

FOR SALE

18.57 Acres for Development

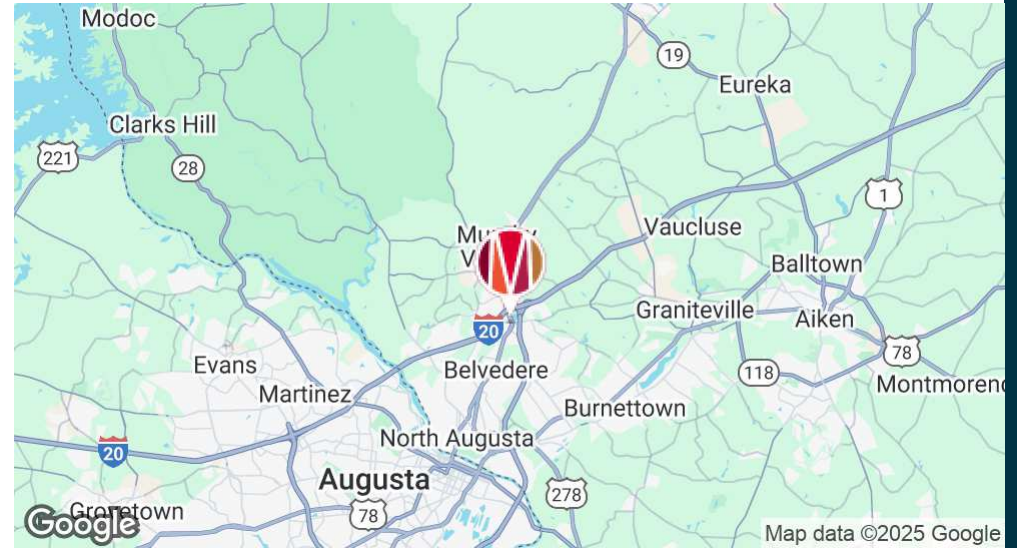
Ascauga Lake Road and
Edgefield Road

North Augusta, SC 29841

VIEW
PROPERTY
OVERVIEW
VIDEO



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,600,000
Lot Size:	18.57 Acres
Price/Acre:	\$193,861
Zoning:	General Commercial (GC)

PROPERTY HIGHLIGHTS

- Zoned GC General Commercial
- Traffic is excellent with 28k ADT on Hwy 25 and 45k ADT on I-20
- Near Two Interstate Interchanges (I-20 and I-520)
- Water & Sewer Available
- In the City of North Augusta SC

18.57 ACRES FOR SALE

Edgefield Road @ Ascauga Lake Rd, near I-20, North Augusta SC
Zoned General Commercial - Water & Sewer Available



45,000
VPD



28,000
VPD



18.57
acres



Ascauga Lake Rd



Edgefield Rd



Connector to
I-520



PROPERTY DESCRIPTION

18.57 ACRES FOR SALE

Edgefield Road @ Ascauga Lake Rd, near I-20, North Augusta SC
Zoned General Commercial - Water & Sewer Available



PROPERTY DESCRIPTION

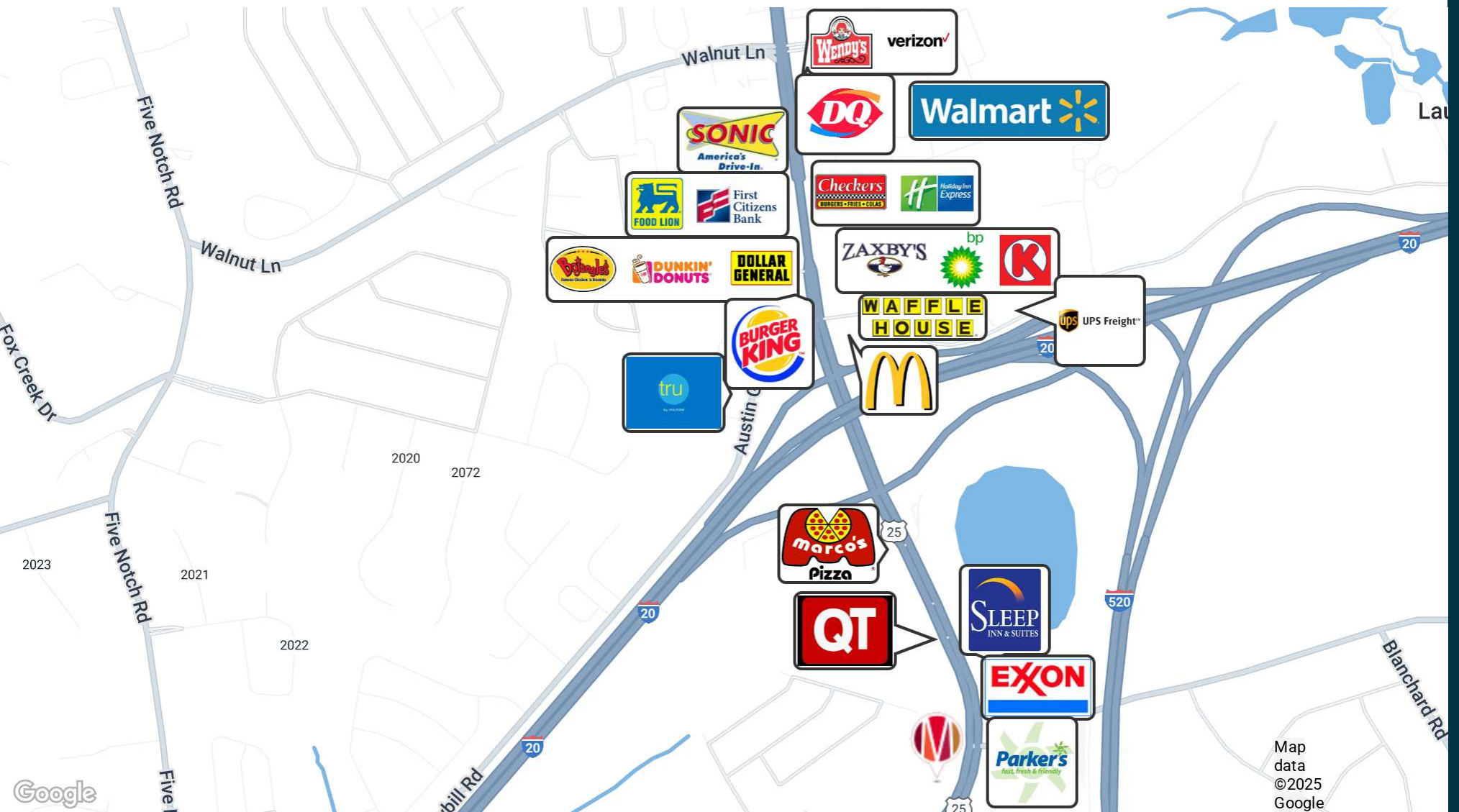
Meybohm Commercial is pleased to exclusively present this level 18.57 acre commercial tract that reaches two busy signalized intersections. Located in the Sweetwater trade area of North Augusta near the Exit 5 intersection of I-20 and Hwy 25 on the south side, the property has outstanding visibility and development potential. Traffic counts are excellent - approximately 45,000 cars daily on I-20 and 28,000 on Hwy 25. The site is well-positioned for retail, professional, and multi-family development. New Parker's Kitchen just built across the street. The property has recently been improved: annexed into the City of North Augusta, New Zoning (General Commercial), Water & Sewer is available, Soil & Phase I Engineering Studies are complete. The property is in the Sweetwater trade area of North Augusta, just across I-20 from Sweetwater, a mixed-use, master-planned community, which includes Sweetwater Square - a retail center with Walmart Supercenter, Holiday Inn Express, State Farm, GNC, Verizon, many others, and nearby University Hospital Prompt Care and SRP Federal Credit Union's headquarters. Surrounding growth includes hundreds of new residential rooftops and a brand new elementary and middle school, along with several new neighborhoods, retail, and recreational amenities.

5 minutes away at Exit 11, heading towards Columbia, SC, are Sage Valley Golf Club, Sage Mill Industrial Park with Bridgestone's world flagship plant and Rolls-Royce diesel powerplant production, and several new neighborhoods under construction. This property benefits from daily commute traffic heading to and from downtown Augusta, South Augusta industrial corridor employers, and Fort Gordon / Columbia County. It is just minutes from downtown employment centers like Unisys, the new Cyber Range, Augusta Cyber Works, Medac, Augusta University, Piedmont Augusta Hospital, and much more.

LOCATION DESCRIPTION

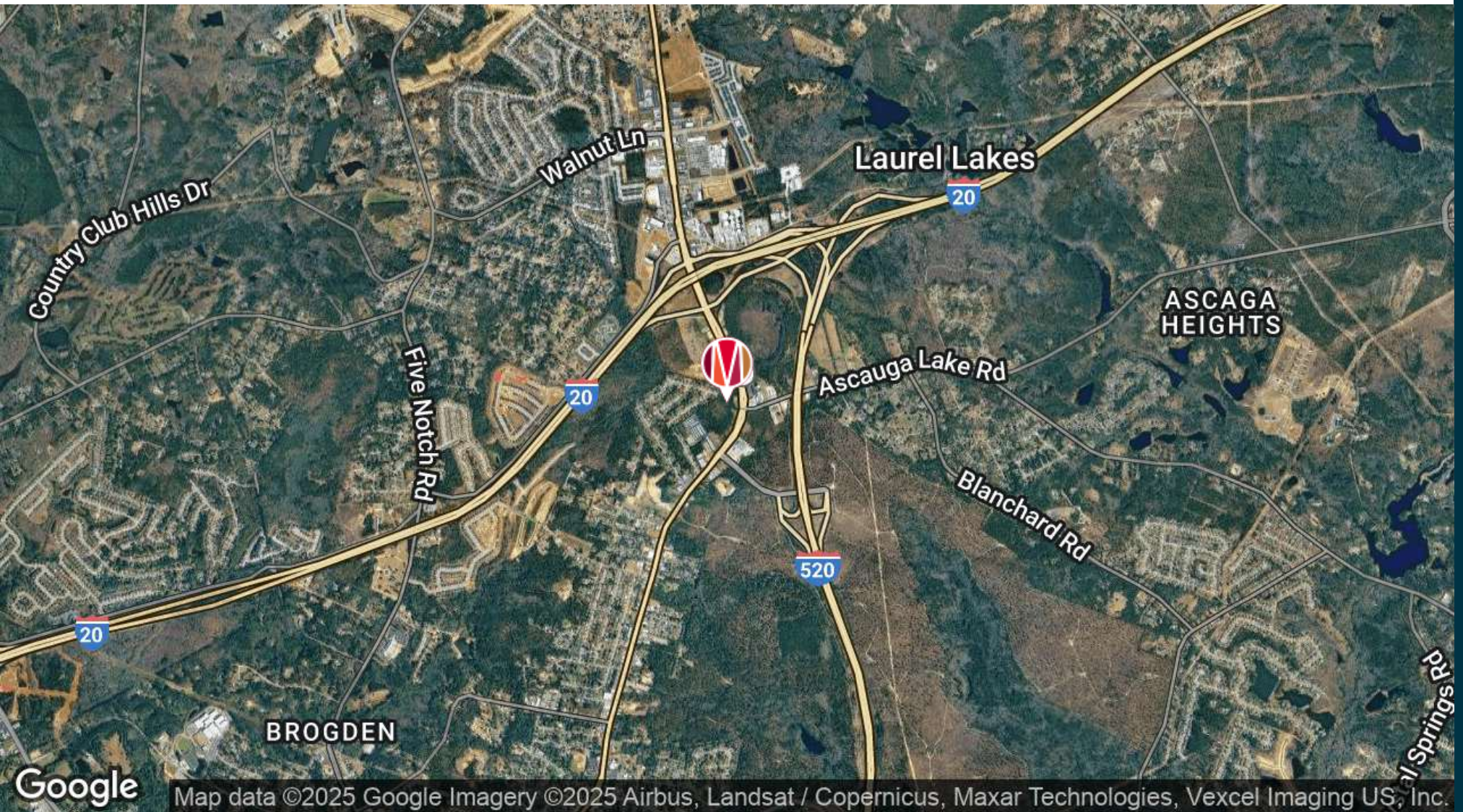
This property is located at a booming exit in North Augusta where I-20 and I-520 meet and across I-20 from Sweetwater - a 300-acre master-planned development in North Augusta, South Carolina on Hwy 25 just off Exit 5 of I-20. This area has seen a large amount of continuous growth over the last 10

RETAILER MAP





LOCATION MAP

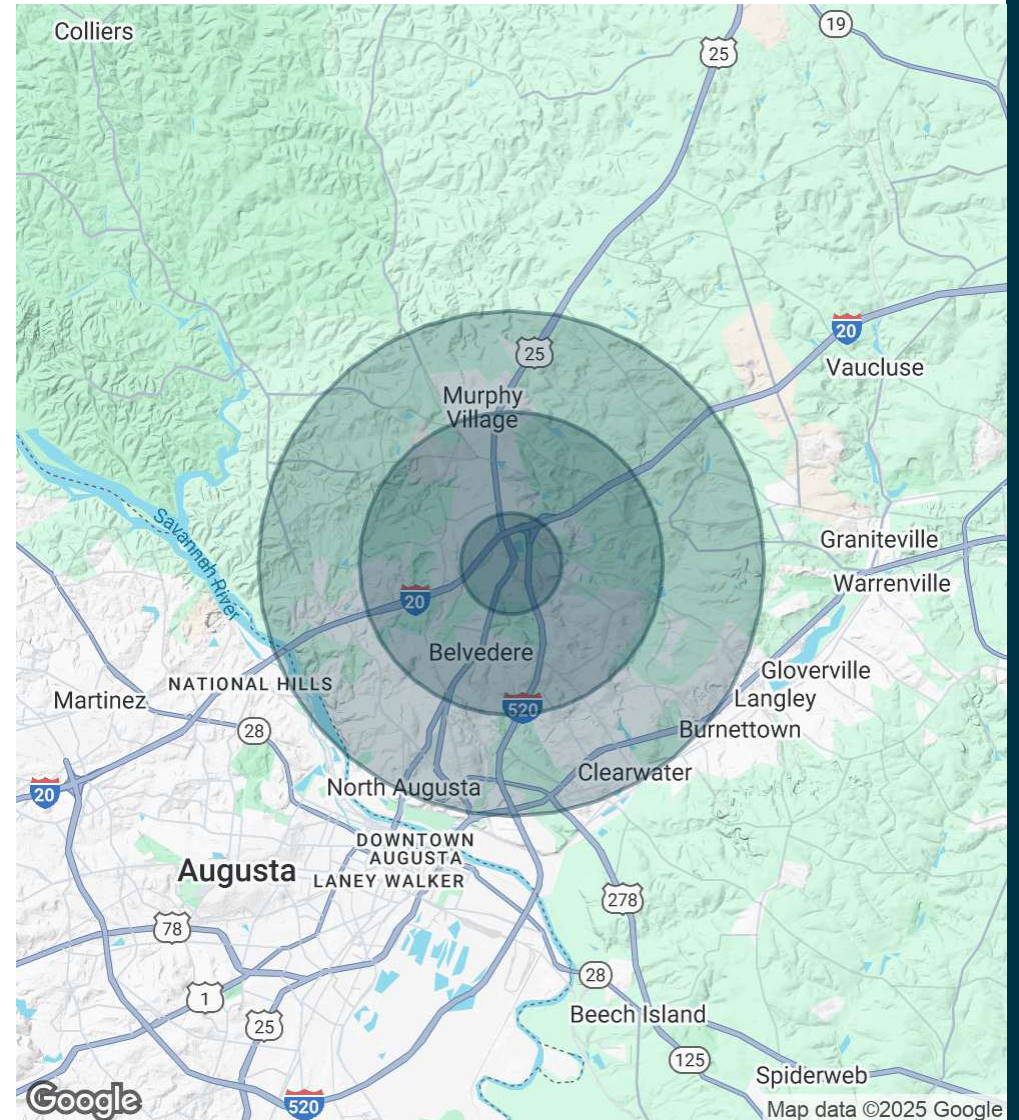


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,170	24,060	53,958
Average Age	44	41	41
Average Age (Male)	42	40	40
Average Age (Female)	46	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	901	9,446	21,759
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$85,316	\$97,783	\$92,439
Average House Value	\$231,106	\$245,928	\$241,749

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



TEAM PAGE

TRAVIS REED, CCIM



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. In 1996 he was chosen Georgia Outstanding Logger of the Year, in 1998 Regional Outstanding Logger and in 2000 Travis was awarded the National Outstanding Logger Award by the Forest Resources Association. 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, sporting clays and bird hunting.

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KAREN DALY



PROFESSIONAL BACKGROUND

Karen is passionate about bringing people and their business' together with properties that fit their needs and goals. As a Vice President and Associate Broker at Meybohm Commercial Properties, Karen works with Buyers and Sellers as well as Tenants and Landlords for office, retail, warehouse/industrial, and land/development in Aiken, South Carolina. Karen achieved the Meybohm President's Award in 2019, 2020, 2021 & 2023 as well as the Chairman's Award in 2022. She is a native of Toronto, Canada, and moved to Aiken in 1997 to follow her equestrian pursuits. After graduating in 1991 with a BFA in Graphic Design from York University, Karen traveled extensively and worked in the hospitality industry, combined with her equestrian skills, but eventually returned to advertising and marketing. Karen currently serves on several boards including the Aiken Association of Realtors, Board of Zoning Appeals (City of Aiken), and the Aiken Corporation and previously served on the Board for the United Way of Aiken County.

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