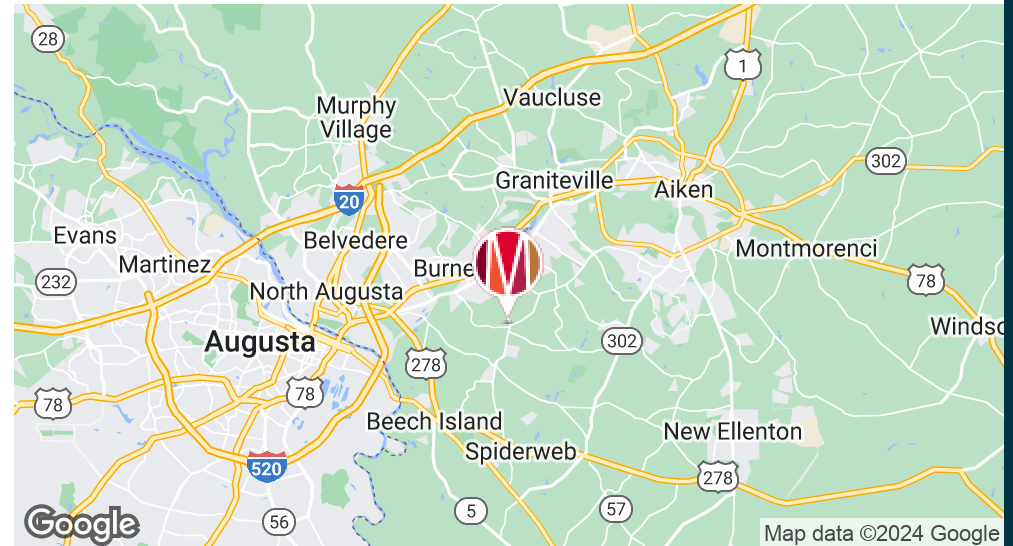


FOR SALE

1.7 Acres on Pine Log Rd

**Pine Log Road & Huber Clay Road, Beech Island, SC
29842**

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$175,000
Lot Size:	1.71 Acres
Price/Acre:	\$102,339
Zoning:	Residential

- Road Frontage on Pine Log Rd, Dixie Clay Rd and Huber Clay Rd
- 740 Feet of Road Frontage
- Great Development Potential

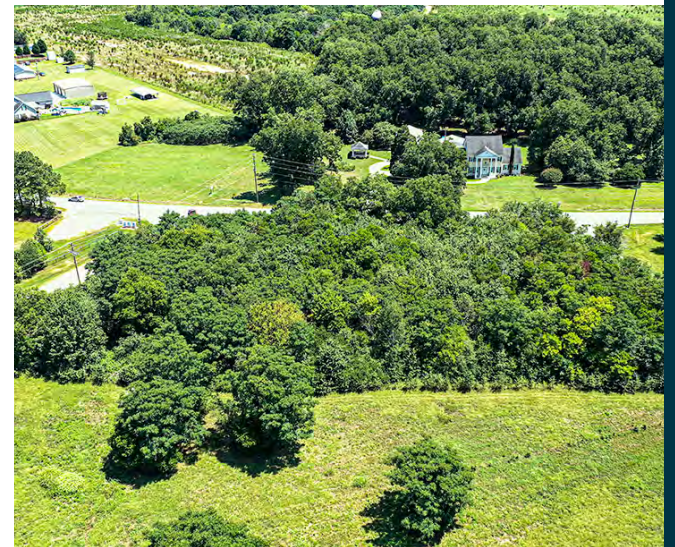
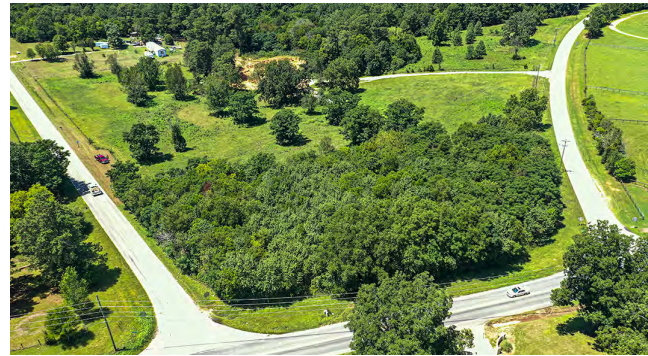
PROPERTY OVERVIEW

Meybohm Commercial Properties is proud to offer 1.7 acres located on Pine Log Road in Aiken County, SC. This tract is the meeting point of Pine Log Rd with Dixie Clay Rd and Huber Clay Rd. This section of Pine Log Rd sees approximately 5,000 vehicles a day, and would be ideal for a convenience store or other development. With road frontage on 3 of the 4 sides, access is easy. Water is available at the property through Beech Island Water. Property is zoned R2 and would require rezoning. This tract offers an excellent opportunity to developers.

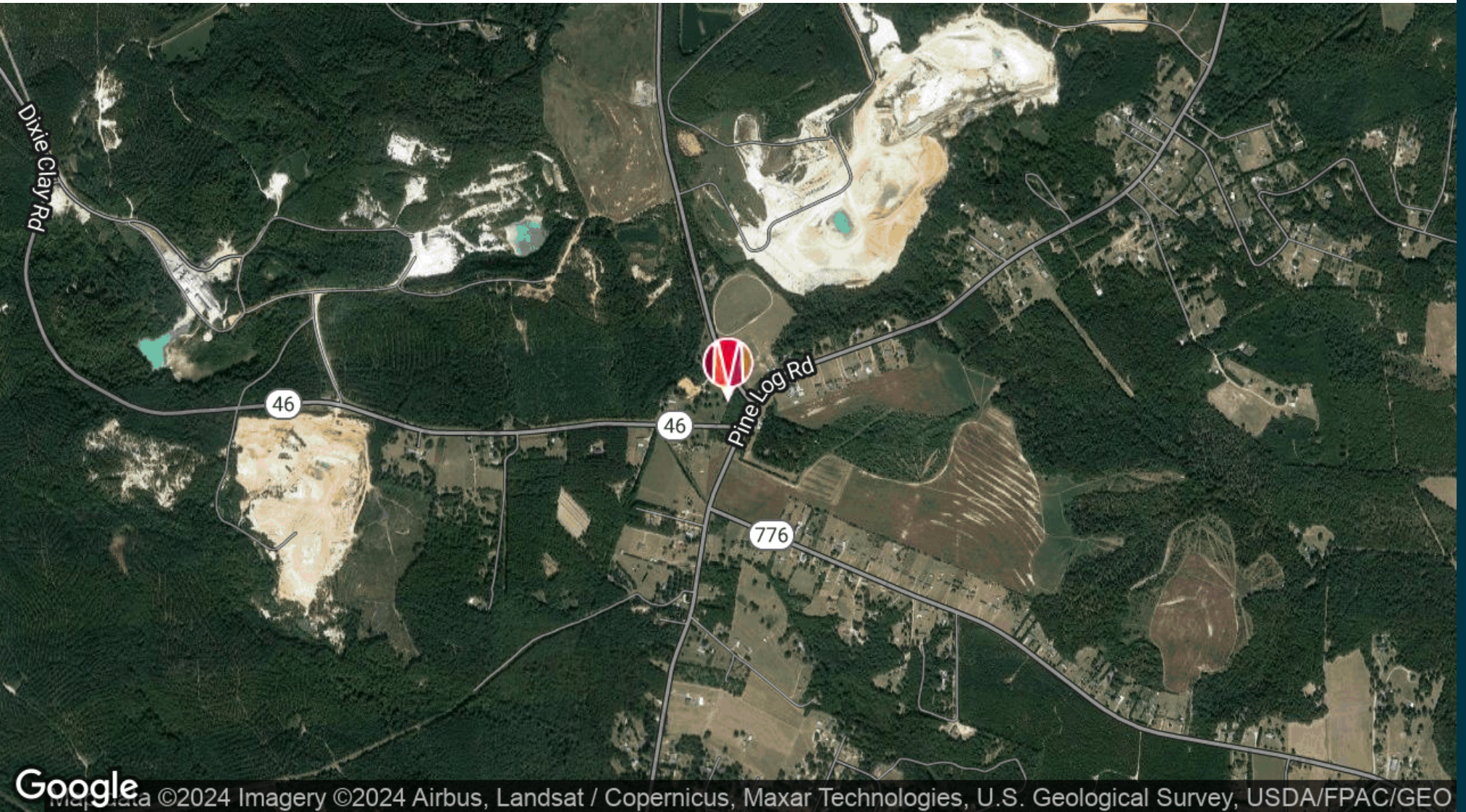
LOCATION OVERVIEW

Located in NE Beech Island at the intersection of Pine Log Road, Dixie Clay Road and Huber Clay Road. This location is only a 5 minute drive from Highway 78 (Jefferson Davis Hwy 1) and 8 miles from downtown Augusta and 14 miles from downtown Aiken.

ADDITIONAL PHOTOS



LOCATION MAP

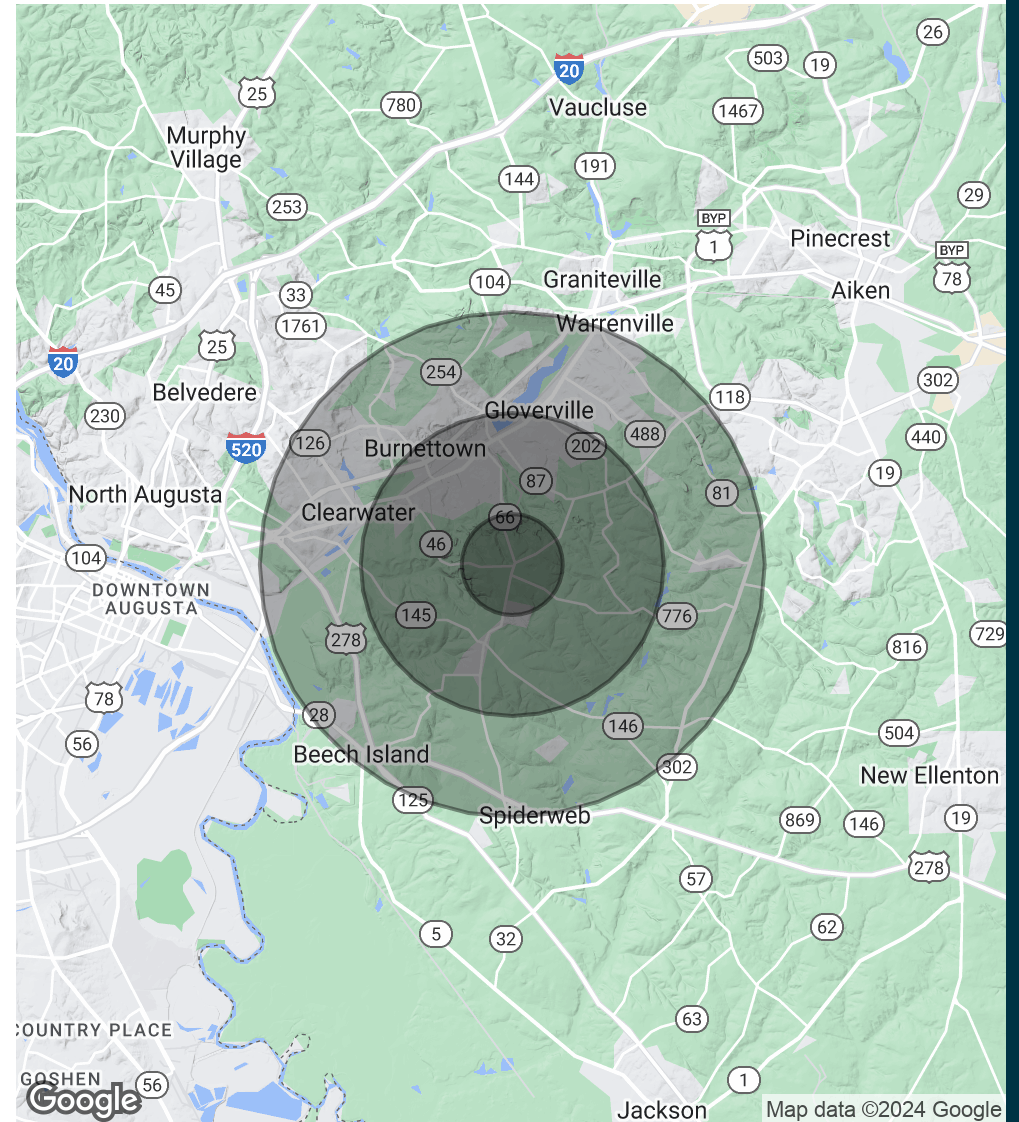


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	745	8,442	26,210
Average Age	37.0	38.7	39.5
Average Age (Male)	33.8	35.8	36.4
Average Age (Female)	41.3	42.9	42.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	338	3,897	11,566
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$46,843	\$44,632	\$56,286
Average House Value	\$81,225	\$91,045	\$137,734

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





TRAVIS REED, CCIM

Vice President, Associate Broker

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Cell: 706.836.8091

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.

EDUCATION

BS in Forest Services, University of Georgia

MEMBERSHIPS & AFFILIATIONS

CCIM

SC #67337 // GA #302716

MEYBOHM COMMERCIAL PROPERTIES

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