

FOR SALE

83.45 AC @ CHRISTIAN RD AND AL & JEAN RD

Christian Road, McCormick, SC 29835



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Cole Townsend
ctownsend@meybohm.com
706.736.0700 x2220

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OFFERING SUMMARY

Sale Price:	\$113,400
Lot Size:	83.45 Acres
Price / Acre:	\$1,359
Zoning:	AG

PROPERTY OVERVIEW

This nice property located off of Al and Jean Road is a great investment opportunity. It has a mixture of planted pines that are around 14 years old. It also has a portion of the property that has been clear cut and has natural regrowth. With easy access and a nice road that travels through the property, it is a convenient piece to see. Give me a call today to set up a showing!

LOCATION OVERVIEW

This property is positioned off of Christian Road and down Al and Jean Road. It is a short drive from downtown McCormick, SC.

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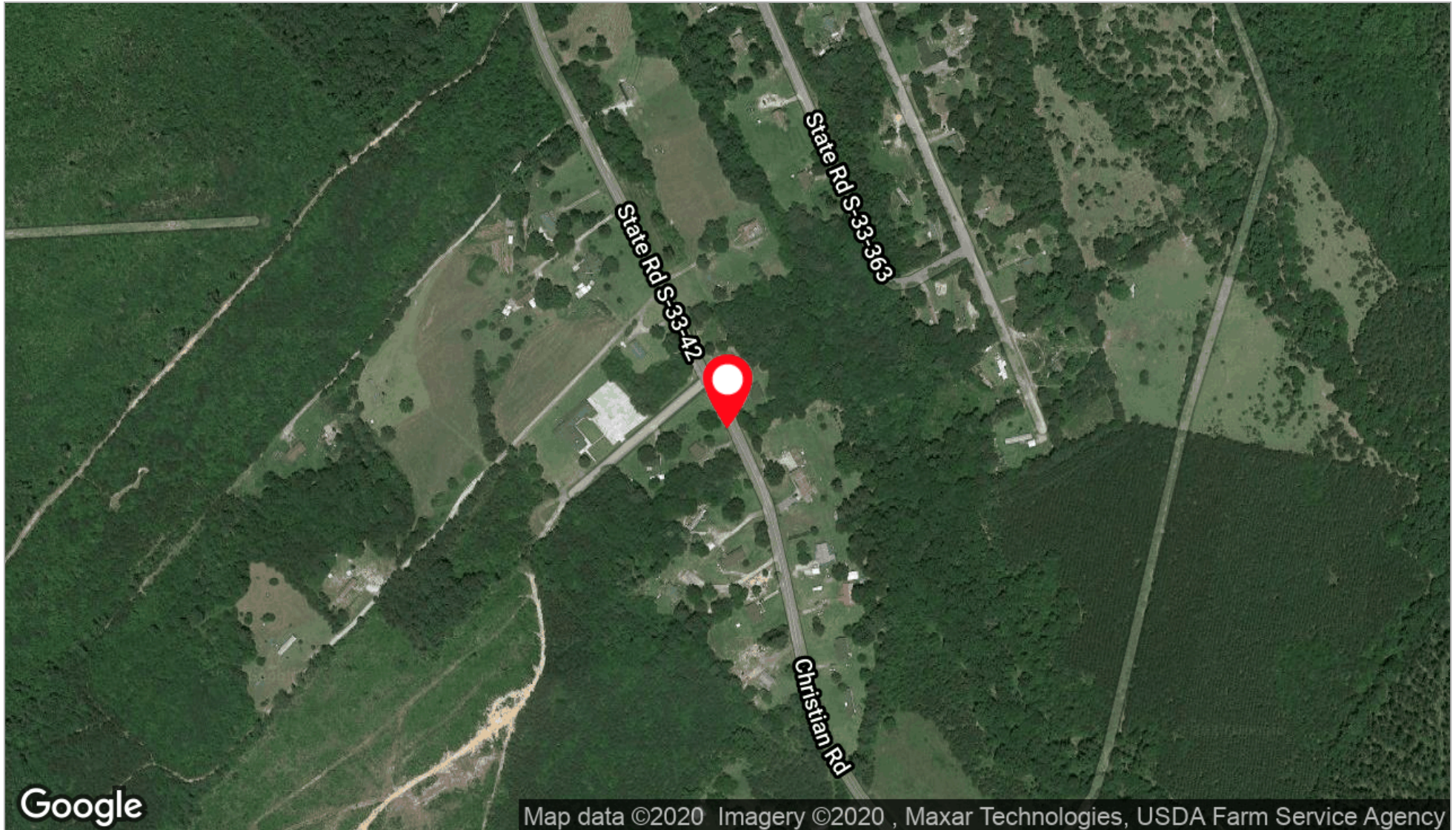
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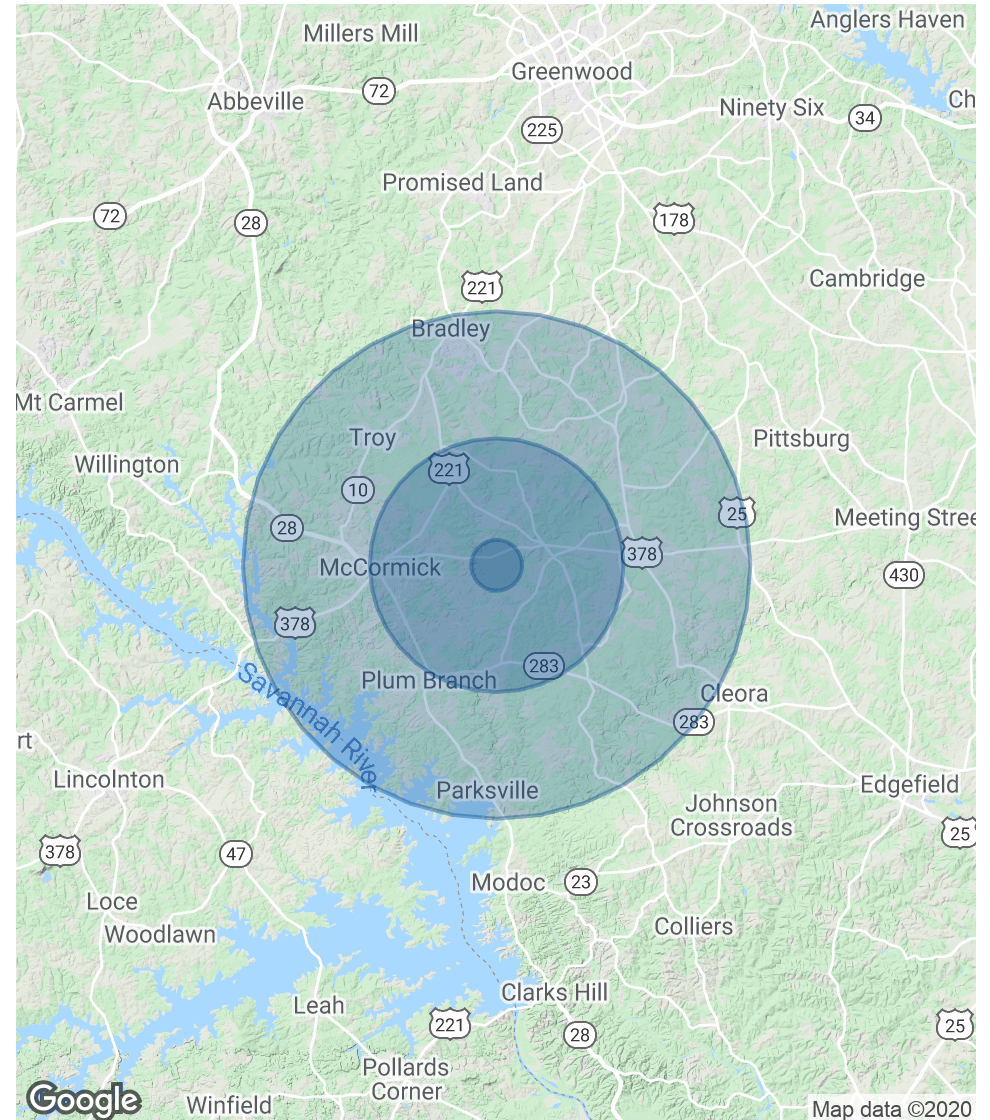
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	143	3,280	9,892
Average age	44.7	44.6	44.1
Average age (Male)	40.8	41.0	41.7
Average age (Female)	49.7	49.2	47.1

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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