



FOR SALE

**1.53 Acres on Knox Ave @
Bradleyville Rd & Conifer Dr**

107 Conifer Drive, North Augusta, SC 29841

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$190,000
Lot Size:	1.53 Acres
Price/Acre:	\$124,183
Zoning:	GC (City of North Augusta)

PROPERTY OVERVIEW

Meybohm Commercial is pleased to offer this 1.53 acre commercial property for sale. With excellent visibility on Knox Avenue, this site has been cleared and is ready to develop as multifamily or retail. Neighboring businesses include CVS, McDonalds, Advance Auto Parts, North Augusta Animal Hospital, Bojangles, and Center for Primary Care. Centrally located 3.5 miles from I-20, and 3 miles to the 13th St bridge into downtown Augusta, this property is in a heavily trafficked area with 24,900 vehicles per day.

LOCATION OVERVIEW

3.5 miles south from either Exit # 1 or Exit # 5 on I-20, in North Augusta, SC.



SURVEY/PLAT / 1.53 ACRES ON KNOX AVE @ BRADLEYVILLE RD & CONIFER DR







TOPO MAP



107 Conifer Dr
North Augusta, SC
1.53 acres

TOPO

Parcel ID ; 006-16-05-001
006-16-05-02

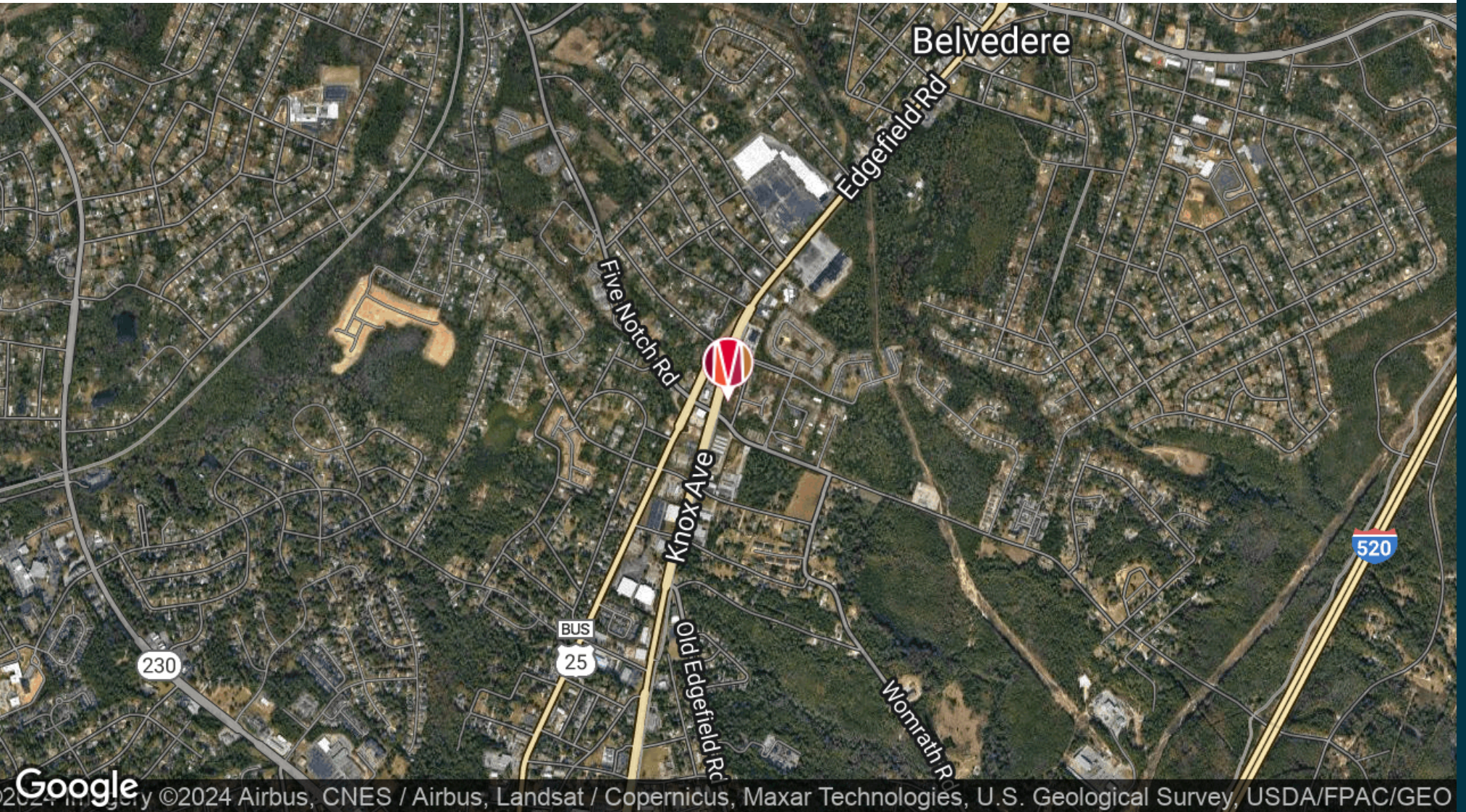
2022 TRAFFIC COUNTS / 1.53 ACRES ON KNOX AVE @ BRADLEYVILLE RD & CONIFER DR



RETAILER MAP



LOCATION MAP

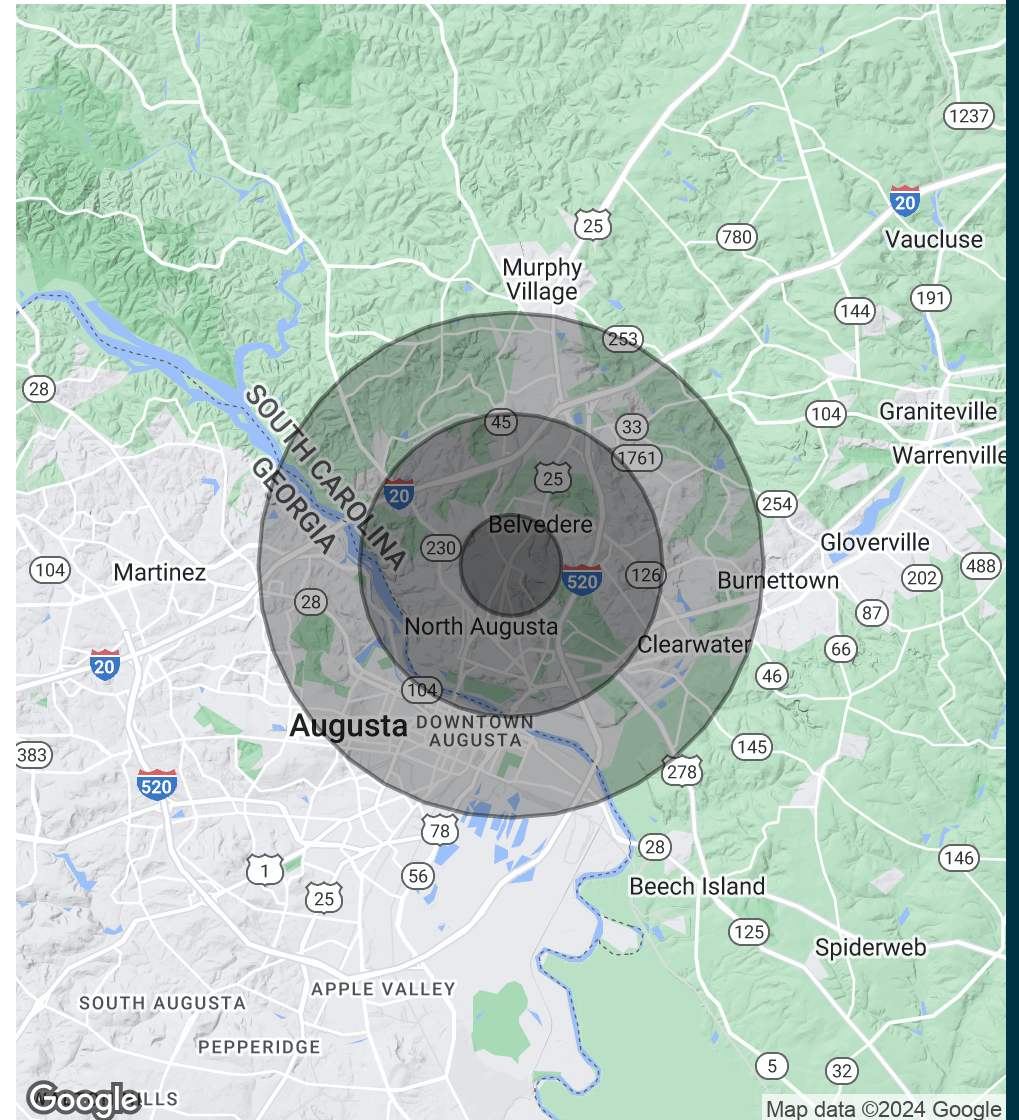


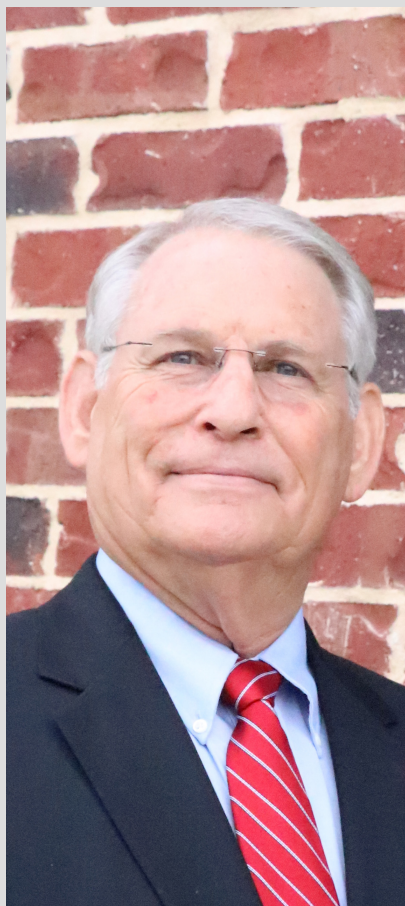
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,326	33,717	80,973
Average Age	37.3	38.8	39.0
Average Age (Male)	38.6	37.9	37.2
Average Age (Female)	38.5	41.7	41.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,194	16,054	40,354
# of Persons per HH	2.0	2.1	2.0
Average HH Income	\$47,961	\$60,925	\$53,256
Average House Value	\$104,517	\$162,500	\$145,376

* 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.

EDUCATION

BS in Forest Services, University of Georgia

MEMBERSHIPS & AFFILIATIONS

CCIM

SC #67337 // GA #302716

MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com