

Water
Plant
closed

FOR SALE

Harrison Rd Development Land

Harrison Rd, Thomson, GA 30824

7.45 AC



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$80,000
Lot Size:	7.45 Acres
Price/Acre:	\$10,738
Zoning:	R-2 (McDuffie County)

- Excellent Traffic: 8,000 Vehicles Per Day
- Outstanding Visibility
- 7.45 AC
- Zoning: R-2, Potential Commercial Zoning

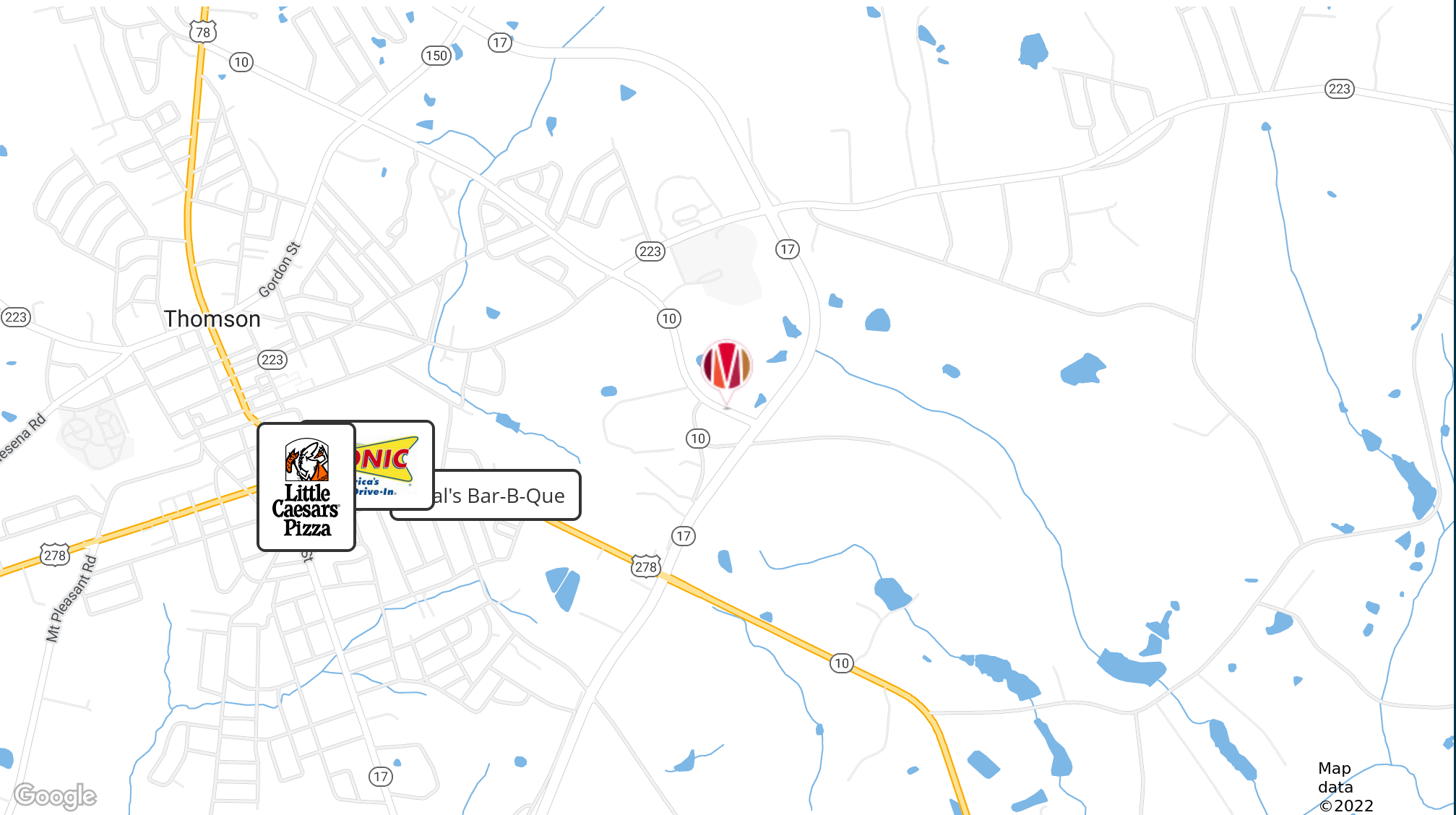
PROPERTY OVERVIEW

Meybohm Commercial Properties is proud to exclusively present this desirable 7.45 Acre development site on Harrison Rd and the Thomson Bypass, in the vibrant community of Thomson, Ga. This tract would be ideal for multifamily, residential home, or a variety of commercial uses. This property has the potential to be rezoned commercial and includes over 367 feet of road frontage. Located on the Thomson Bypass, one of the area's primary thoroughfares, where the property sees around 8,000 vehicles per day of traffic. Water and sewer is also located towards the rear of the property.

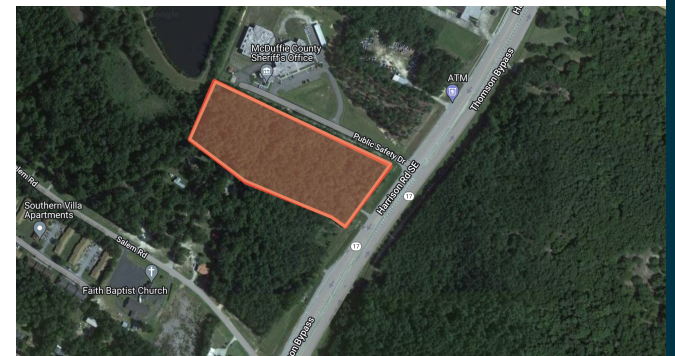
LOCATION OVERVIEW

Located on Highway 78 Bypass and Harrison Rd in Thomson, Ga. Allowing easy access to Augusta Hwy and Wrens Hwy.

RETAILER MAP



ADDITIONAL PHOTOS





McDuffie County Sheriff's Office

7.45 AC

ATM

Harrison Rd SE

Thomson Bypass

Public Safety Dr

Harrison Rd SE

Salem Rd



Baptist Church



Meybohm
COMMERCIAL

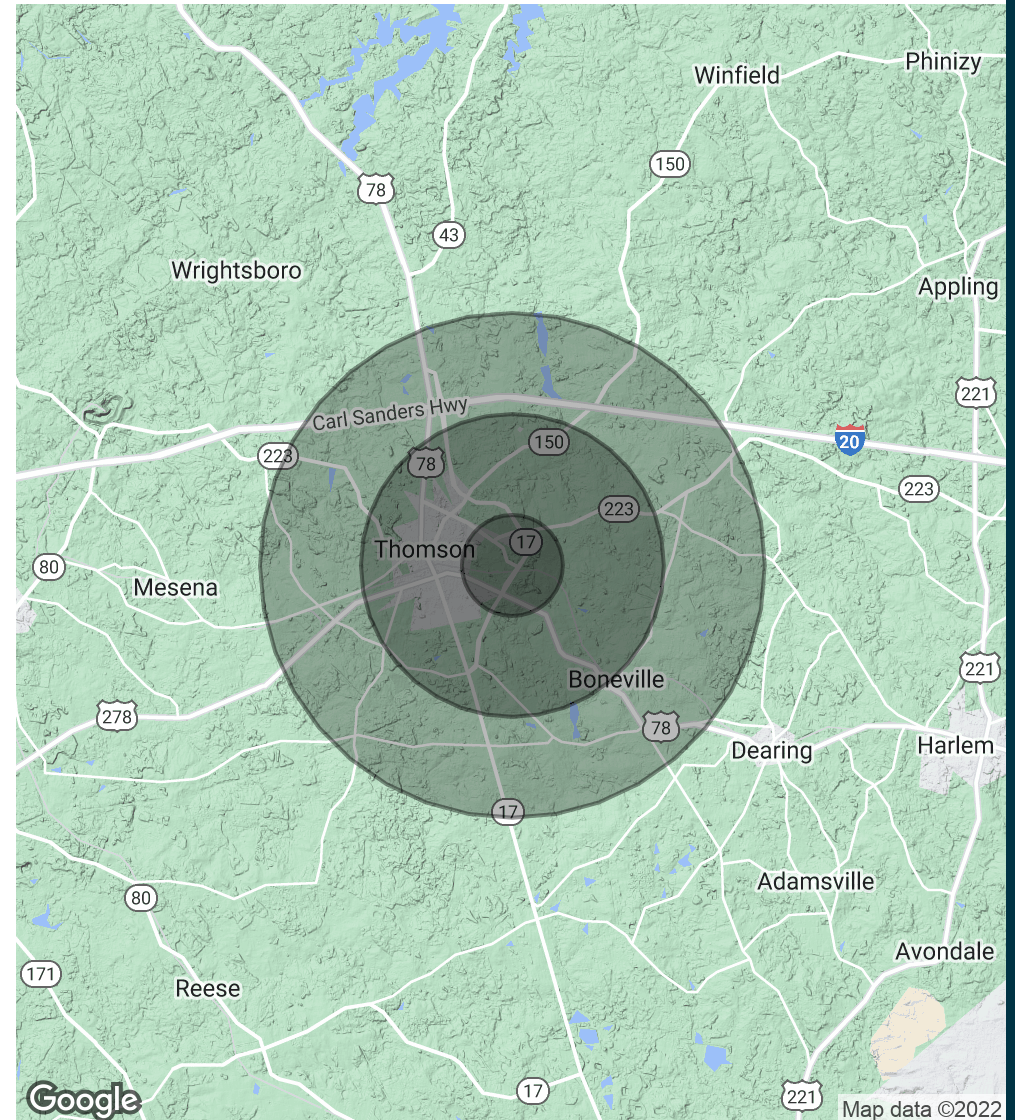


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,027	8,136	13,586
Average Age	28.4	33.8	36.3
Average Age (Male)	27.9	31.0	34.9
Average Age (Female)	32.1	37.5	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	369	3,528	5,948
# of Persons per HH	2.8	2.3	2.3
Average HH Income	\$43,969	\$47,475	\$49,979
Average House Value	\$110,605	\$110,731	\$120,122

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





MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com

CHARLIE MOYE

Sales Agent

Cmoye@Meybohm.Com

Cell: 706.832.1726

PROFESSIONAL BACKGROUND

After 15 years in outside sales and sales management, Charlie is excited to continue his career in Commercial Real Estate. Growing up in the Thomson and Augusta area, he wants to help see our local businesses succeed and grow in this market and help bring new opportunities to our area. He also looks forward to working with investors and those looking to make land acquisitions for personal or professional use. In his spare time, Charlie likes to spend time with his wife and 2 boys outside, visiting the beach, hunting, and playing golf.

EDUCATION

BA of Science
Georgia Southern University 2006

MEMBERSHIPS & AFFILIATIONS

CCIM Candidate Member
ICSC
GAAR

GA #418771 // SC #128571