

FOR SALE

Storm Branch Road and Lanier Road

Piney Woods Acres Subdivision 24 Lots

Beech Island, SC 29842

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$35,000
Lot Size:	1 Acres
Price/Acre:	\$35,000
Zoning:	RUD

- BUILDERS ONLY
- 24 Lots - approximately One Acre each
- Aiken County
- Close to Downtown Augusta GA

PROPERTY OVERVIEW

24 lots (approximately one acre each) are \$35,000 each. Builders only! Single lots will not be sold. A minimum of 5 lots must be purchased at a time. Zoned RUD. Parcels to be divided: 038-15-01-001, 038-15-01-002, 038-15-01-003, 038-16-10-001. Lot layout maximum ratio is 1:4. Minimum lot width is 80' wide. Average lot size is 40,000 sf (400' x 100'), which is 0.918 acre. Requires 2 off-street parking spaces per lot. 10' setbacks from side and rear property lines. Lots are marked, but there are no signs. Perc tests have not been done, but the soil is of a sandy nature. No endangered species or historical and archaeological sites are identified within these parcels as of 10.20.22. Any future development on the parcel cannot result in an increase of stormwater leaving the parcel. This applies to SCDOT row as well as adjacent parcels. Driveway profile grades must fall away from the roadway for the minimum shoulder widths before breaking into the site. Vegetation must be cleared and maintained to provide the minimum SCDOT required site distance at each driveway. Some parcels will share a driveway with the adjacent parcel as indicated on the plat to maintain a minimum of 150' separation between driveways. The driveway location may be revised if multiple parcels are purchased by the same owner, but the 150' minimum driveway separation must be maintained. No owner financing is available. Lots 25 - 29 are sold, and no longer available.

LOCATION OVERVIEW

Located on the very north side of Beech Island, these lots are only 5 minutes (or 3.5 miles) from Jefferson Davis Highway (Hwy 1 and Hwy 78). Lots are in beautiful and quiet Aiken County, but conveniently close to Downtown Augusta Georgia (7.5 miles).



Piney Woods Acres Subdivision Lot Locations



REFERENCES

- DEED BOOK XX, PAGE XX.
- PLAT BOOK XX, PAGE XX.

SYMBOLS LEGEND

- OVERHEAD POWER LINE
- ⊕ POWER POLE
- P.O.B. — POINT OF BEGINNING
- CALCULATED POINT
- ▲ 1/2" REBAR SET
- 3/8" REBAR FOUND
- 1/2" REBAR FOUND
- 1/2" PIPE FOUND
- ⊗ 3/4" PIPE FOUND
- ⊕ 1 1/2" PIPE FOUND
- △ MAGNETIC NAIL FOUND

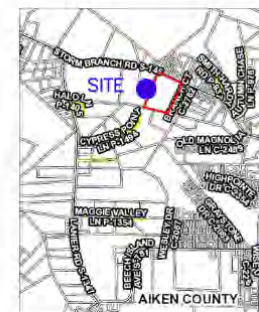
GENERAL NOTES

1. ALL UTILITIES ARE NOT SHOWN ON THIS SURVEY.
2. ALL FENCES ARE NOT SHOWN ON THIS SURVEY.
3. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD.
4. THIS SURVEY IS NOT BASED ON A TITLE ABSTRACT.
5. FLOOD ZONE INFORMATION IS NOT SHOWN ON THIS SURVEY.
6. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN BY SURVEYOR JOHN A. MCGILL #4792.

CLERK OF SUPERIOR COURT

LOT LAYOUT NOTES:

1. PARCELS TO BE DIVIDED: 038-15-01-001, 038-15-01-002, 038-15-01-002, 038-15-01-003, 038-16-10-001.
2. LOT LAYOUT MAXIMUM RATIO IS 1:4.
3. MINIMUM LOT WIDTH IS 80' WIDE.
4. AVERAGE LOT SIZE: 40,000 SF (400' X 100').
5. MINIMUM LOT SIZE: LOT #16 - 20,361 SF / .47 ACRE.
6. MAXIMUM LOT SIZE: LOT #32 - 1,758,953 SF / 40.38 ACRES.
7. TOTAL LOTS: 32 LOTS.



SITE MAP
N.T.S.



"I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'B' SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN."

John A. McGill 8/22/22
JOHN A. MCGILL, R.L.S. #4792

SUBDIVISION PLAT OF:

STORM BRANCH

AIKEN COUNTY, SOUTH CAROLINA

SURVEY DATE	JULY 21, 2022
MAP CLOSURE	1/
DRAWN BY	M.J.M.
JOB NO.	2022-2301
C.O.A. No.	LSF000082
SHEET NO.	1 OF 2
REVISIONS	



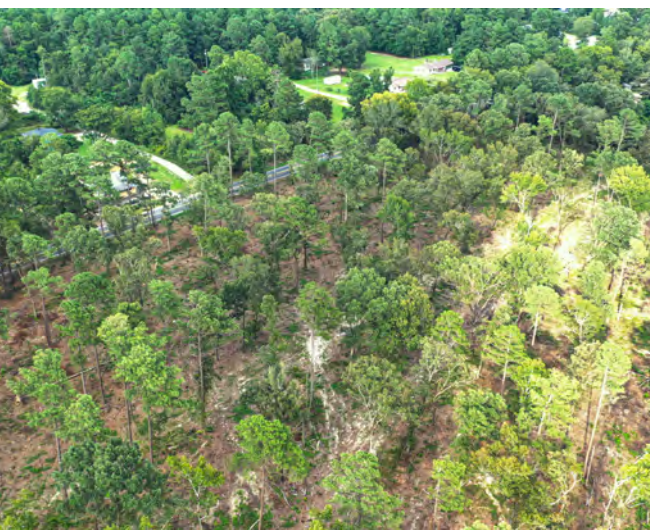
JOHN A. MCGILL
Land Surveyor
NPDES Monitor

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Fax: (706) 585-
E-mail: jmcgill@mcgillandassociates.com

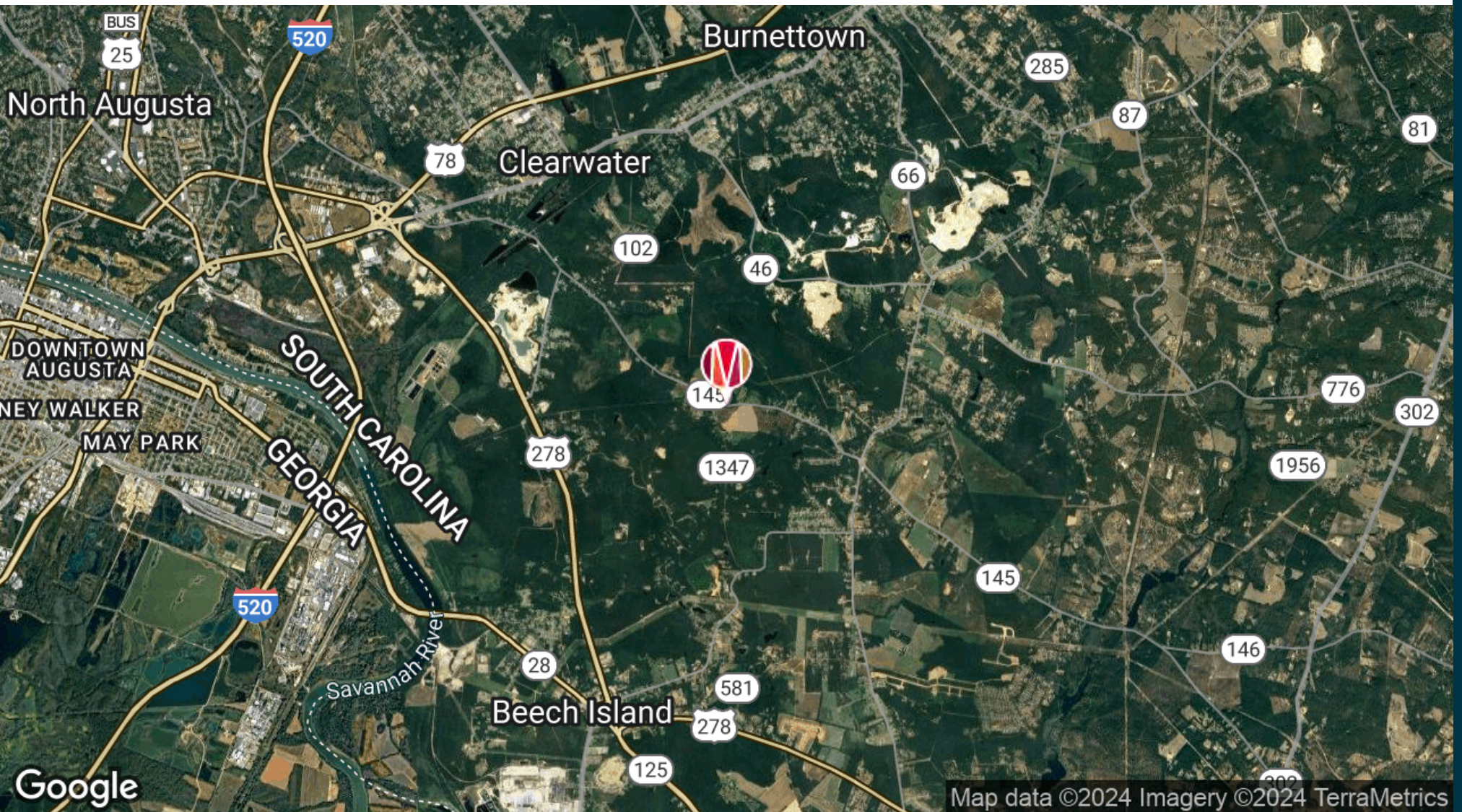


THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING CARLSON BRX7, TURNED BY A CARLSON BRX7, AND DISTANCES





LOCATION MAP

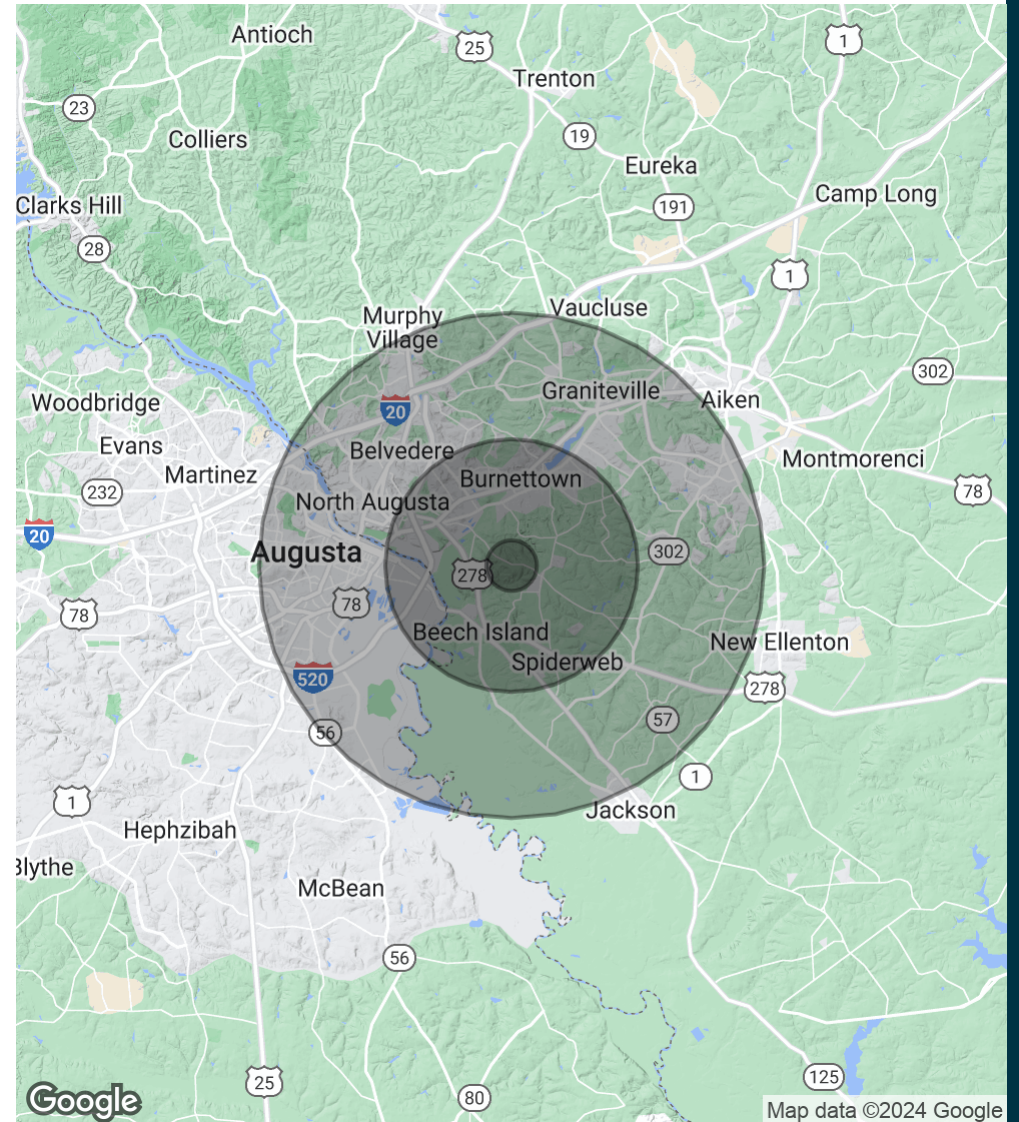


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	582	27,222	170,583
Average Age	45.1	36.4	39.3
Average Age (Male)	44.5	33.9	37.2
Average Age (Female)	56.8	39.2	41.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	301	12,043	79,065
# of Persons per HH	1.9	2.3	2.2
Average HH Income	\$35,132	\$42,454	\$55,847
Average House Value	\$86,196	\$115,736	\$147,747

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





MEYBOHM COMMERCIAL PROPERTIES

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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