

FOR SALE

Old Wrightsboro Road Recreational Tract

Old Wrightsboro Road, Thomson, GA 30824

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	200 Acres
Price/Acre:	\$6,500
Zoning:	R2

- 3500 feet of road frontage
- Planted pines and natural hardwood
- 5 minutes from Thomson, Ga
- Less than half a mile from I-20

PROPERTY OVERVIEW

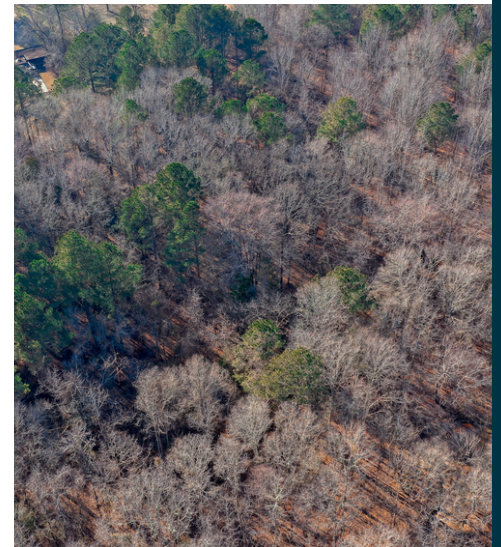
Meybohm Commercial is proud to bring this 200 acre recreational/development tract located off of Old Wrightsboro Road. This tract is located less than half a mile from I-20 and just shy of a mile from Thomson, Ga. Offering a variety of assets including planted pines around 18 years old. The timber has already been scheduled to be thinned in 2022 per the management program. The natural hardwoods that run throughout are perfect to feed and hold wildlife as well. Hardwood drains also run down the property towards the creek and make for some awesome bottoms.

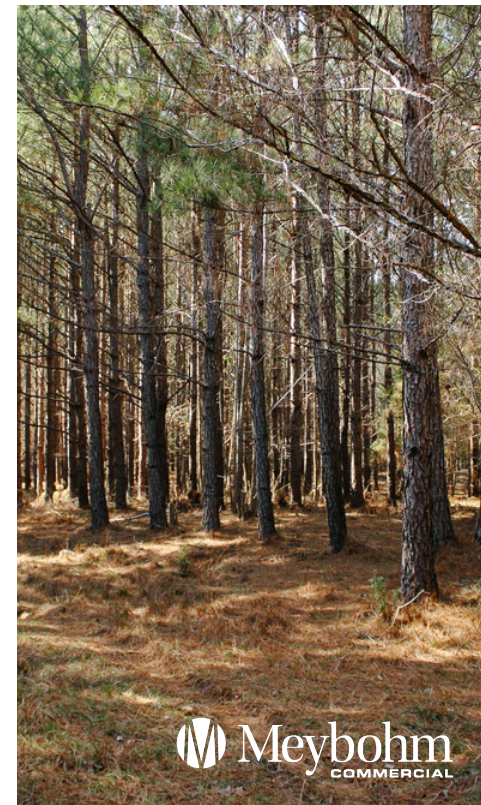
The deer sign in plentiful with ideal roads cut in to access different portions of the property. There is also 3500 feet of road frontage which makes this an ideal potential development site. Overall, this property is one of the best remaining large tracts close to Thomson. With all the development in the CSRA and its close proximity to the interstate and town, it is a must see. Give us a call today to set up a showing!

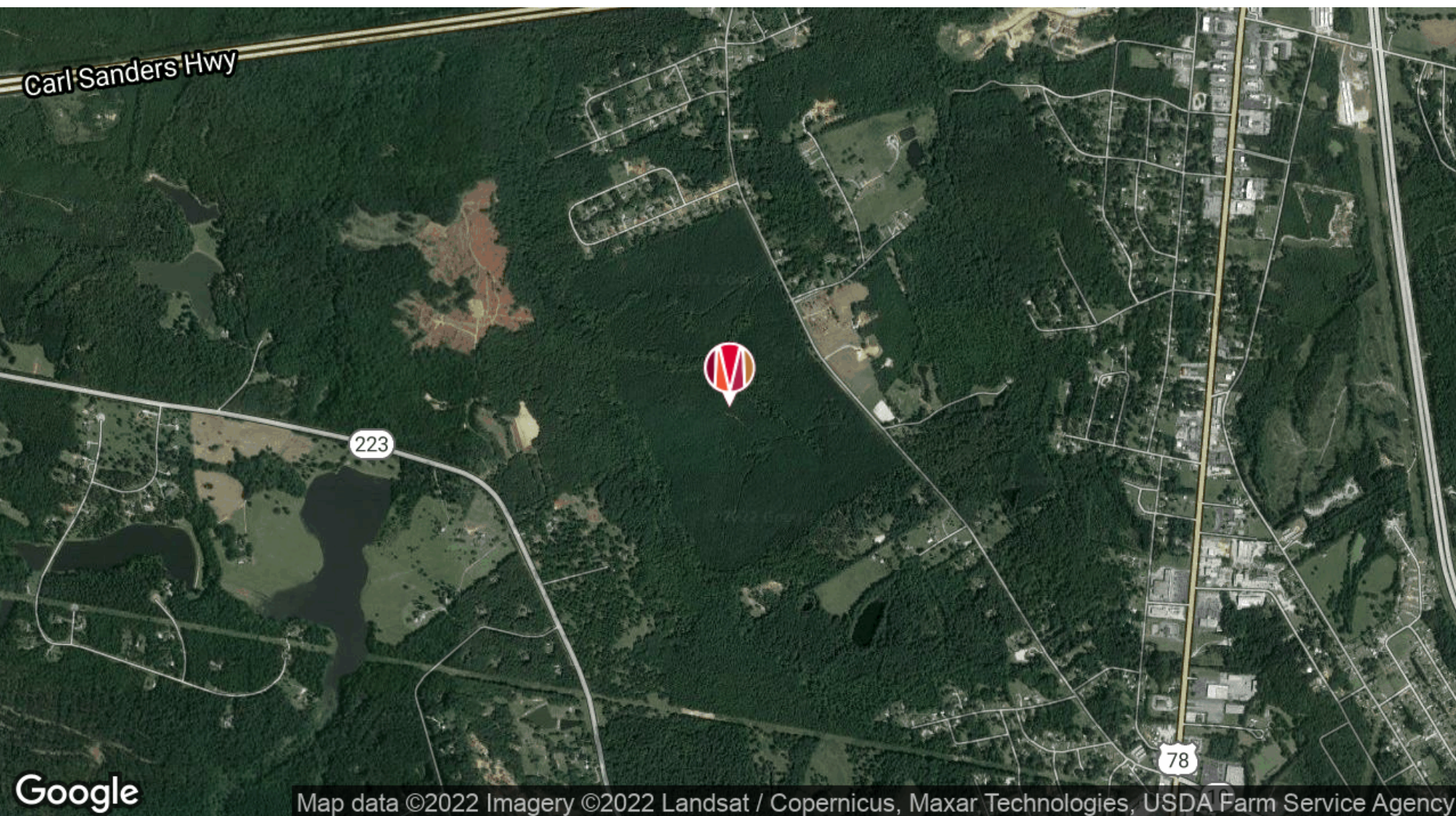
LOCATION OVERVIEW

Located directly off of Old Wrightsboro Road and across from Daggett Road outside of Thomson, Ga

ADDITIONAL PHOTOS





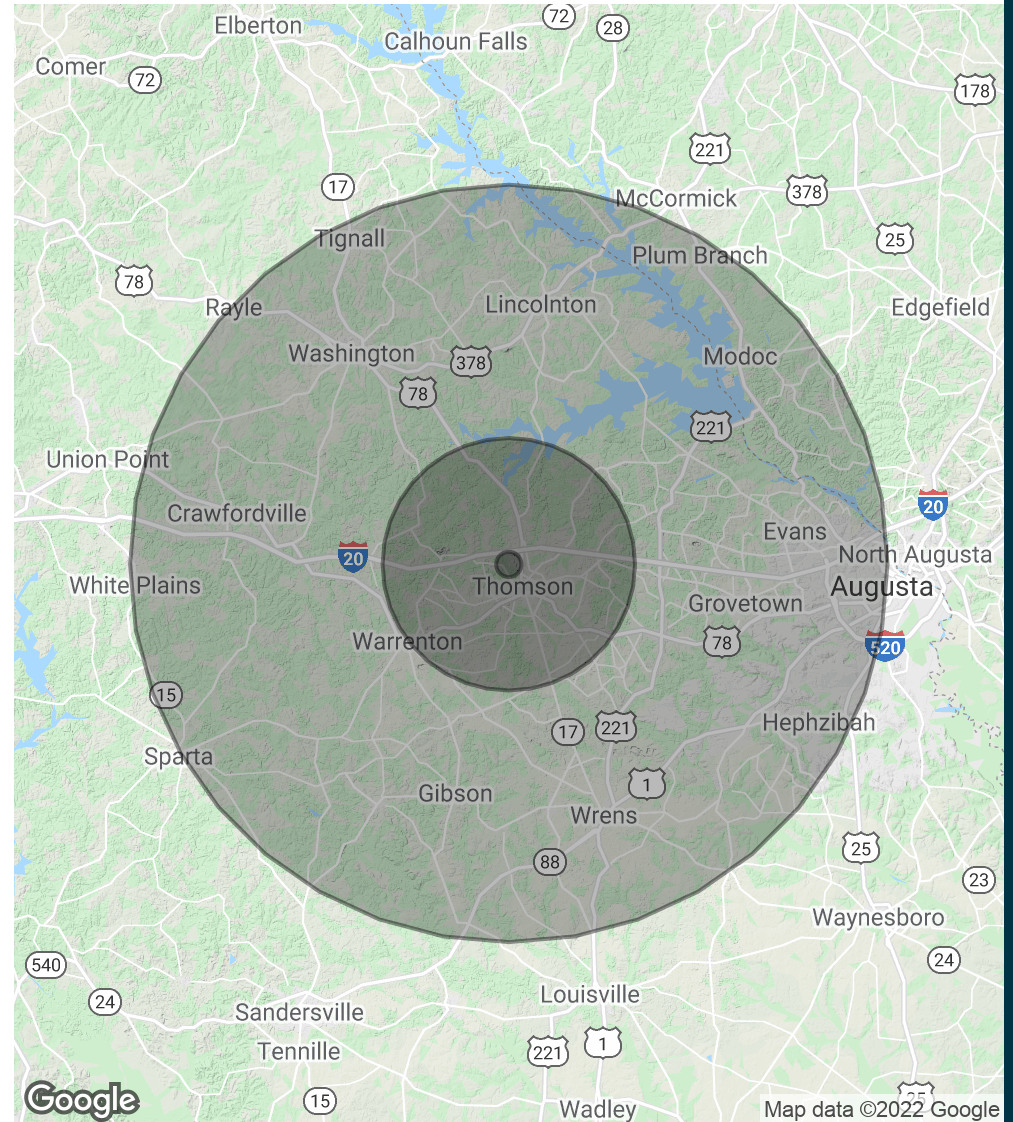


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	10 MILES	30 MILES
Total Population	64	15,540	167,774
Average Age	46.2	38.2	37.1
Average Age (Male)	45.8	36.2	36.1
Average Age (Female)	46.3	41.2	38.3

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	28	6,010	59,554
# of Persons per HH	2.3	2.6	2.8
Average HH Income	\$59,257	\$44,405	\$59,072
Average House Value		\$116,509	\$176,242

** Demographic data derived from 2010 US Census*



TEAM PAGE

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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TRAVIS REED, CCIM



PROFESSIONAL BACKGROUND

Travis is a broker specializing in commercial properties, forestry, development and construction. A native of Lincolnton, 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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