



FOR SALE | LAND

**3.5 ACRE SITE ON BELVEDERE-CLEARWATER ROAD**  
**848 BELVEDERE CLEARWATER ROAD, NORTH AUGUSTA, SC 29841**



**Meybohm**  
COMMERCIAL

Joel Presley  
803.279.2060

# TABLE OF CONTENTS

848 Belvedere Clearwater Road, North Augusta, SC 29841



## Confidentiality & Disclaimer

All materials and information received or derived from Presley its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Presley its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Presley will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Presley makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Presley does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Presley in compliance with all applicable fair housing and equal opportunity laws.

## Contents

PROPERTY INFORMATION	3
LOCATION INFORMATION	6
COMPANY OVERVIEW AND ADVISOR BIOS	12





# SECTION 1

## PROPERTY INFORMATION



Meybohm  
COMMERCIAL

Joel Presley  
803.279.2060



# PROPERTY INFORMATION | EXECUTIVE SUMMARY

848 Belvedere Clearwater Road, North Augusta, SC 29841



## OFFERING SUMMARY

Sale Price:	\$110,000
Lot Size:	3.74 Acres
Zoning:	RUD
Market:	Aiken County
Parcel ID:	023-09-07-017
Price / AC:	\$29,411.76

## PROPERTY OVERVIEW

Presley Realty Inc. is proud to exclusively present this 3.74 acre tract of development land for sale on Belvedere-Clearwater Road. This site is located less than a minute from I-520 and two minutes from Jefferson Davis Highway.

Located in North Augusta, SC, midway between downtown Augusta and the I-20 growth corridor.

## PROPERTY HIGHLIGHTS

- City Water/Sewer?
- Potential uses include town homes, office, business, auto sales, mobile home park
- Potential professional/light industrial



## PROPERTY INFORMATION | ADDITIONAL PHOTOS

848 Belvedere Clearwater Road, North Augusta, SC 29841







## SECTION 2

### LOCATION INFORMATION



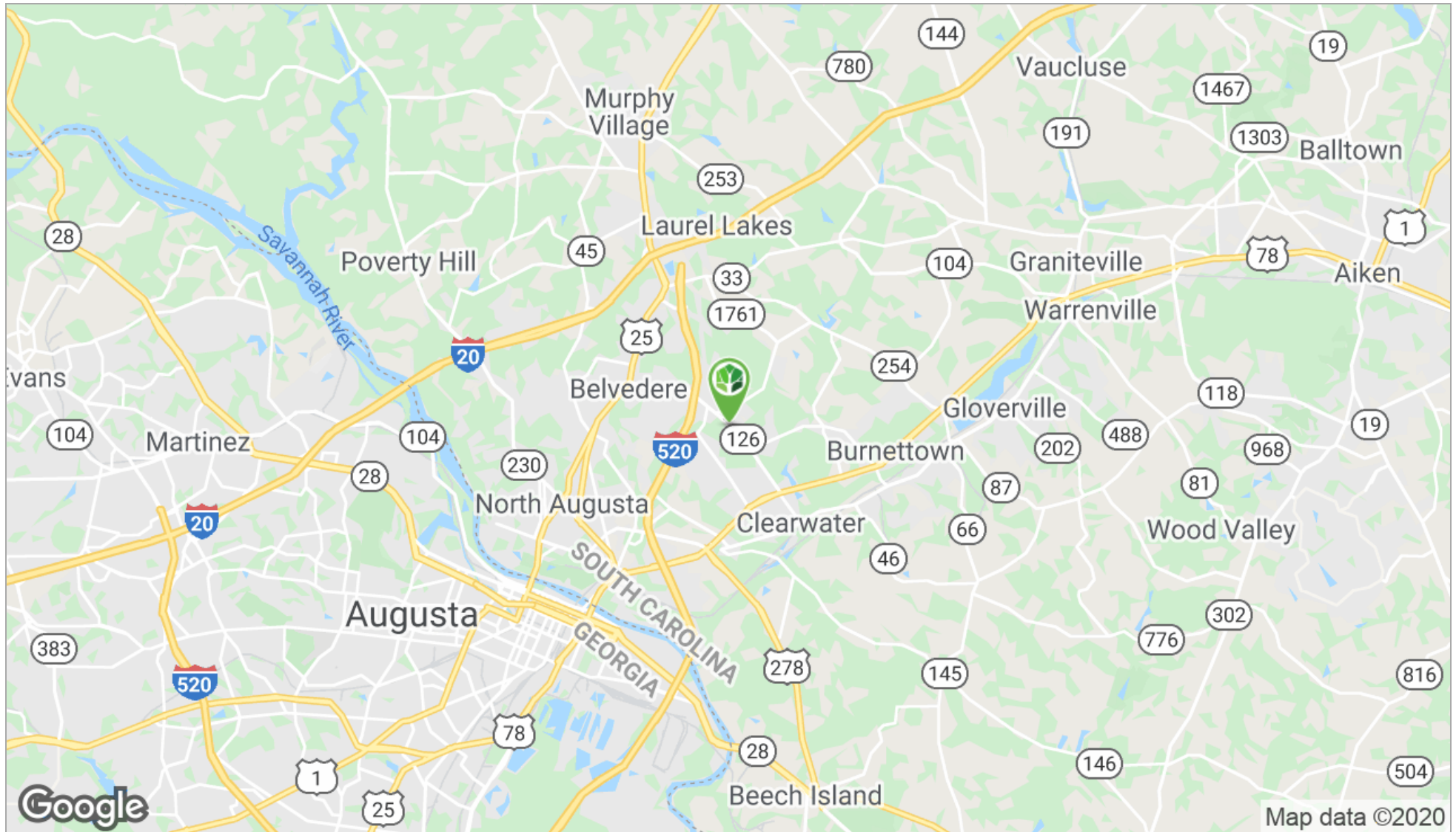
Meybohm  
COMMERCIAL

Joel Presley  
803.279.2060



## LOCATION INFORMATION | REGIONAL MAP

848 Belvedere Clearwater Road, North Augusta, SC 29841





## LOCATION INFORMATION | AERIAL MAP

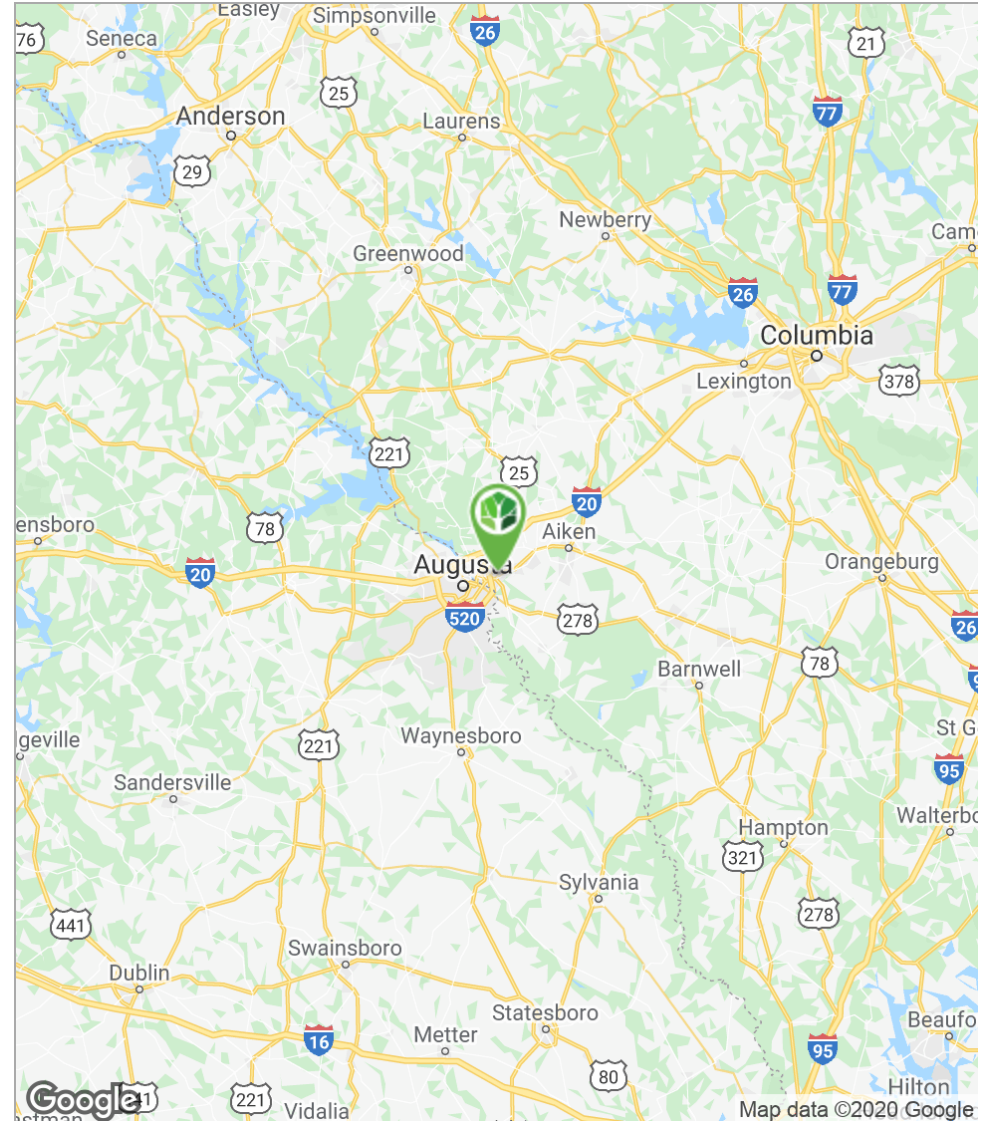
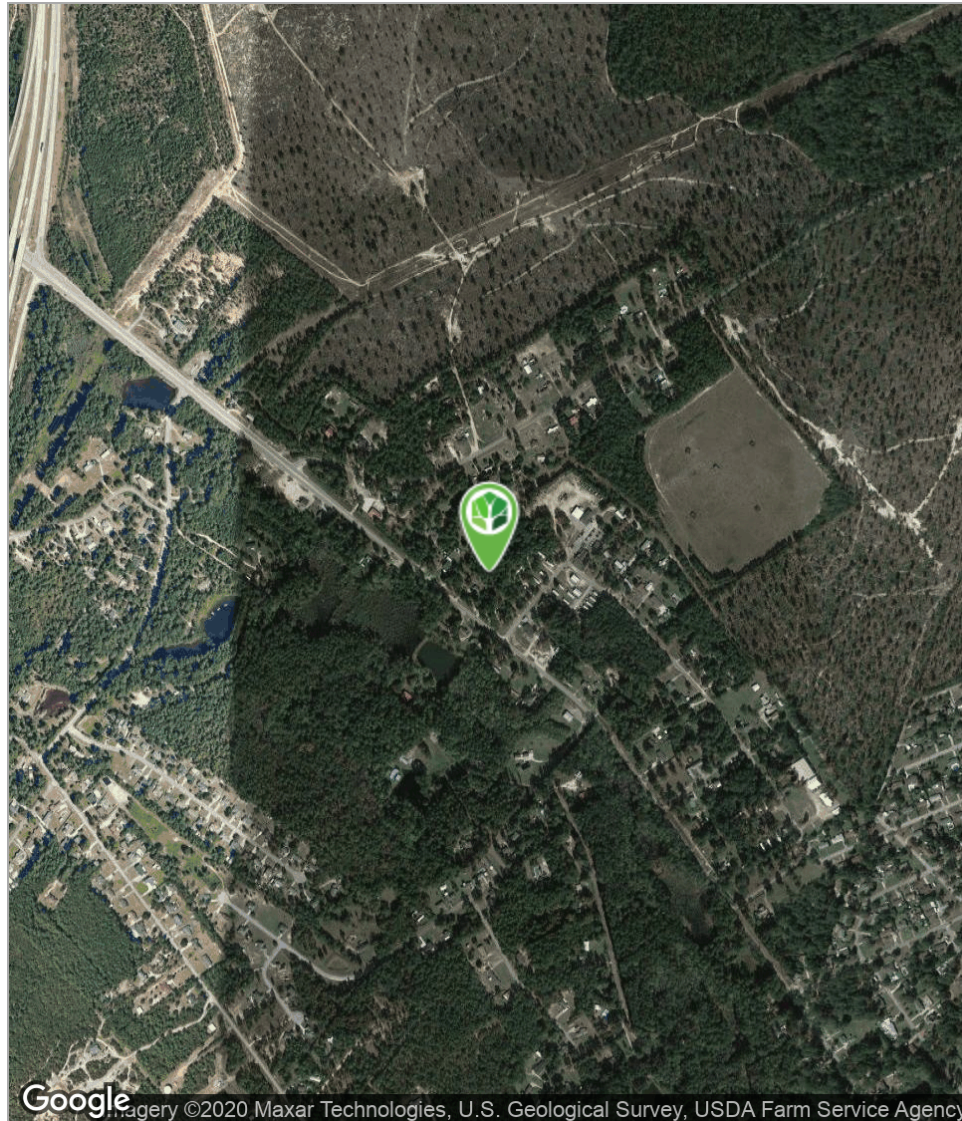
848 Belvedere Clearwater Road, North Augusta, SC 29841





## LOCATION INFORMATION | LOCATION MAPS

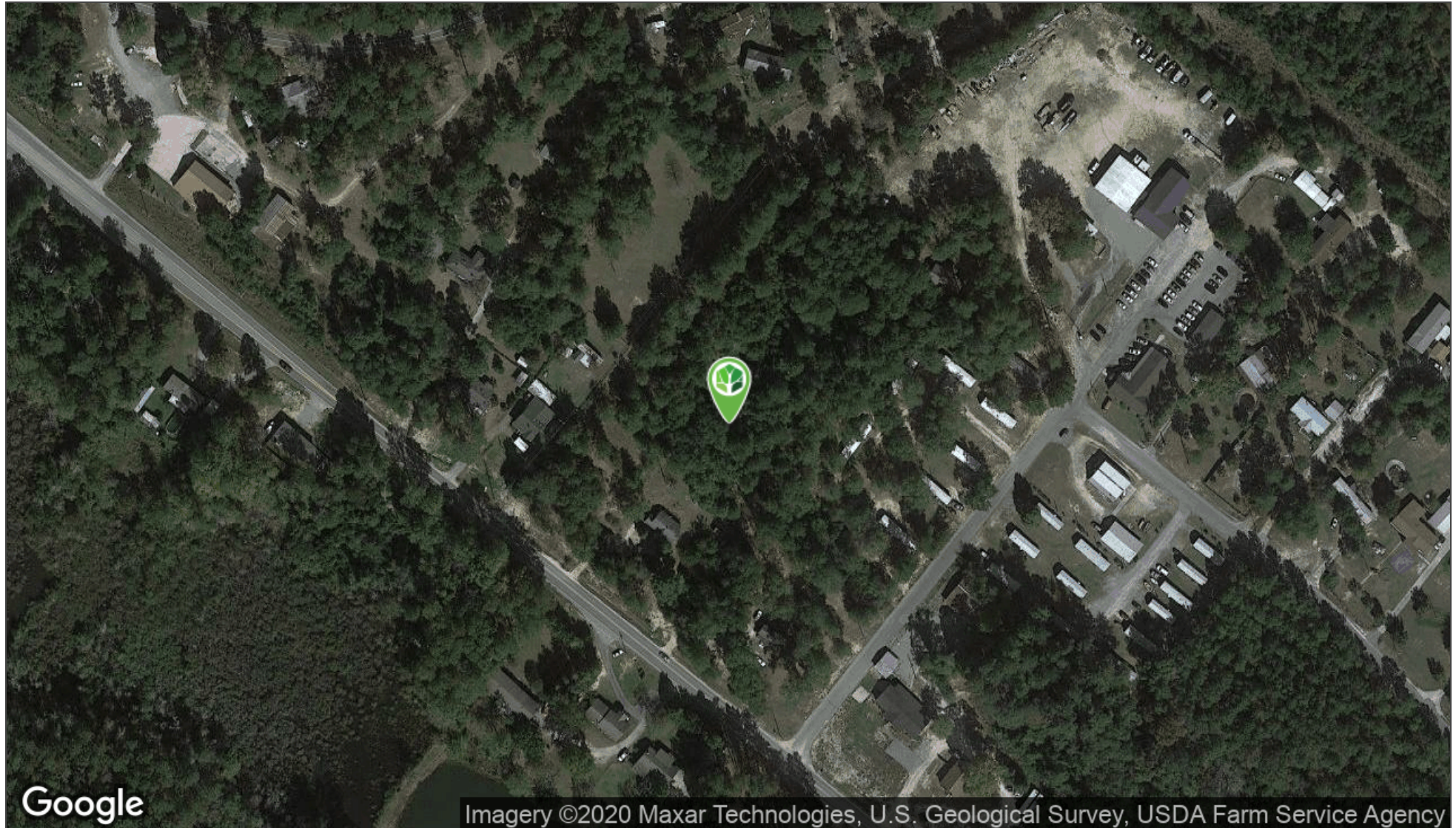
848 Belvedere Clearwater Road, North Augusta, SC 29841





## LOCATION INFORMATION | AERIAL MAP

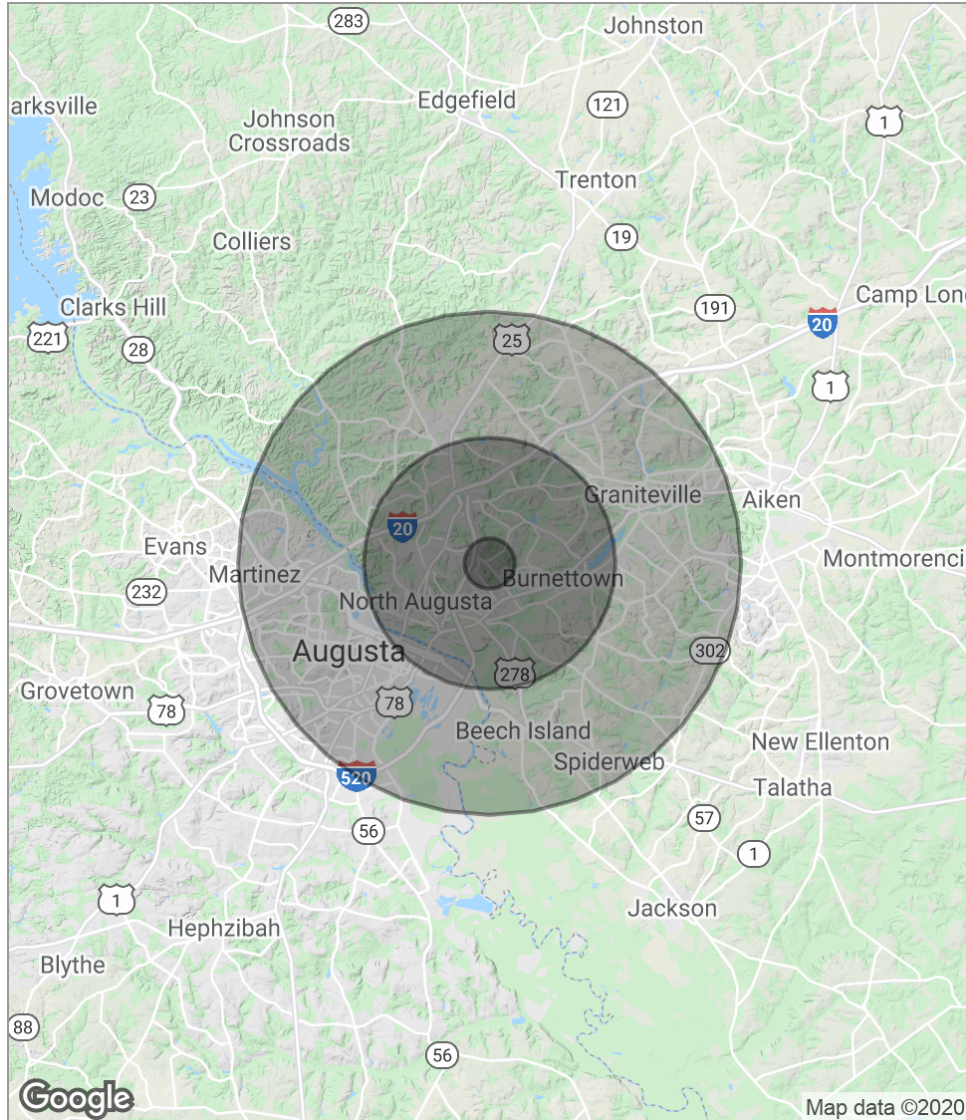
848 Belvedere Clearwater Road, North Augusta, SC 29841





# LOCATION INFORMATION | DEMOGRAPHICS MAP

848 Belvedere Clearwater Road, North Augusta, SC 29841



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,046	50,895	166,894
Median age	40.5	38.6	37.6
Median age (Male)	37.6	36.4	36.3
Median age (Female)	41.4	40.1	38.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	790	20,625	69,164
# of persons per HH	2.6	2.5	2.4
Average HH income	\$51,809	\$53,400	\$53,394
Average house value	\$129,581	\$139,124	\$151,996
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	6.9%	4.8%	3.6%
RACE (%)	1 MILE	5 MILES	10 MILES
White	72.7%	68.6%	59.0%
Black	18.9%	26.4%	36.7%
Asian	0.0%	0.4%	1.3%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.0%	0.1%	0.2%
Other	5.5%	2.0%	1.4%

\* Demographic data derived from 2010 US Census





# PRESLEY

## SECTION 3

COMPANY OVERVIEW AND ADVISOR BIOS



Meybohm  
COMMERCIAL

Joel Presley  
803.279.2060



# COMPANY OVERVIEW AND ADVISOR BIOS | COMPANY OVERVIEW

848 Belvedere Clearwater Road, North Augusta, SC 29841



## Our Story:

In 1947, a young man, William H. Presley, Jr., "Bill," returned home from military service with the US Army in Occupied Japan and began a land shaping and improvement business in North Augusta and Augusta. Early on, Bill worked two jobs - at the Post Office and at a service station in the evenings -- to make ends meet while he built his new business. In 1949, he walked away from a safe career at the Post Office to devote all his energy to land improvement and development. His family and friends, having suffered like so many others during the Great Depression, had misgivings about Bill's decision to leave a guaranteed salary. Some of them questioned his decision, but they never doubted his determination or his ability. He started with very little-a few hand tools, a pickup truck, and eventually a small Ford tractor he bought used from a local farmer. Bill's early landscaping work grew into a thriving construction and development business providing clearing, grading, shaping, site preparation, utilities, and paving for commercial, residential, government and rural construction projects. In the 1960's the company began buying land and developing residential neighborhoods. Those real estate ventures grew into Presley Realty - now creating, brokering, and managing real estate investments in Augusta, North Augusta, Edgefield, and Aiken.

Presley Realty exists to meet our clients' financial and personal goals - developing, buying, or selling land, multi-family properties, and investment properties in Augusta, North Augusta, Aiken, or Edgefield. We help our clients find their ideal property; then we work with them to preserve its special character while making it more valuable.

Joel Presley, Bill's son, began in our business as a young boy, asking questions and helping when he could. Honesty, perseverance, and thrift are the foundation Bill laid and upon which Joel continues to build. At his father's side, Joel learned to appreciate and care for land and the Augusta / North Augusta community. He also learned about leading a business and making wise decisions with future generations in mind. All these values are summarized in the timeless principle of "stewardship". Several Biblical accounts describe what faithful stewards do-grow capital, improve value, care for others, take the long view. According to Scripture, good stewards pursue real success - the kind that lasts and touches all aspects of life - the kind that provides lasting peace, contentment, security. Like his father, Joel seeks to be a good steward and encourages his clients to do the same.

## How We're Different:

- Integrity: We've been around since 1949 with a history of doing things "the right way." We will do what we say for you just as we've done what we said we would for others.
- Diligence: We pride ourselves on our values and systems that ensure our team can diligently serve our clients. Through the use of time-tested marketing channels, and good old-fashioned hard work, we work on your behalf to ensure maximum exposure of your property.
- Value-added Service: We conscientiously plan and execute on behalf of our clients the way we would want someone to serve us or our families. By doing this we add significant value to our clients, whether that's through experienced advice given regarding property strategies, or our networking and marketing processes resulting in strong presentation of your property to qualified buyers.
- Thorough Professionalism: We are intentionally mindful of our own capacity and choose to not take listings or refer them on to other agents if we feel we won't be able to provide the thorough service required for serving our clients well. And, for our clients and properties, we are always mindful to professionally and thoughtfully represent you and work in your best interest.



# COMPANY OVERVIEW AND ADVISOR BIOS | TEAM PAGE

848 Belvedere Clearwater Road, North Augusta, SC 29841



**JOEL PRESLEY**



---

T 803.279.2060  
jpresley@presleyrealty.com

## PROFESSIONAL BACKGROUND

Joel is the owner of Presley Realty, working in development, construction, and brokerage of land and commercial properties. He is a native of North Augusta, South Carolina and lives there with his wife, Tracy, and four children. Joel was graduated from Liberty University in Lynchburg, Virginia with a B.S. in Journalism. After college, he worked in communications for Samaritan's Purse; and then served for six years as an officer in the United States Air Force. He enjoys music, good stories, beautiful land, traveling and adventures with his family. He is an active leader of Church of the Good Shepherd in North Augusta and supports causes like 40 Days for Life and Central Savannah River Land Trust.

**JONATHAN ACEVES, MBA**



---

T 706.294.1757  
jaceves@presleyrealty.com

## PROFESSIONAL BACKGROUND

Jonathan serves as a commercial sales and leasing agent with Presley. Originally licensed in 2005, Jonathan specializes in downtown development, multifamily brokerage, land site selection and development, and business analysis. Jonathan served as the Administrator of Christ Community Health Services years, overseeing finance and operations for a community health center employing 60 staff and serving over 20,000 patients annually. He is also a General Partner in Equity Venture Partners, focusing on downtown real estate development, and RAM Construction Group LLC, a construction firm. He earned his BBA and MBA from Augusta University. Jonathan lives downtown in the Olde Town neighborhood with his wife and two children. He has lived in Augusta for over 20 years, serves as a deacon at First Presbyterian Church, and is an active part of the Olde Town Neighborhood Association.

**JOHN ECKLEY, MBA, CIVIL ENGINEER**



---

T 803.428.7111  
jeckley@presleyrealty.com

## PROFESSIONAL BACKGROUND

John serves as a commercial sales and leasing agent with Presley, and specializes in commercial sales and leasing, land sales, and business analysis. John earned both his BS in Civil Engineering and his MBA from Clemson University. He is a former water and wastewater engineer with Jordan, Jones, and Goulding (now Jacobs), where he participated in the design and construction of multiple treatment plants and pipeline systems. More recently, he has worked in roles providing marketing services, small business consultation, and outside sales services, and loves using this acquired mix of expertise to serve the commercial real estate industry in the CSRA. John is a member of First Presbyterian Church and lives downtown in the Olde Town neighborhood with his wife and son, where they have resided for the past three years. He serves as treasurer of the Olde Town Neighborhood Association, is a member of the Heritage Academy Junior Board, and serves on the board of directors for Saving Grace in Uganda, a street children's ministry in East Africa.