

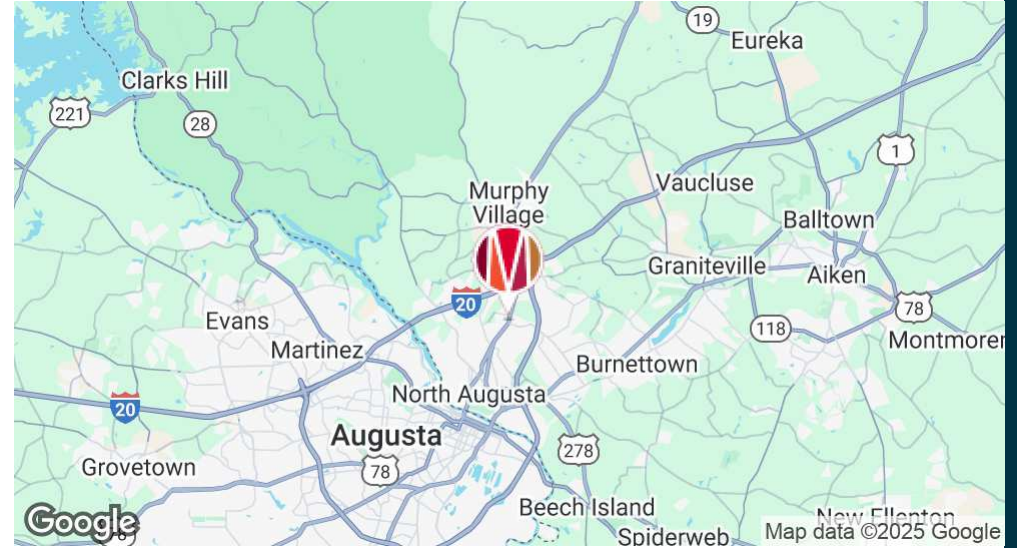
FOR SALE

1.32 Acres

409 Edgefield Rd

North Augusta, SC 29841

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	1.32 Acres
Price/Acre:	\$492,424
Zoning:	UD (Urban Development)

- Highly Visible
- High Traffic Count
- Easy Access

PROPERTY OVERVIEW

This unique 1.32 acre offering is a composite of four adjoining parcels (Aiken County ID#: 012-06-08-001, 012-06-08-005, 012-06-08-006 & 012-06-08-008). The property is bordered by Edgefield Road/ Highway 25 on the west, Belvedere Clearwater Road/SC Road 126 on the south and Hampton Ave on the north. The signalized intersection of Edgefield Road and Belvedere Clearwater Road boasts approximately 20,400 vehicles per day on Edgefield Rd. All utilities are available on site and it is currently zoned UD (Urban Development). There are two small rental houses that are currently occupied with the rental agreements being month to month. The property will have to be rezoned to accommodate commercial uses.

LOCATION OVERVIEW

This corner property is located in North Augusta; 2.3 miles from Interstate-20 and only 1.3 miles from Interstate-520. It is surrounded by a mix of commercial and residential properties.



**1.32 Acres
For Sale**

**20,400
VPD**



Edgefield Rd

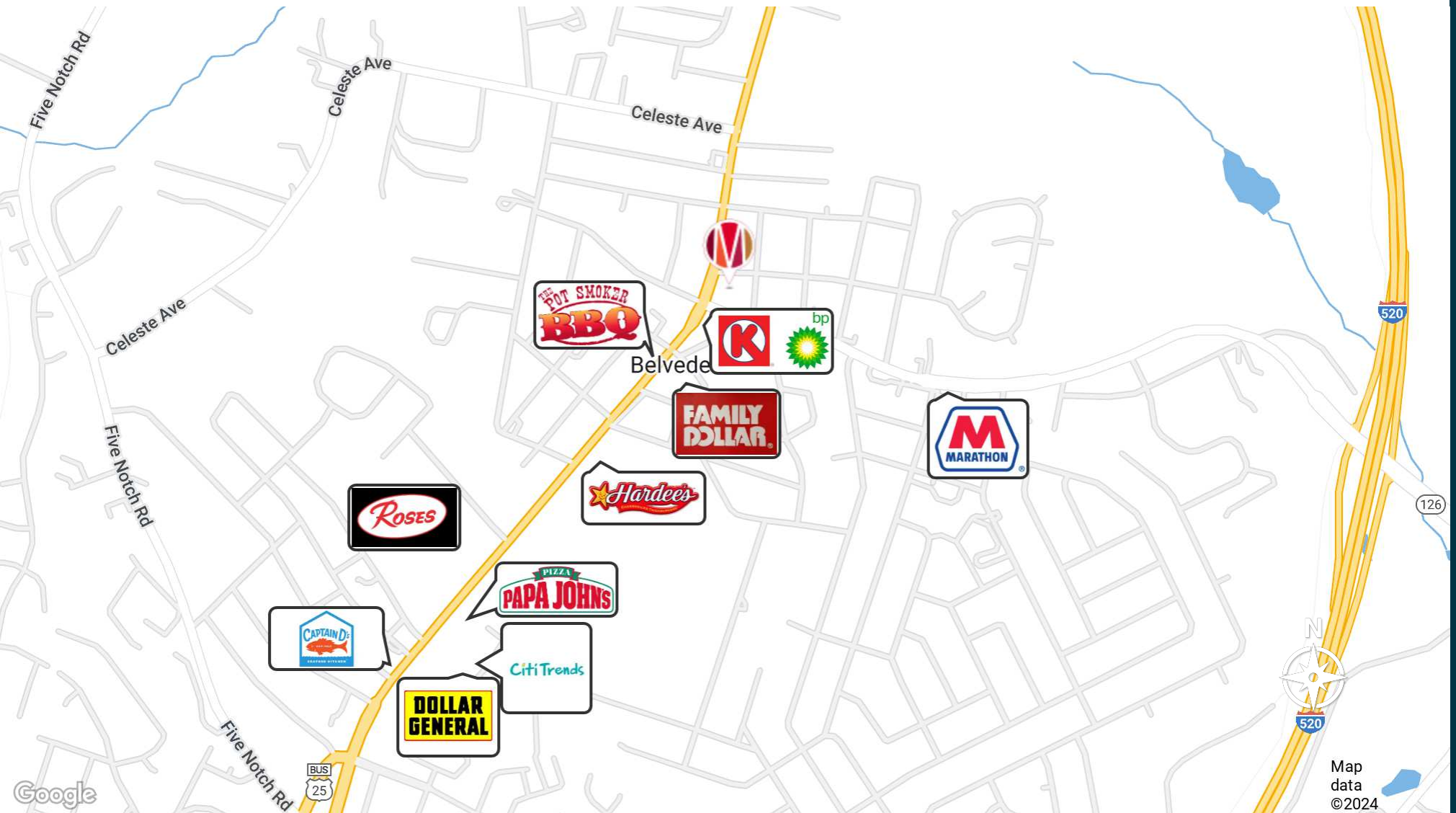
**Belvedere
Clearwater Rd**



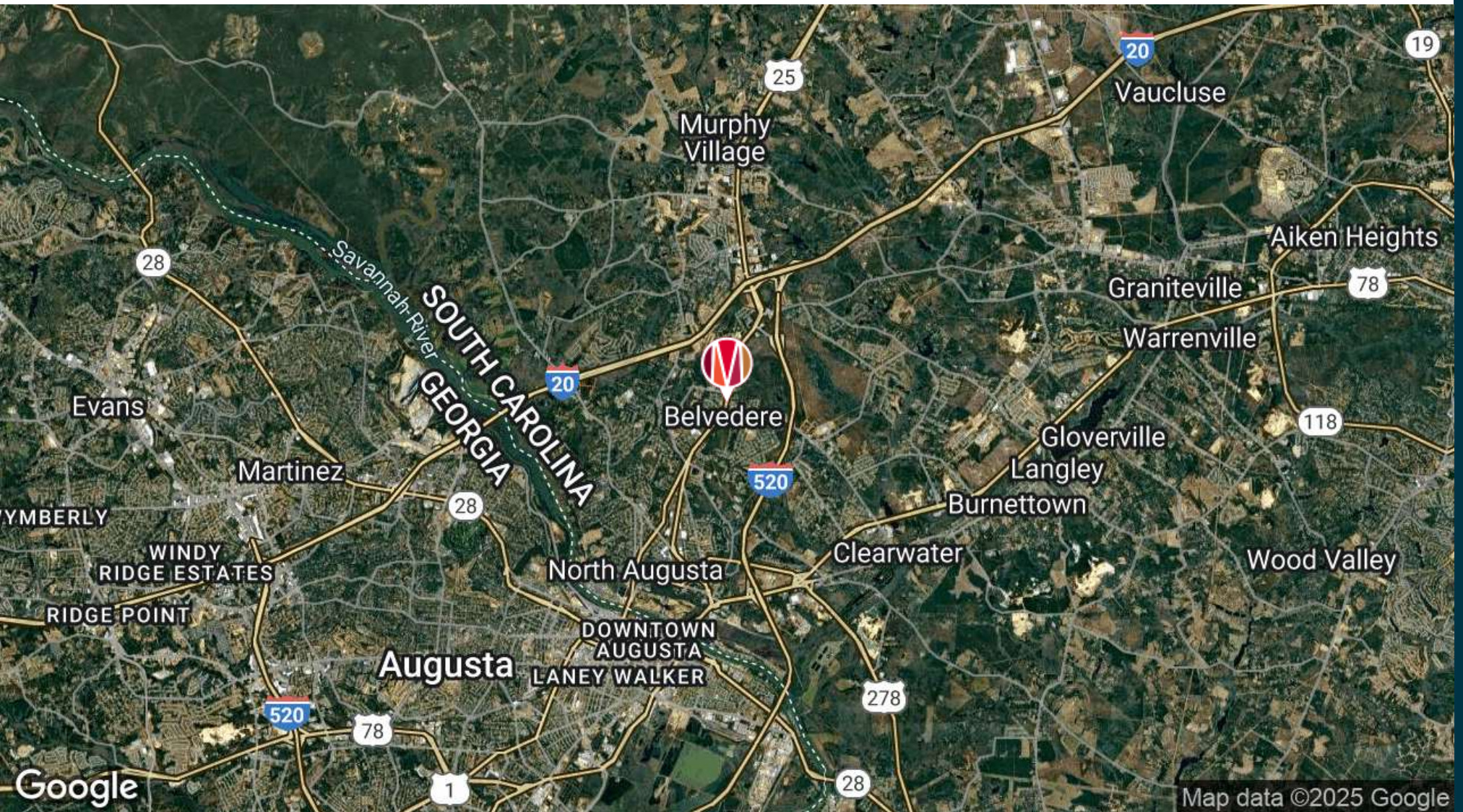




RETAILER MAP



LOCATION MAP

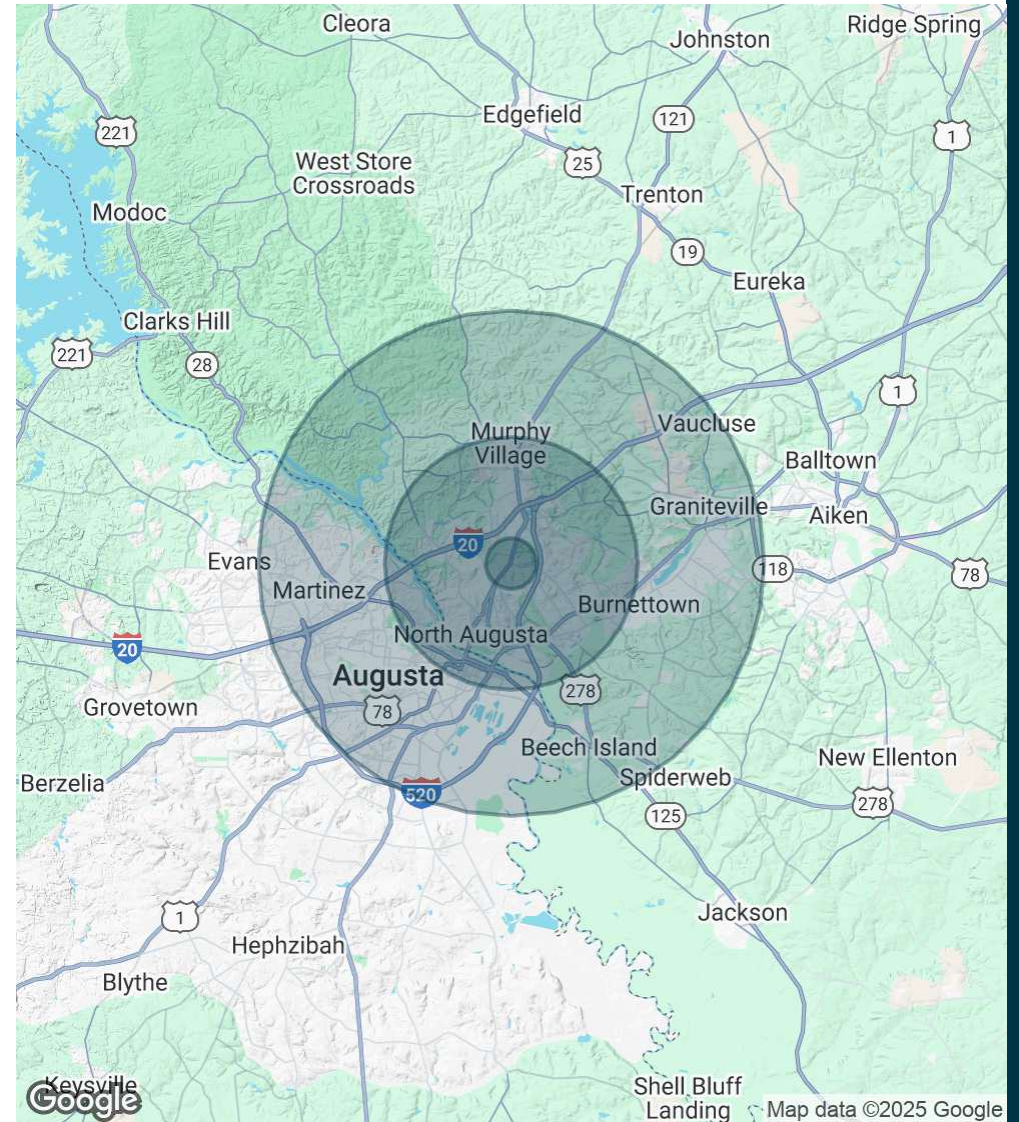


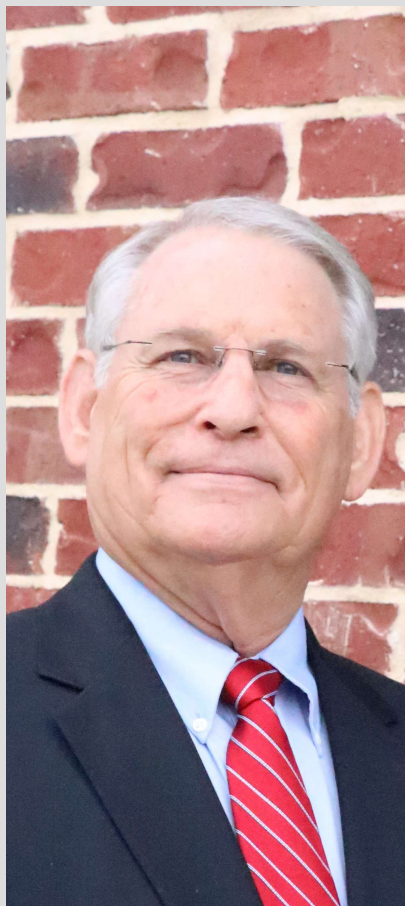
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,290	66,506	230,031
Average Age	40	41	41
Average Age (Male)	38	40	39
Average Age (Female)	41	43	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,146	28,331	96,532
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$73,890	\$84,252	\$90,665
Average House Value	\$181,065	\$236,870	\$248,504

Demographics data derived from AlphaMap





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