

FOR SALE

BEAVERDAM CREEK LOTS

Youngblood & Star Road, Edgefield, SC 29824



SPEED
LIMIT
45

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

Meybohm
COMMERCIAL

Joel Presley
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803.279.2060

Travis Reed, CCIM
treed@meybohm.com
706.736.0700 x2194

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OFFERING SUMMARY

Sale Price:	\$11,500
Lot Size:	1.03 Acres
Price / Acre:	\$11,165
Zoning:	GD (Edgefield County)

PROPERTY HIGHLIGHTS

- 1 Acre Lots
- 1 Mile East of Downtown Edgefield
- County Water/Septic

PROPERTY OVERVIEW

The best of both worlds - Enjoy the charm of historic Edgefield, yet close enough to shopping offered in Augusta/ North Augusta. Lot is partially treed and level - a nice place to build. Close to downtown historic Edgefield. Can be combined with other nearby lots. Topography is relatively flat.

LOCATION OVERVIEW

Located near intersection of Youngblood & Star Road, in Edgefield, SC. Surrounded by other historic farms, national forests, and other recreational and investment timberland. Located 25 minutes from North Augusta, 30 minutes from Aiken, and 40 minutes from Augusta. From Trenton head north on US-25 for 6.8 mi, turn rt onto Starr Rd, continue for 0.8 mi and turn left onto Youngblood Rd. Property will be on your right.

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Status	Parcel #	Lot #	Size (AC)	Price/Acre	Sale Price
Available	156-00-03-003	3	1.03	\$11,165	\$11,500
Available	156-00-03-013	13	1.04	\$11,057	\$11,500
Available	156-00-03-019	19	1.03	\$11,165	\$11,500
Available	156-00-03-020	20	1.03	\$11,165	\$11,500

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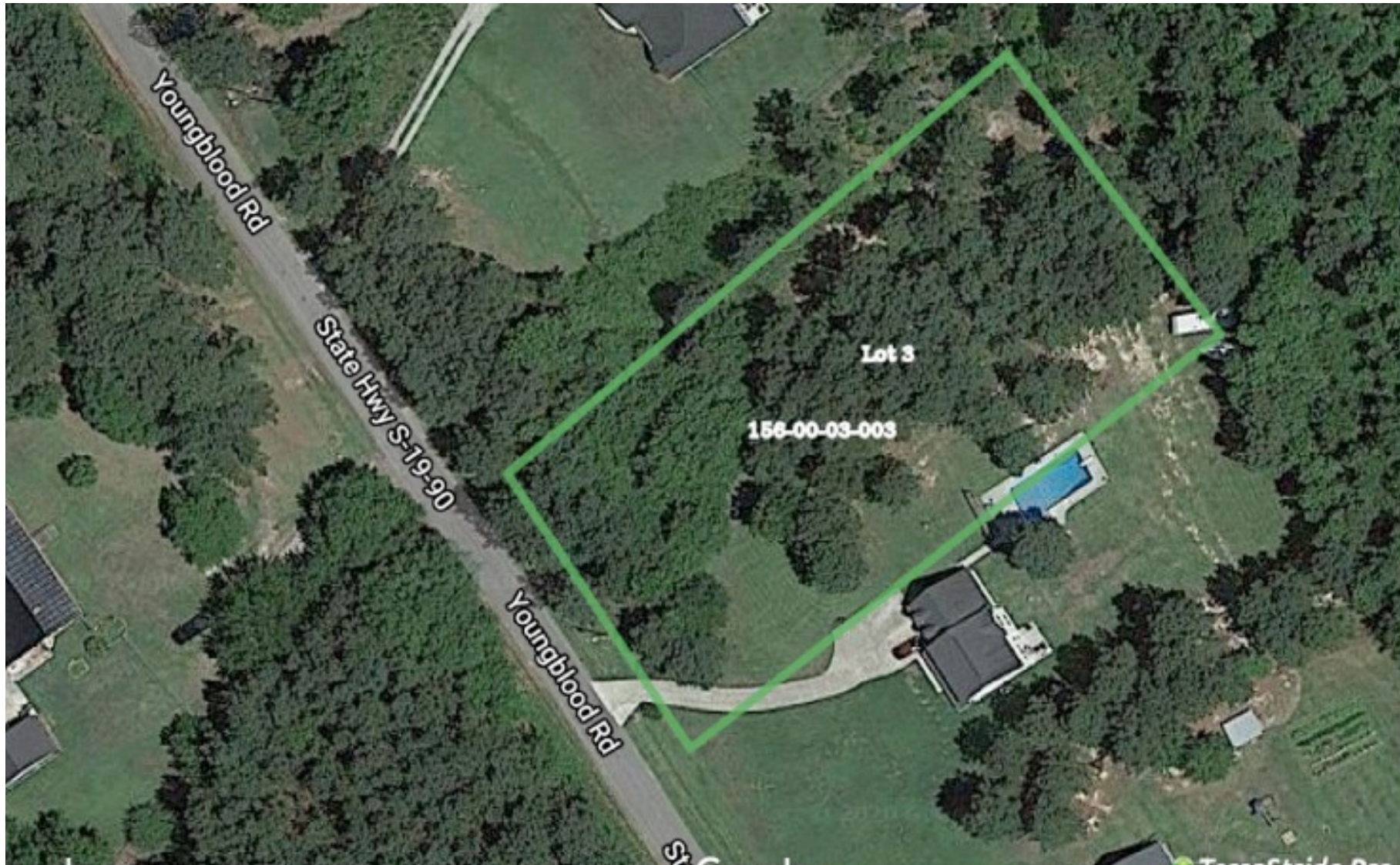
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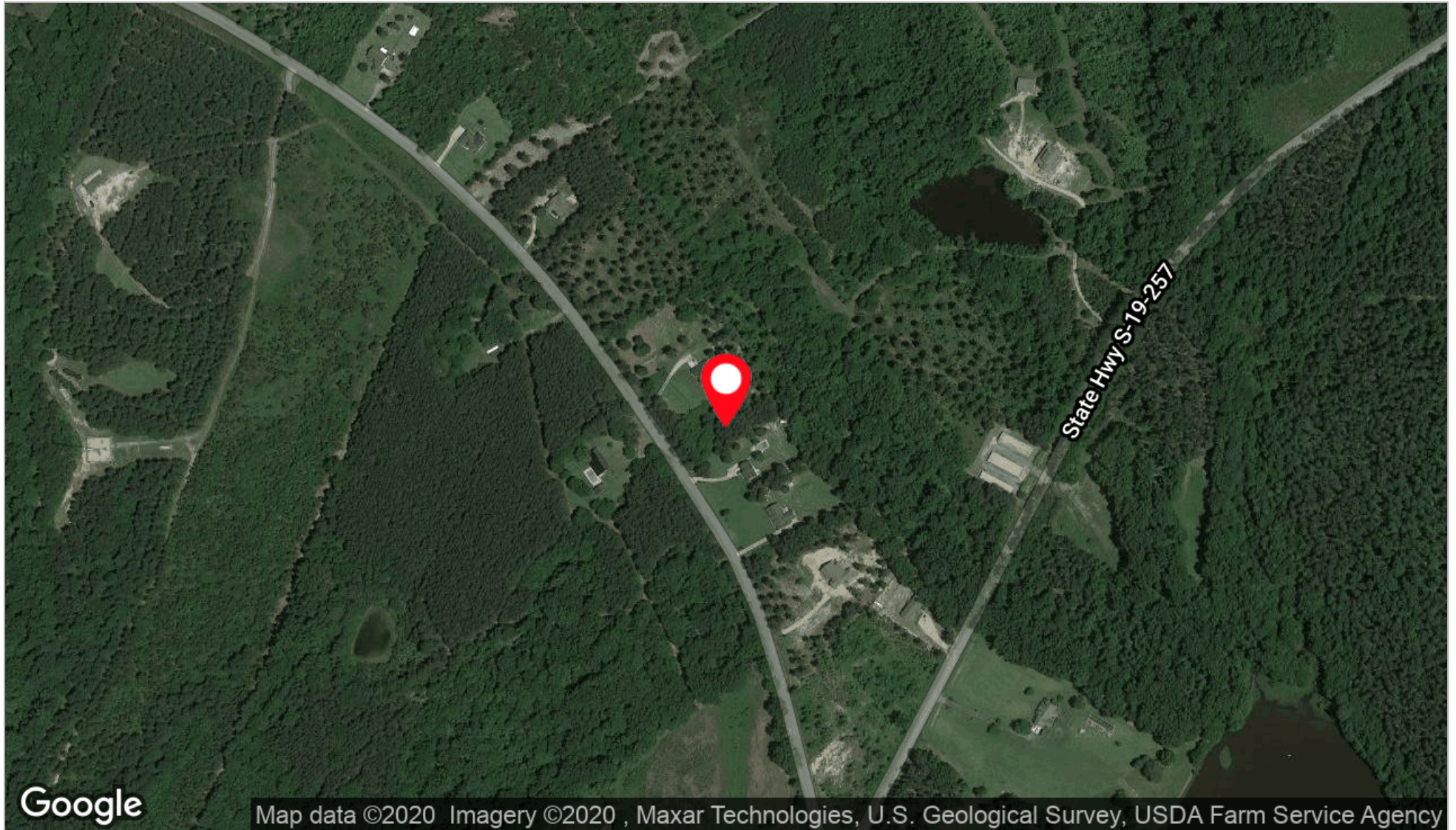
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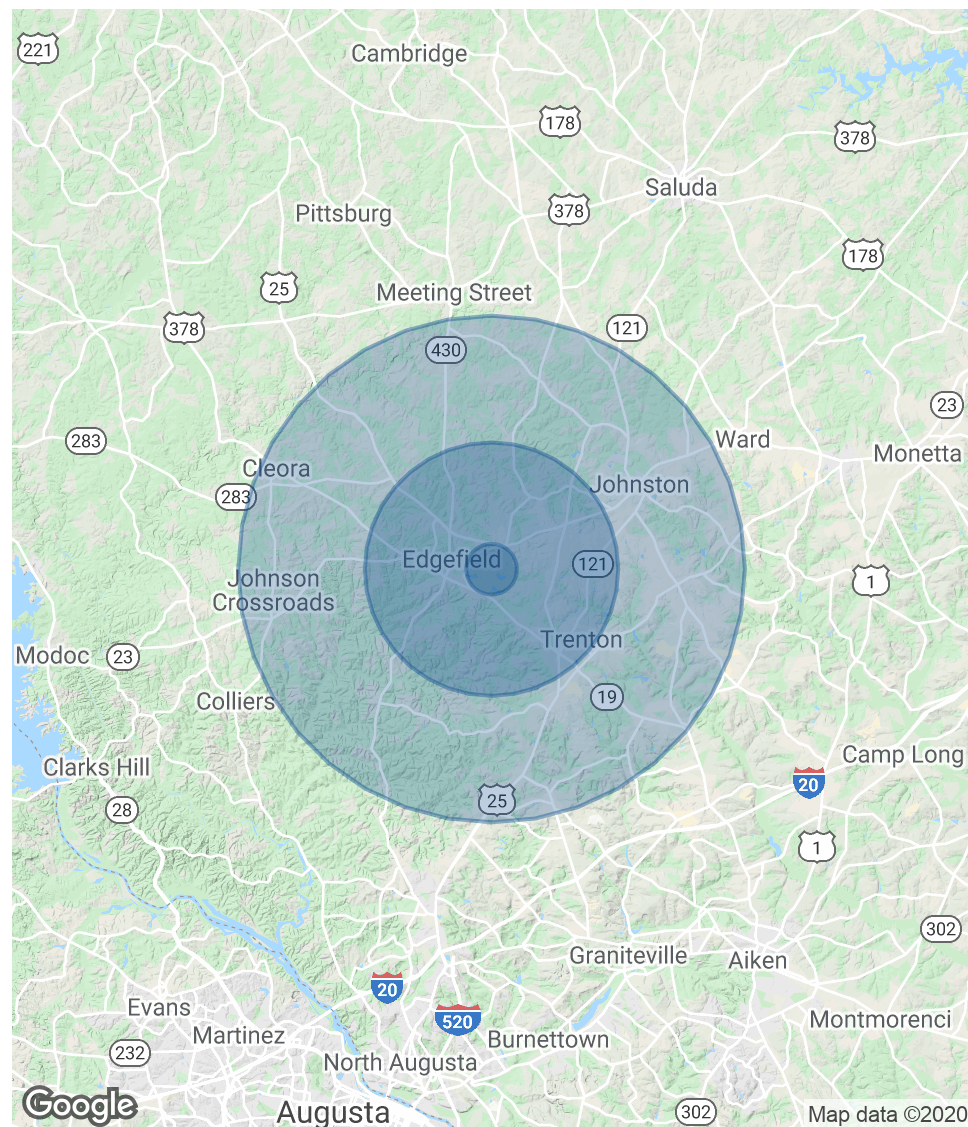
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	159	4,269	18,802
Median age	41.1	39.6	39.1
Median age (Male)	35.7	34.8	35.7
Median age (Female)	47.9	46.3	43.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	46	1,269	6,080
# of persons per HH	3.5	3.4	3.1
Average HH income	\$44,969	\$47,421	\$50,412
Average house value		\$139,875	\$140,898

* Demographic data derived from 2010 US Census



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JOEL PRESLEY



T 803.279.2060
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PROFESSIONAL BACKGROUND

Joel is a senior advisor and broker at Meybohm Commercial Properties, working in development and brokerage of land and commercial properties. He is a native of North Augusta, South Carolina. Joel and his wife Tracy have been blessed with four wonderful children - Alexandra, Thomas, Sophia, and Isabelle - and one beautiful granddaughter so far! Joel was graduated from Liberty University in Lynchburg, Virginia with a B.S. in Journalism. After college, he worked for international relief and development agency Samaritan's Purse; and then served for six years as an officer in the United States Air Force. He enjoys helping people, music, good stories, beautiful land, traveling and adventures with his family. He is an active member of First Presbyterian Church in Augusta, a board member of Ithaka Fellowship, a founding committee member of Logos Classical Academy in Augusta, and supports stewardship organizations like Tall Timbers in Georgia's amazing Red Hills Region, the Central Savannah River Land Trust, and the Valley Conservation Council.

TRAVIS REED, CCIM



T 706.736.0700 x2194
treed@meybohm.com

PROFESSIONAL BACKGROUND

Travis is a broker specializing in commercial properties, forestry, development and construction. A native of Lincolnton, Georgia, Travis earned a Bachelor of Science degree in Forest Resources from the University of Georgia and served as president of Reed Logging, Inc. for 25 years. Before joining the family logging business in the mid-1980s, Travis worked for Barco International, an international agricultural construction company, as head of its Middle Eastern/North African division, spending six years in Iraq and Egypt. After Barco, he spent time in England working with Middle East Econometrics Limited researching and writing feasibility studies for Middle Eastern clients of the World Bank. Travis has two daughters, Shelli and Whitney, and five grandchildren and lives with his wife, Gail, in Evans, Georgia. As a graduate forester and a lifetime spent in the forest industry, Travis is committed to land and timber conservation. He enjoys shooting trap and sporting clays and serves on the board of directors of Pinetucky Gun Club.

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