

FOR SALE

18 Acres

3951 Mullikin Road

Evans, GA 30809



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,375,000
Lot Size:	18.32 Acres
Price/Acre:	\$75,055

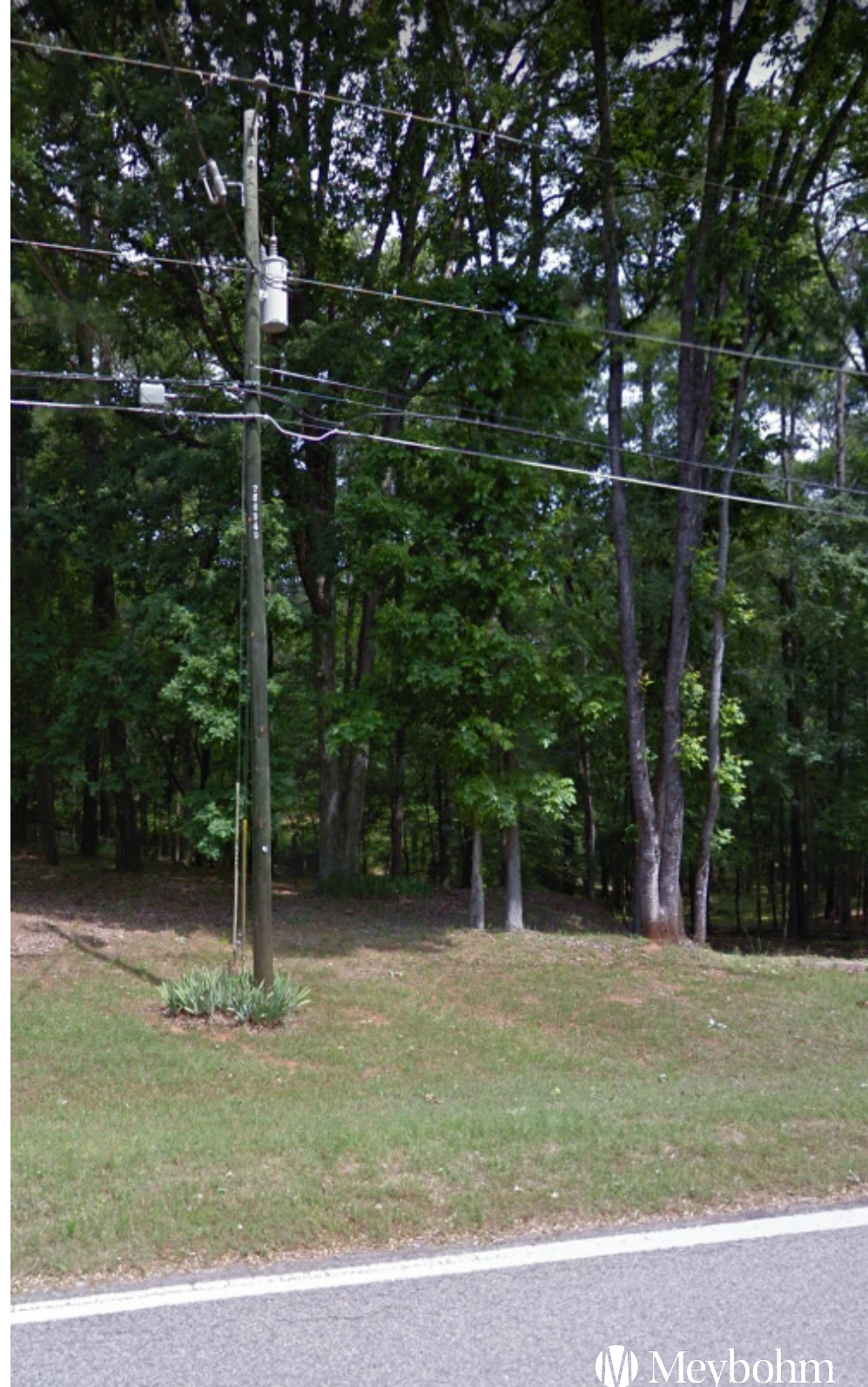
- Large private riverfront site
- 600 plus feet of river frontage
- Located just off Fury's Ferry on Mullikin Road
- Approved for five subdivided lots

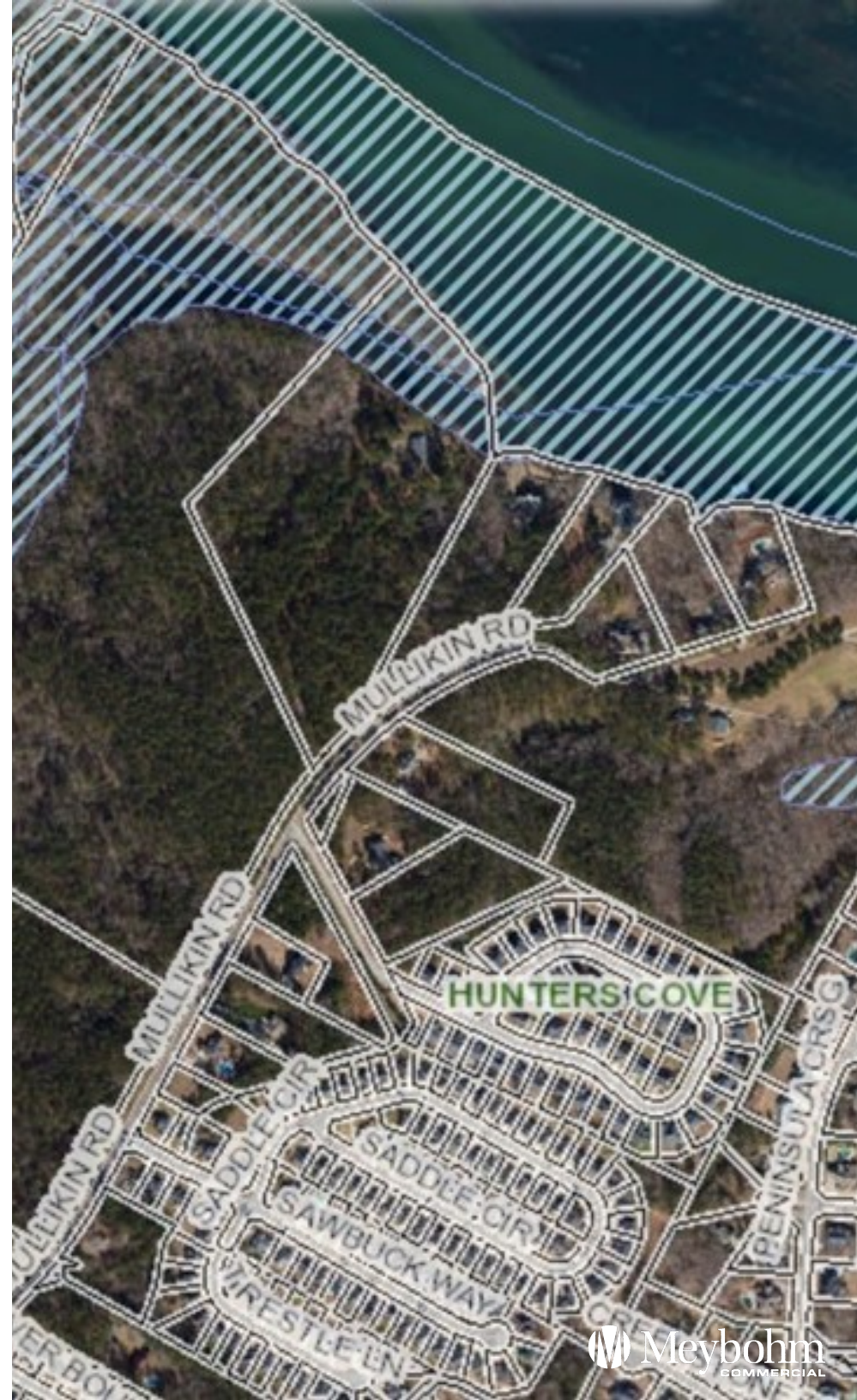
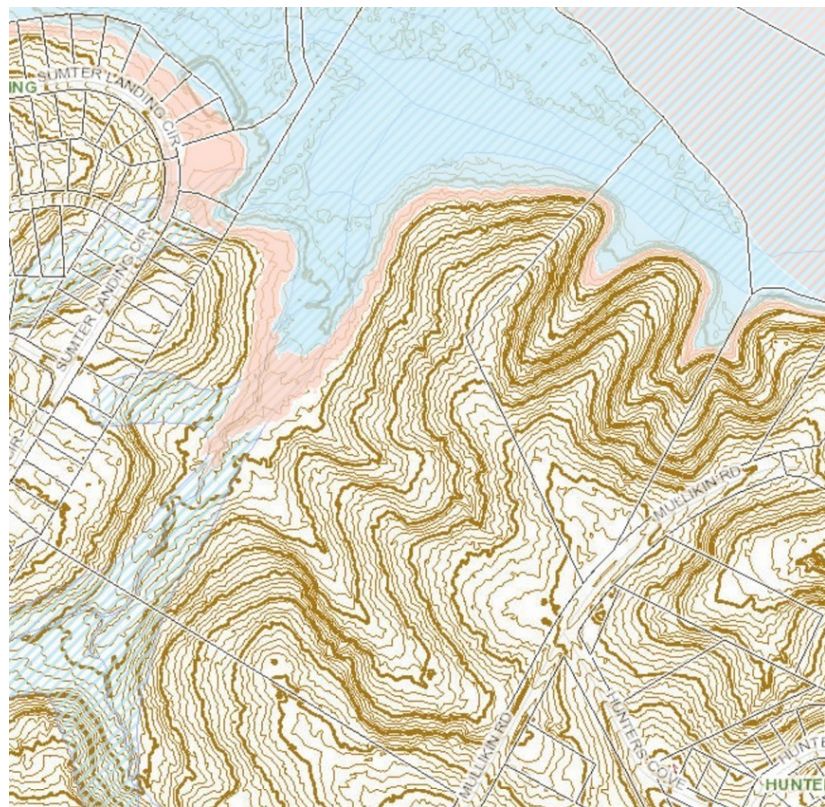
PROPERTY OVERVIEW

Meybohm Commercial Properties is pleased to exclusively represent this prime 18 acre riverfront land tract located in Columbia County on the Savannah River. This site is zoned R-1, and has been approved for five subdivided lots per Columbia County or it could be purchased for a single user to build a large private compound. The lot contains over 600 feet of river frontage and has good topography. Beautiful views of the Savannah River on this very private riverfront site.

LOCATION OVERVIEW

North on Fury's Ferry Road, turn right on Mullikin Road. Property on left, towards the end of Mullikin Road. Near award winning schools, with noteworthy demographics.

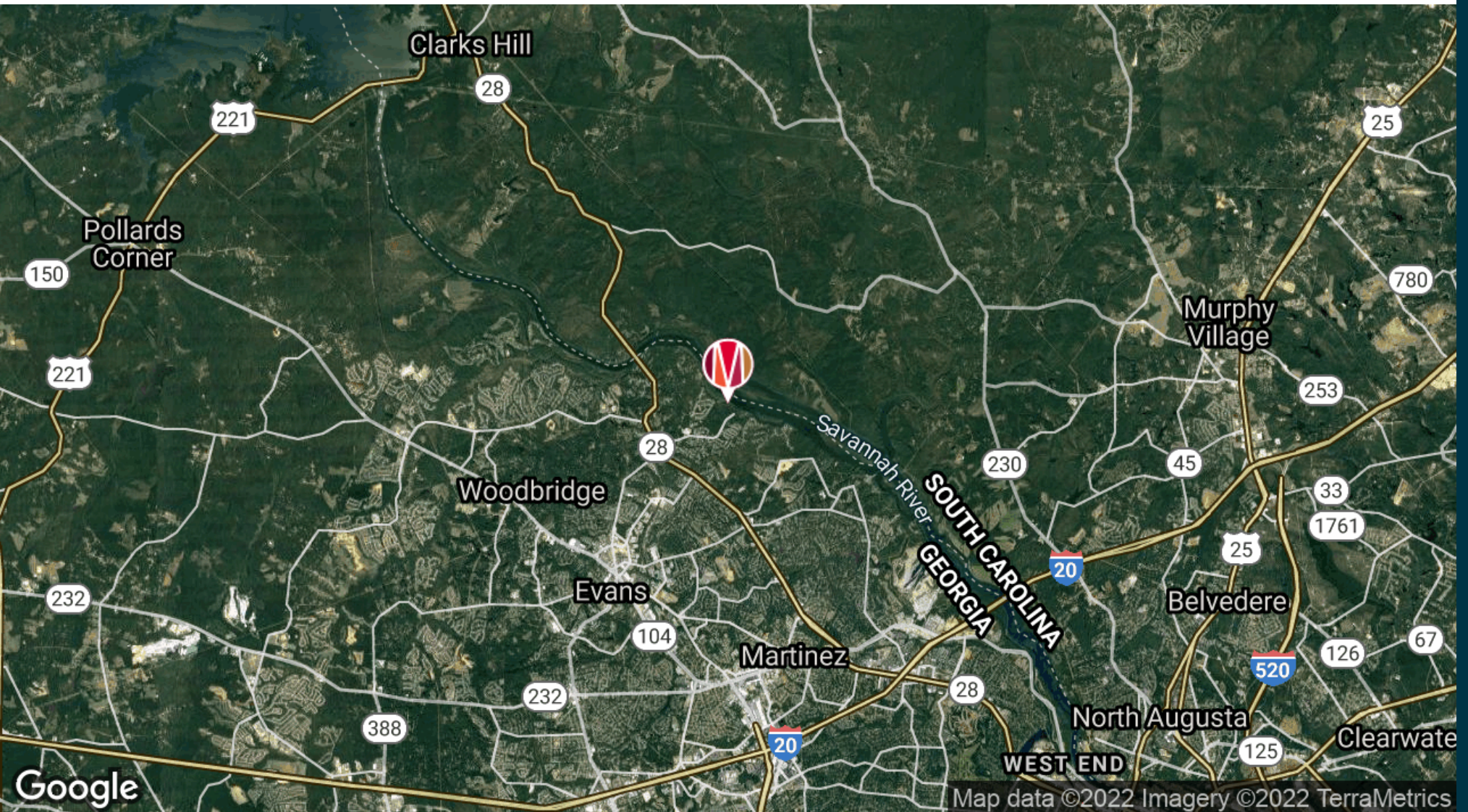




RETAILER MAP



LOCATION MAP

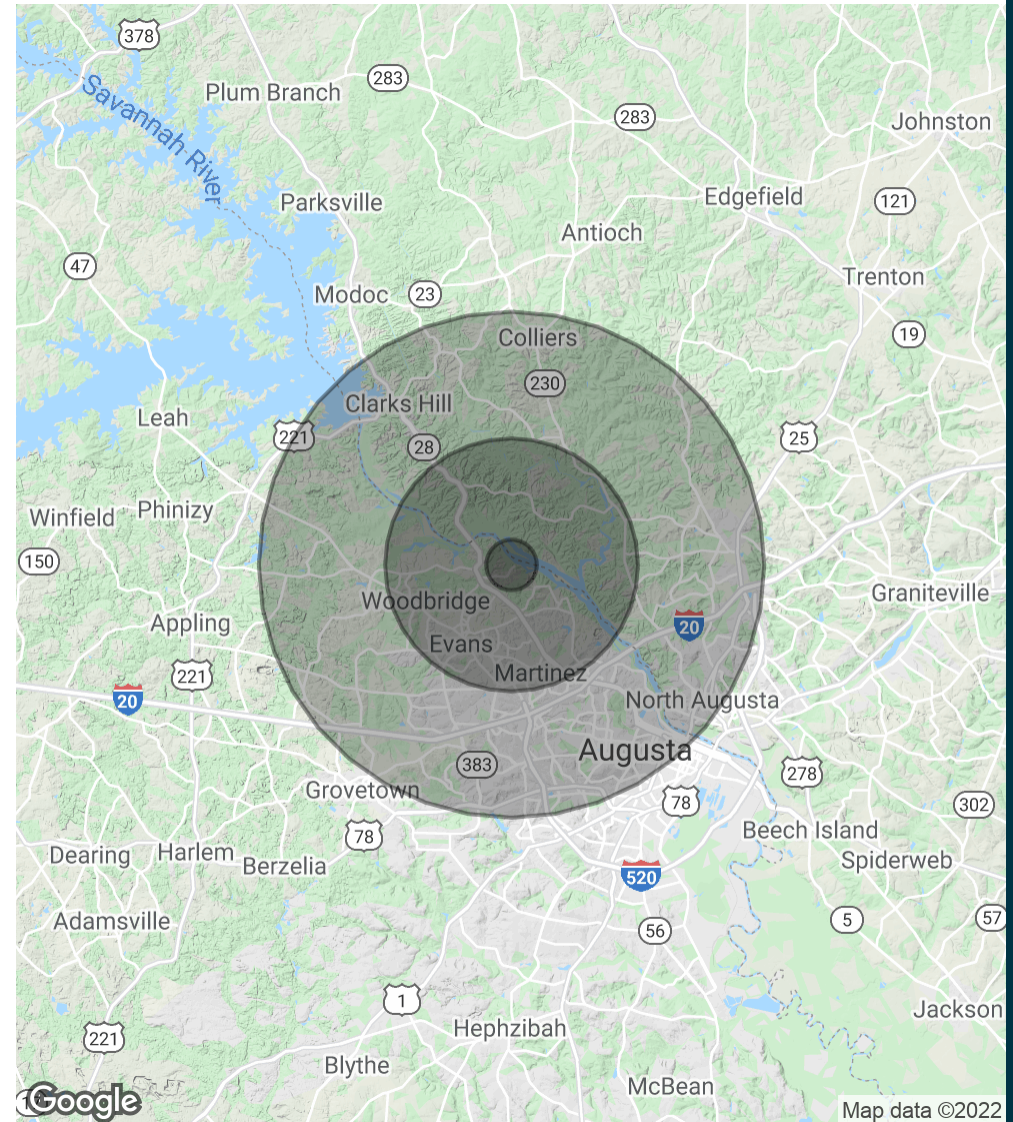


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,155	57,471	206,980
Average Age	38.5	37.9	37.2
Average Age (Male)	37.6	37.2	36.5
Average Age (Female)	39.6	38.6	38.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	737	20,332	80,902
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$110,580	\$95,290	\$73,522
Average House Value	\$269,656	\$272,122	\$222,833

** Demographic data derived from 2010 US Census*





DAVID HOGG

Associate Broker

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PROFESSIONAL BACKGROUND

David Hogg, Jr. is a native Augustan and holds a Bachelor of Arts Degree in Criminal Justice from Roanoke College in Salem, Virginia. David began his career with Trust Company Bank in Atlanta, known today as SunTrust. He later joined Georgia Bank and Trust Company in Augusta. His banking career spanned 20 years and throughout his career in banking, David focused on lending, private banking, trust, investment and asset management to clients who owned and managed their own commercial real estate portfolios.

David serves as an Associate Broker for Meybohm Commercial Properties and he specializes in commercial sales and leasing. David is an active member of Trinity on the Hill United Methodist Church, serving on the Board of Trustees. David is a Paul Harris Fellow, awarded by Rotary International Foundation and currently serves as a Trustee of the Tuttle-Newton Home, Inc. and The University Healthcare Foundation. David also serves in an appointed position, as the Chairman of the Augusta Richmond County Riverfront Development Review Board. David is married to Leigh Ann and has four children.

EDUCATION

B.A. Roanoke College Salem, Virginia 1994

GA #365568 // SC #94322

MEYBOHM COMMERCIAL PROPERTIES

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