

FOR SALE

**5 Acres with
12,000 sf Office Building and
5,000 sf Warehouse Building**

31 Quail Run, Edgefield, SC 29824

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$750,000
Building Size:	17,000 SF
Lot Size:	5 Acres
Price/SF:	\$44.12

- Easy access, beautiful drive from Interstate-20
- Borders Sumter National Forest
- Covered with mature Pines and Hardwoods
- Few Neighbors, Peaceful and Quiet
- Well-Maintained Buildings

PROPERTY OVERVIEW

So many possibilities at an unbelievable price. This office/warehouse complex was once the showplace headquarters for the national Quail Unlimited organization and no expenses were spared. It is in Edgefield County, South Carolina, off Martintown Road, 15 miles from Interstate 20's Exit 1, 10 miles from the City of Edgefield. The complex consists of a 12,000 square foot office building and a 5000 square foot warehouse building on 5 acres of beautifully spaced mature pines. It could serve as an exceptional church retreat, event facility, or youth group summer camp location. Our development company determined that to build a facility such as this today the costs would exceed \$2,500,000, making this an exceptional value for the right use. If you have been looking for a church-owned retreat location this may be worth considering. This property is positioned adjacent to approximately 5000 acres of Sumter National Forest that features miles and miles of hiking and biking trails with Lick Fork Lake nearby. We would be happy to schedule a tour of this outstanding property for you to witness it's many attributes.

LOCATION OVERVIEW

Fifteen miles north of Interstate 20 (Exit 1) on Martintown Road to Quail Run in Edgefield County, SC.

AERIAL PHOTO



80 feet



150 feet

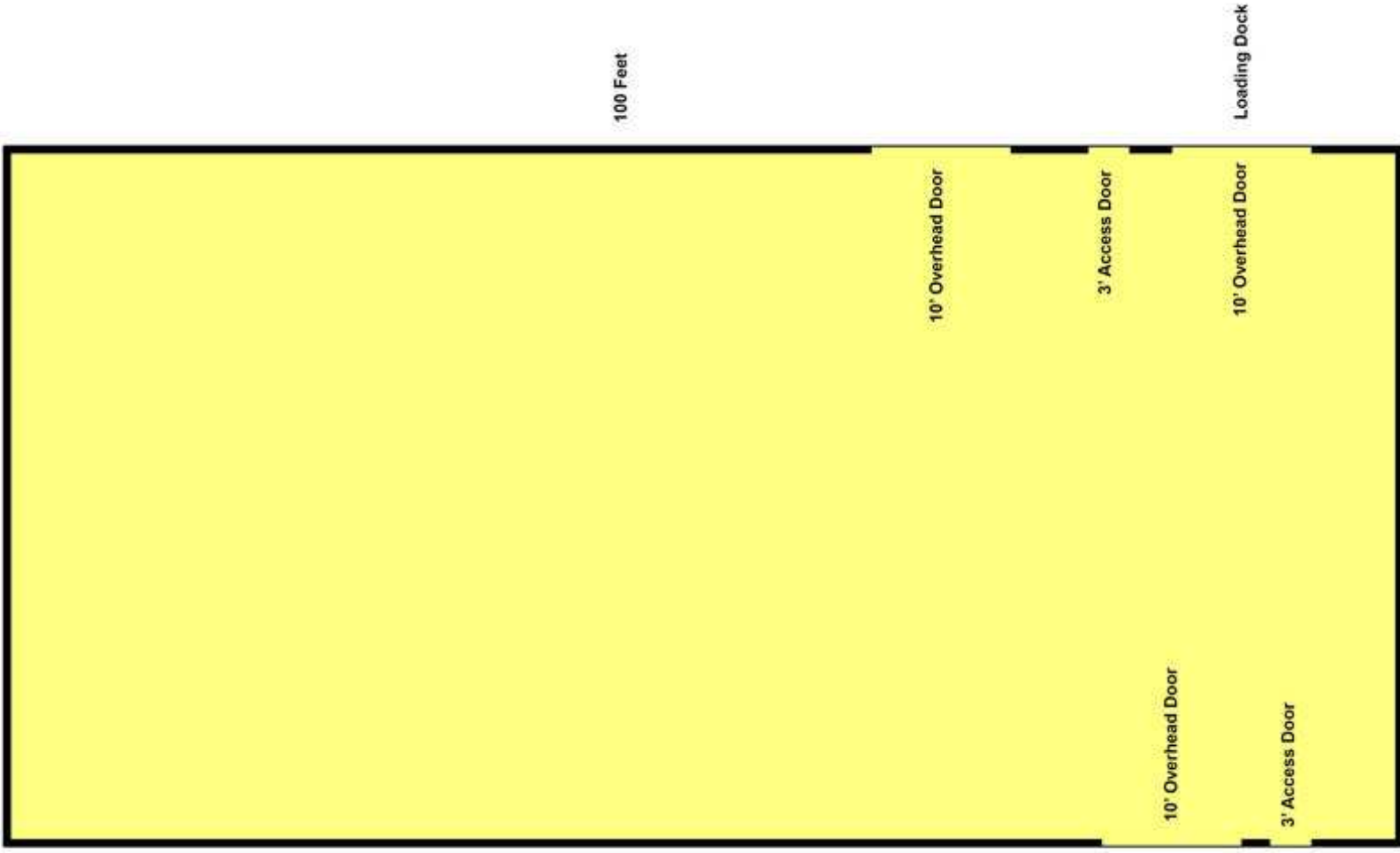
Quail Unlimited Headquarters Building

Edgefield County, South Carolina

Floorplan

Travis Reed, CCIM
Meybohm Commercial Properties
January 18, 2022

50 Feet



Quail Unlimited Metal Storage Building

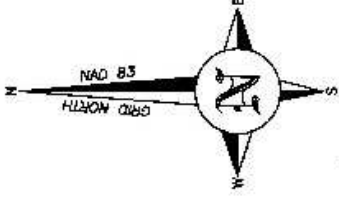
Edgefield County, South Carolina

Floorplan 16' eaves, 5000 sq ft

Travis Reed, CCIM
Meybohm Commercial Properties
January 21, 2022



SITE MAP
NTS.



CLERK OF SUPERIOR COURT

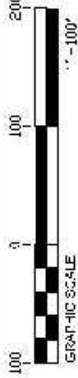
SUMMERS FAMILY LLP
D.B. 1743 PG. 187
P.B. 30 PG. 125
N/P

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D.B. 1743 PG. 187
P.B. 30 PG. 125
N/P

SYMBOLS - LEGEND	
P.O.B. -	POINT OF BEGINNING
▲	1/4" REBAR SET
—	1/4" PTE FOUND

REFERENCES

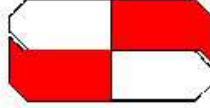
- DEED BOOK 1743, PAGE 187.
- PLAT BOOK 30, PAGE 125.



GENERAL NOTES

- ALL UTILITIES ARE NOT SHOWN ON THIS SURVEY. ALL UTILITIES ARE NOT SHOWN ON THIS SURVEY.
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD.
- THIS SURVEY IS NOT BASED ON A TITLE ABSTRACT.
- FLOOD ZONE INFORMATION IS NOT SHOWN ON THIS SURVEY.
- THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN BY SURVEYOR JOHN A. MCGILL SC RLS #4792.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT. AND WAS ADJUSTED USING CARLSON BR7/CARLSON BR7Z TURNED BY ANGLES MEASURED WITH A CARLSON BR7.



JOHN A. MCGILL, P.C.

Land Surveying
NPDES Monitoring

MCGILL AND ASSOCIATES, INC. 1972
124 Shiloh Road, Suite 101
Thomas, GA 30084
Phone: (706) 536-6512
Fax: (706) 535-7149
Email: office@mcgillandassociates.com



8/19/22

PLAT FOR:

**SUMMERS FAMILY
LLP**

5.00 ACRES
A PORTION OF 053-00-00-002-000
EDGEFIELD COUNTY, SOUTH CAROLINA

SURVEY DATE	JULY 26, 2022
MAP CLOSURE	1/2,798,921
DRAWN BY	M.J.M.
C.O.A. No.	LSF000082
JOB No.	2022-2300
REVISIONS	

John A. McGill 8/19/22
JOHN A. MCGILL RLS #4792

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

CURVED BEARING	CHORD	ARC	ANGLE	RADIUS
C1	N 61°47'14" W 186.01'	95.02'	3092.13'	

S 62°43'26" E 980.17'
TO R/W MONROE PROPERTY LINE

Shop

BUILDING

ASPHALT DRIVE

CL QUAIL RUN ROAD

66' R/W

P.O.B.

N 86°54'13" W 1285.54'
TO MARTINTOWN RD

N 09°03'04" E 363.26'

S 67°14'53" E 837.30'

W 362.30'

N 09°03'04" E 363.26'

S 67°14'53" E 837.30'

W 362.30'

N 09°03'04" E 363.26'

S 67°14'53" E 837.30'

W 362.30'

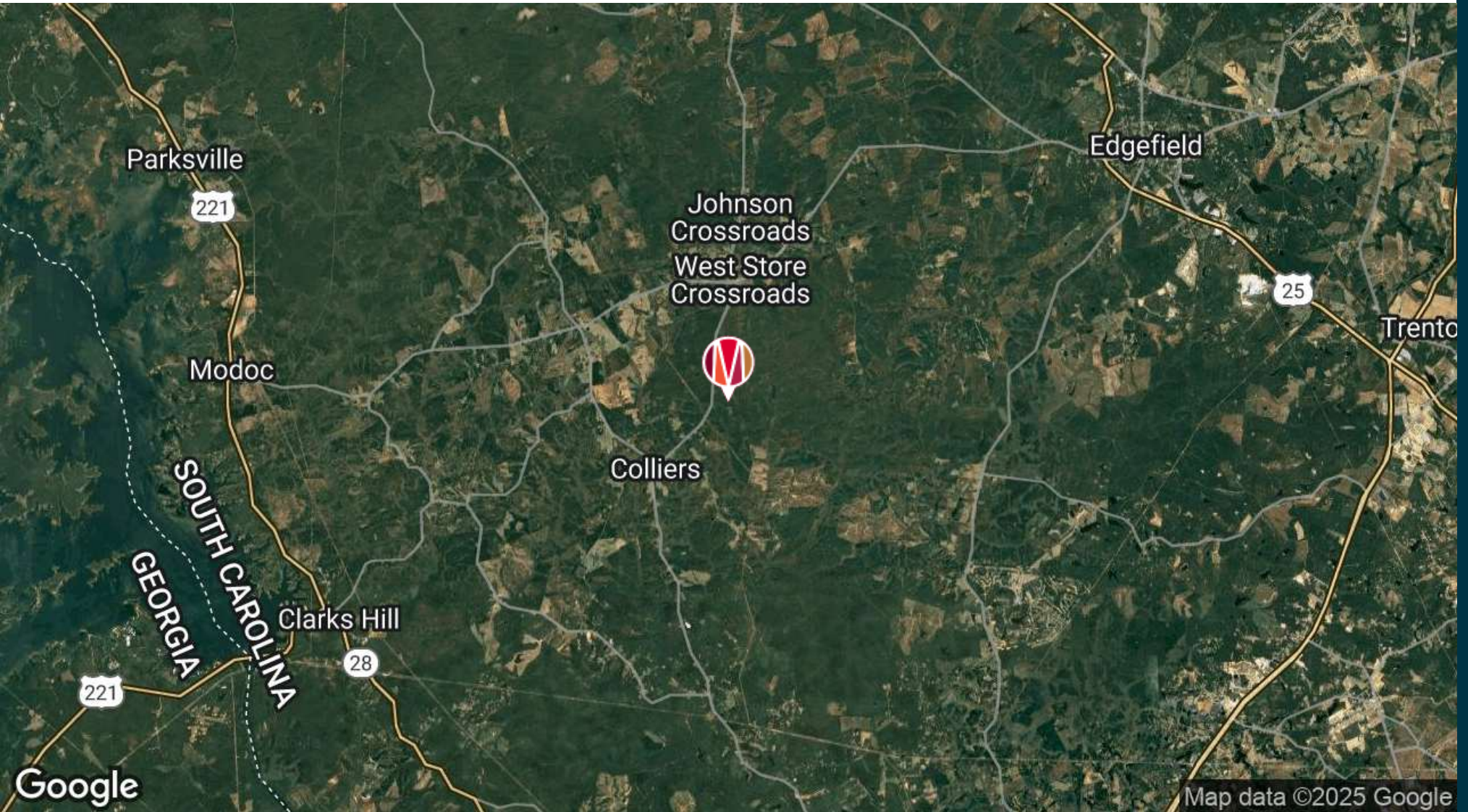








LOCATION MAP

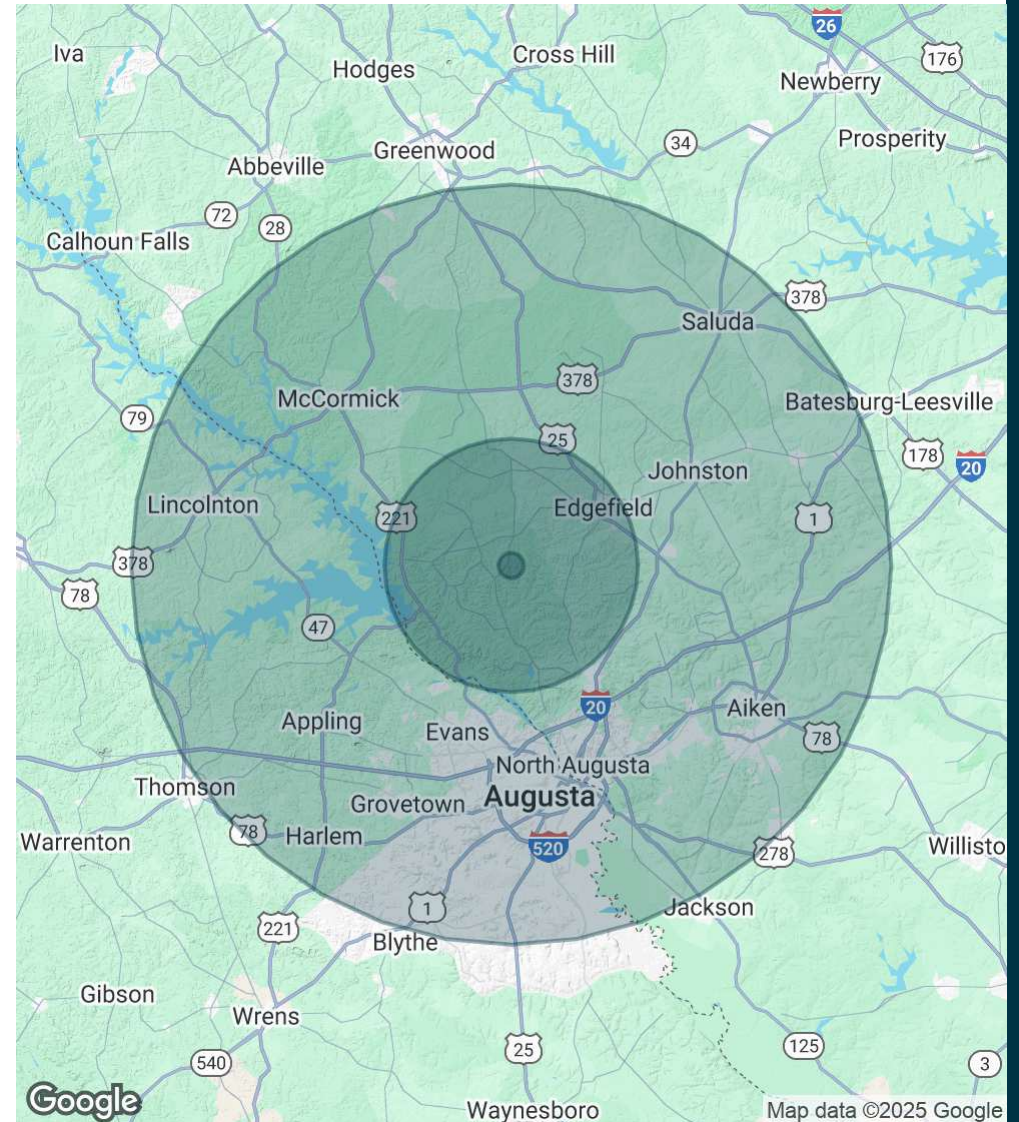


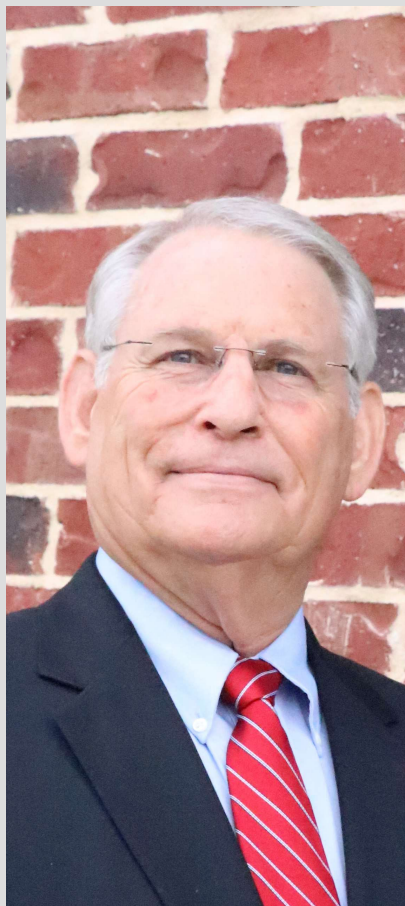
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	10 MILES	30 MILES
Total Population	30	15,830	594,564
Average Age	44	44	40
Average Age (Male)	42	43	39
Average Age (Female)	46	45	42

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	13	5,811	233,108
# of Persons per HH	2.3	2.7	2.6
Average HH Income	\$89,236	\$96,657	\$92,660
Average House Value	\$239,833	\$235,919	\$256,178

* Demographic data derived from 2020 ACS - US Census





**MEYBOHM COMMERCIAL
PROPERTIES**

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com

TRAVIS REED, CCIM

Vice President, Associate Broker

Treed@Meybohm.Com

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