

FOR SALE

MIKE PADGETT DEVELOPMENT SITE

3530 Mike Padgett Hwy, Augusta, GA 30904



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

Meybohm
COMMERCIAL

Jonathan Aceves
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OFFERING SUMMARY

Sale Price:	\$349,000
Lot Size:	8.84 Acres
Price / Acre:	\$39,480
Zoning:	A (Most Likely Rezoning Would Be LI or HI)

PROPERTY OVERVIEW

Meybohm Commercial is pleased to exclusively present this 8.84 acre tract of industrial land along the busy Mike Padgett corridor (32,000 DTC). This represents a great opportunity for a user or investor. Located in South Augusta, GA, just 1.4 miles south of I-520 (42K DTC), this property represents a great location in the heart of one of Augusta's primary industrial sectors with great access to the greater region. This location would work well for a variety of industrial and commercial purposes given its strategic location, and one of the MSA's highest daily traffic counts. The property is zoned agricultural (Richmond County).

PROPERTY HIGHLIGHTS

- 8.84 acres located with 300 feet of frontage along busy Mike Padgett Highway (32,000 Cars/Day)
- Zoned A in Richmond County
- Flat topography

LOCATION OVERVIEW

Located in South Augusta on Mike Padgett Hwy. (32K DTC), just 1.4 miles south of I-520 (42K DTC), near the intersection with Dixon Airline Rd.

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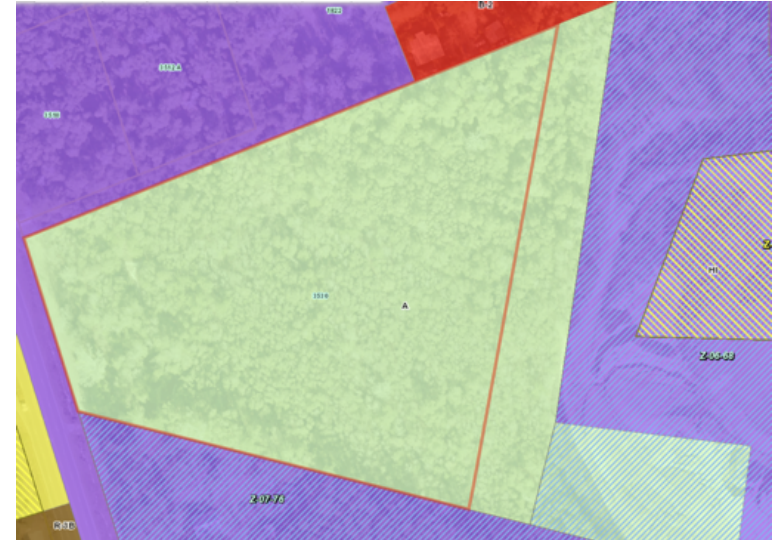
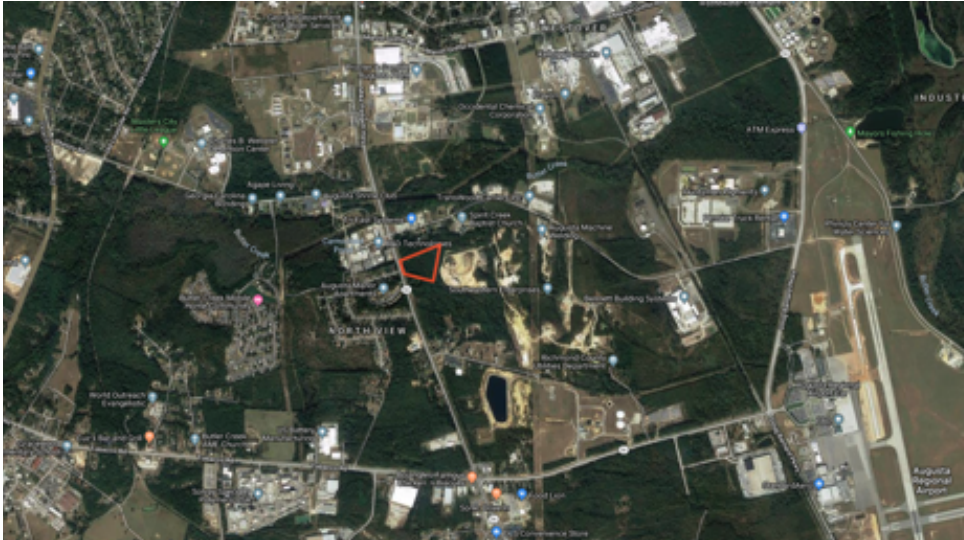
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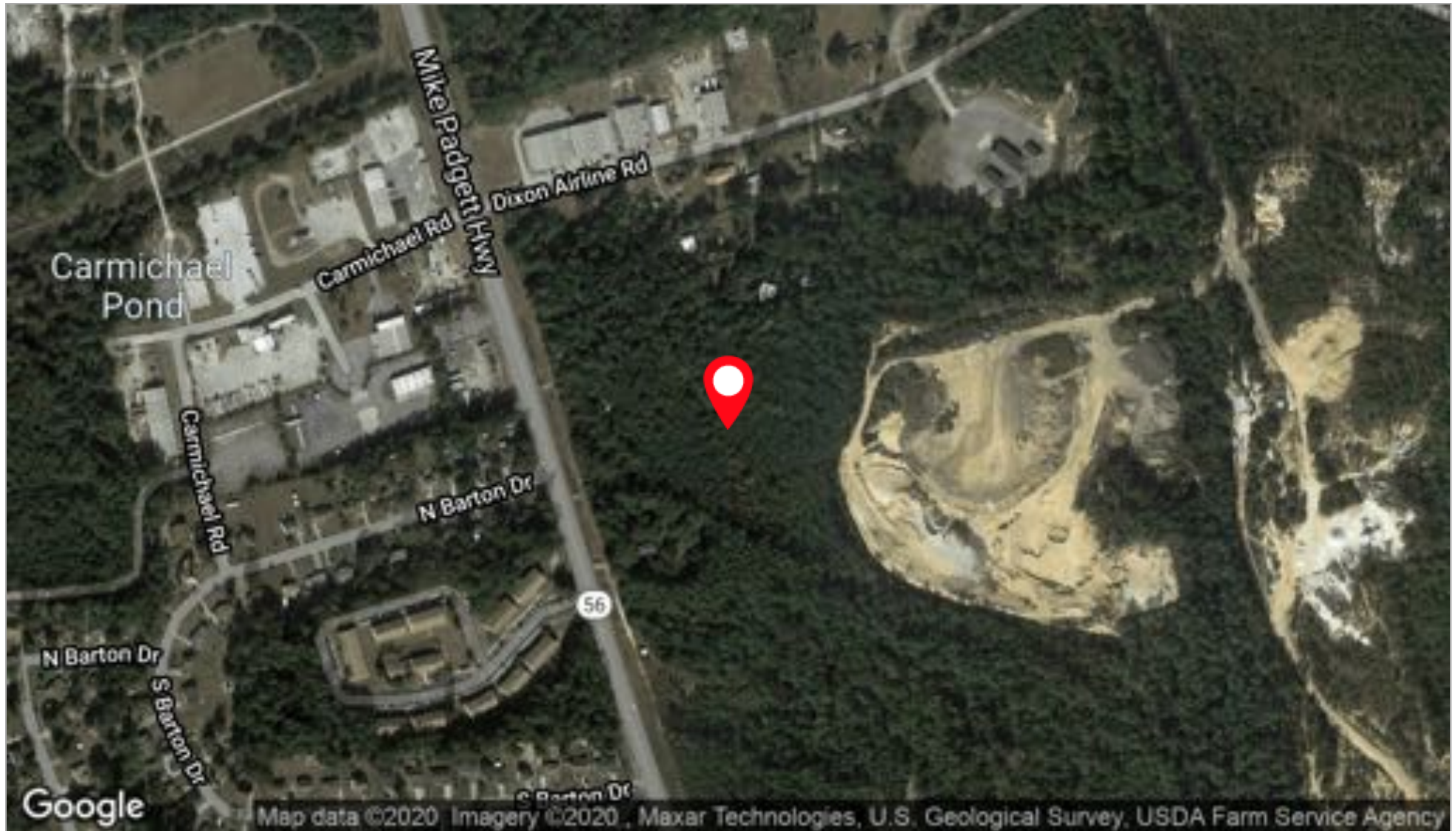
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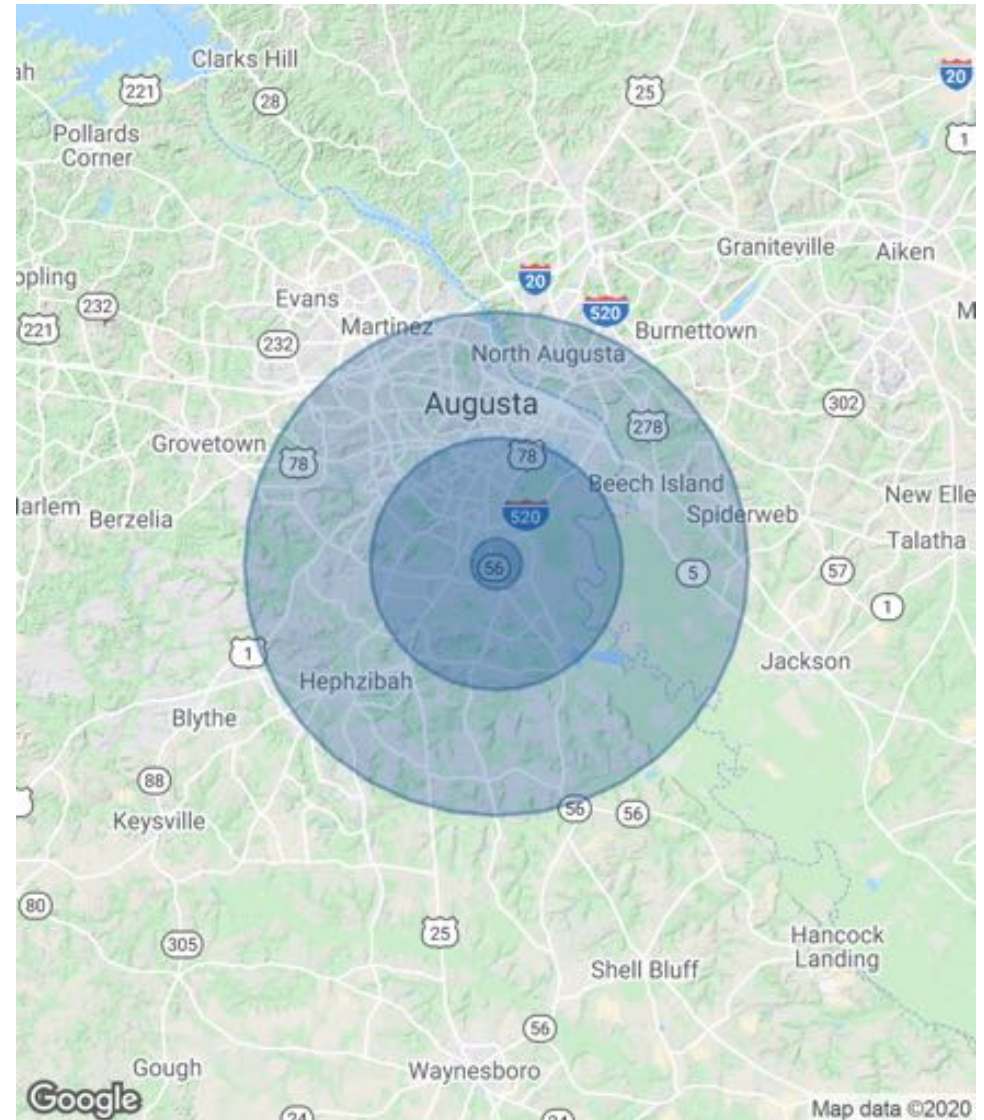
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,110	65,132	224,957
Median age	34.3	33.5	35.0
Median age (Male)	31.2	30.7	33.0
Median age (Female)	37.6	35.9	37.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	562	23,021	87,189
# of persons per HH	3.8	2.8	2.6
Average HH income	\$47,692	\$43,726	\$49,620
Average house value	\$98,099	\$102,211	\$116,835

* Demographic data derived from 2010 US Census



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JONATHAN ACEVES



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



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.

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