

FOR SALE

7.9 ACRES @ S. MINE ST, MCCORMICK

S. Mine Road, McCormick, SC 29835



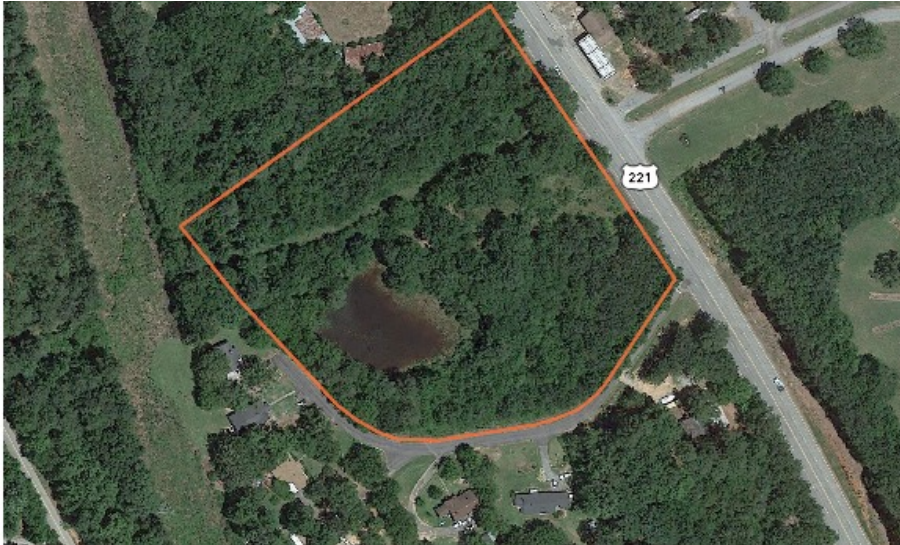
MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Cole Townsend
ctownsend@meybohm.com
706.736.0700 x2220

FOR SALE

7.9 ACRES @ S. MINE ST, MCCORMICK



OFFERING SUMMARY

Sale Price:	\$49,950
Lot Size:	7.9 Acres
Price / Acre:	\$6,323
Zoning:	AG

PROPERTY OVERVIEW

This pretty 7.9 acres is located right outside of McCormick, SC. It is just off of South Mine Street. With great road frontage and a beautiful pond it is a must see. Natural hardwoods and pines fill the property from front to back and surround the pond. The trees offer great shade around the pond and give you a secluded feel. If you are looking for a potential homesite or investment property this is a great piece. Call me today to set up a showing!

LOCATION OVERVIEW

Located off of South Mine Street and Lake Forest Drive.

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

Meybohm
COMMERCIAL

Cole Townsend
ctownsend@meybohm.com
706.736.0700 x2220

FOR SALE

7.9 ACRES @ S. MINE ST, MCCORMICK



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

Meybohm
COMMERCIAL

Cole Townsend
ctownsend@meybohm.com
706.736.0700 x2220

FOR SALE

7.9 ACRES @ S. MINE ST, MCCORMICK



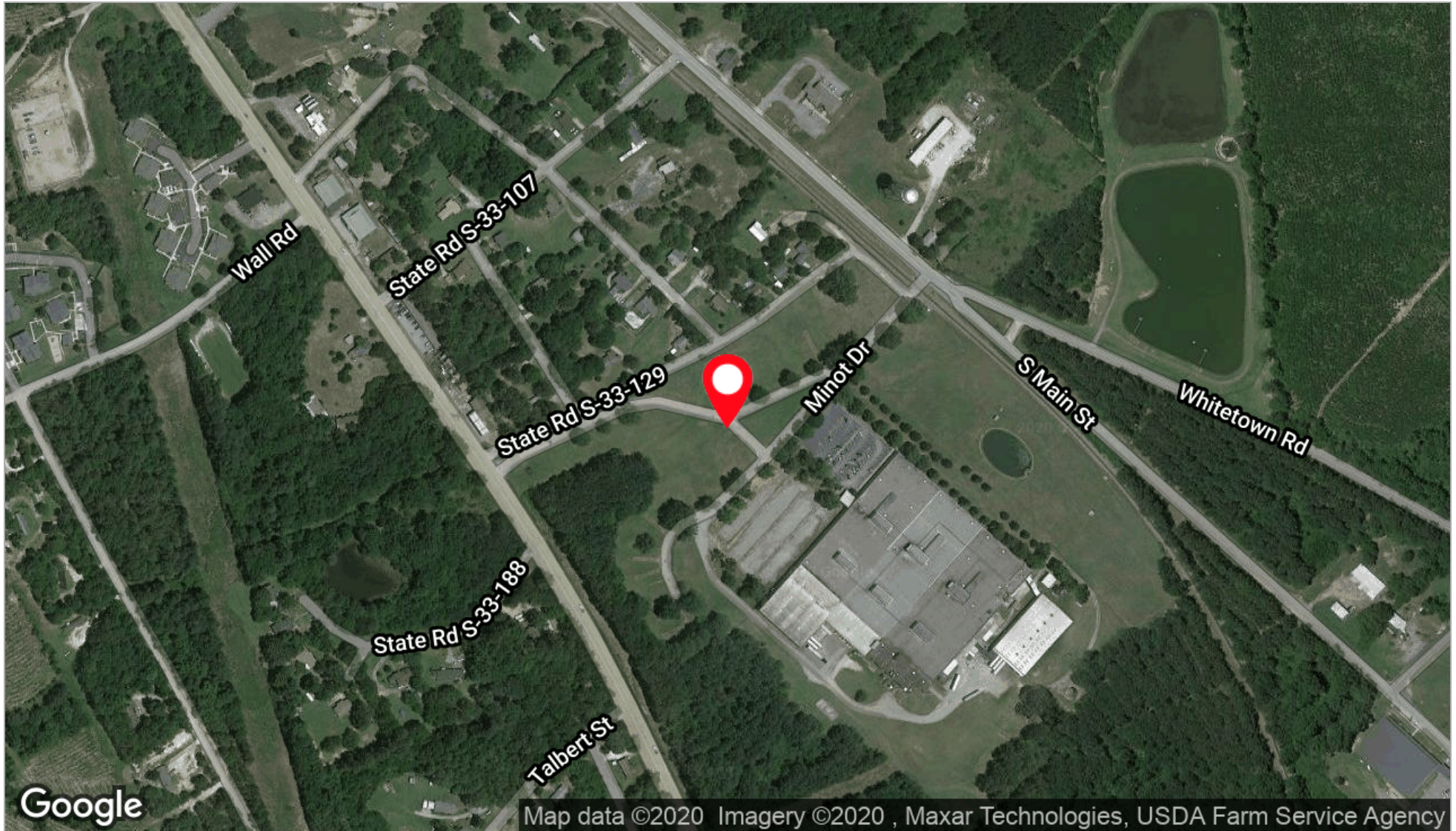
MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Cole Townsend
ctownsend@meybohm.com
706.736.0700 x2220

FOR SALE

7.9 ACRES @ S. MINE ST, MCCORMICK



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

Meybohm
COMMERCIAL

Cole Townsend
ctownsend@meybohm.com
706.736.0700 x2220

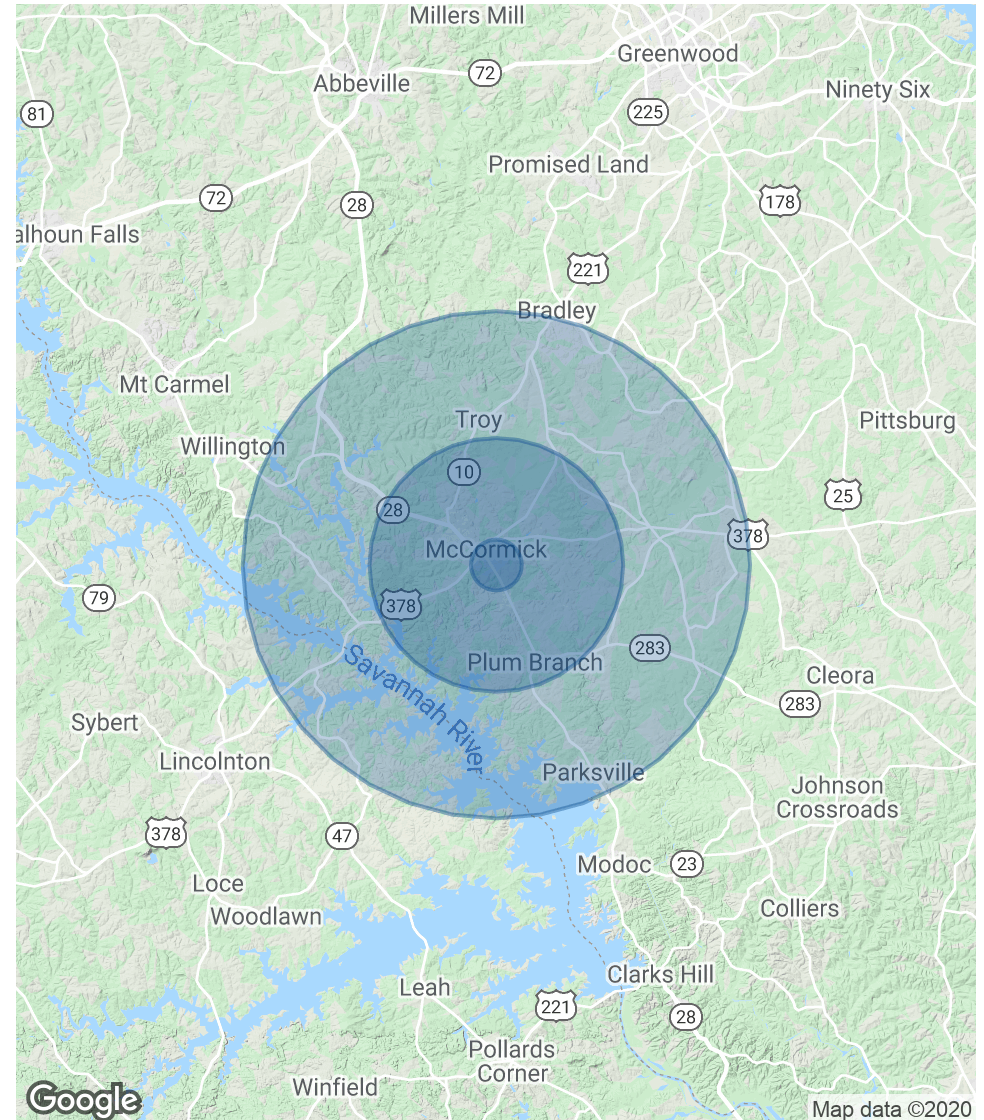
FOR SALE

7.9 ACRES @ S. MINE ST, MCCORMICK

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	143	3,349	10,103
Average age	44.7	44.7	45.4
Average age (Male)	40.8	41.0	42.9
Average age (Female)	49.7	49.3	48.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	52	1,227	3,855
# of persons per HH	2.8	2.7	2.6
Average HH income	\$36,781	\$38,547	\$44,375
Average house value		\$159,241	\$172,246

** Demographic data derived from 2010 US Census*



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

Meybohm
COMMERCIAL

Cole Townsend
ctownsend@meybohm.com
706.736.0700 x2220

FOR SALE

7.9 ACRES @ S. MINE ST, MCCORMICK

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.

T 706.736.0700 x2220
ctownsend@meybohm.com
GA #387056
SC #108694

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

Meybohm
COMMERCIAL

Cole Townsend
ctownsend@meybohm.com
706.736.0700 x2220