

FOR SALE

**2.535 Acre Outparcel
Walmart Neighborhood Market
Tobacco Road at Windsor
Springs Road**

Talbot Rd, Augusta, GA 30815

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$439,000
Lot Size:	2.535 Acres
Price/Acre:	\$173,176
Zoning:	R-1D

- 2.535 acre outparcel adjoining Walmart Neighborhood Market
- Growing area in Augusta, GA
- High traffic counts and population

PROPERTY OVERVIEW

2.535 acre parcel adjoining second row drive into Walmart Neighborhood Market. Growing area with hundreds of new homes under construction next door and nearby. Many other retailers nearby as well. Windsor Springs traffic counts 21,000 VPD and Tobacco Road has 18,000 VPD. According to Placer.ai, the Walmart Neighborhood Market located next door, is currently the 2nd busiest in Georgia, with the majority of customers household annual income being \$75,000 - \$100,000. And most frequented by their customers daily between 4pm – 7pm.

LOCATION OVERVIEW

Tobacco Road and Windsor Spring Road in south Augusta.

2.535 ACRES PRIME DEVELOPMENT LAND

Talbot Road, Augusta GA 30815





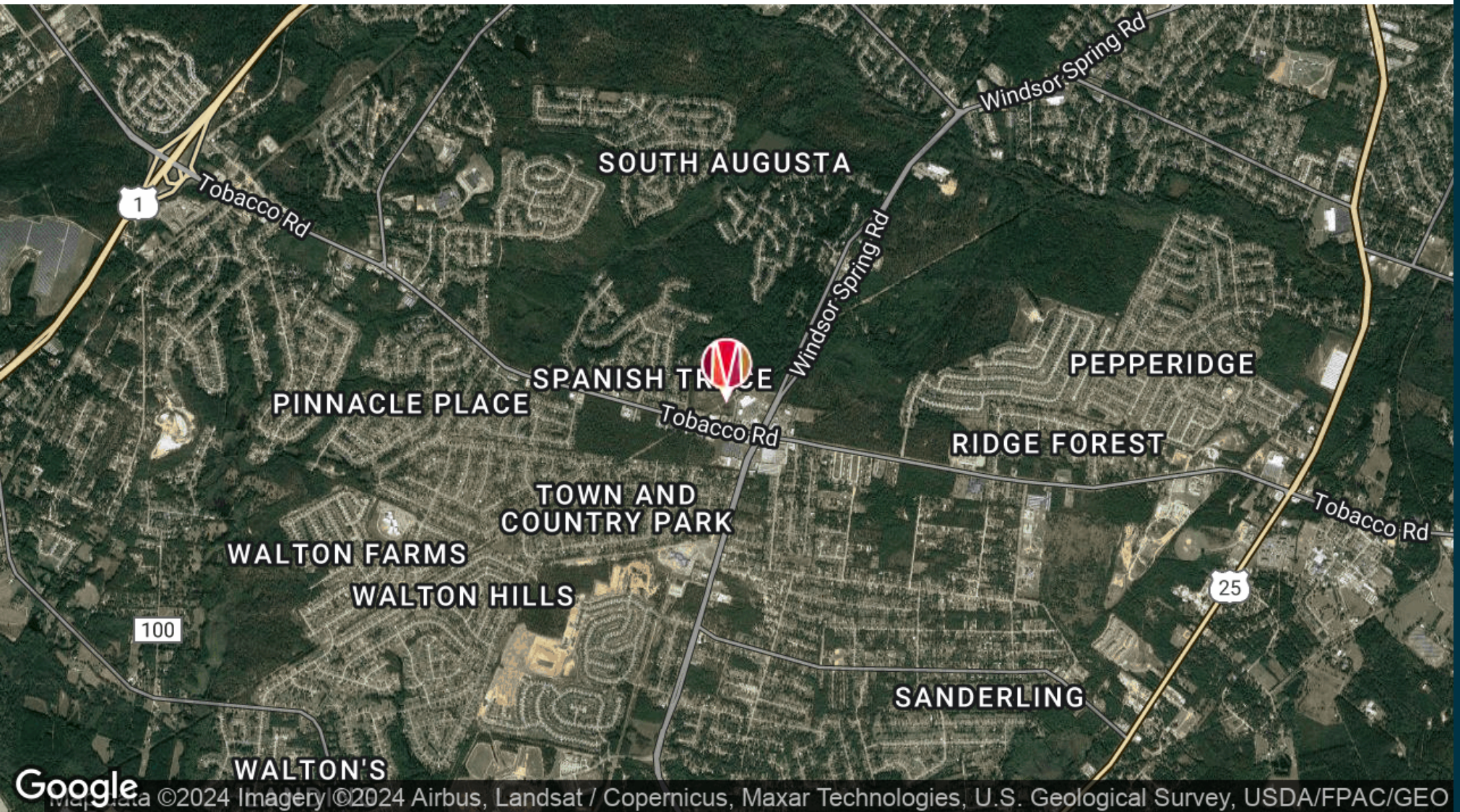
RETAILER MAP



PLAT / 2.535 ACRE OUTPARCEL - WALMART NEIGHBORHOOD MARKET - AUGUSTA, GA



LOCATION MAP

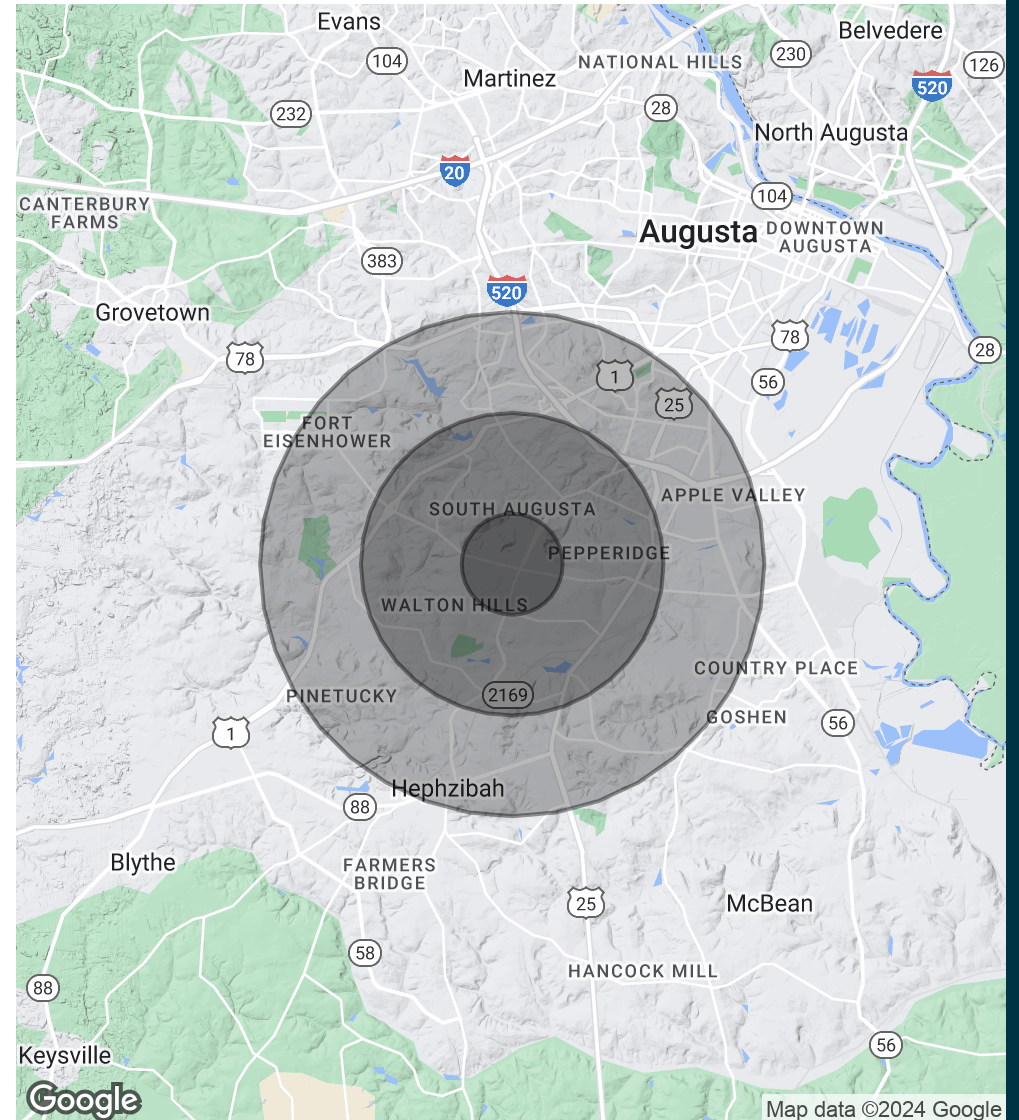


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,082	46,743	85,605
Average Age	41.3	35.6	34.5
Average Age (Male)	39.6	34.1	32.8
Average Age (Female)	39.4	37.0	36.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,266	17,525	32,170
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$54,988	\$52,276	\$48,168
Average House Value	\$108,015	\$119,058	\$103,721

** 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.

EDUCATION

BS in Forest Services, University of Georgia

MEMBERSHIPS & AFFILIATIONS

CCIM

GA #302716 // SC #67337

MEYBOHM COMMERCIAL PROPERTIES

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