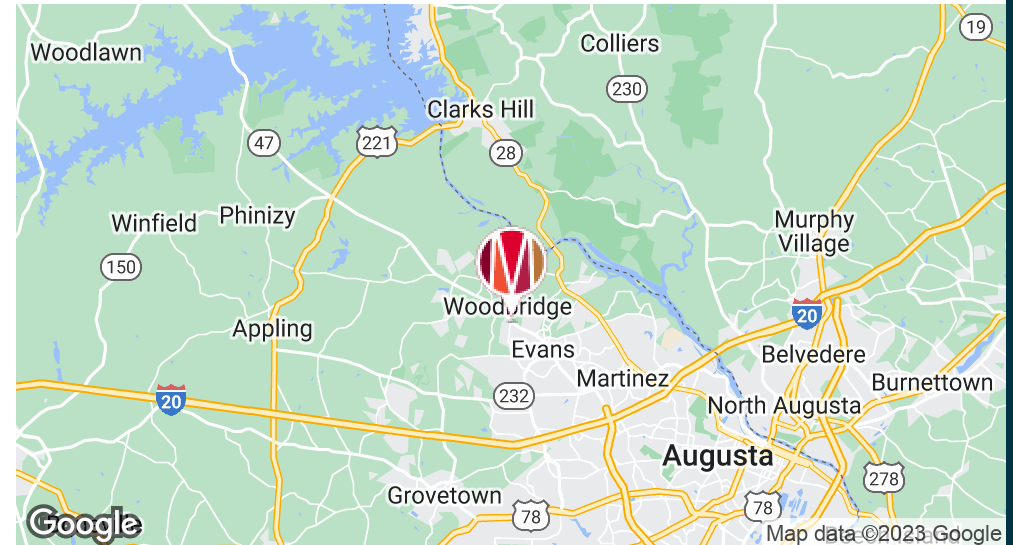


FOR SALE

0.84 Acres

4546 Washington Rd, Evans, GA 30809

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$400,000
Lot Size:	0.84 Acres
Price/Acre:	\$476,190
Zoning:	C2 (Columbia County)

## PROPERTY OVERVIEW

Meybohm Commercial is proud to exclusively present this 0.84 acre retail pad for sale. Graded with utilities in place, and located directly behind Bojangles and Discount Tire. Zoned C-2. This commercial real estate site is located off of Washington Rd., which has a daily traffic count of 35k.

## LOCATION OVERVIEW

Located in Evans, a growing high-end suburb of Augusta that has benefited from excellent schools and the growing cyber industry at Fort Gordon. Evans, GA was voted the "Best Place to Live" by Money in 2020: <https://money.com/evans-georgia-best-places-to-live-2020/>

## PROPERTY HIGHLIGHTS

- DTC 35,000 on Washington Rd-5 lanes w/ turn lane
- Pad Ready, graded, with Water, Sewer, Electrical, and Storm drain in place.
- Excellent demographics

# RETAILER MAP









# C-2 (General Commercial)

## Fact Sheet

### Purpose

To provide for highway commercial and planned commercial centers which cater to community and regional shoppers, occupy relatively large sites, and require access to major thoroughfares.

### Allowed Uses

- Hospice
- Institutional residential uses
- College/university
- Nonprofit club or lodge
- Museum or library
- Nonprofit service organizations
- Schools, private or special
- Adult care or day care centers
- Indoor recreation
- Medical offices, except social service medical
- Professional offices
- Outdoor recreation (exceptions apply)
- Boutique hotel (7 to 30 rooms)
- Hotel/motel (more than 30 rooms)
- Personal services
- Restaurants
- Retail sales
- Convenience store without gas pumps
- On site parking
- Helicopter landing area
- Ice vending machine



### Limited Uses

- Community recreation
- Minor utilities
- Commercial parking
- Animal care (outdoor)
- Convenience store with gas pumps
- Mobile vending
- Pawnshop
- Title loans/check cashing
- Vehicle rental
- Vehicle sales and leasing
- Vehicle repair
- Car wash
- Drive through facility
- Home occupations
- Outdoor dining
- Outdoor display
- Outdoor storage, limited

### Conditional Uses

(Must contact the Planning Department for an application)

- Single family detached home
- Multifamily residential
- Social service and educational uses
- Place of worship
- Firearm training and sports facilities (indoor)
- Massage and tattoo businesses
- Microbrewery
- Sale or rental of machinery

### Lot Requirements

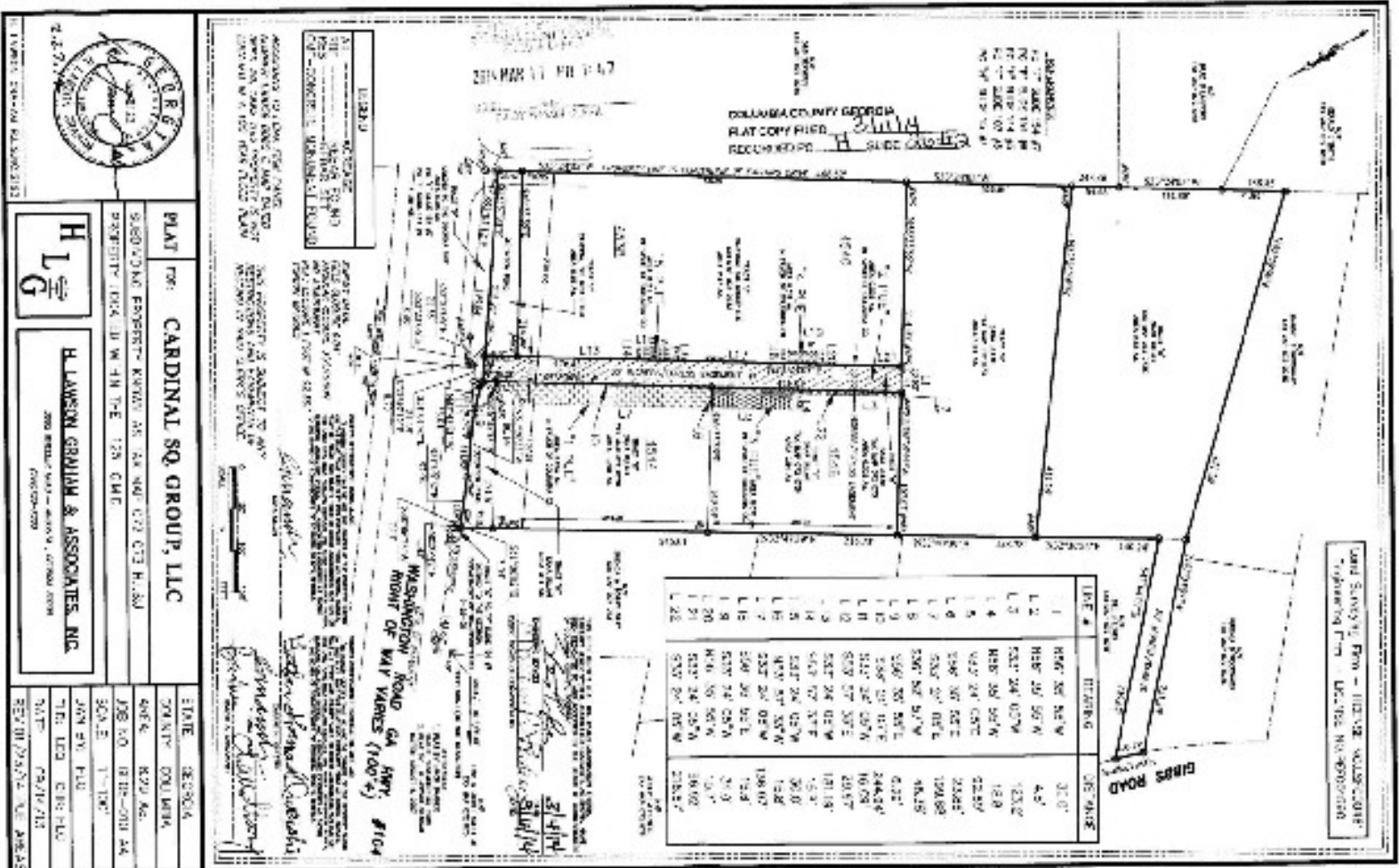
Minimum Lot Size: 20,000 square feet  
Minimum Lot Frontage: 100 feet

Minimum Front Setback: 125 feet from an arterial street  
(measured from street centerline) 90 feet from a collector road  
55 feet from all other streets  
20 feet from a service drive (measured from property line)

Minimum Rear Setback: 20 feet (can be reduced to 3 feet bordering C-1/C-C/C-2 properties)  
Minimum Side Setback: 20 feet (can be reduced to 3 feet bordering C-1/C-C/C-2 properties)

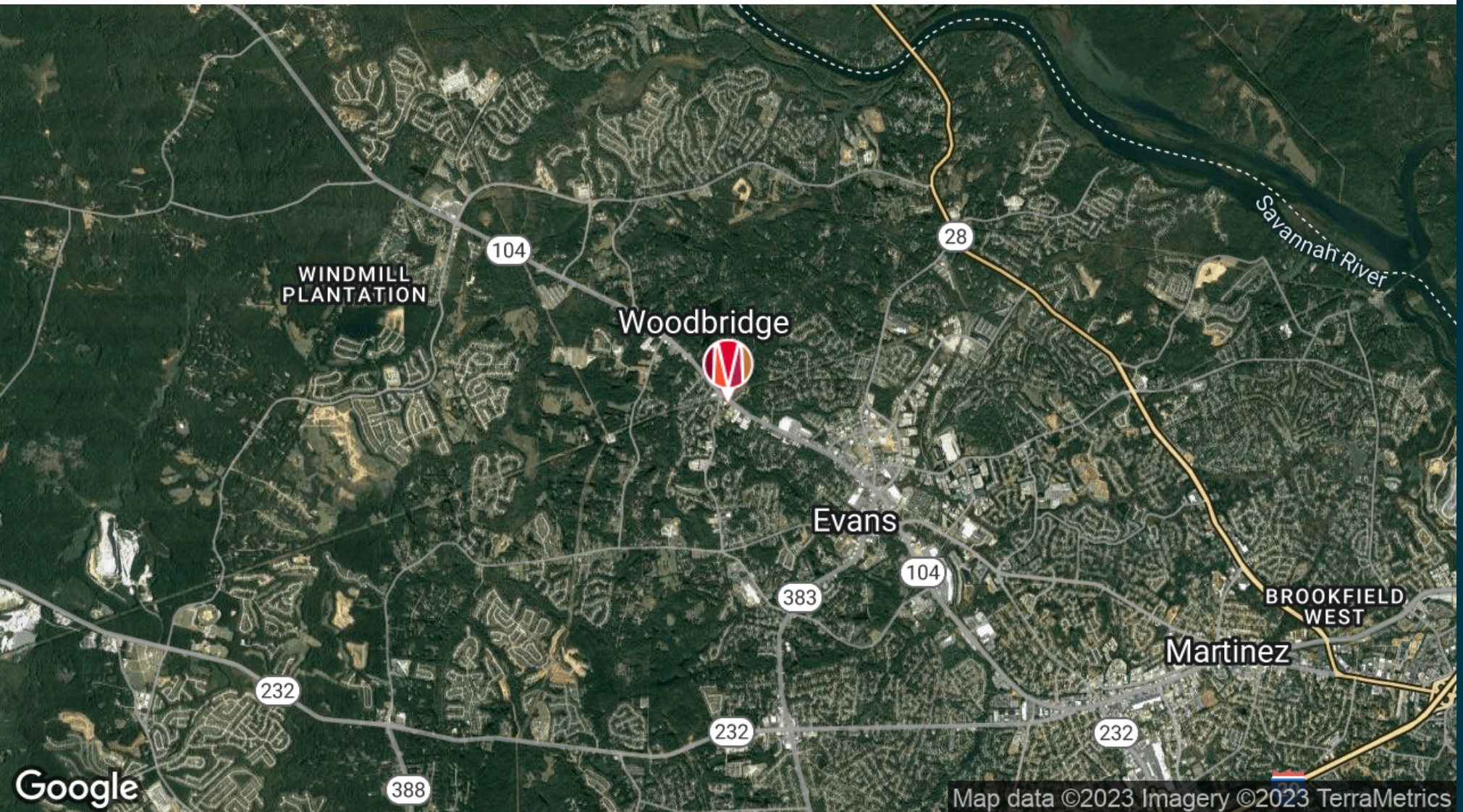
**This information is provided for general information only. Properties in overlay districts or with zoning conditions or variances may have different requirements.** For additional information, contact the Planning Department at 706-868-3400, or [planning@columbiacountyga.gov](mailto:planning@columbiacountyga.gov).

# PLAT





# LOCATION MAP





# DEMOGRAPHICS MAP & REPORT

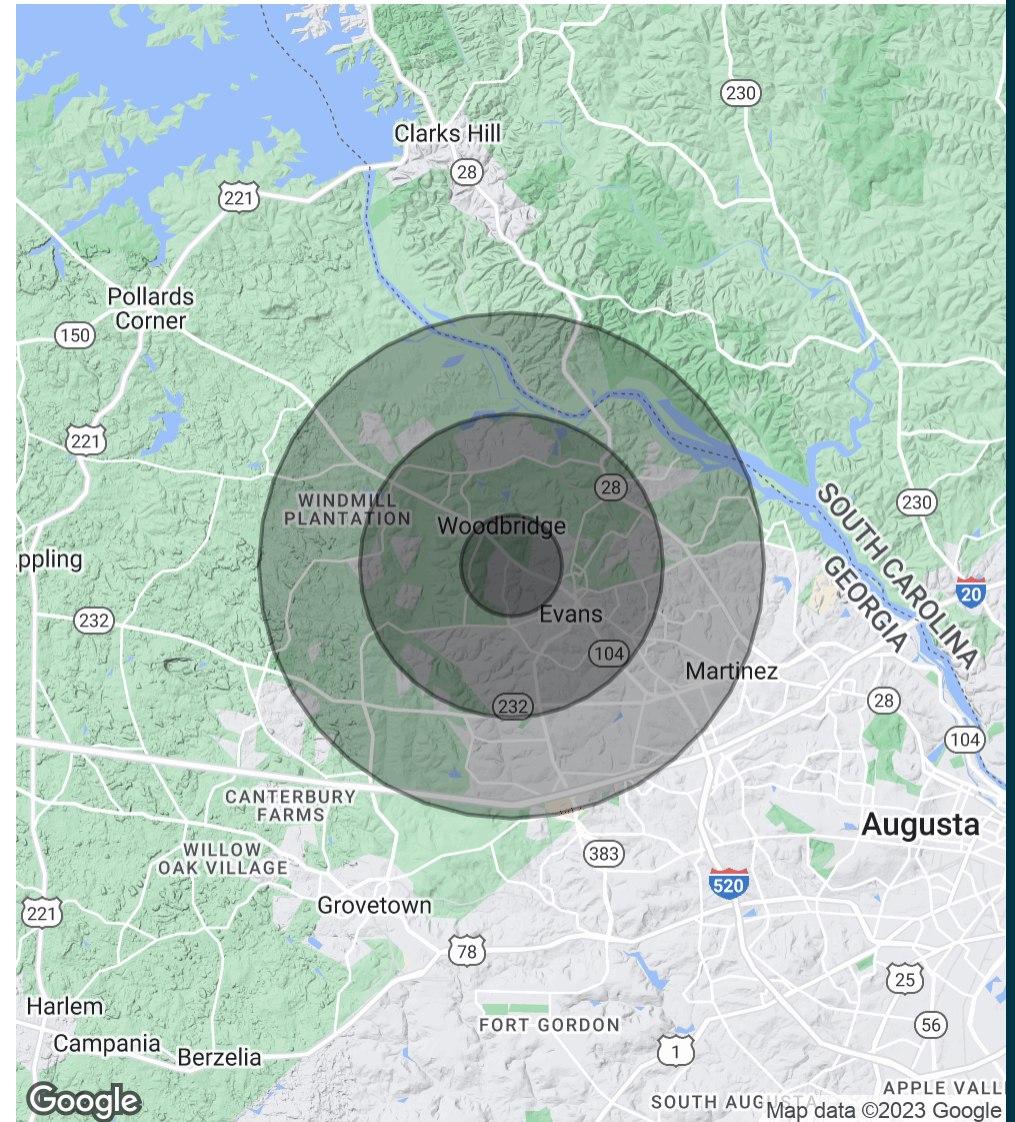
POPULATION	1 MILE	3 MILES	5 MILES
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Total Population	3,761	31,445	83,904
Average Age	38.3	38.0	36.8
Average Age (Male)	36.7	37.0	36.3
Average Age (Female)	39.6	39.2	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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Total Households	1,347	11,098	29,618
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$88,915	\$92,164	\$87,112
Average House Value	\$211,302	\$233,286	\$233,631

*\* Demographic data derived from 2020 ACS - US Census*







## TRAVIS REED, CCIM

Vice President, Associate Broker

Treed@Meybohm.Com

Cell: 706.836.8091

### 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.

GA #302716 // SC #67337

### MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road  
Augusta, GA 30909

706.736.0700  
MeybohmCommercial.com