

EXECUTIVE SUMMARY

425 East Boundary, Augusta, GA 30901



OFFERING SUMMARY

Sale Price:	\$89,000
Lot Size:	0.19 Acres
Building Size:	1,440
Price / SF:	\$61.81

PROPERTY OVERVIEW

We are pleased to present this former Kentucky fried chicken location, located at the corner of Telfair and E. Boundary streets in Olde Town, Augusta, Georgia. The property has been most recently utilized as a daycare. Built in 1971, the property features 1440 square feet of commercial space that could be well utilized as a convenience store, drive-through restaurant, a pharmacy, a community center, or any other number of uses. Additionally, the property features a large area that is fenced in, and could ultimately be utilized as a play area or a location to build out additional parking. The property is situated on a 0.19 acre corner lot, that is located directly across the road from East Augusta Commons, Magnolia Court Apartments, and River Glenn Apartments, which are in the process of a large renovation.

PROPERTY HIGHLIGHTS

- Potential use as a drive-through restaurant, daycare, community center or pharmacy.
- Located at corner of East Boundary and Telfair Streets.
- Features large yard allowing for many additional options.

ADDITIONAL PHOTOS

425 East Boundary, Augusta, GA 30901



JOEL PRESLEY
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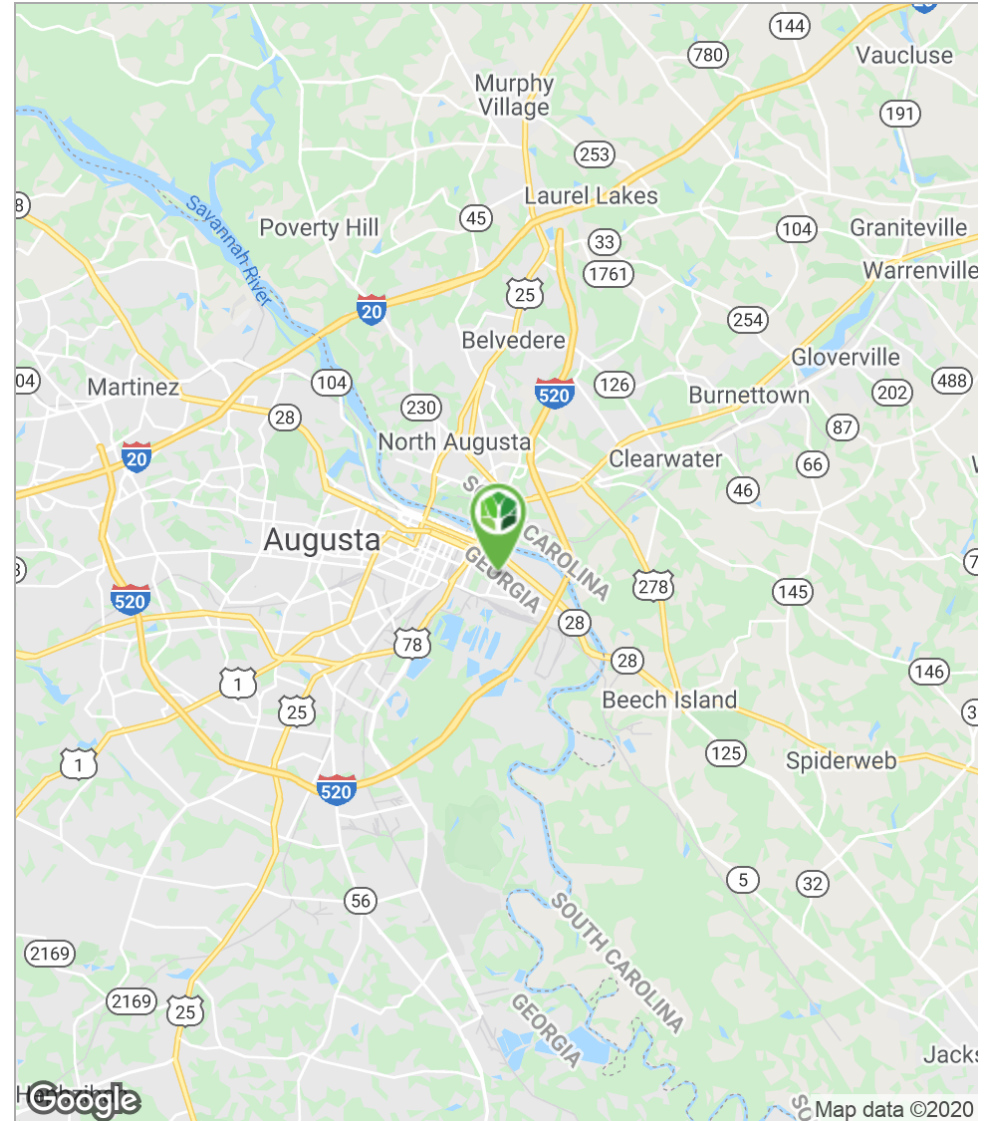
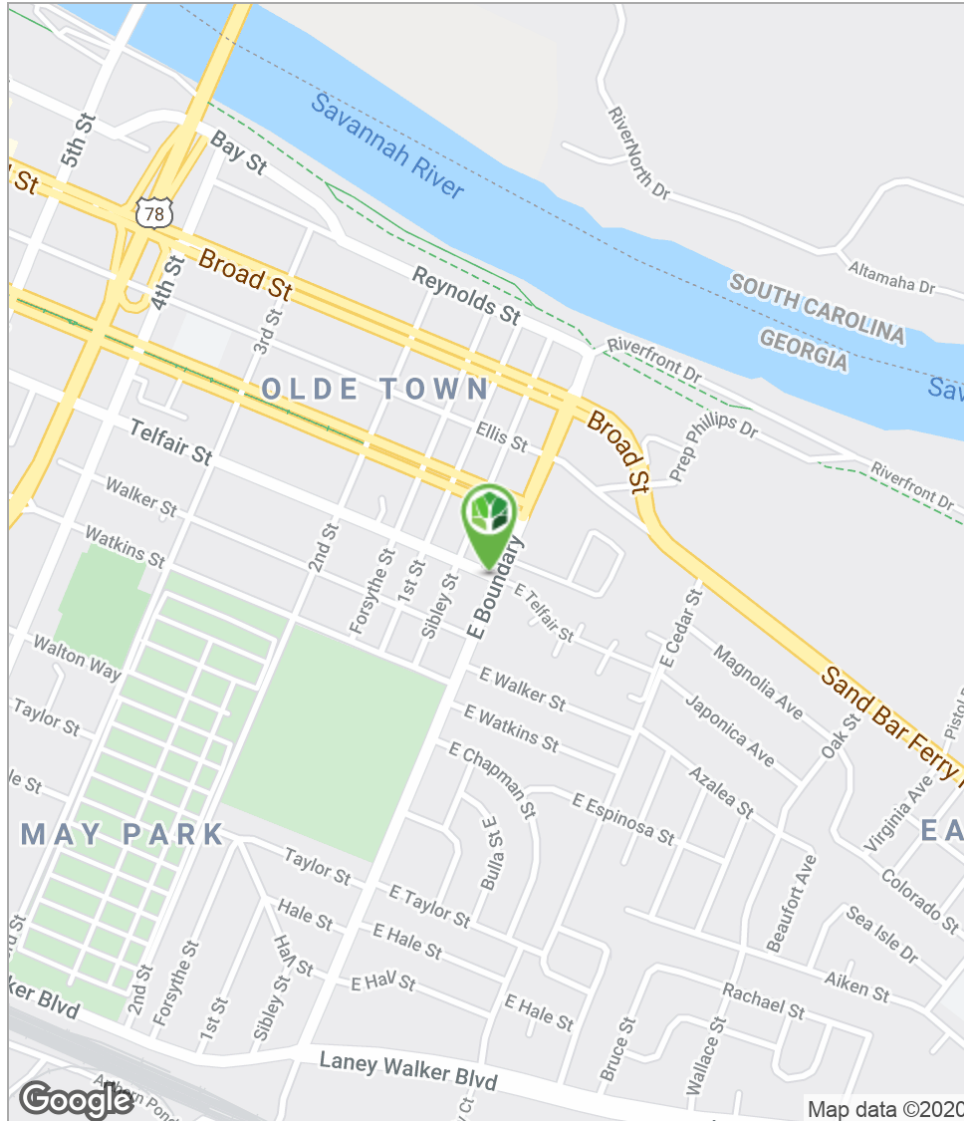
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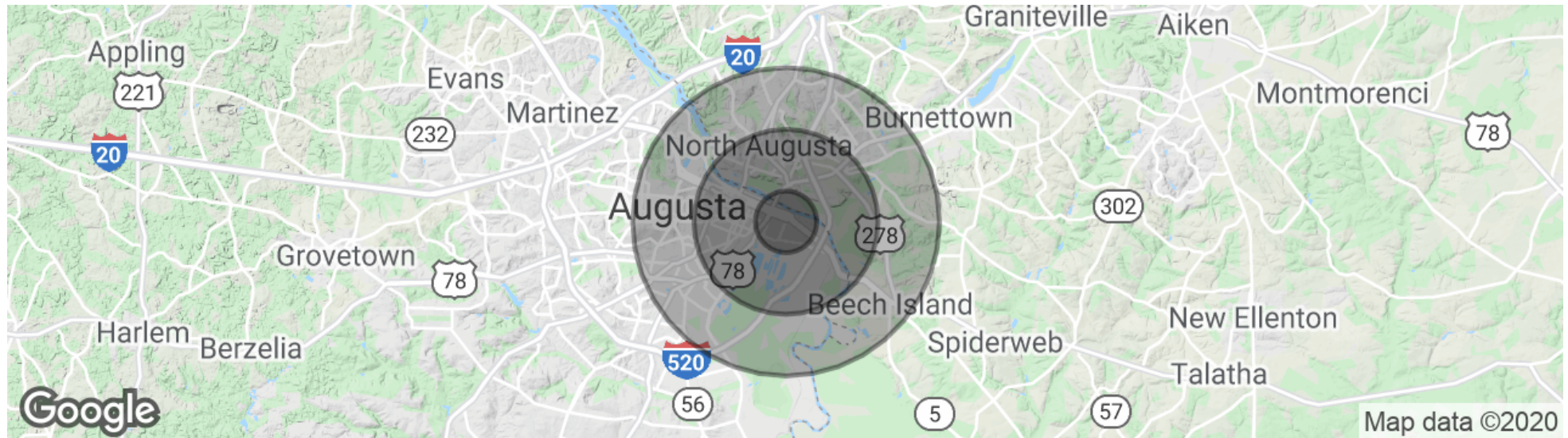
LOCATION MAPS

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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,051	25,216	70,173
Median age	35.9	36.3	36.7
Median age (Male)	32.9	33.7	34.8
Median age (Female)	40.0	38.9	38.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,184	10,477	29,013
# of persons per HH	2.6	2.4	2.4
Average HH income	\$36,504	\$37,639	\$42,632
Average house value	\$205,969	\$160,423	\$134,565

** Demographic data derived from 2010 US Census*

TEAM PAGE

425 East Boundary, Augusta, GA 30901

JOEL PRESLEY



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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.

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JONATHAN ACEVES, MBA



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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



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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.