



FOR SALE

20.15 ACRES IN MCCORMICK, SC

01 Christian Road, McCormick, SC 29835

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

Meybohm  
COMMERCIAL

Cole Townsend  
ctownsend@meybohm.com  
706.736.0700 x2220



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## OFFERING SUMMARY

Sale Price:	\$56,500
Lot Size:	20.15 Acres
Price / Acre:	\$2,804
Zoning:	Ag

## PROPERTY HIGHLIGHTS

- Creek Frontage
- Natural Hardwoods
- Planted Pines
- Great Road Frontage

## PROPERTY OVERVIEW

This great 20 acre piece is located right off of Christian Rd. It has a mix of natural hardwoods as well as planted pines throughout. With creek frontage on the entire back of the property, it is an ideal recreational tract. Steven Creek is a beautiful and wide creek that will offer great fishing. This property is one of three tracts that are all for sale right beside each other. Call me today if you would like to set up a showing!

## LOCATION OVERVIEW

Located at the intersection of Christian Road & Iron Bridge Road, in McCormick SC.

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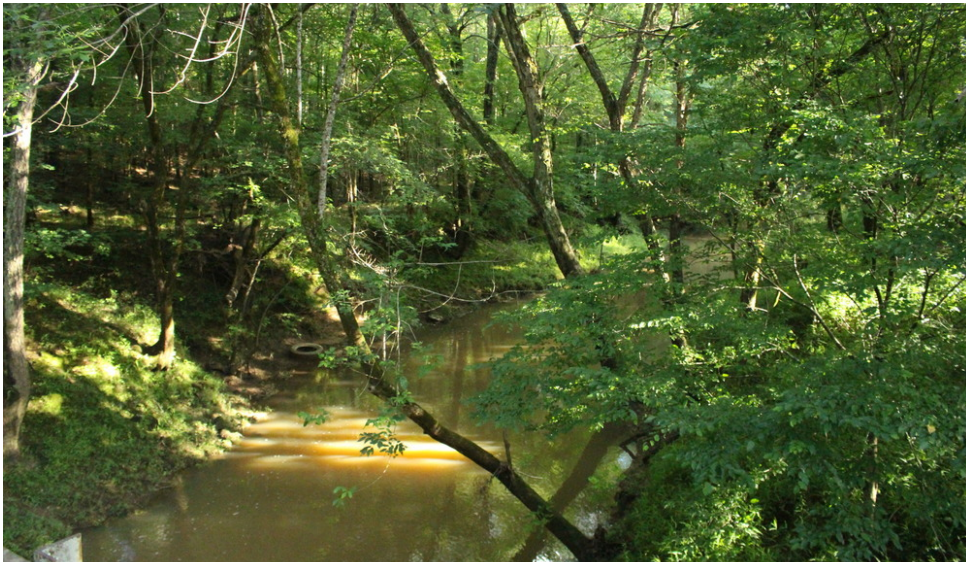
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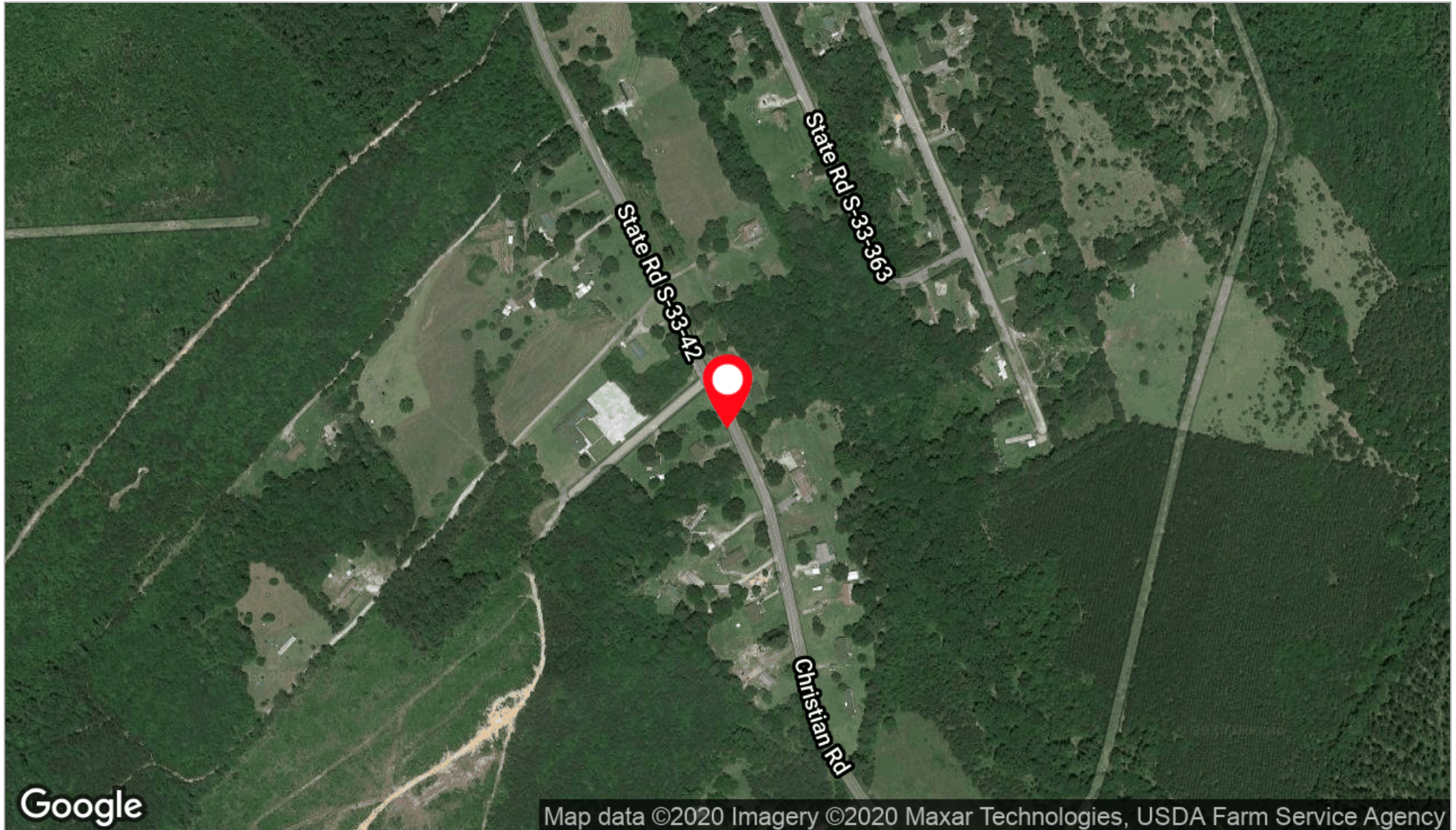
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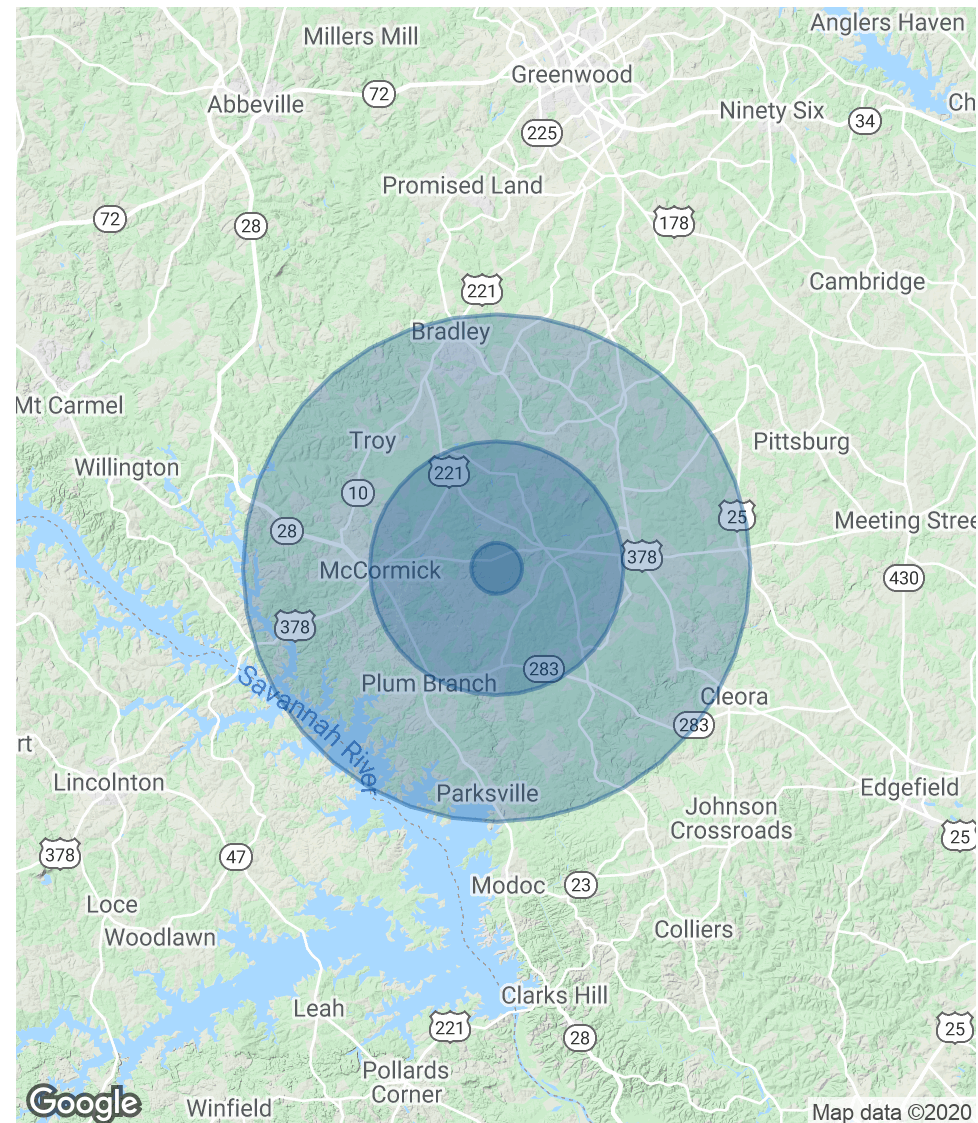
## 20.15 ACRES IN MCCORMICK, SC

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	143	3,280	9,892
Average age	44.7	44.6	44.1
Average age (Male)	40.8	41.0	41.7
Average age (Female)	49.7	49.2	47.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	52	1,202	3,666
# of persons per HH	2.8	2.7	2.7
Average HH income	\$36,781	\$38,482	\$44,160
Average house value		\$155,508	\$140,795

\* Demographic data derived from 2010 US Census



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## COLE TOWNSEND



## PROFESSIONAL BACKGROUND

Cole was raised in the North Georgia area in the great city of Dalton. He went to college at Georgia Southern University. After completing his undergrad in the Parker School of Business he moved to Waynesboro, Ga to begin his real estate career. Now experienced with small & large acreage tracts he moved to Augusta in 2019 and continued to work and learn about the real estate market around him. Cole accepted an agent role with Meybohm Commercial in 2020. He enjoys golf, fishing and anything outdoors with his family and friends in his free time.

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