

FOR SALE

2.8 Acres

999 Alexander Dr

Augusta, GA 30909

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,450,000
Lot Size:	2.8 Acres
Price/Acre:	\$875,000
Zoning:	B-2

- High Traffic Counts
- Ready to Build on
- Utilities Available
- Visible from Riverwatch and I-20
- Easy Access

PROPERTY OVERVIEW

This 2.8-acre parcel is located at the busy intersection of Riverwatch Parkway and Alexander Drive at Interstate-20 in Augusta, Georgia; just across the street from the newly constructed very busy retail center, Villages on Riverwatch. The traffic count on Riverwatch Parkway is approximately 25,000 vehicles per day and Alexander Drive 14,000 vehicles per day. The property has access on two sides from Old Alexander Drive off Alexander Drive. It is zoned B-2 and has all utilities available to the site. The site is level and essentially pad ready with detention on site located in the northeastern corner of the property.

LOCATION OVERVIEW

This property is super-close to Exit #200 on Interstate-20 (only 0.25 mile to I-20 East, and 0.5 mile to I-20 West). This is the last exit in Georgia, before crossing over into South Carolina. Located two hours from Atlanta, one hour from Columbia and three hours from Charleston.



60,000
 VPD

25,000
 VPD



2.8 Acres
For Sale

Alexander Drive

14,000
 VPD

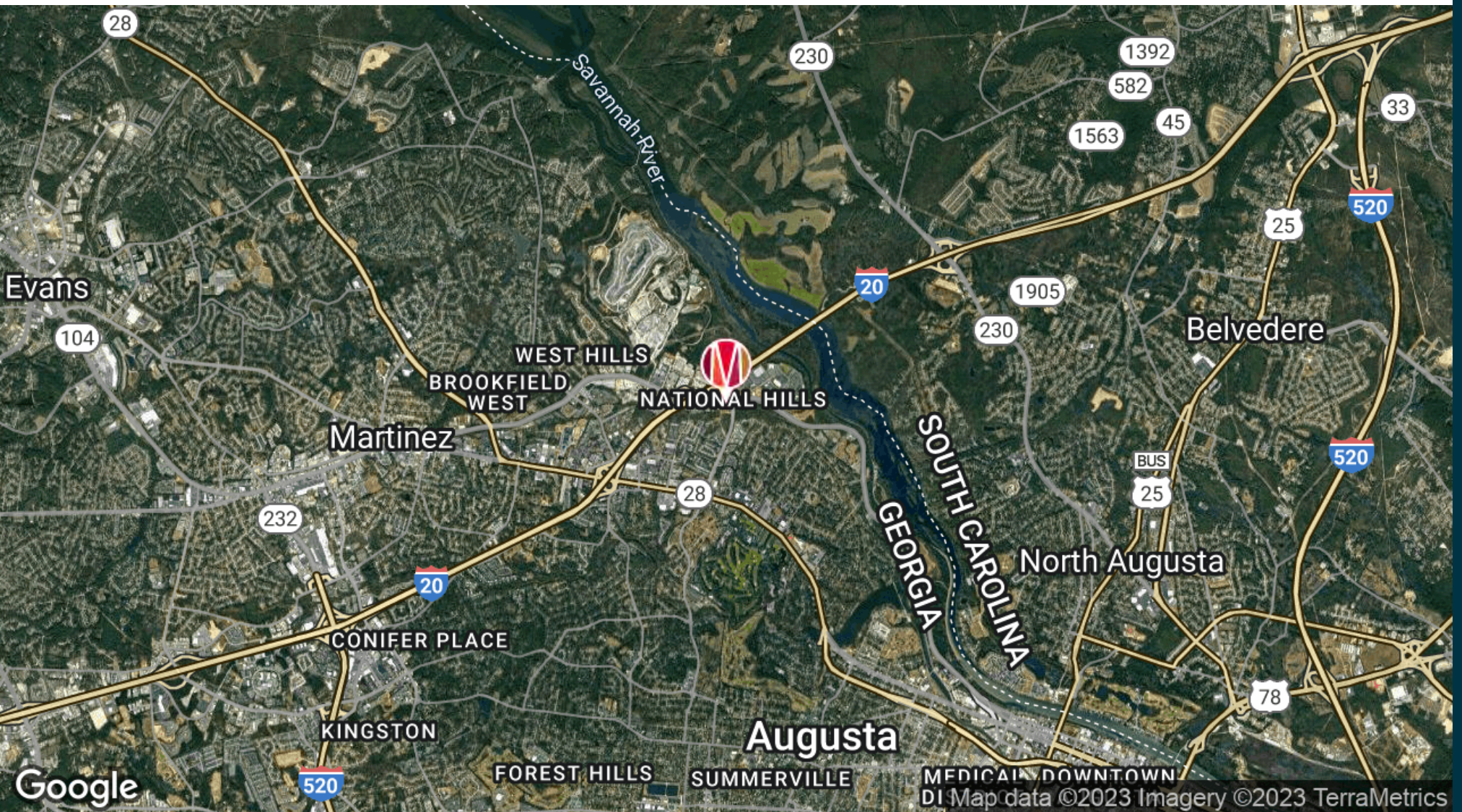




RETAILER MAP



LOCATION MAP

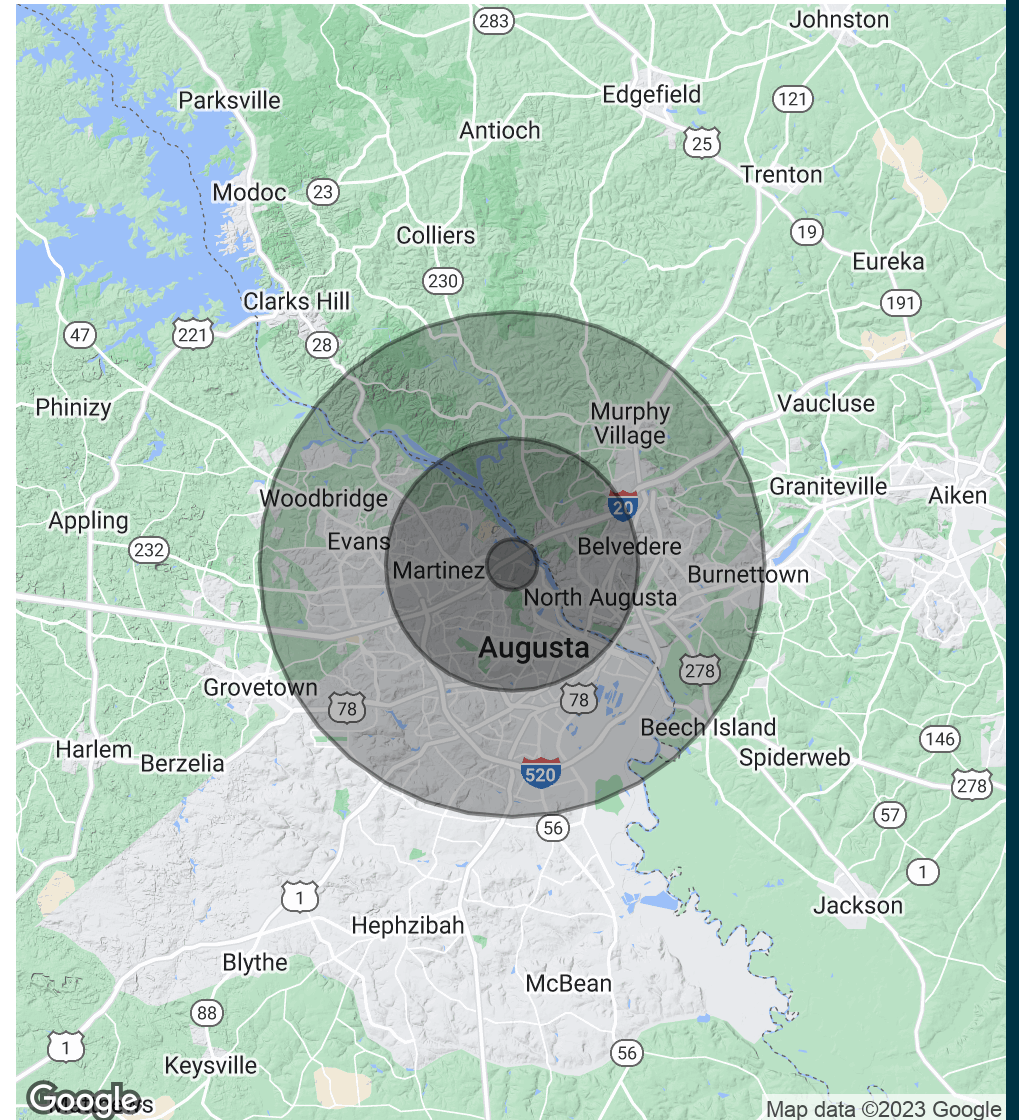


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,594	118,024	305,322
Average Age	36.8	39.7	37.9
Average Age (Male)	37.3	38.6	36.6
Average Age (Female)	41.8	41.9	39.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,843	60,322	133,838
# of Persons per HH	1.5	2.0	2.3
Average HH Income	\$40,251	\$63,396	\$62,983
Average House Value	\$106,744	\$161,563	\$160,063

* Demographic data derived from 2020 ACS - US Census





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. 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 and sporting clays and serves on the board of directors of Pinetucky Gun Club.

GA #302716 // SC #67337

MEYBOHM COMMERCIAL PROPERTIES

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Augusta, GA 30909

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