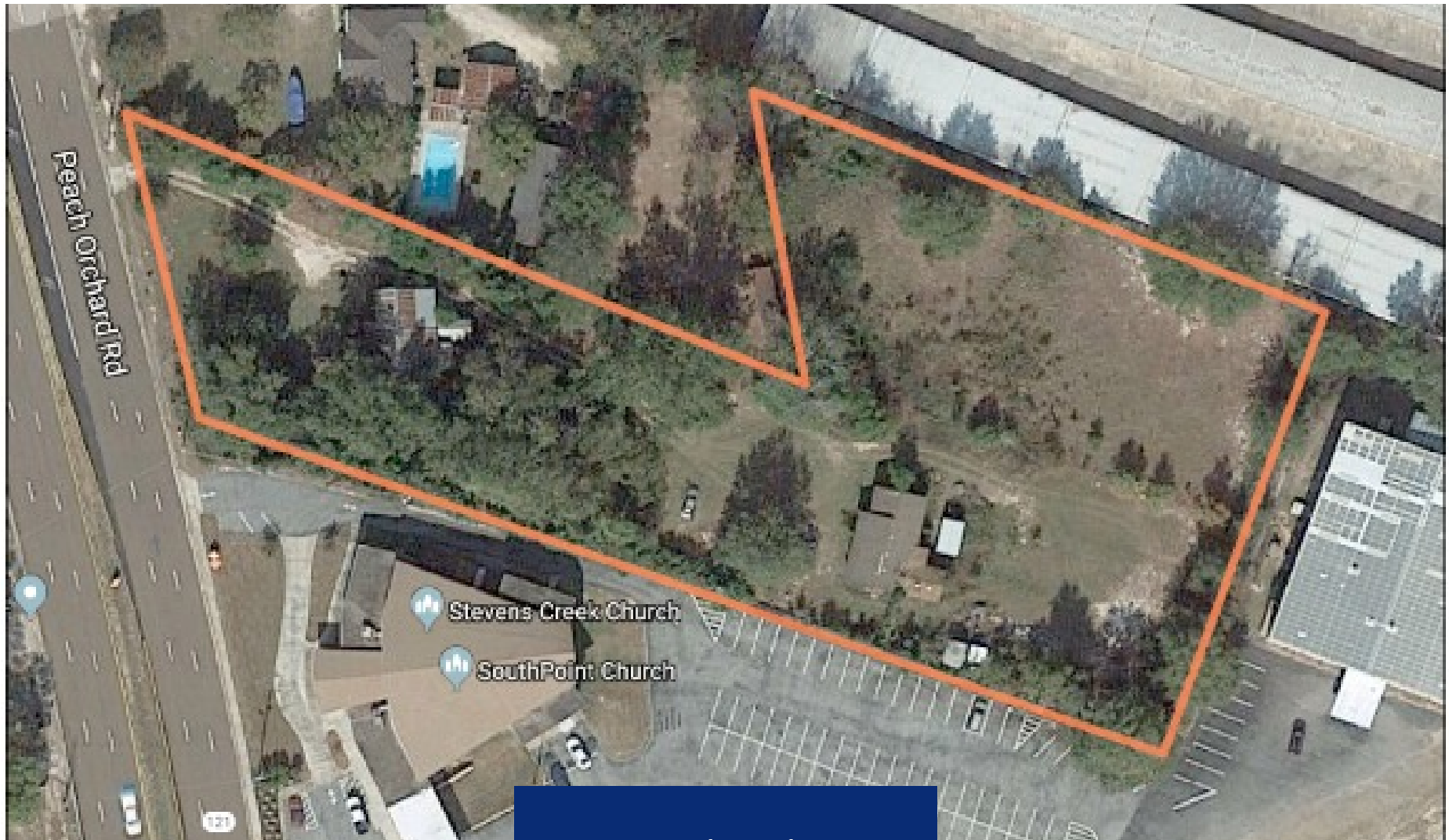


FOR SALE

2.125 ACRES ON PEACH ORCHARD RD

3354 Peach Orchard Road, Augusta, GA 30906



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

Meybohm
COMMERCIAL

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Joel Presley	803.279.2060	jpresley@meybohm.com

FOR SALE

2.125 ACRES ON PEACH ORCHARD RD



OFFERING SUMMARY

Sale Price:	\$175,000
Lot Size:	2.13 Acres
Price / Acre:	\$82,160
Zoning:	R-1A

PROPERTY HIGHLIGHTS

- Daily Traffic Count is 49280 at Peach Orchard Rd @ Elizabeth Dr (1900' South)
- Currently Zoned R1-A, would require rezoning to B-2 (All adjacent properties are B-2)

PROPERTY OVERVIEW

Meybohm Commercial is proud to exclusively present this 2.125 acre tract of land for sale on Peach Orchard Road, in Augusta. The property features 151' of frontage on Peach Orchard Road, and is located next to Public Storage and Southpointe Community Church. The property also includes two houses which could be repaired and rented. The property is currently zoned R1-A (single-family residential), but is completely surrounded by C2-zoned properties.

LOCATION OVERVIEW

Located on Peach Orchard Road, in Augusta, GA, located 1850' from the I-50 onramp, and six miles from Downtown Augusta.

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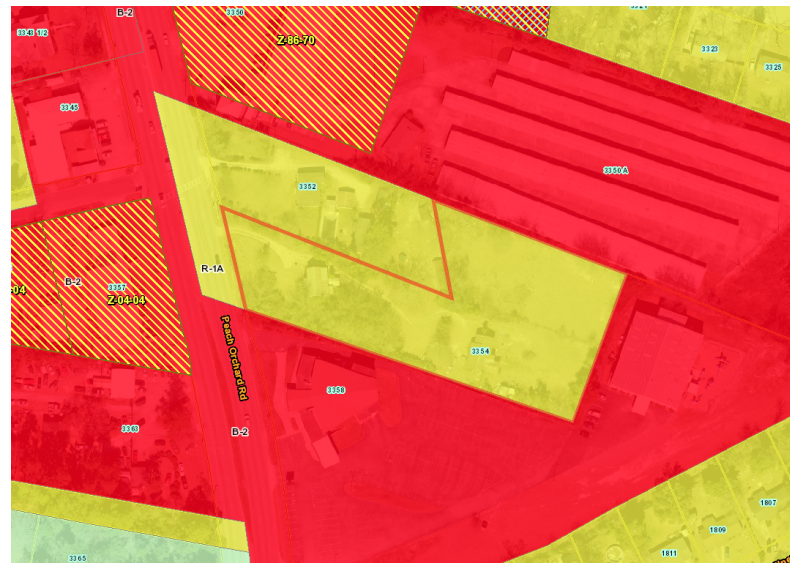
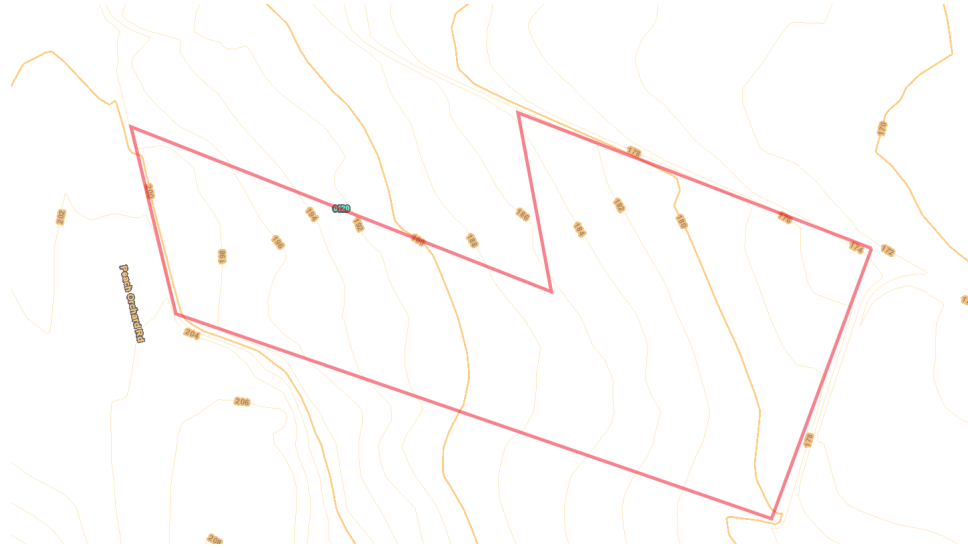
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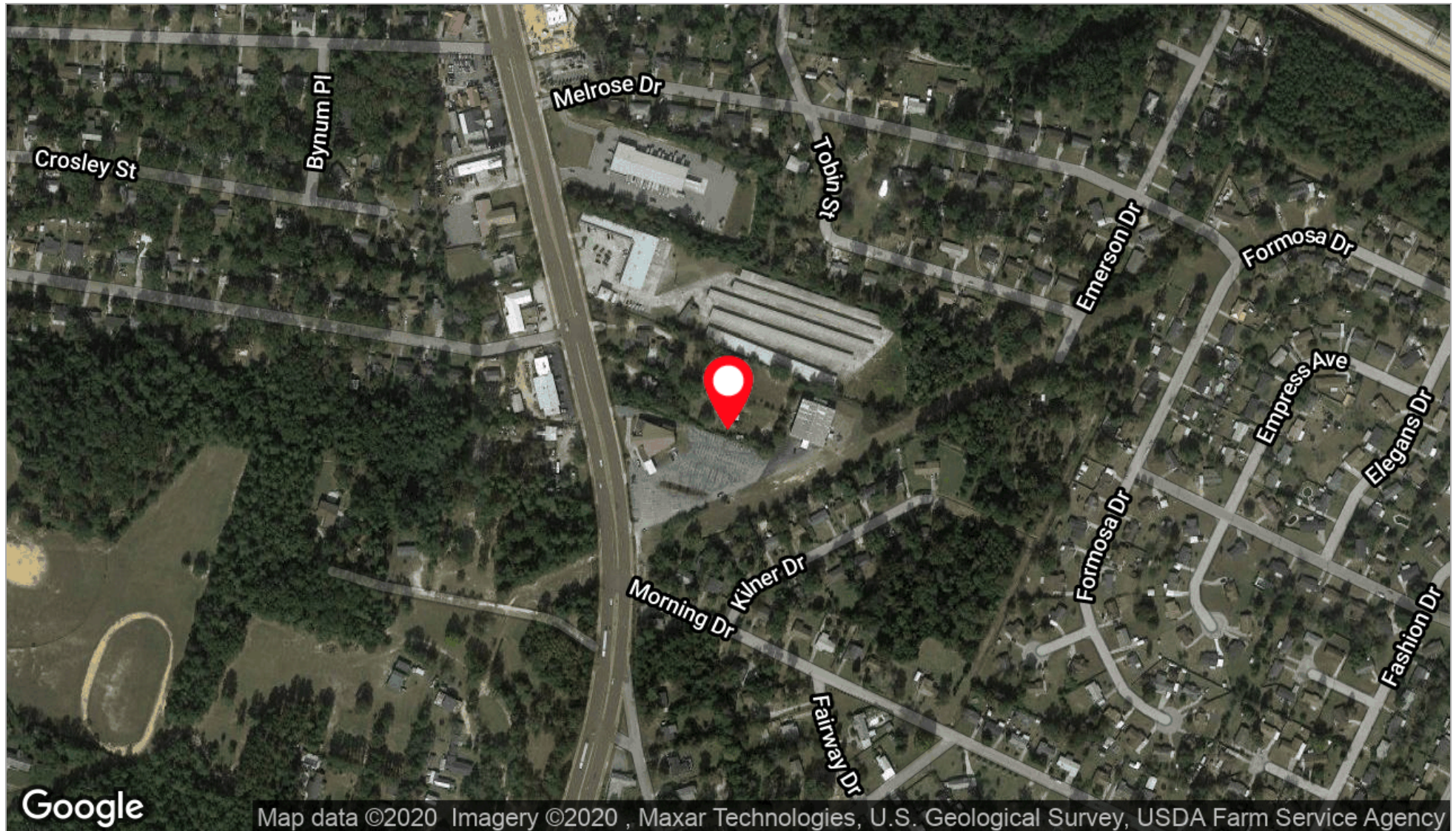
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FOR SALE

2.125 ACRES ON PEACH ORCHARD RD



Google

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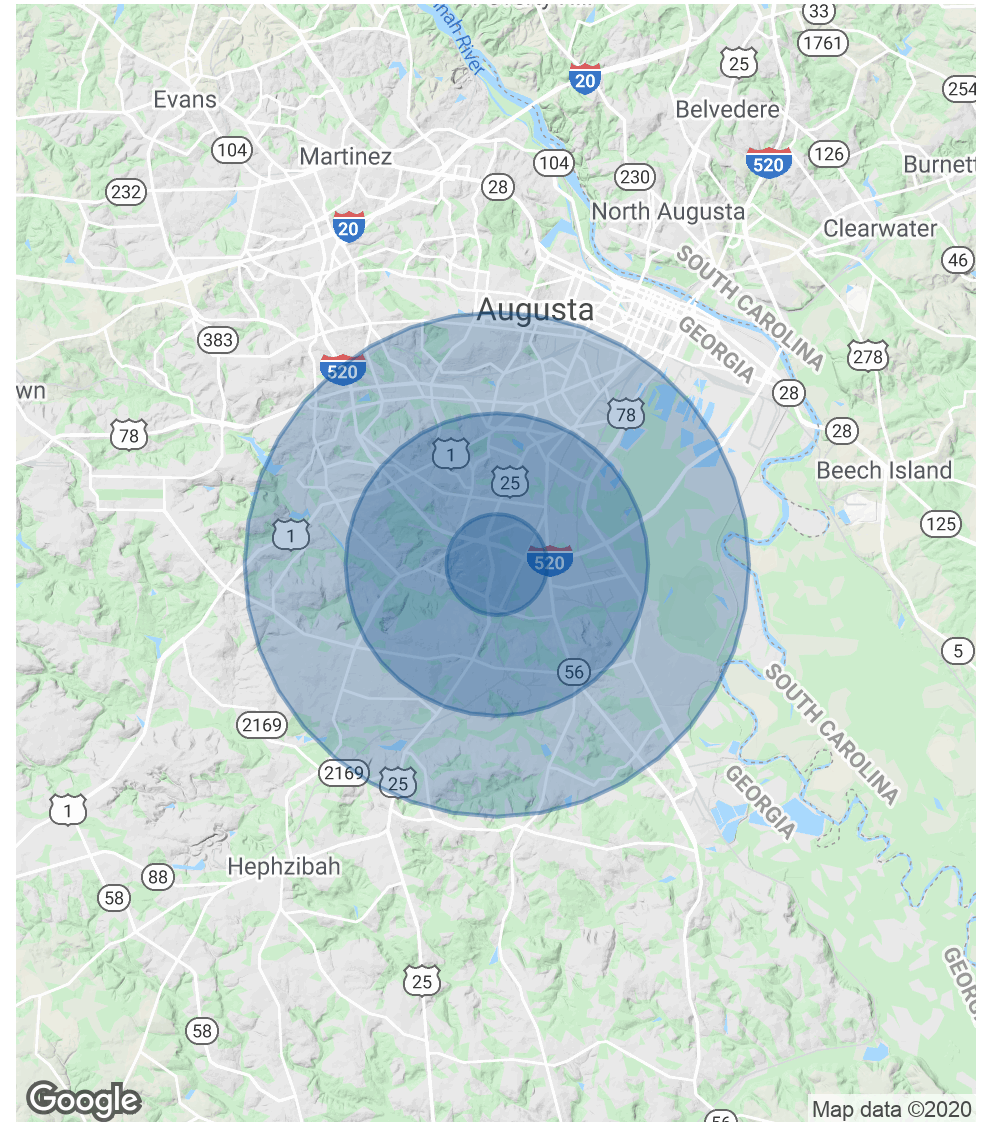
FOR SALE

2.125 ACRES ON PEACH ORCHARD RD

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,994	45,216	106,242
Average age	35.2	33.3	33.4
Average age (Male)	34.6	30.4	31.0
Average age (Female)	36.1	35.5	35.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,622	16,169	39,063
# of persons per HH	2.7	2.8	2.7
Average HH income	\$42,360	\$42,523	\$41,970
Average house value		\$85,238	\$91,558

* Demographic data derived from 2010 US Census



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FOR SALE

2.125 ACRES ON PEACH ORCHARD RD

JONATHAN ACEVES



T 706.294.1757
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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.

JOHN ECKLEY



T 803.428.7111
jeckley@meybohm.com

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.

JOEL PRESLEY



T 803.279.2060
jpresley@meybohm.com

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.

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