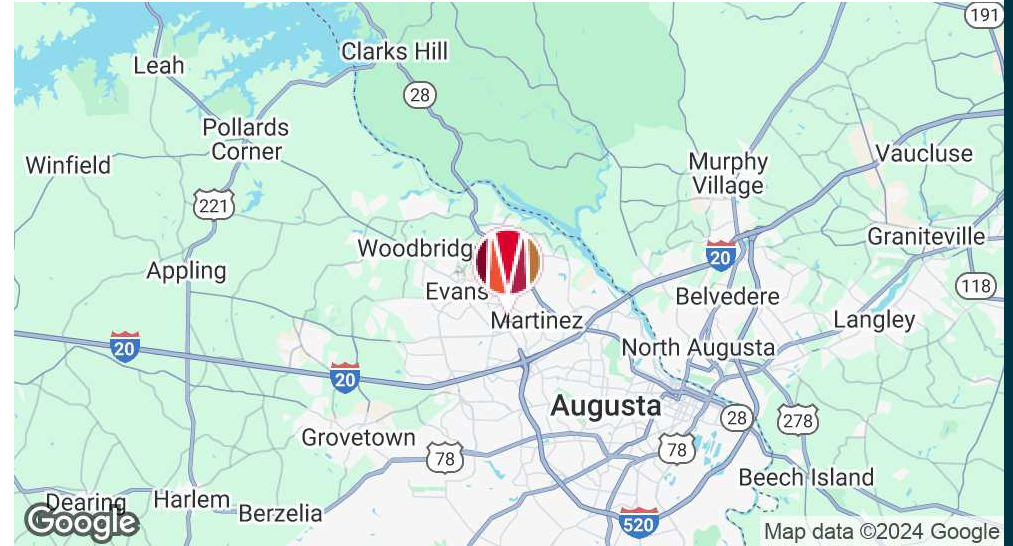


114 SHAW STREET, MARTINEZ GA 30907



OFFERING SUMMARY

Sale Price:	\$225,000
Lot Size:	3.68 Acres
Price/Acre:	\$61,141
Zoning:	Residential

- Residential or Commercial
- Includes Older 1,085 SF Home

PROPERTY OVERVIEW

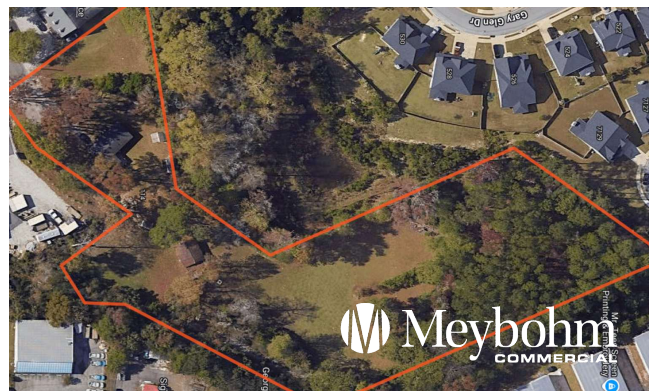
This is a unique property nestled in a convenient Martinez location with a small brick three bedroom, two bath residence and a large lot consisting of 3.68 acres. The house (built in 1958) and some of the detached buildings on the property were damaged during the recent Hurricane Helene. The family who owns the property are selling it “as is” giving a new buyer the chance to renovate or add-on to the house if desired. It is currently not livable and will require renovations. It was livable prior to the storm. Even with the unconventional shape of the lot, it is rare to have a property this size in Martinez. A new buyer wanting to use the property for more than a residence could seek to get it rezoned to S-1 provided the use is not too intense. To the northeast of the property is a single-family subdivision called Carrington and to the southwest is a commercial development including the Martinez post office. Come take a look at this unique opportunity.

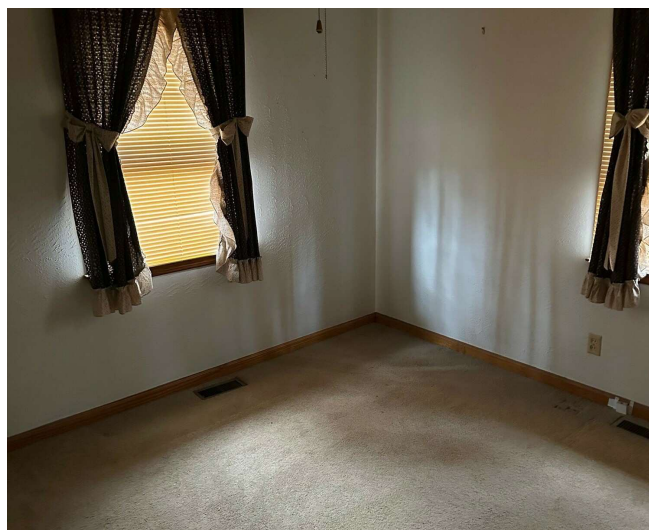
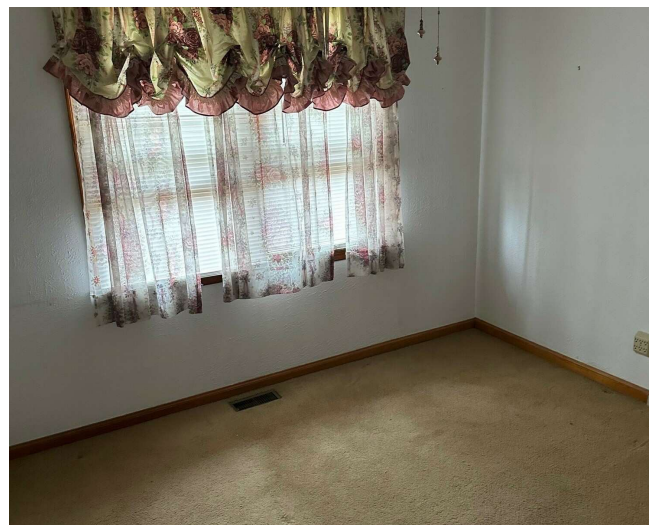
LOCATION OVERVIEW

This property is near the bustling intersection of Bobby Jones Expressway (I-520) and Washington Road, in Columbia County, and only 1.5 miles from Interstate-20. Just north of the city of Augusta, Martinez offers a perfect balance of peaceful suburban living and easy access to urban amenities. Enjoy the serene beauty of the Savannah River, just a short drive from the property, and explore nearby attractions such as the Augusta National Golf Club, home of the prestigious Masters Tournament. With top-rated schools, beautiful parks, and a thriving local community.

114 Shaw Street, Martinez GA 30907







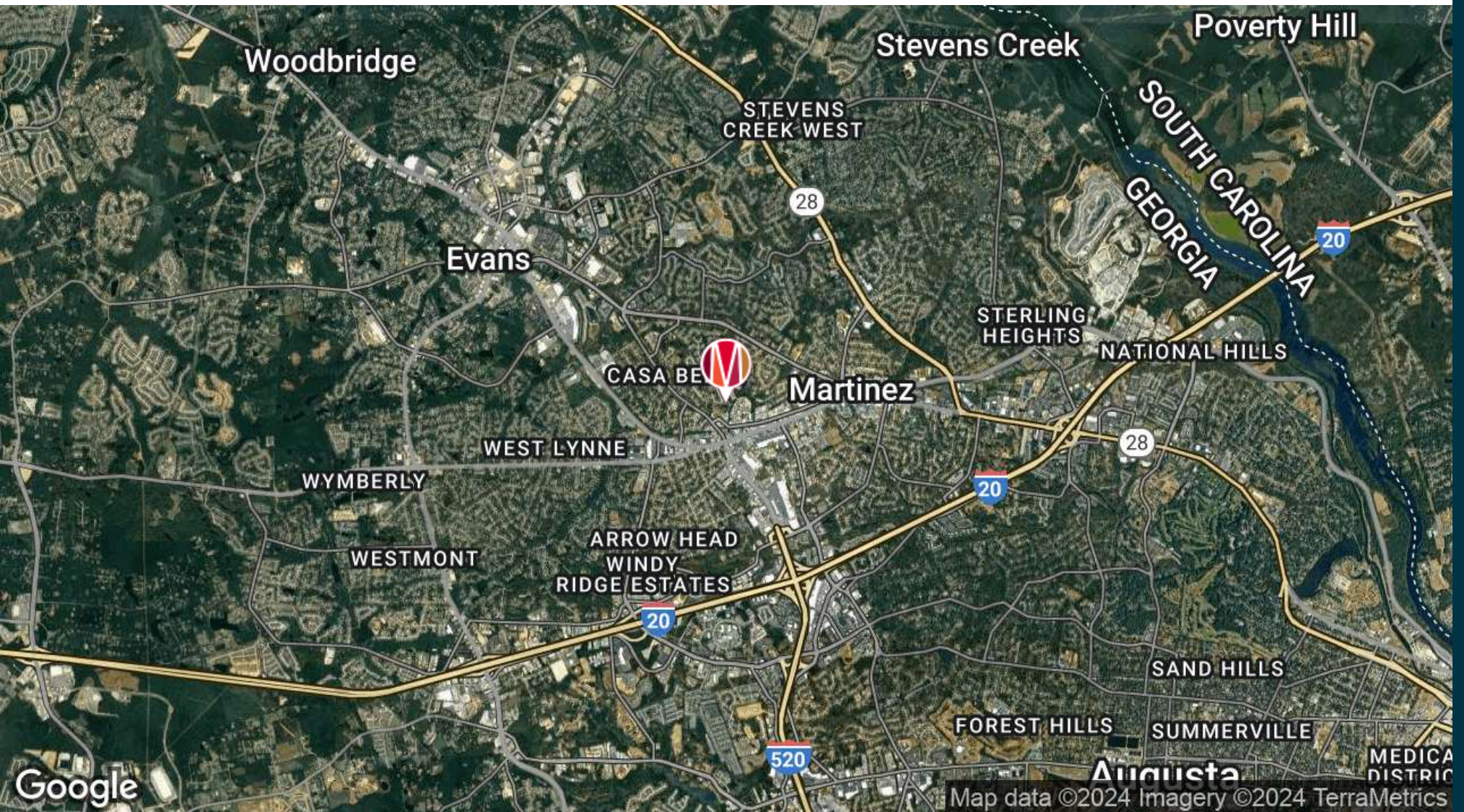
Sewer Map



RETAILER MAP



LOCATION MAP

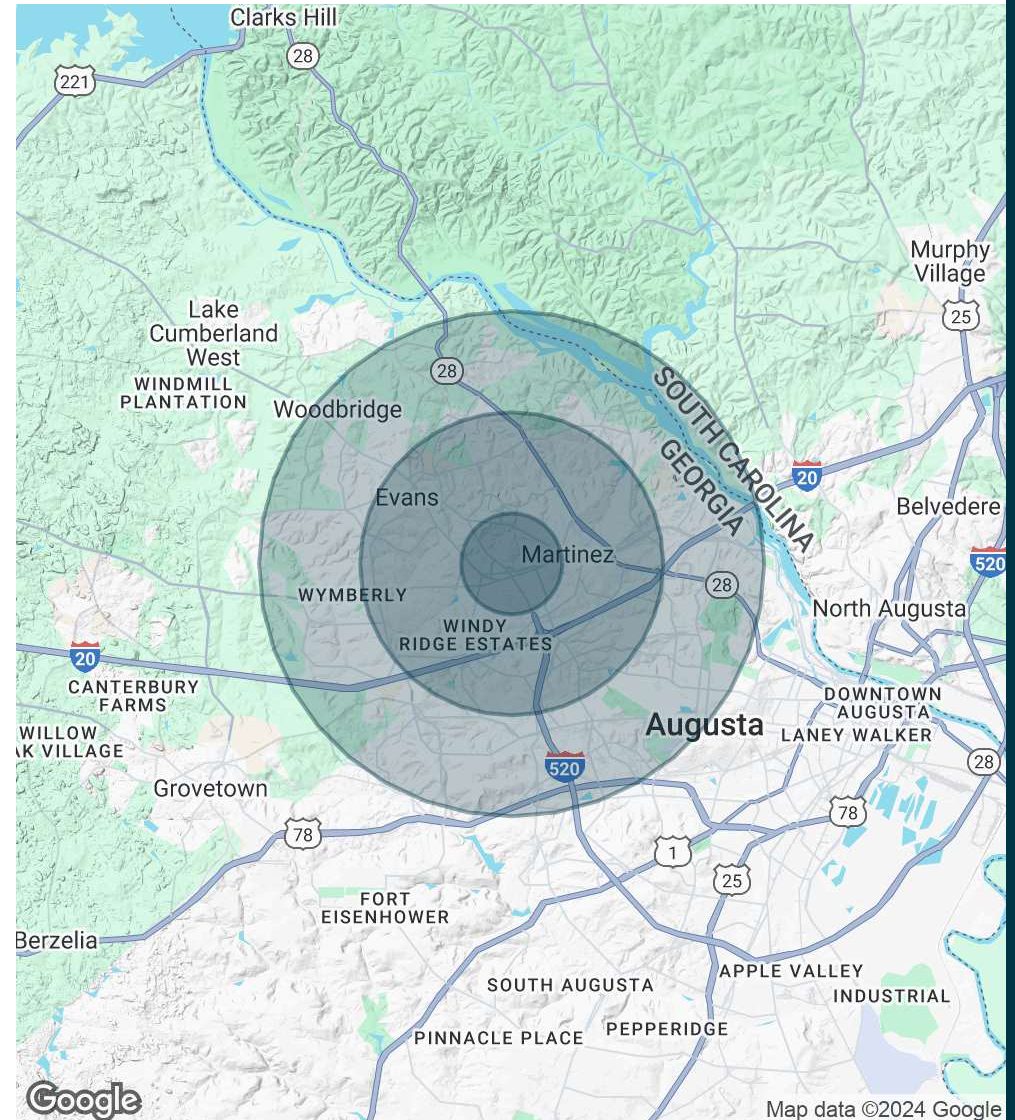


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,162	62,869	136,351
Average Age	39	41	41
Average Age (Male)	37	40	39
Average Age (Female)	41	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,838	26,822	57,207
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$92,633	\$111,756	\$111,336
Average House Value	\$221,418	\$280,594	\$291,545

Demographics data derived from AlphaMap





DEAN NEWMAN

Vice President, Associate Broker

Dnewman@Meybohm.Com

Cell: 706.339.4379

PROFESSIONAL BACKGROUND

After receiving a degree in Business Administration - Marketing from Augusta College, Dean joined Club Car, a world-wide golf car and utility vehicle manufacturer where he held positions in sales and sales management for approximately 20 years. He then spent 5 years as Vice President of Development for the Alliance Defending Freedom where he focused on major donor development. In January 2005, he joined Meybohm Commercial Properties where he is currently Vice President/Associate Broker and focuses most of his attention on the Aiken, South Carolina market. He is also a licensed real estate instructor since 2015. Dean is an active member of Abilene Baptist Church where he has served in numerous capacities over 35 years. He and his wife have two adult children who are each married and five grandchildren.

EDUCATION

BBA - Marketing from Augusta College

MEMBERSHIPS & AFFILIATIONS

Aiken Board of Realtors

GA #281453 // SC #49942

MEYBOHM COMMERCIAL PROPERTIES

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