

FOR SALE

1.29 Acres

**4949 Wrightsboro Road
Grovetown, GA 30813**

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$650,000

PROPERTY OVERVIEW

Meybohm Commercial Properties is pleased to exclusively represent this corner site located on busy thoroughfare just outside the city limits of Grovetown, Georgia. The site contains 1.29 acres and is situated on the corner of John Deere Parkway and Wrightsboro Road. Currently zoned R-1 (Residential) per Columbia County Planning and Zoning, but located next to M-1, P-1 and C-1 zoning. Great traffic counts and visibility.

LOCATION OVERVIEW

Located on Wrightsboro Road in Grovetown, Georgia at the signalized intersection of John Deere Parkway and Wrightsboro Road. Close to Fort Gordon and rapidly growing Gateway area.

PROPERTY HIGHLIGHTS

- 1.29 Corner Property
- Great Visibility
- Approximately 12,000 VPD

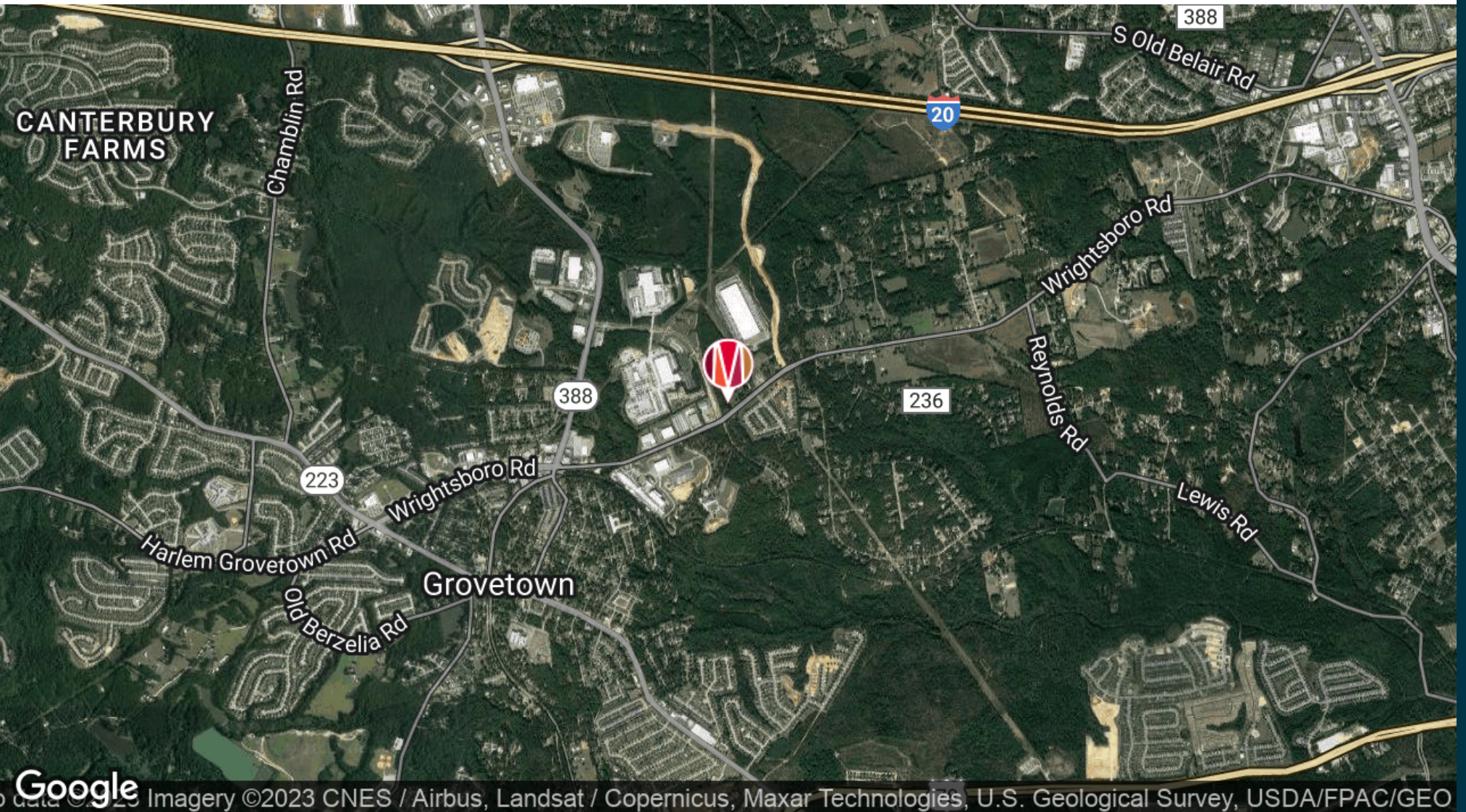
ADDITIONAL PHOTOS



RETAILER MAP



LOCATION MAP

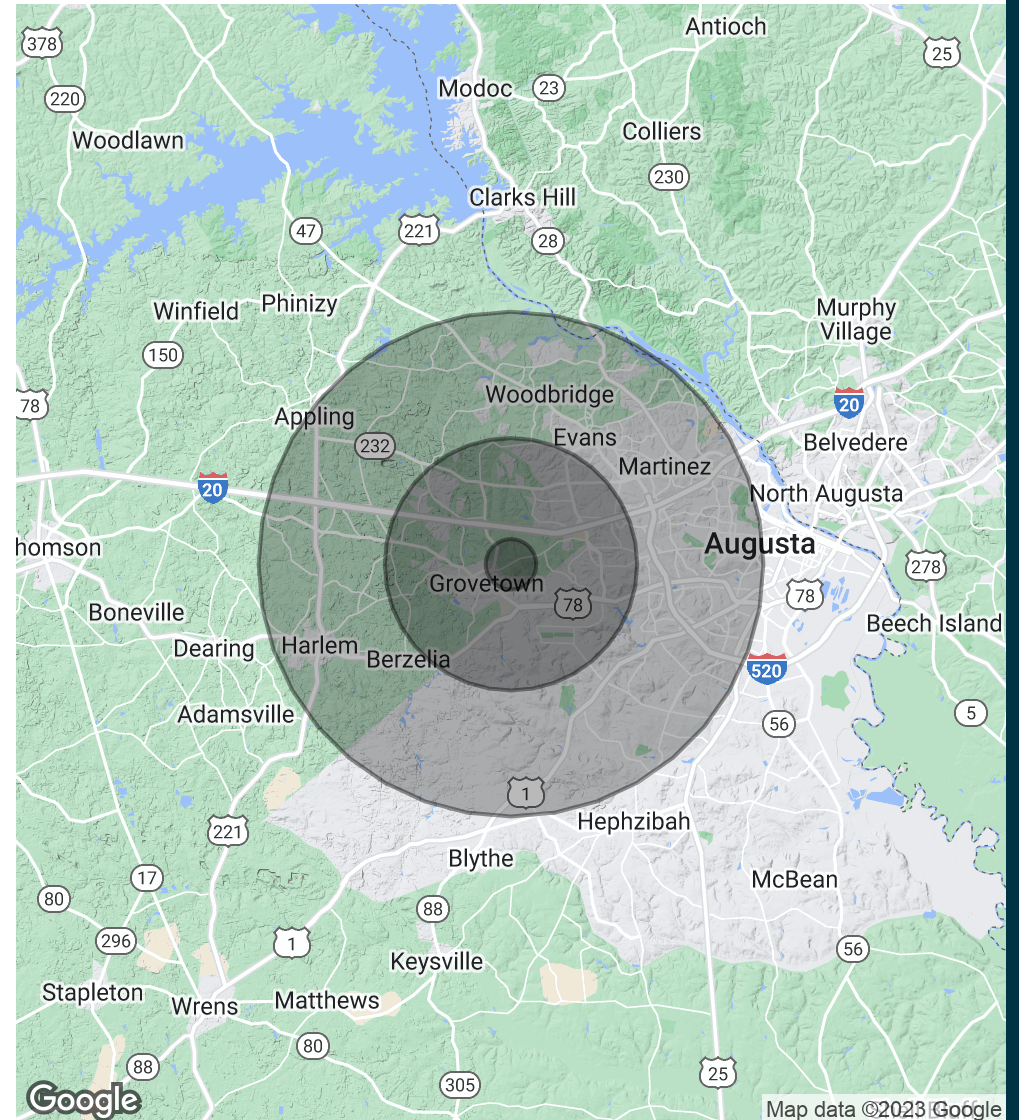


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,278	55,808	226,741
Average Age	30.3	33.8	35.0
Average Age (Male)	29.7	33.5	34.0
Average Age (Female)	32.7	34.9	36.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	863	20,007	81,517
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$52,969	\$66,382	\$68,001
Average House Value	\$130,383	\$161,960	\$184,675

* Demographic data derived from 2020 ACS - US Census





**MEYBOHM COMMERCIAL
PROPERTIES**

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DAVID HOGG

Vice President, Associate Broker

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PROFESSIONAL BACKGROUND

David Hogg, Jr. is a native Augustan and holds a Bachelor of Arts Degree in Criminal Justice from Roanoke College in Salem, Virginia. David began his career with Trust Company Bank in Atlanta, known today as SunTrust. He later joined Georgia Bank and Trust Company in Augusta. His banking career spanned 20 years and throughout his career in banking, David focused on lending, private banking, trust, investment and asset management to clients who owned and managed their own commercial real estate portfolios.

David serves as an Associate Broker for Meybohm Commercial Properties and he specializes in commercial sales and leasing. David is an active member of Trinity on the Hill United Methodist Church, serving on the Board of Trustees. David is a Paul Harris Fellow, awarded by Rotary International Foundation and currently serves as a Trustee of the Tuttle-Newton Home, Inc. and The University Healthcare Foundation. David also serves in an appointed position, as the Chairman of the Augusta Richmond County Riverfront Development Review Board. David is married to Leigh Ann and has four children.

EDUCATION

B.A. Roanoke College Salem, Virginia 1994

GA #365568 // SC #94322