

FOR SALE

4 Residential Lots
Hephzibah Church Rd &
Loco Church Rd

Lincolnton, GA 30817

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$406,600
Total Size:	24.65 Acres
Price/Acre:	\$16,495
Zoning:	A-1 (Agricultural - per Lincoln County)

- Lot 1 = 6.76 acres for \$108,160
- Lot 2 = 5.6 acres for \$89,600
- Lot 3 = 6.1 acres for \$109,800
- Lot 4 = 6.19 acres for \$99,040

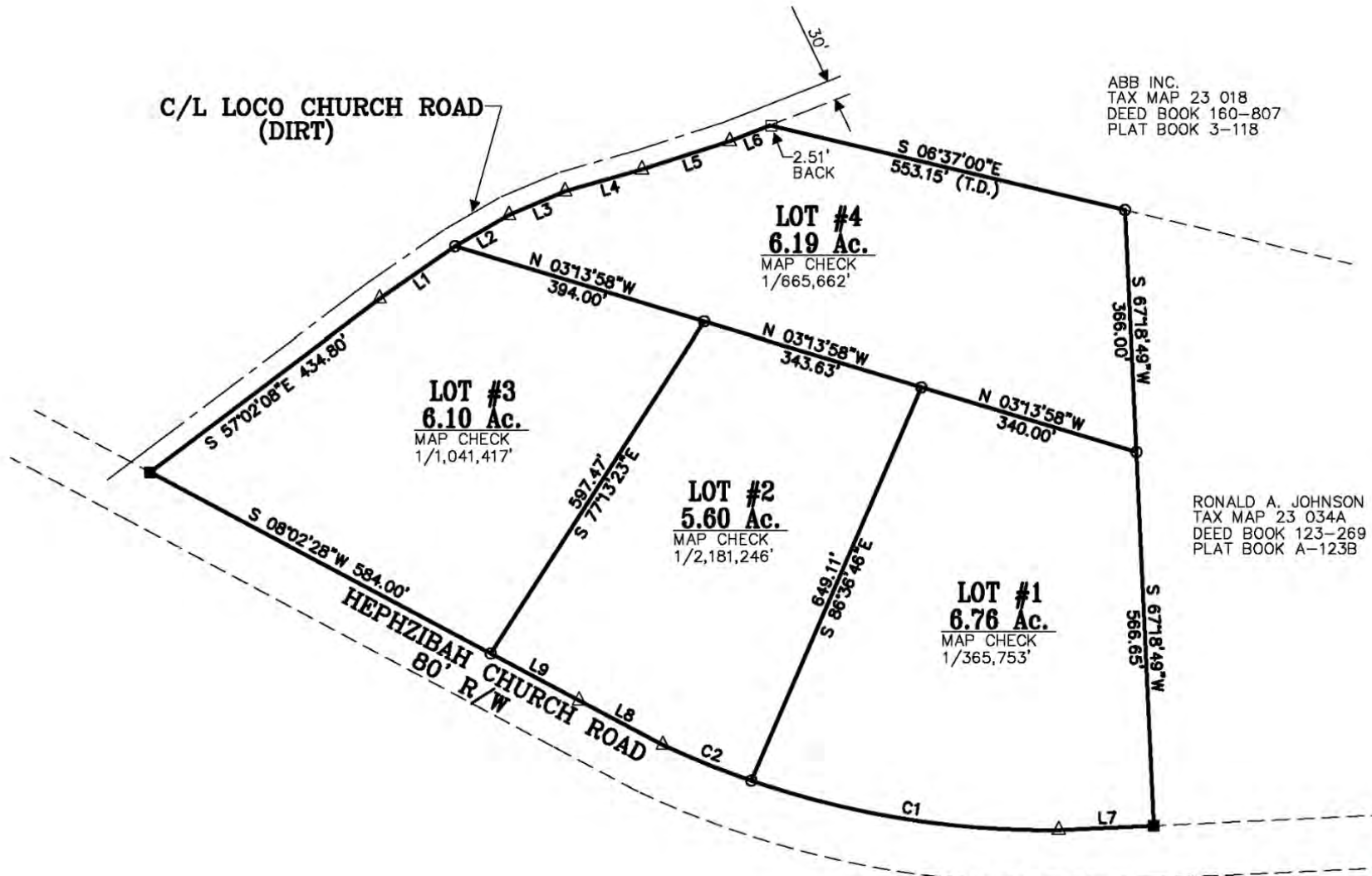
PROPERTY OVERVIEW

Presenting Four Large Wooded Residential Lots that can be purchased individually, or all together. Heavily Treed and Relatively Level, these lots will be easy to build homes on, and the area provides for a Quiet, Serene, Country Living Experience, in a Small Town Atmosphere. Lake Thurmond, boasting twelve thousand miles of shore line, is just a few miles away offering premier fishing and boating. Each lot will need a well and septic system. Zoned A-1 Agricultural (per Lincoln County) with a Rolling Terrain. Parcel # 23 034B.

LOCATION OVERVIEW

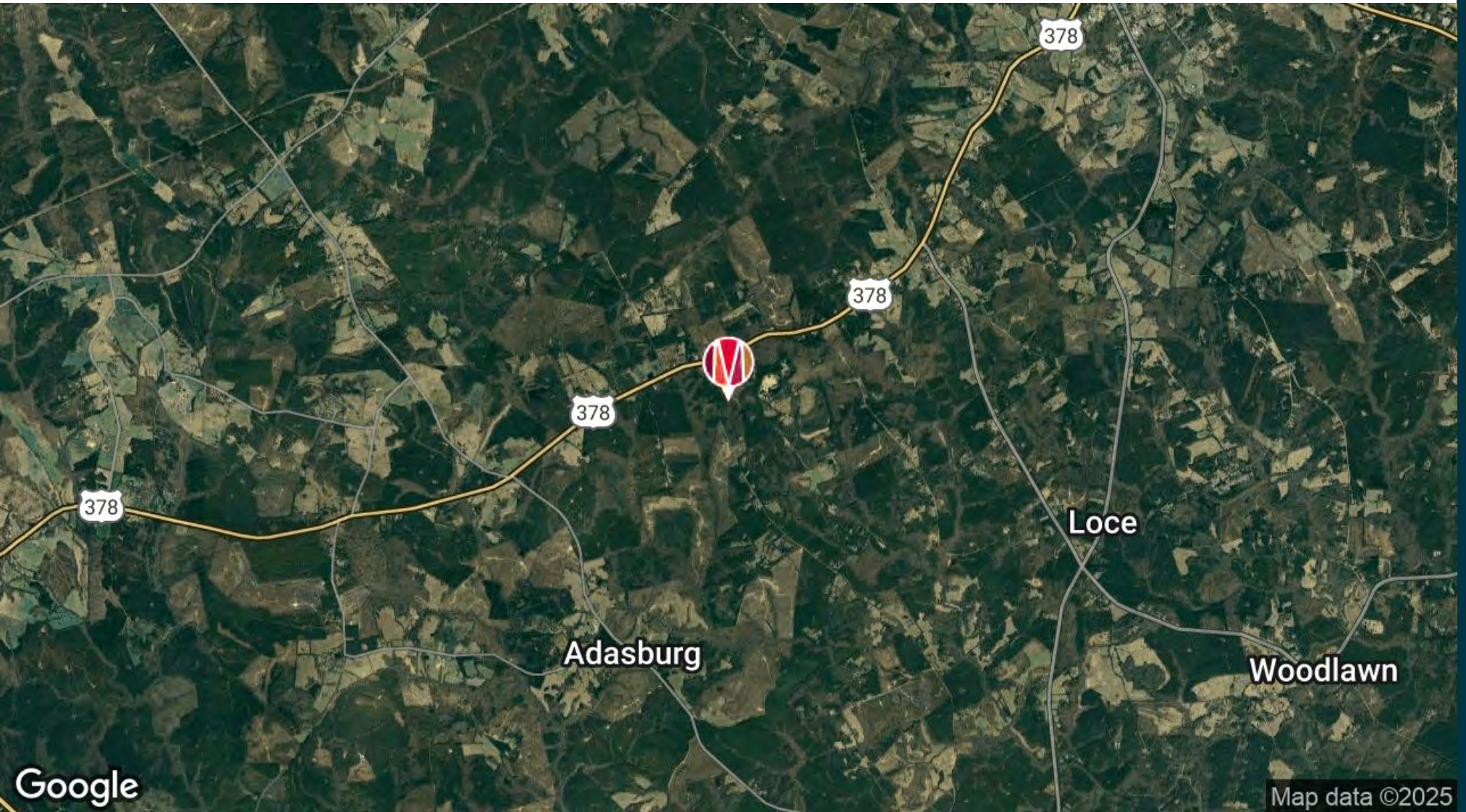
These four large wooded lots are located in Lincoln county, just south of Highway 378 at the intersection of Hephzibah Church Road and Loco Church Road. They are at the foot of Graves Mountain, which is accessible and open (twice a year) for mineral collecting by individuals, universities, and gem & mineral societies. A short 5 miles from downtown Lincoln, 12 miles east of Washington GA, and only 20 minutes from Interstate-20.

PLAT





LOCATION MAP

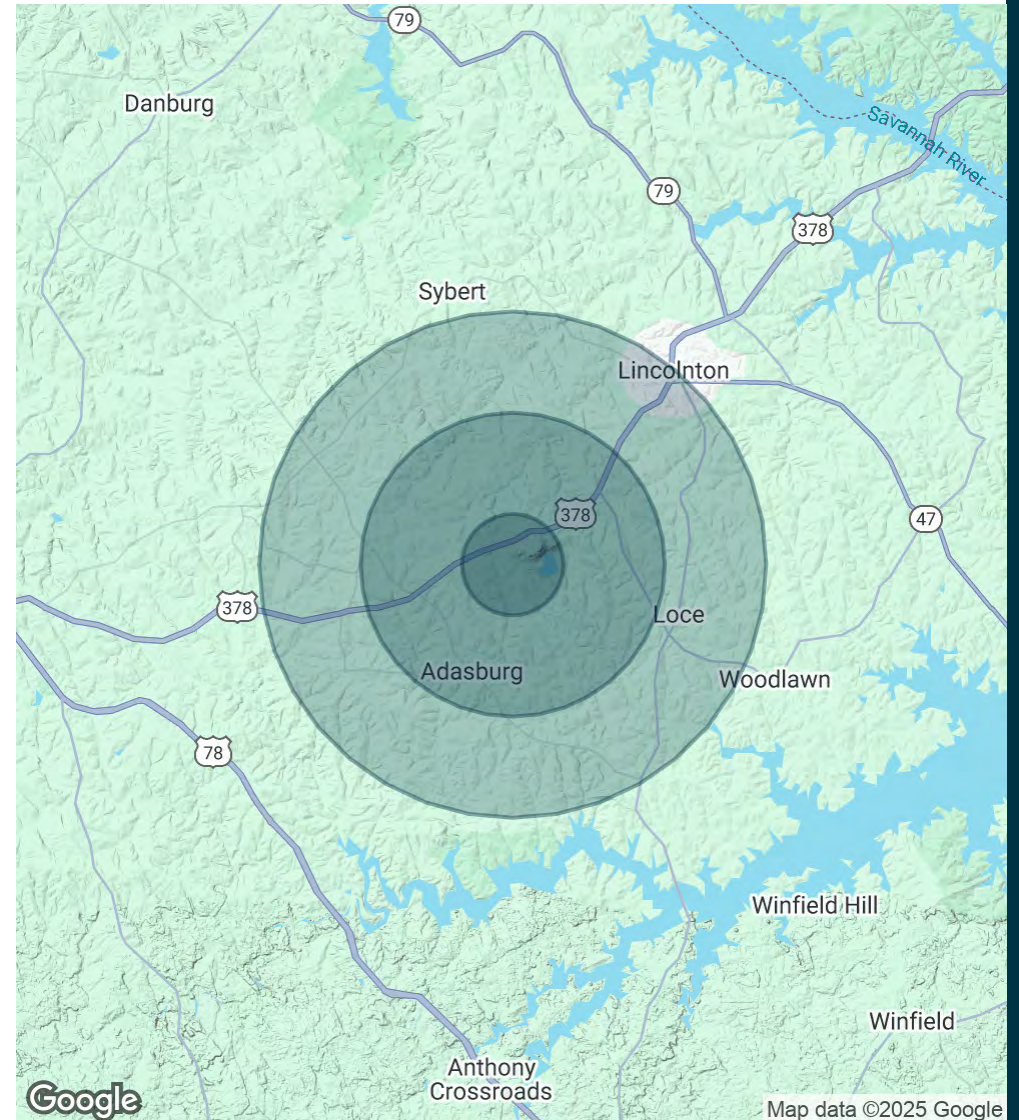


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	96	774	3,005
Average Age	44	45	44
Average Age (Male)	43	43	43
Average Age (Female)	45	45	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	40	323	1,264
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$70,079	\$71,397	\$68,557
Average House Value	\$301,563	\$277,816	\$317,298

Demographics data derived from AlphaMap





TRAVIS REED, CCIM

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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.

EDUCATION

BS in Forest Services, University of Georgia

MEMBERSHIPS & AFFILIATIONS

CCIM

GA #302716 // SC #67337

MEYBOHM COMMERCIAL PROPERTIES

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