

FOR SALE

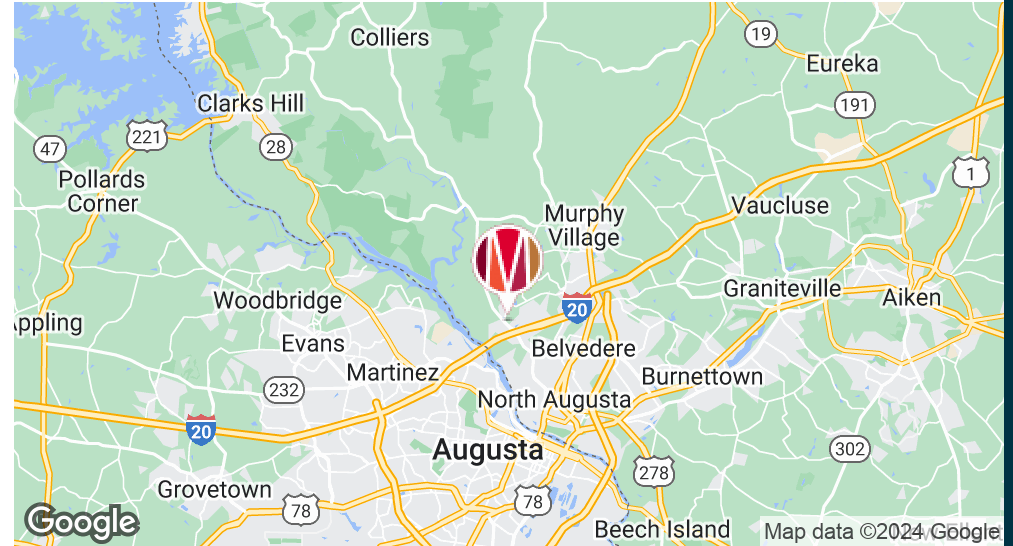
132 Acres Development Land

W. Martintown Rd

North Augusta, SC 29841



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,640,000
Lot Size:	132 Acres
Price/Acre:	\$20,000

PROPERTY OVERVIEW

Meybohm Commercial is proud to exclusively present this 132 acre development site for sale in North Augusta, South Carolina. This site is located just off the exit ramps of Interstate 20 and Martintown Road which is Exit 1, just as you cross over the state line into South Carolina. The site is ideally located for quick access to Fort Eisenhower and the downtown areas of Augusta and North Augusta. It is also just a few miles up Martintown Road is Sumpter National Forest which boasts over 370,000 acres for camping, hiking, bike riding and all thing outdoors.

This site has approximately 80 acres of buildable space with all utilities near. The remaining 50 acres is located along a scenic creek satisfying the city green space requirements and allowing for the establishment of walking trails and recreational areas. The landowner has had quite a few engineering studies and site condition studies done on the property and will make them available to serious purchase prospects.

Aiken County Parcel Numbers: 011-12-01-002 and 001-15-01-009

Edgefield County Parcel Numbers: 106-00-00-037-000, 106-00-00-060-000, 106-00-12-001-000, 106-00-12-002-000, 106-00-12-003-000



Meybohm
COMMERCIAL

132 Acres
Development Land
For Sale
North Augusta, SC

Gregory Lake Rd

12,800
VPD

63,000
VPD

Aiken, SC

Augusta, GA

Martintown Road



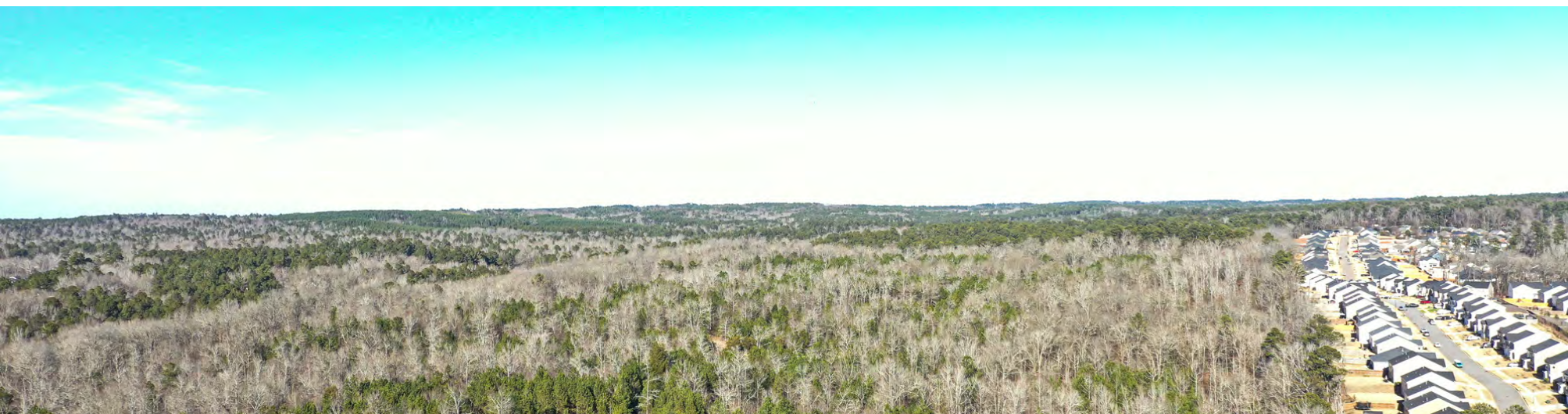
Meybohm
COMMERCIAL



**Summers Exit 1
Aiken and Edgefield Counties
7 Parcels
131.53 Acres Total**

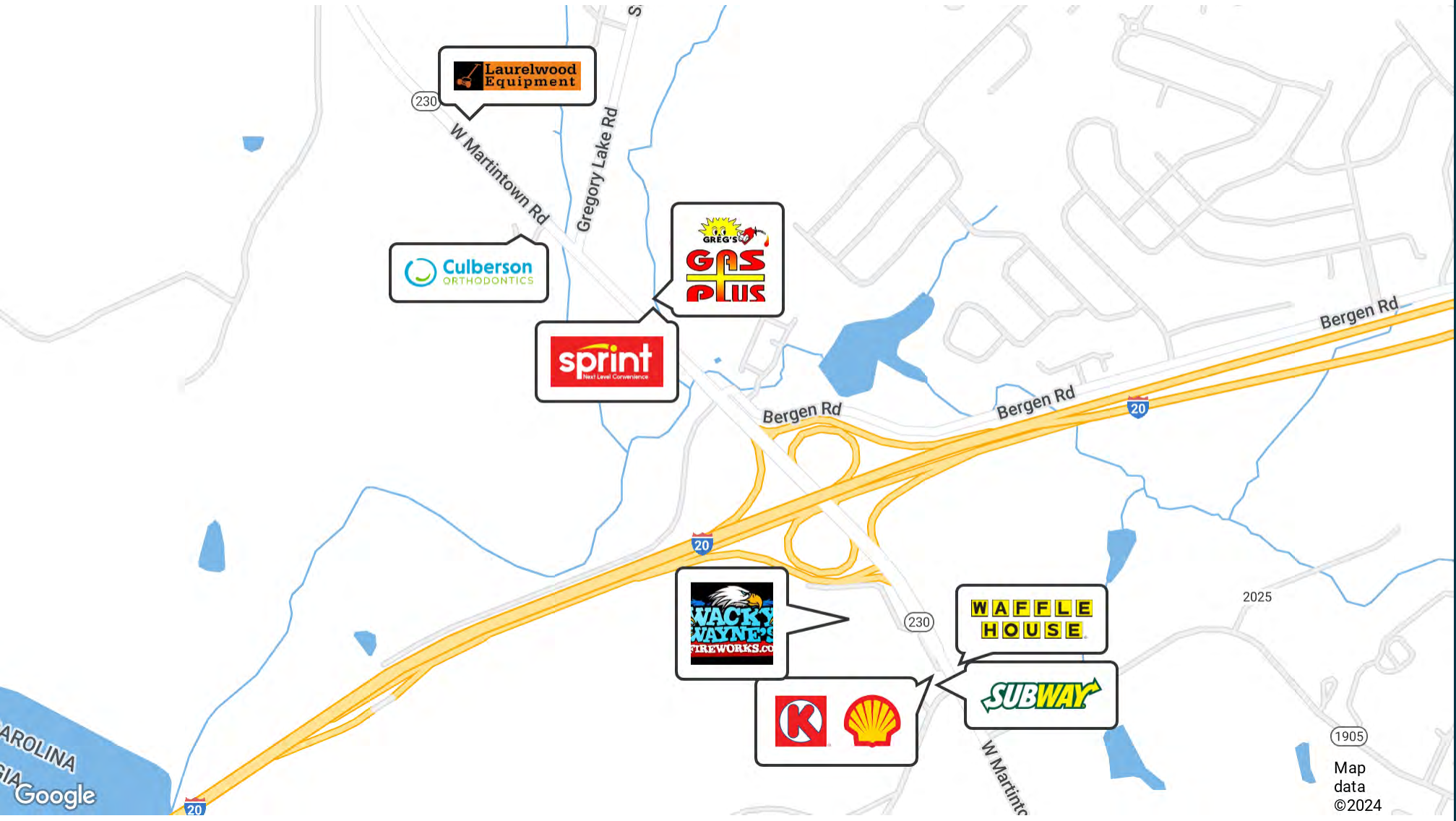
Aiken:
001-12-01-002
001-15-01-009

Edgefield:
106-00-00-037
106-00-00-060
106-00-12-001
106-00-12-002
106-00-12-003

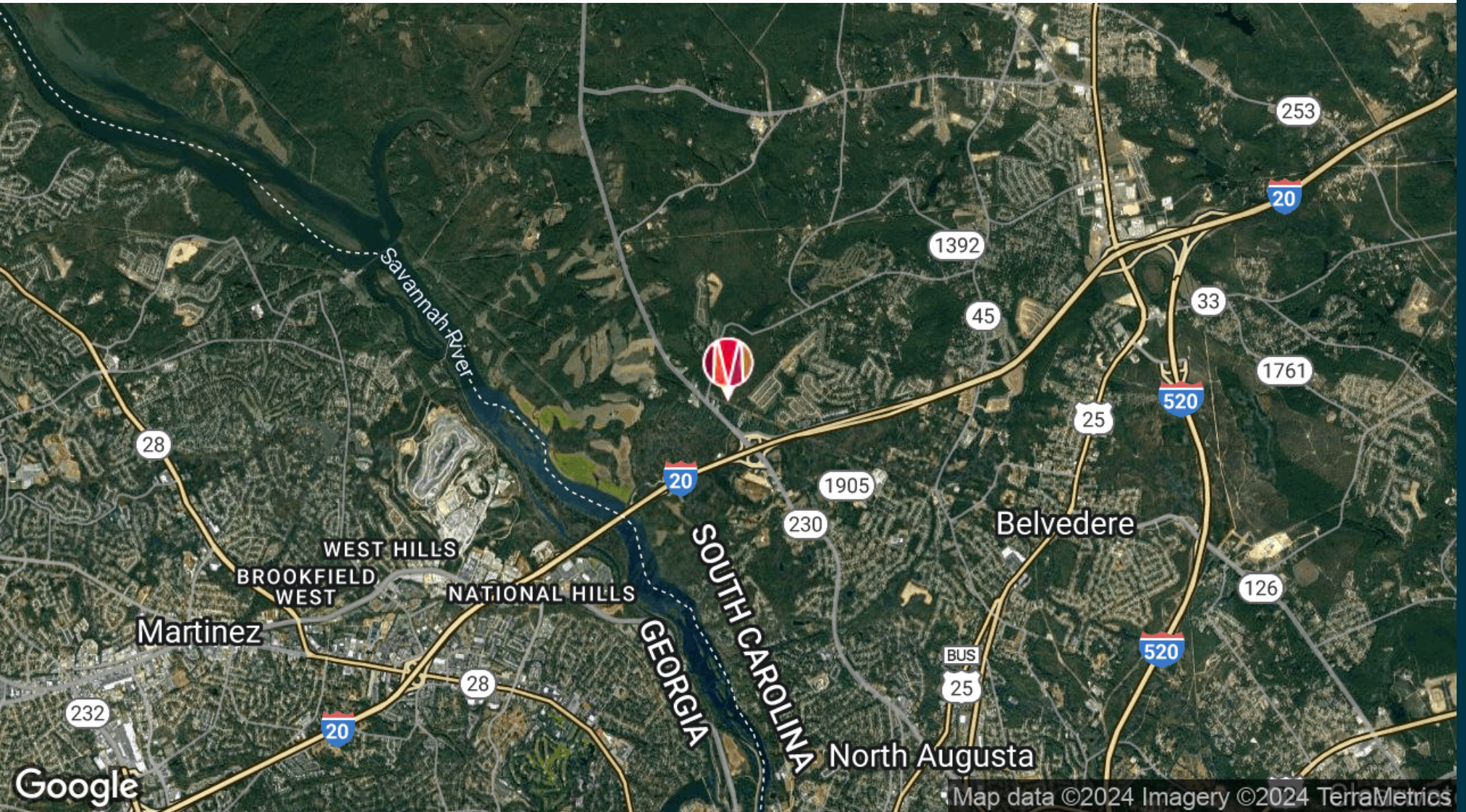




RETAILER MAP



LOCATION MAP

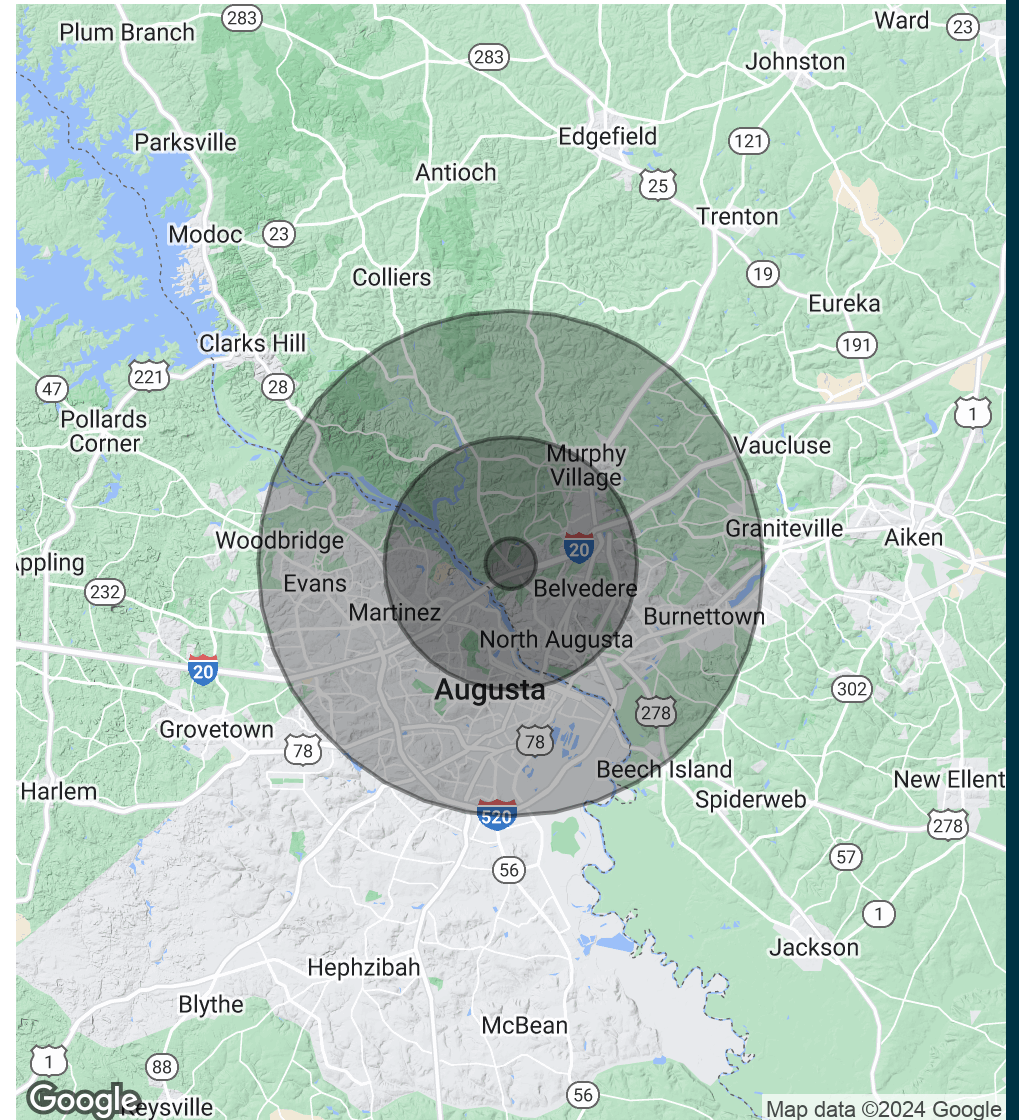


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,575	72,615	255,762
Average Age	41.7	40.2	38.5
Average Age (Male)	40.7	39.1	36.9
Average Age (Female)	43.9	43.0	41.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	653	36,065	116,860
# of Persons per HH	2.4	2.0	2.2
Average HH Income	\$99,903	\$67,364	\$62,352
Average House Value	\$225,100	\$173,188	\$156,048

* 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