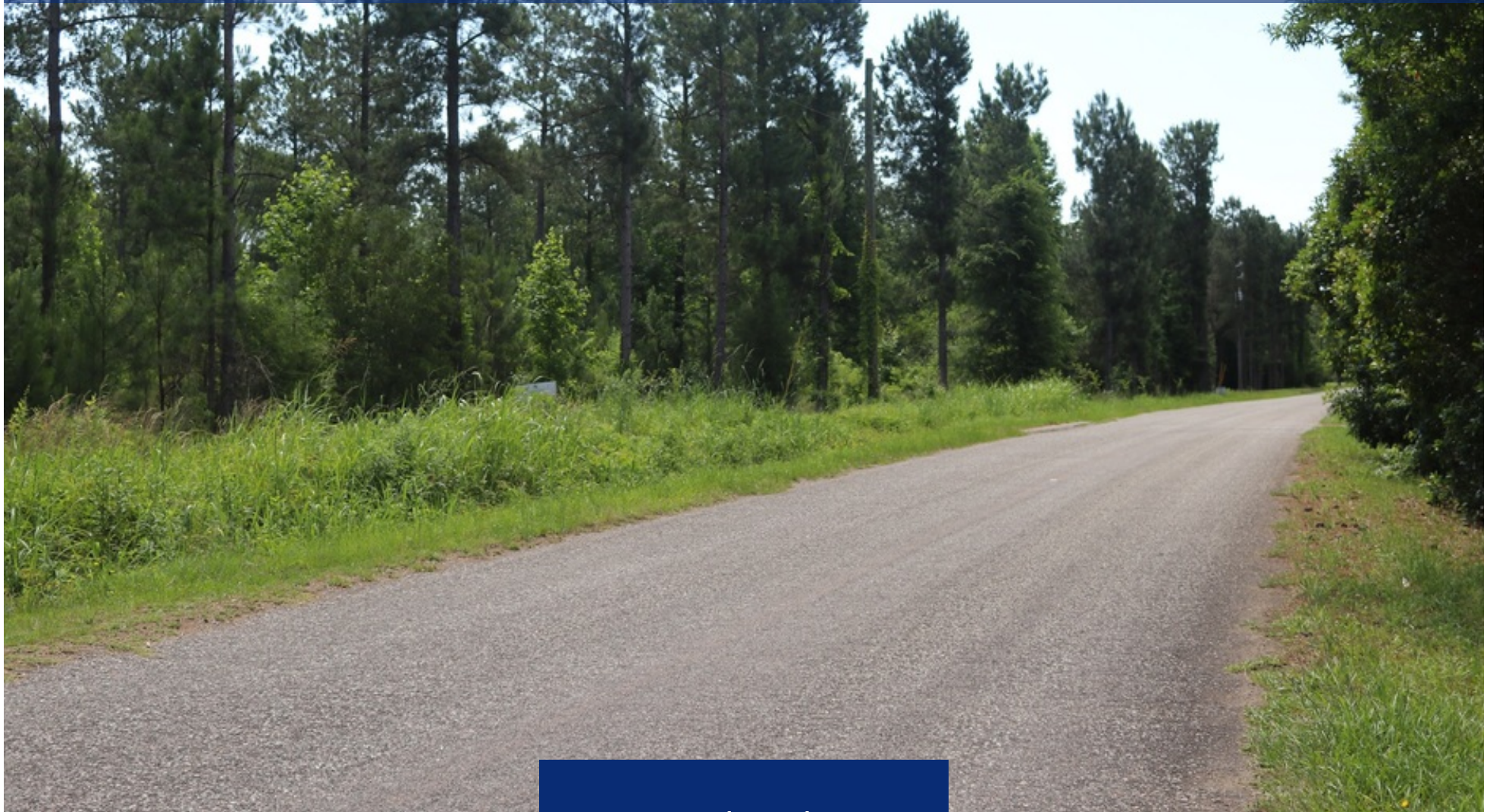


FOR SALE

GILLIAM PLACE HOMESITE TRACTS

Youngblood & Star & Kemp Road, Edgefield, SC 29824



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

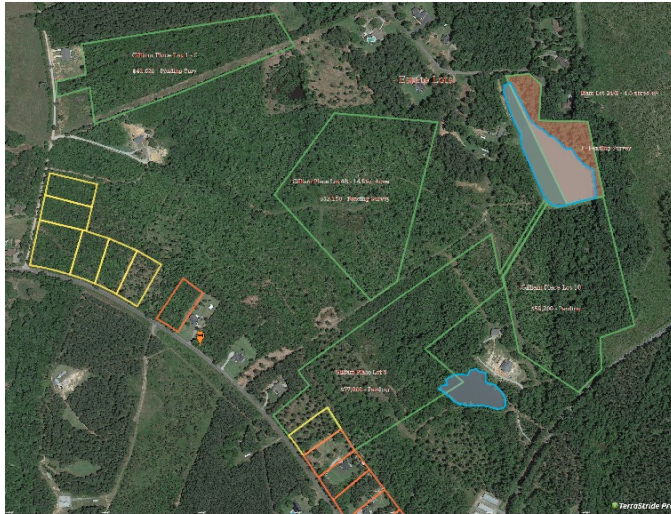
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GILLIAM PLACE HOMESITE TRACTS



OFFERING SUMMARY

Sale Price: \$41,625 - \$77,000

PROPERTY HIGHLIGHTS

- Located between Historic Edgefield and North Augusta
- Ponds
- Multiple tracts available!

PROPERTY OVERVIEW

Enjoy the charm of the historic Town of Edgefield, while still very convenient to all the amenities, jobs, and conveniences of North Augusta and Augusta. Gilliam Place homesites and parcels vary from 1 to 25 acres. Most are partially open and wooded, with many beautiful and private locations to build, and some with ponds or streams to add to the peace and beauty of the land.

Lot 1 = 156-00-02-021 = 9.25 acres = \$41,625 = Mobile / Modular home is allowed.

Lot 4b = 156-00-02-032 = 14.9 acres = \$52,150 = Mobile / Modular home is allowed.

Lot 6 = 156-00-03-007 and 156-00-02-031 = 16.5 acres = \$77,000 = Modular home is ok. Mobile home ok on rear of property only.

Lot 10 = 156-00-02-015 = 15.7 acres = \$59,200 = Mobile / Modular home is allowed.

Lot 24B = 156-00-01-021 = 4.5 acres = \$45,000 = No Mobile or Modular homes permitted.

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Status	Lot #	Size (AC)	Parcel #	Sale Price
Available	1	9.25	156-00-02-021	\$41,625
Pending	4b	14.9	156-00-02-032	\$52,150
Available	6	16.5	156-00-03-007 and 156-00-02-031	\$77,000
Available	10	15.7	156-00-02-015	\$59,200
Available	24B	4.5	156-00-01-021	\$45,000

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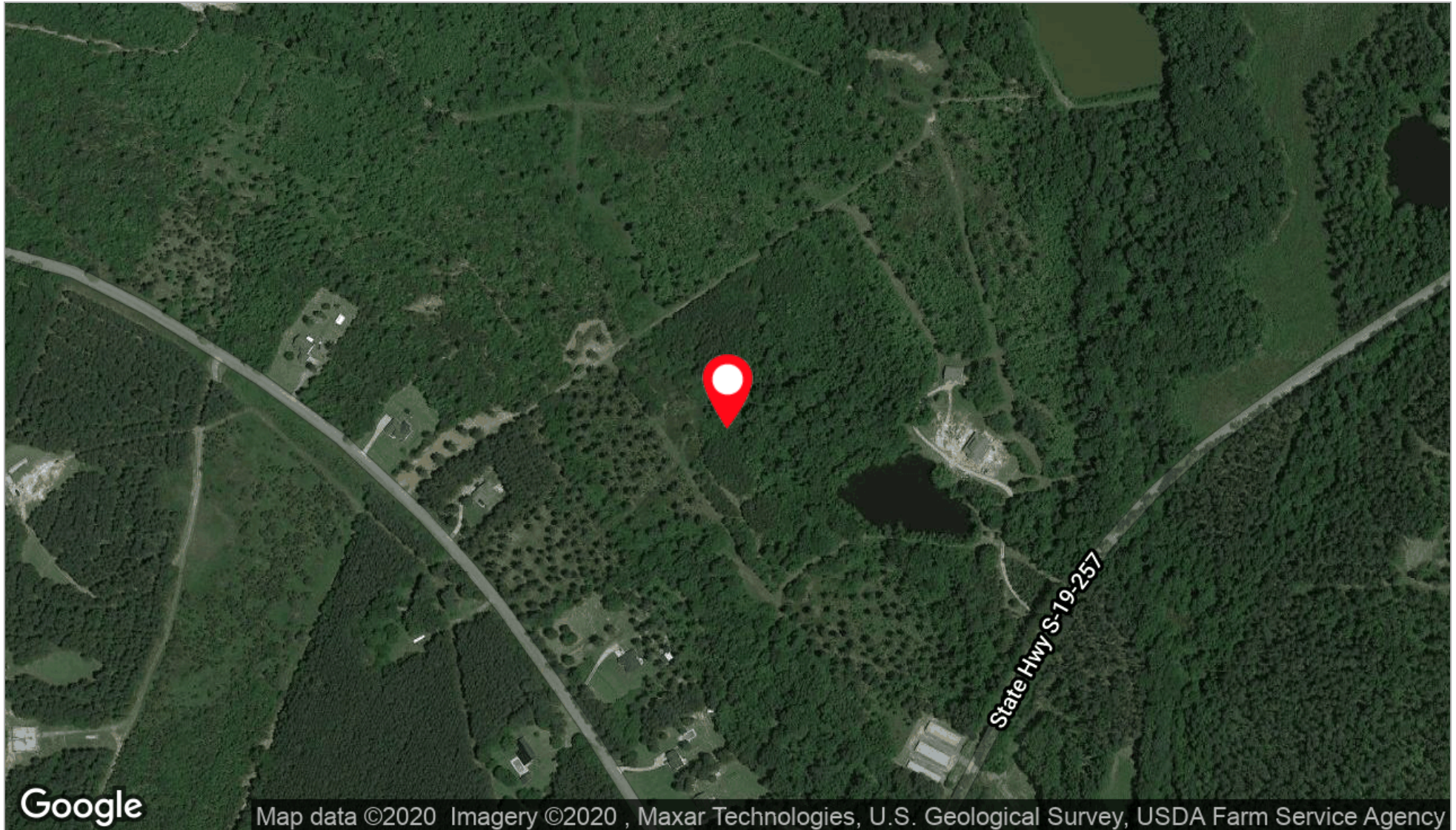
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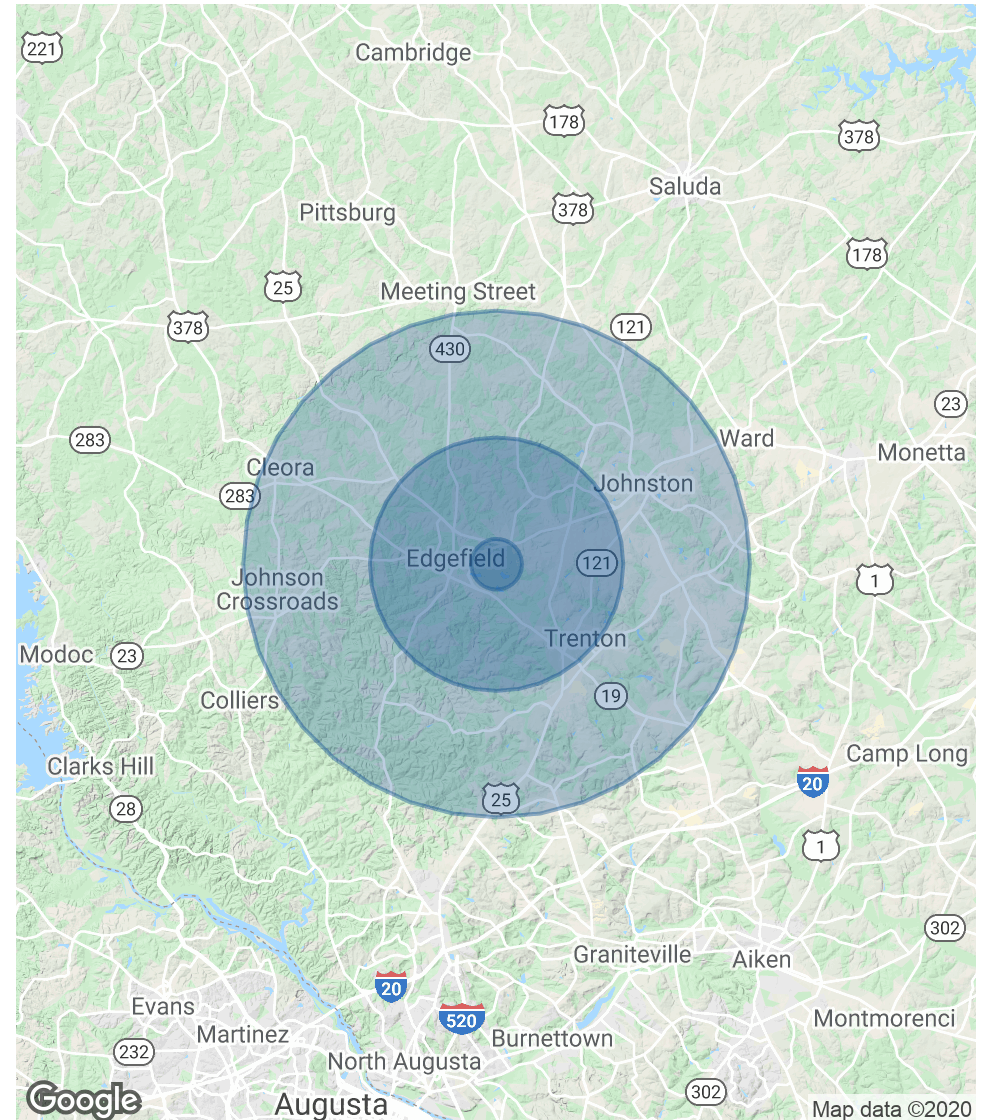
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GILLIAM PLACE HOMESITE TRACTS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	159	4,260	18,699
Average age	41.1	39.7	39.1
Average age (Male)	35.7	34.9	35.7
Average age (Female)	47.9	46.3	43.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	46	1,269	6,034
# of persons per HH	3.5	3.4	3.1
Average HH income	\$44,969	\$47,154	\$50,279
Average house value		\$139,410	\$140,967

* Demographic data derived from 2010 US Census



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JOEL PRESLEY



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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jpresley@meybohm.com

TRAVIS REED, CCIM



PROFESSIONAL BACKGROUND

Travis is a broker specializing in commercial properties, forestry, development and construction. A native of Lincolnnton, 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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