

FOR SALE

**Sweetwater North
36.88 +/- Acres Commercial
Multifamily
1075 Edgefield Rd**

North Augusta, SC 29860



EXECUTIVE SUMMARY



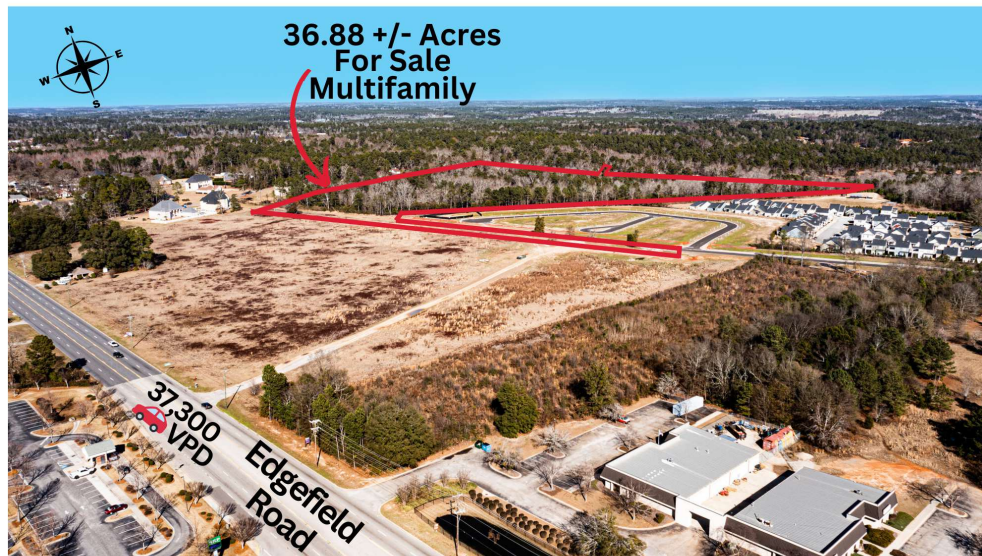
OFFERING SUMMARY

Sale Price:	\$1,807,120
Lot Size:	36.88 Acres
Price/Acre:	\$49,000

PROPERTY HIGHLIGHTS

- Planned Development zoning
- Entitled and approved for commercial
- Rapidly-growing area
- Very close to Interstate-20

DESCRIPTIONS



PROPERTY DESCRIPTION

Meybohm Commercial is proud to exclusively present this 36.88 acre multifamily development site for sale in North Augusta, SC. \$49,000 per acre.

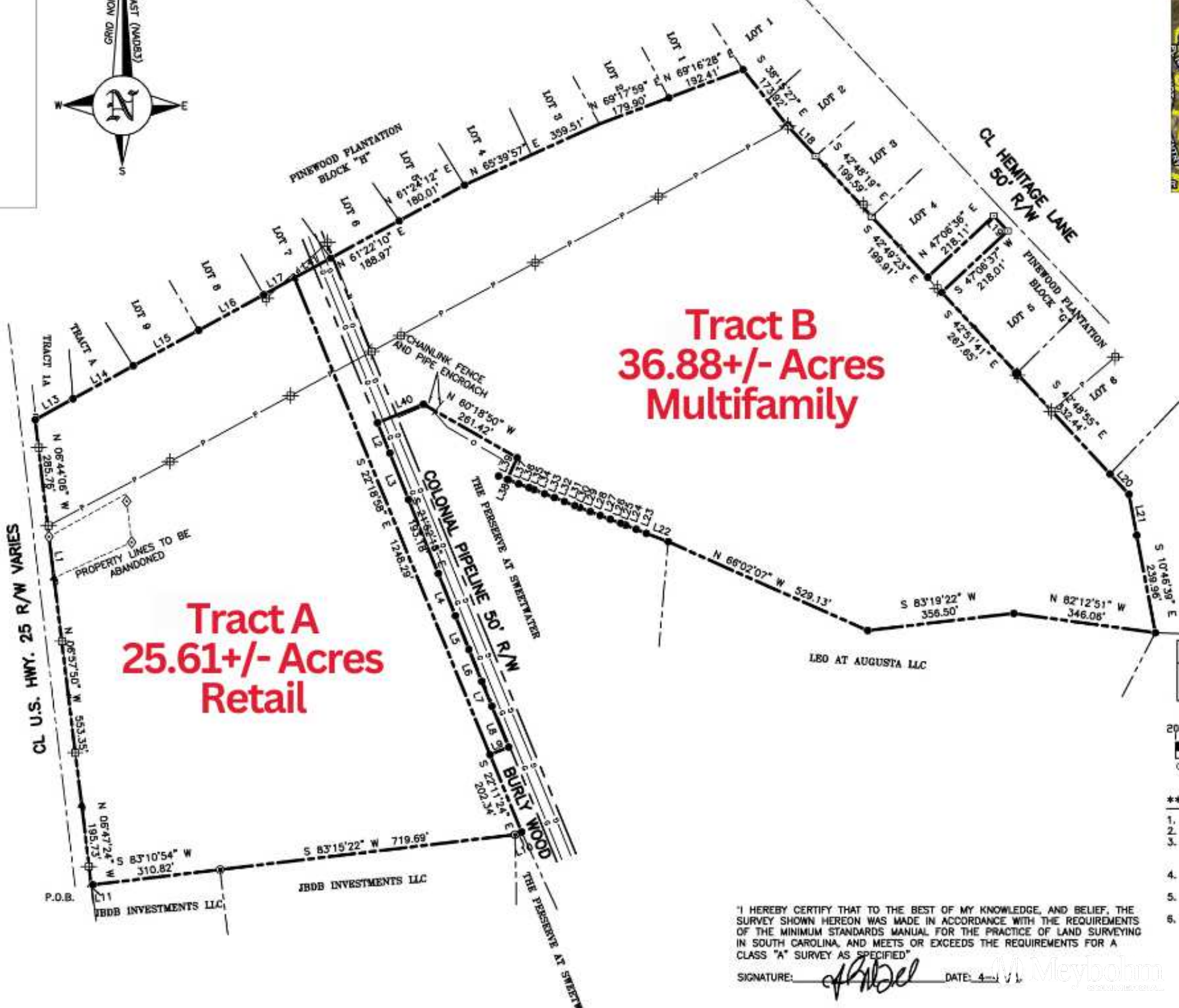
Adjoins Sweetwater Commons a neighborhood with 250 luxury cottages; Sweetwater Square with Walmart Supercenter, Holiday Inn Express, State Farm, GNC, Just Beds, Verizon, AT&T; and near University Hospital Prompt Care, SRP Federal Credit Union headquarters, hundreds of new residential rooftops, Sage Valley Golf Club, Sage Mill Industrial Park with Bridgestone's world flagship plant, new schools and public safety stations; minutes from downtown employment centers like Unisys, Cyber Range, Medac, Augusta University, University Hospital, and much more.

Aiken County parcel #'s 010-11-05-008

LOCATION DESCRIPTION

Located in North Augusta at Exit 5 at I-20, which is experiencing rapid growth with the recent addition of Walmart, Verizon, McDonald's, University Hospital prompt care, Wendy's, Dairy Queen, Zaxbys, etc. The 90,000 square foot SRP Federal Credit Union operations center and new Walmart Supercenter have anchored this vibrant market for several years along with restaurants and retail establishments. The location between Augusta and Aiken provides convenient access between the state capitals of Atlanta and Columbia.





"I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED"

SIGNATURE: *[Signature]* DATE: 4/1/11

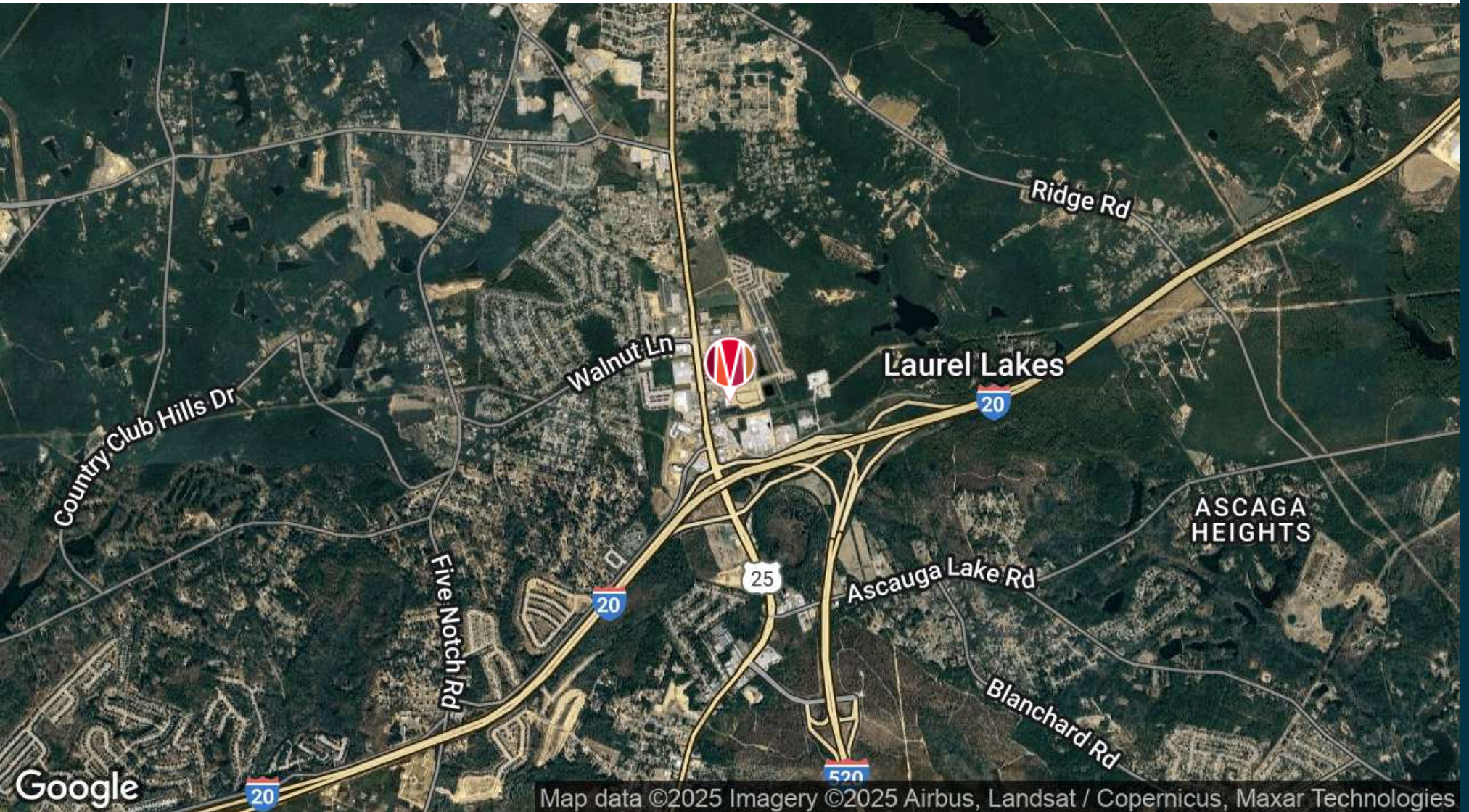
Meybohm
SURVEYING

RETAILER MAP





LOCATION MAP

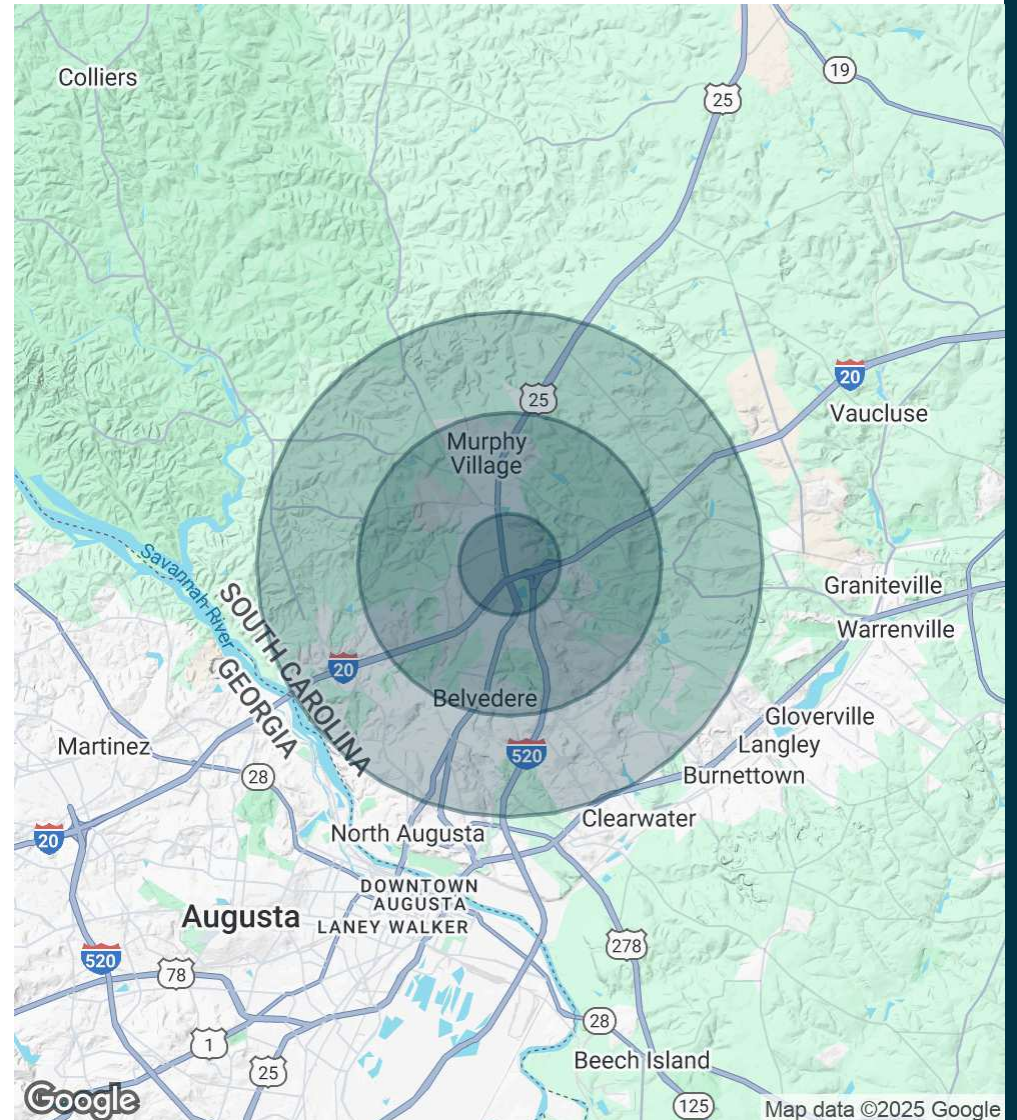


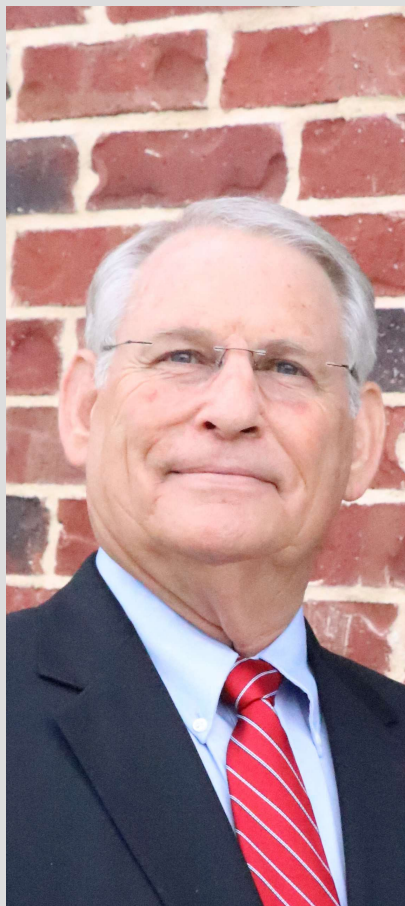
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,008	14,843	37,979
Average Age	42	42	41
Average Age (Male)	41	41	40
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,173	5,805	14,781
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$97,128	\$99,983	\$97,459
Average House Value	\$259,645	\$252,706	\$245,435

* Demographic data derived from 2020 ACS - US Census





**MEYBOHM COMMERCIAL
PROPERTIES**

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Augusta, GA 30909

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MeybohmCommercial.com

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. In 1996 he was chosen Georgia Outstanding Logger of the Year, in 1998 Regional Outstanding Logger and in 2000 Travis was awarded the National Outstanding Logger Award by the Forest Resources Association. 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, sporting clays and bird hunting.

EDUCATION

BS in Forest Services, University of Georgia

MEMBERSHIPS & AFFILIATIONS

CCIM

SC #67337 // GA #302716