

FOR SALE

11 AC DEVELOPMENT LAND - HWY 25, NORTH AUGUSTA

643 Edgefield Road, North Augusta, SC 29841



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

Meybohm
COMMERCIAL

Joel Presley
jpresley@meybohm.com
803.341.1526

Travis Reed, CCIM
treed@meybohm.com
706.836.8091

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OFFERING SUMMARY

Sale Price:	\$399,000
Lot Size:	11 Acres
Price / Acre:	\$36,273
Zoning:	Urban Development
Market:	North Augusta

PROPERTY HIGHLIGHTS

- Urban Development Zoning allows for a variety of potential uses.
- Located in proximity to existing residential neighborhoods.
- OWNER FINANCING AVAILABLE

PROPERTY OVERVIEW

Meybohm Commercial is proud to present this versatile 11 acre piece of development land. Located just off Edgefield Road in North Augusta, SC, this property is available for a variety of potential uses given its Urban Development zoning which allows for residential, commercial, institutional and industrial uses. Parcels 011-14-04-032 and 011-14-04-054, in Aiken County. Zoned UD.

LOCATION OVERVIEW

Located just off Edgefield Road in North Augusta, SC.

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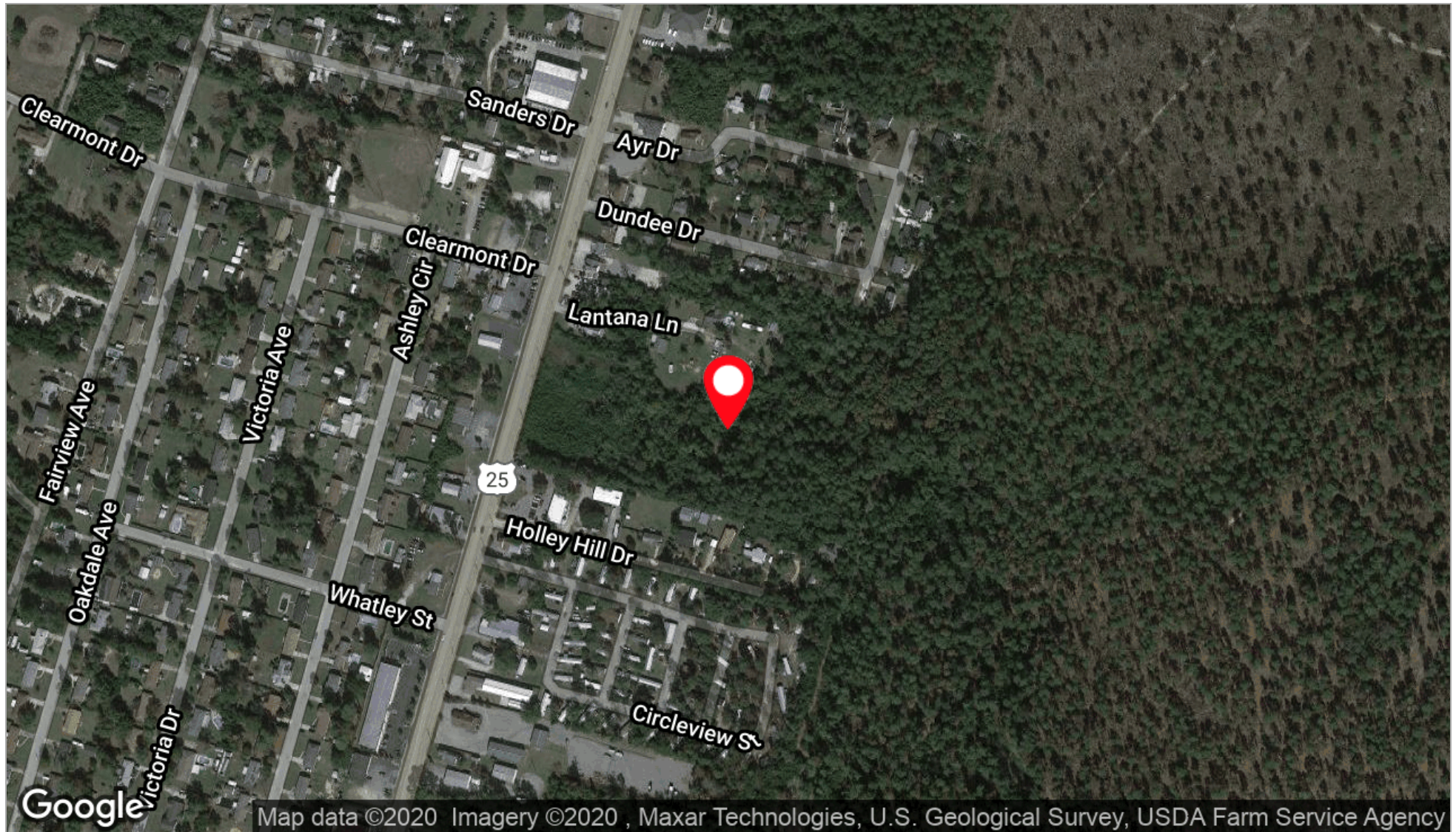
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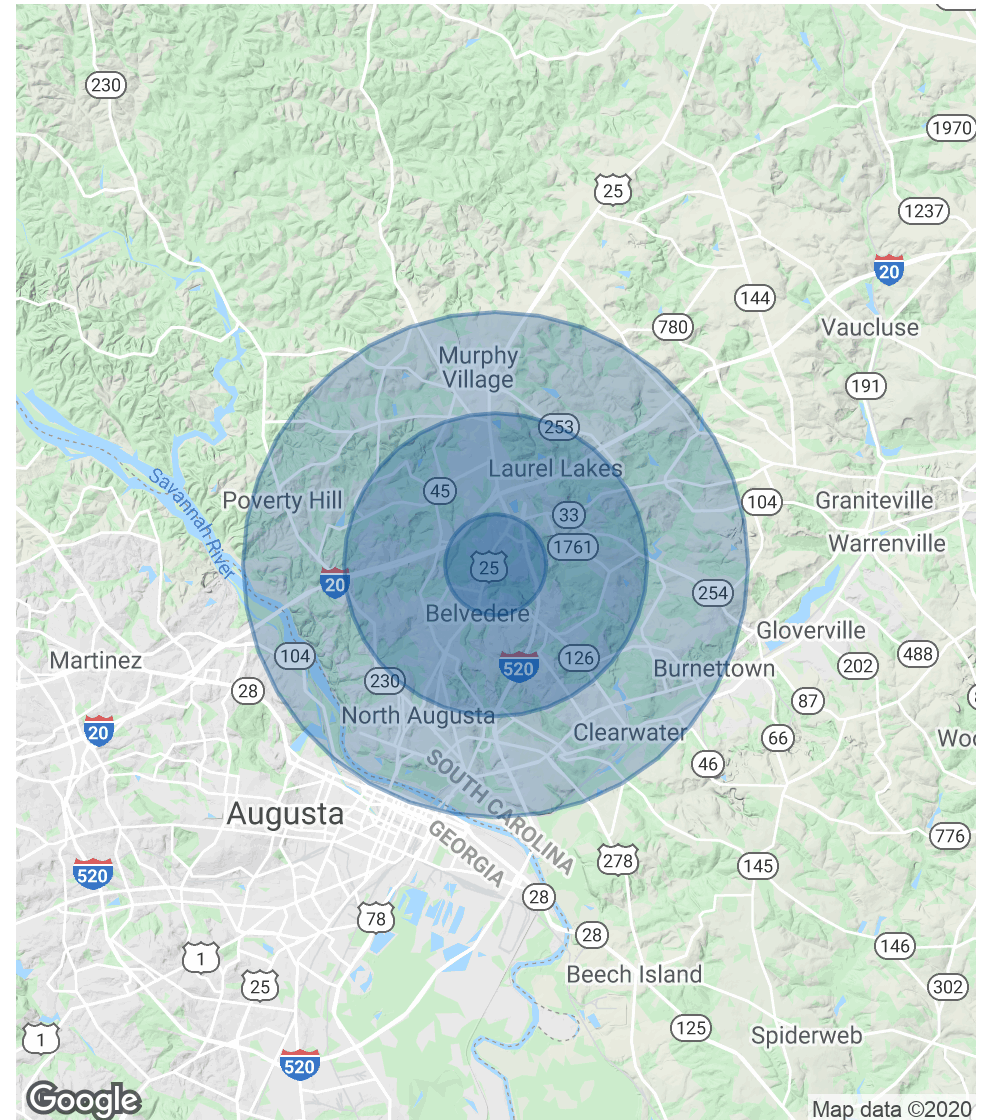
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,928	23,199	51,067
Average age	33.0	37.5	39.1
Average age (Male)	30.7	35.1	37.0
Average age (Female)	35.2	39.6	40.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,492	9,059	20,782
# of persons per HH	2.6	2.6	2.5
Average HH income	\$46,880	\$55,508	\$58,330
Average house value	\$167,281	\$146,754	\$146,172

* 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.

T 803.341.1526

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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