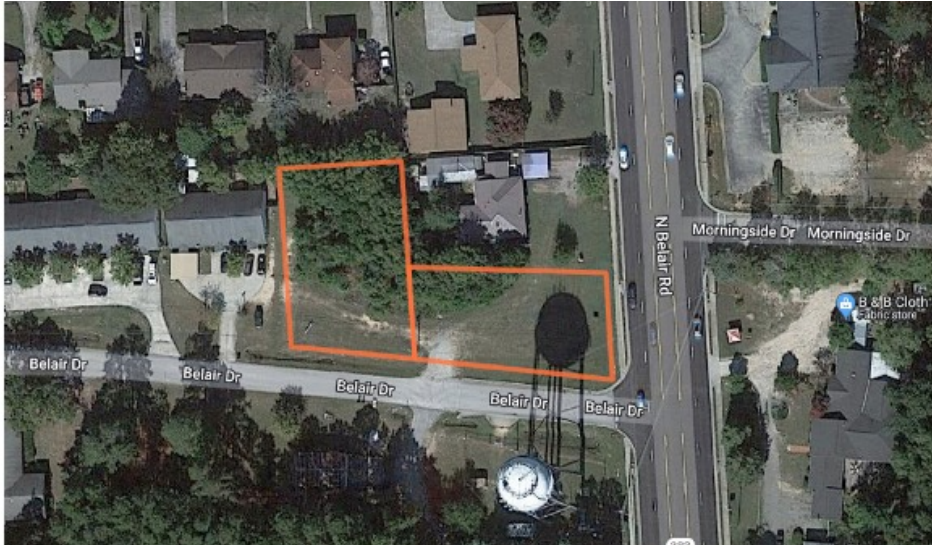


FOR SALE

0.64 Acre

222 N. Belair Road
Evans, GA 30809

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$200,000

PROPERTY OVERVIEW

Meybohm Commercial Properties is pleased to exclusively represent this development site in rapidly growing Evans, Georgia. The site consists of .64 acres in two parcels. Zoning is PDD (Planned Development District) per Columbia County Planning and Zoning. High traffic counts and good visibility on this site. Evans, GA was voted the "Best Place to Live" by Money in 2020: <https://money.com/evans-georgia-best-places-to-live-2020/>

LOCATION OVERVIEW

Located on North Belair Road between Columbia Road and Cox Road in Evans, Georgia. This site is minutes from downtown Evans and close to Fort Gordon as well as downtown Augusta.

PROPERTY HIGHLIGHTS

- 0.64 Acres
- Rapidly Growing Area
- Almost 32,000 VPD



222 N Belair Rd

0.64
acre

32,000
VPD

N Belair Rd



PDD (Planned Development District) Fact Sheet

Purpose

To provide an orderly transition for inadequately buffered single family residential development along arterial streets from areas of commercial development.

Allowed Uses

- Institutional residential (up to 18 residents)
- Nonprofit club or lodge
- Museum, library
- Nonprofit service organization
- Adult care center (fewer than 7 adults)
- School of the arts
- Medical offices
- Professional offices
- Personal services
- On site parking

Limited Uses

- Minor utilities
- Day care center (fewer than 7 children)
- Gym/health spa/yoga studio
- Commercial parking
- Title loans/check cashing



Conditional Uses

(Must contact the Planning Department for an application)

- Hospice
- Institutional residential (more than 18 residents)
- College/university
- Place of worship
- School, private or special
- Day care center (7 or more children)
- Special event facility
- Call center
- Radio/TV station/recording studio
- Trade/vocational/business school
- Animal care (outdoor)
- Massage and tattoo

Lot Requirements

Minimum Lot Size: 30,000 square feet
Minimum Lot Frontage: 150 feet

Minimum Front Setback: 125 feet from an arterial street
(measured from street centerline) 90 feet from a collector road
55 feet from all other streets
40 feet from a service drive
(measured from property line)

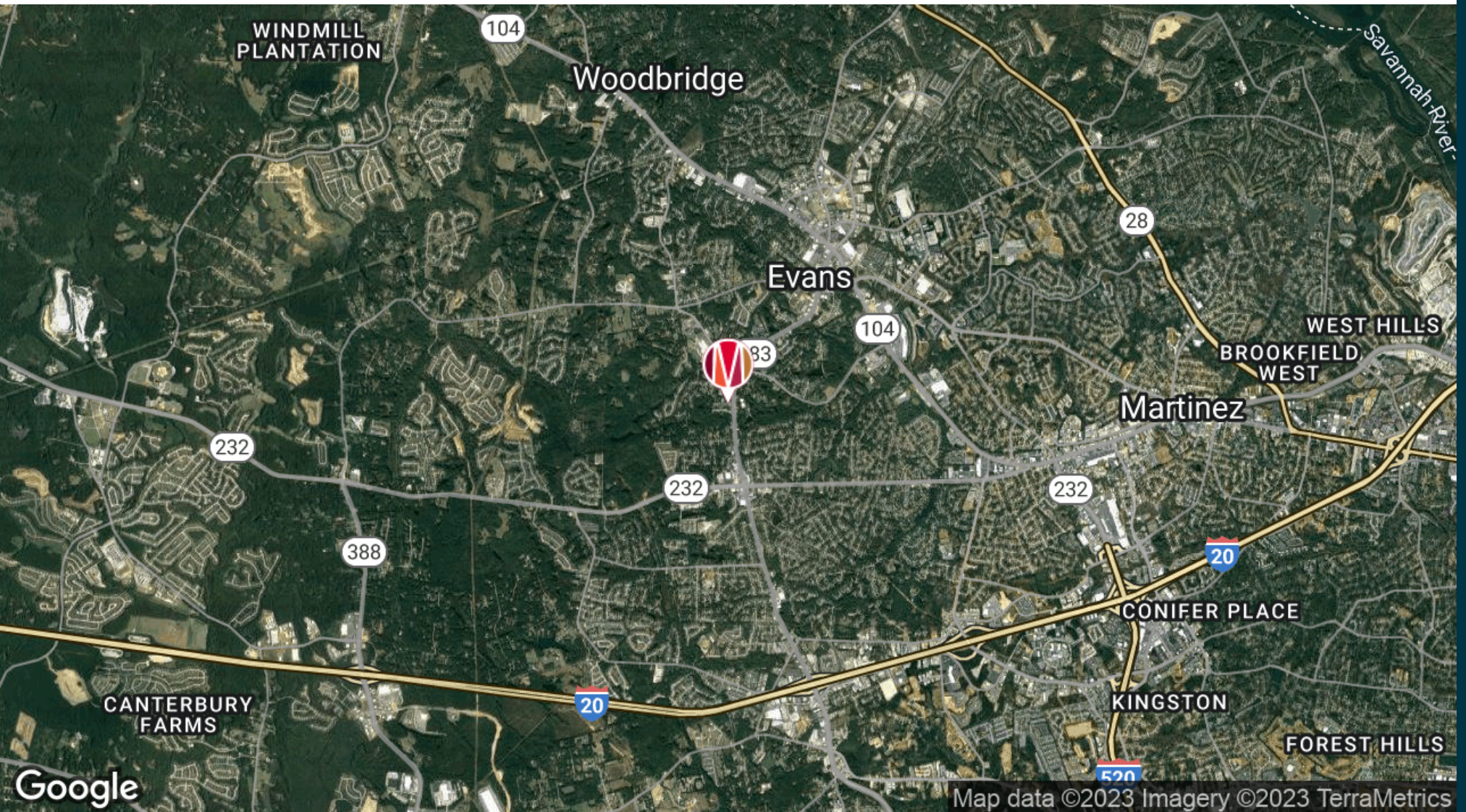
Minimum Rear Setback: 40 feet
Minimum Side Setback: 20 feet

This information is provided for general information only. Properties in overlay districts or with zoning conditions or variances may have different requirements. For additional information, contact the Planning Department at 706-868-3400, or planning@columbiacountyga.gov.

RETAILER MAP



LOCATION MAP

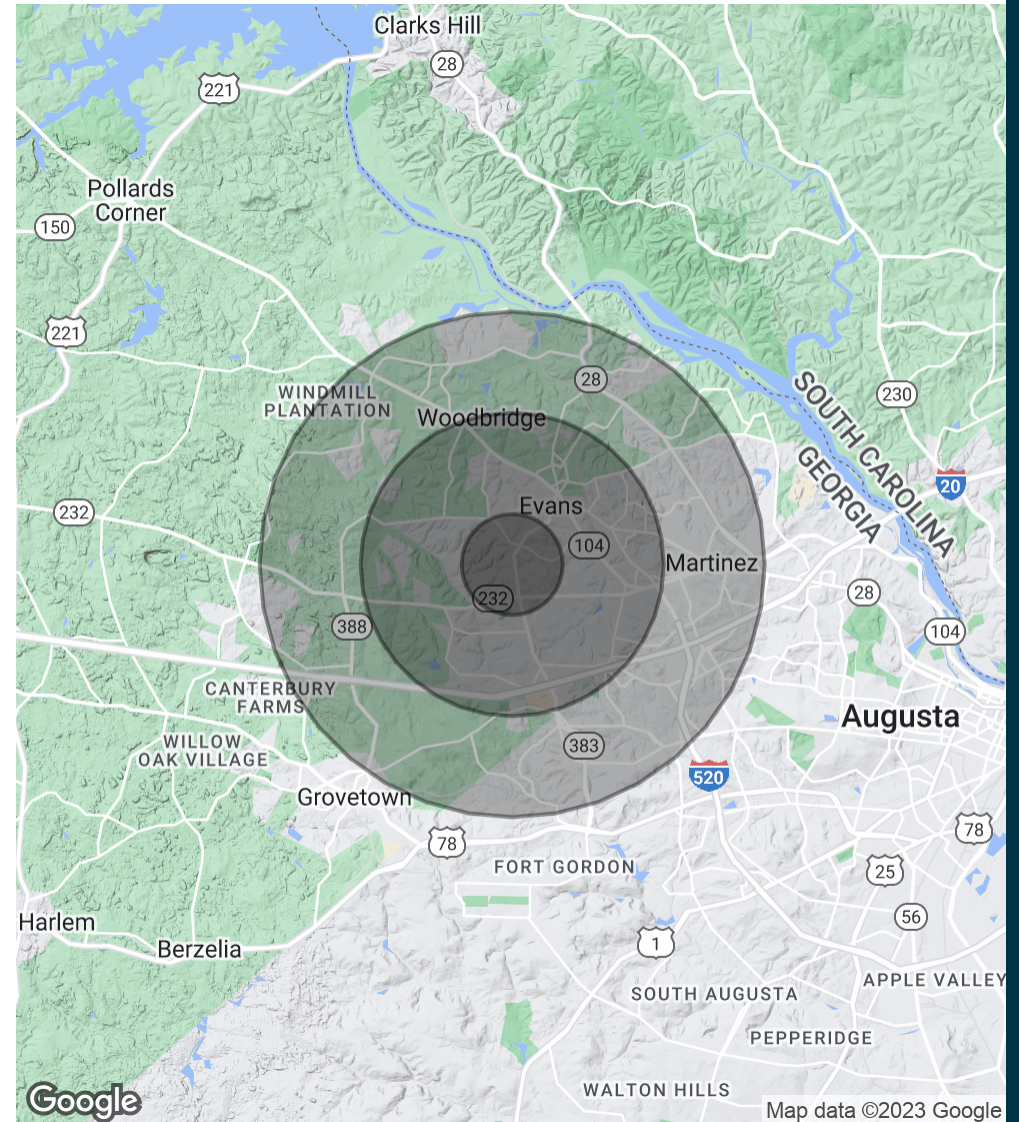


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,122	42,497	96,910
Average Age	39.2	37.1	36.4
Average Age (Male)	37.6	36.6	35.9
Average Age (Female)	41.7	38.2	37.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,883	15,423	35,277
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$78,836	\$78,766	\$77,836
Average House Value	\$191,703	\$188,971	\$210,922

* Demographic data derived from 2020 ACS - US Census





**MEYBOHM COMMERCIAL
PROPERTIES**

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com

DAVID HOGG

Vice President, Associate Broker

Dhogg@Meybohm.Com

Cell: 706.394.3011

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