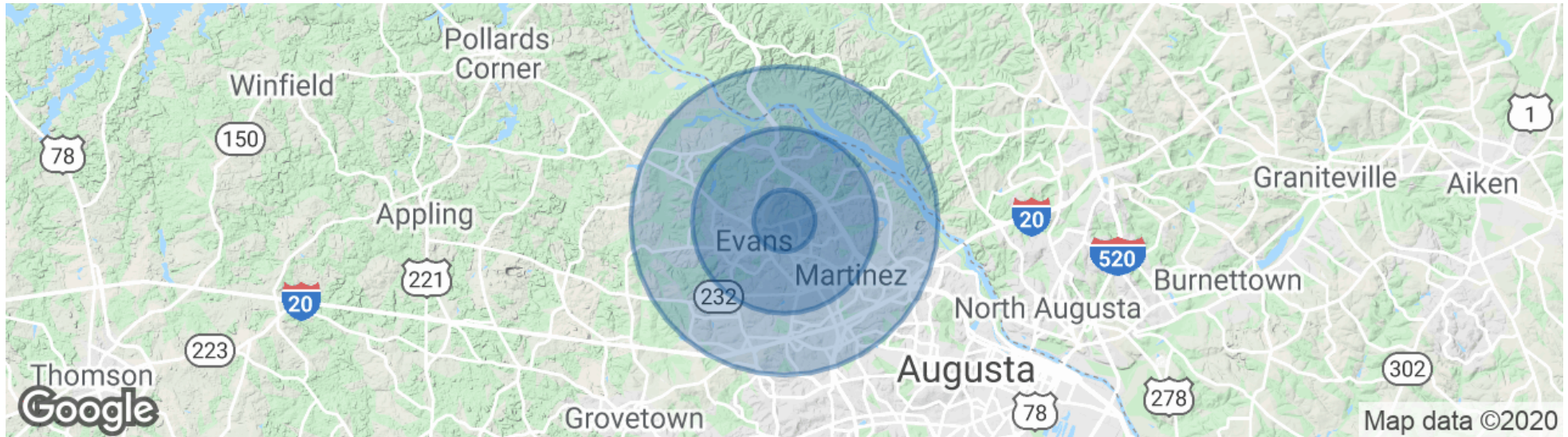
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,874	45,544	95,331
Median age	35.4	37.4	37.8
Median age (Male)	35.8	36.7	37.1
Median age (Female)	34.6	38.4	38.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,082	16,330	34,740
# of persons per HH	2.8	2.8	2.7
Average HH income	\$92,046	\$85,239	\$86,362
Average house value	\$224,985	\$230,144	\$244,966

* Demographic data derived from 2010 US Census

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JORDAN COLLIER

Director of Commercial Development

jcollier@meybohm.com

Direct: 706.736.3375 | **Cell:** 706.306.7382

GA #354980 // SC #107569

PROFESSIONAL BACKGROUND

Jordan is the Director Of Commercial Development with Meybohm and is a third-generation commercial developer with deep roots in the real estate industry. He has spent the last 10 years in the commercial space with extensive experience in underwriting, deal structuring, acquisition, construction, management, re-positioning, and ownership of commercial assets. Prior to Meybohm Commercial, Jordan was partner at Collier Management Company in Augusta, Georgia. This was a family business that operated a large portfolio and was a market leader in the multifamily syndication and management space.

EDUCATION

Jordan holds a bachelor's degree in Biology from the University of Georgia and is a Licensed Broker in the States of Georgia and South Carolina

MEMBERSHIPS

CCIM
ICSC
GASSA

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JONATHAN ACEVES

Commercial Brokerage Advisor

jaceves@meybohm.com

Direct: 706.294.1757 | **Cell:**

GA #285735 // SC #90747

PROFESSIONAL BACKGROUND

Jonathan serves as a commercial sales and leasing agent with Meybohm Commercial. Originally licensed in 2005, Jonathan specializes in downtown development, multifamily brokerage, land site selection and development, and business analysis. Jonathan served as the Administrator of Christ Community Health Services years, overseeing finance and operations for a community health center employing 60 staff and serving over 20,000 patients annually. He earned his BBA and MBA from Augusta University. Jonathan lives downtown in the Olde Town neighborhood with his wife and five children. He has lived in Augusta for over 23 years, has served as a deacon at First Presbyterian Church, and is an active part of the Olde Town Neighborhood Association.

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JOHN ECKLEY

Commercial Brokerage Advisor

jeckley@meybohm.com

Direct: 803.428.7111 | **Cell:**

PROFESSIONAL BACKGROUND

John serves as a commercial sales and leasing agent with Meybohm, and specializes in commercial sales and leasing, land sales, and business analysis. John earned both his BS in Civil Engineering and his MBA from Clemson University. He is a former water and wastewater engineer with Jordan, Jones, and Goulding (now Jacobs), where he participated in the design and construction of multiple treatment plants and pipeline systems. More recently, he has worked in roles providing marketing services, small business consultation, and outside sales services, and loves using this acquired mix of expertise to serve the commercial real estate industry in the CSRA. John is a member of First Presbyterian Church and lives downtown in the Olde Town neighborhood (in the first new home built there in decades) with his wife, two sons and daughter, where they have resided for the past seven years. He serves as treasurer of the Olde Town Neighborhood Association, is a member of the Heritage Academy Junior Board, and serves on the board of directors for Saving Grace in Uganda, a street children's ministry in East Africa.

EDUCATION

BS of Civil Engineering, Clemson University

Masters Of Business Administration, Clemson University

MEMBERSHIPS

MBA

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