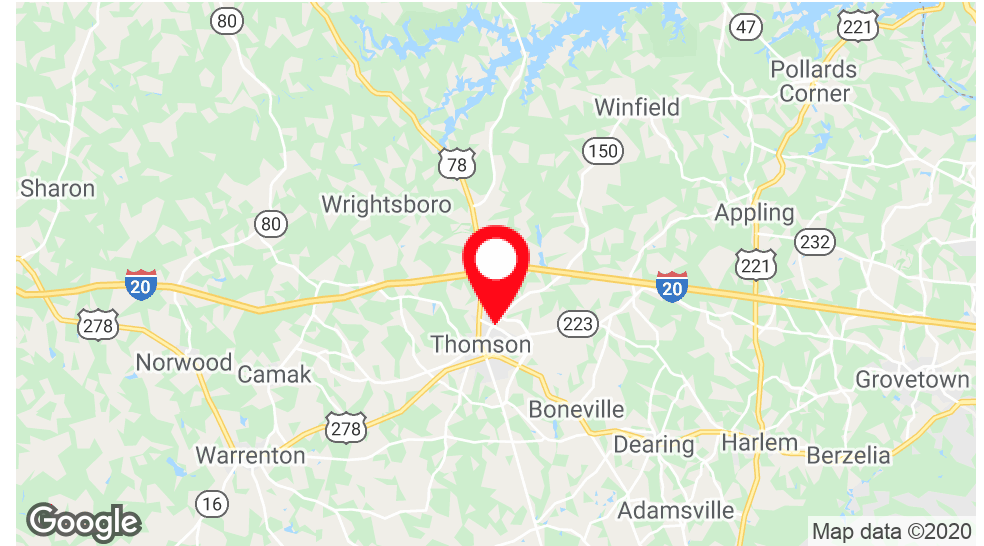


FOR SALE

## 3.3 AC COMMERCIAL DEV. NEAR CORNER | THOMSON, GA



### OFFERING SUMMARY

|               |           |
|---------------|-----------|
| Sale Price:   | \$225,000 |
| Lot Size:     | 3.3 Acres |
| Price / Acre: | \$68,182  |

### PROPERTY OVERVIEW

Meybohm Commercial is pleased to present this 3.3 acre commercial corner in Thomson, Ga. This parcel is located near the corner of Cobbham Rd. and Harrison Rd SE, and would be a great development opportunity for convenience store or retail. This intersection is located a quarter mile from the Walmart Super Center and a half mile from the Thomson Bypass. There is an additional 5 acres at the corner available for development if desired. The property is zoned B-1 within the city limits of Thomson.

### PROPERTY HIGHLIGHTS

- 3.3 Acre Commercial Corner in Thomson, GA
- Additional 5 Acres Available
- Great Commercial Development Opportunity near Walmart and Thomson Bypass

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

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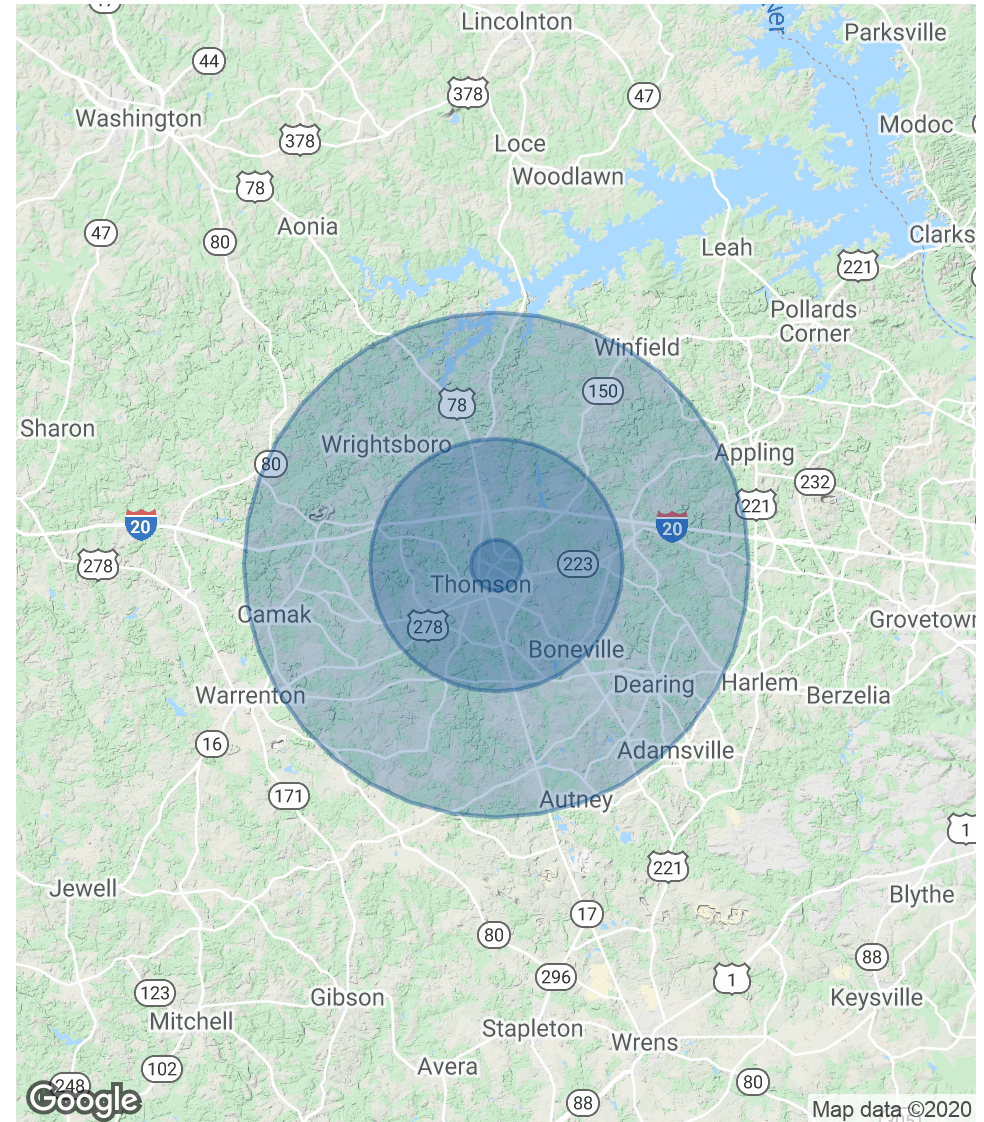
## 3.3 AC COMMERCIAL DEV. NEAR CORNER | THOMSON, GA

| POPULATION          | 1 MILE | 5 MILES | 10 MILES |
|---------------------|--------|---------|----------|
| Total Population    | 872    | 11,401  | 26,314   |
| Median age          | 38.2   | 35.5    | 36.1     |
| Median age (Male)   | 38.3   | 33.6    | 34.5     |
| Median age (Female) | 38.4   | 38.5    | 38.4     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total households    | 336       | 4,309     | 9,919     |
| # of persons per HH | 2.6       | 2.6       | 2.7       |
| Average HH income   | \$38,364  | \$41,766  | \$45,689  |
| Average house value | \$127,781 | \$127,496 | \$142,205 |

\* Demographic data derived from 2010 US Census



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FOR SALE

## 3.3 AC COMMERCIAL DEV. NEAR CORNER | THOMSON, GA



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