



FOR SALE | LAND

1 AC SIGNALIZED CORNER -  
WARRENVILLE, SC



Meybohm  
COMMERCIAL

[info@presleyrealty.com](mailto:info@presleyrealty.com)

803.279.2060

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107 Anthony Dr, Warrentville, SC 29851



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# SECTION 1

## PROPERTY INFORMATION



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# PROPERTY INFORMATION | EXECUTIVE SUMMARY

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## OFFERING SUMMARY

Sale Price:	\$249,500
Lot Size:	1.0 Acres
Price / Acre:	\$249,500
Zoning:	RUD
Parcel ID:	036-19-19-001

## PROPERTY OVERVIEW

Presley Realty is proud to exclusively present this 1 acre corner for sale in Warrentville, SC. Located at the intersection of Anthony Road and Jefferson Davis Highway, across from Hager's Muffler & Auto, and diagonally across from Citgo Gas/Subway.

Located in Warrentville, SC, 10 minutes north of Augusta, GA, and 15 minutes from Aiken, SC.

## PROPERTY HIGHLIGHTS

- Signaled Corner Location
- Excellent Visibility
- DTC: 19,393



## PROPERTY INFORMATION | ADDITIONAL PHOTOS

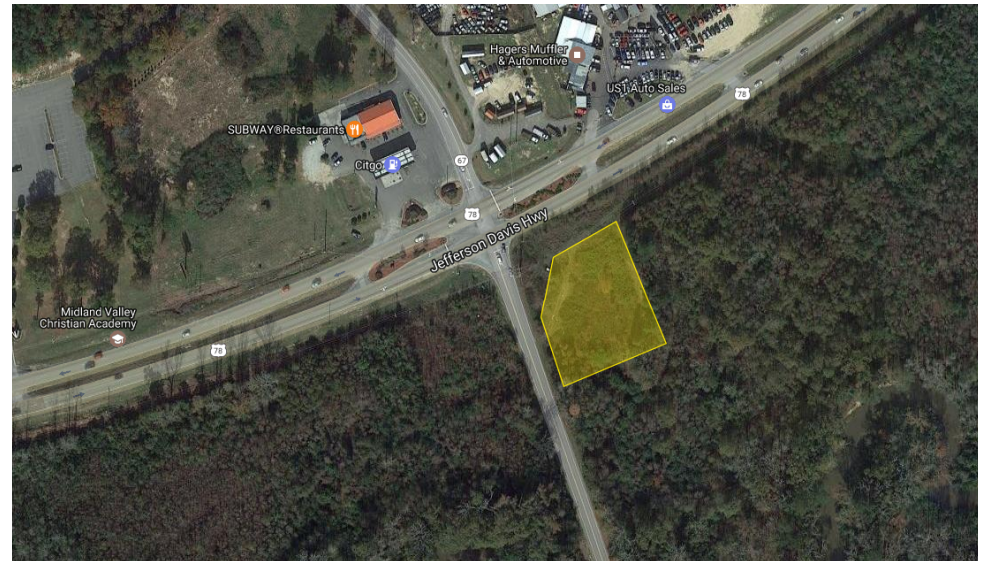
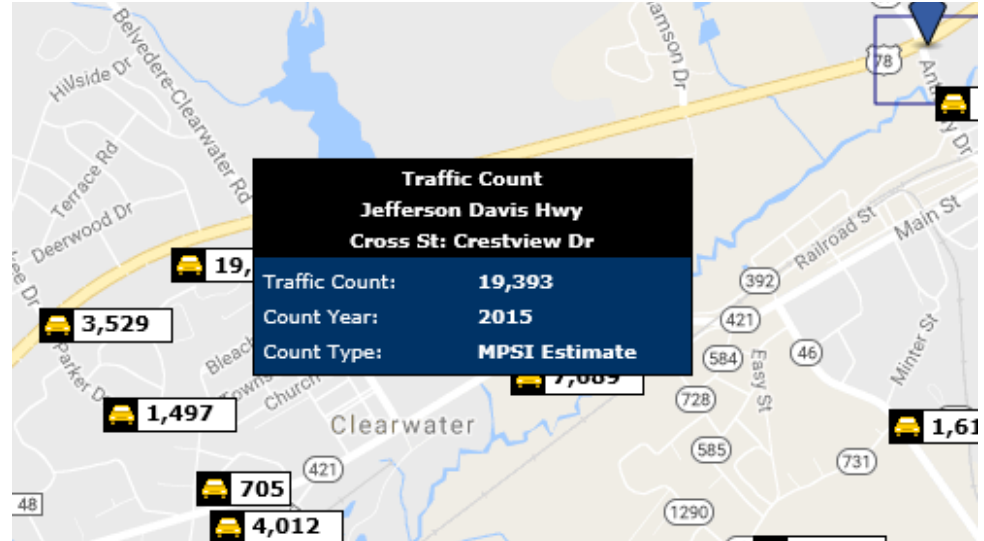
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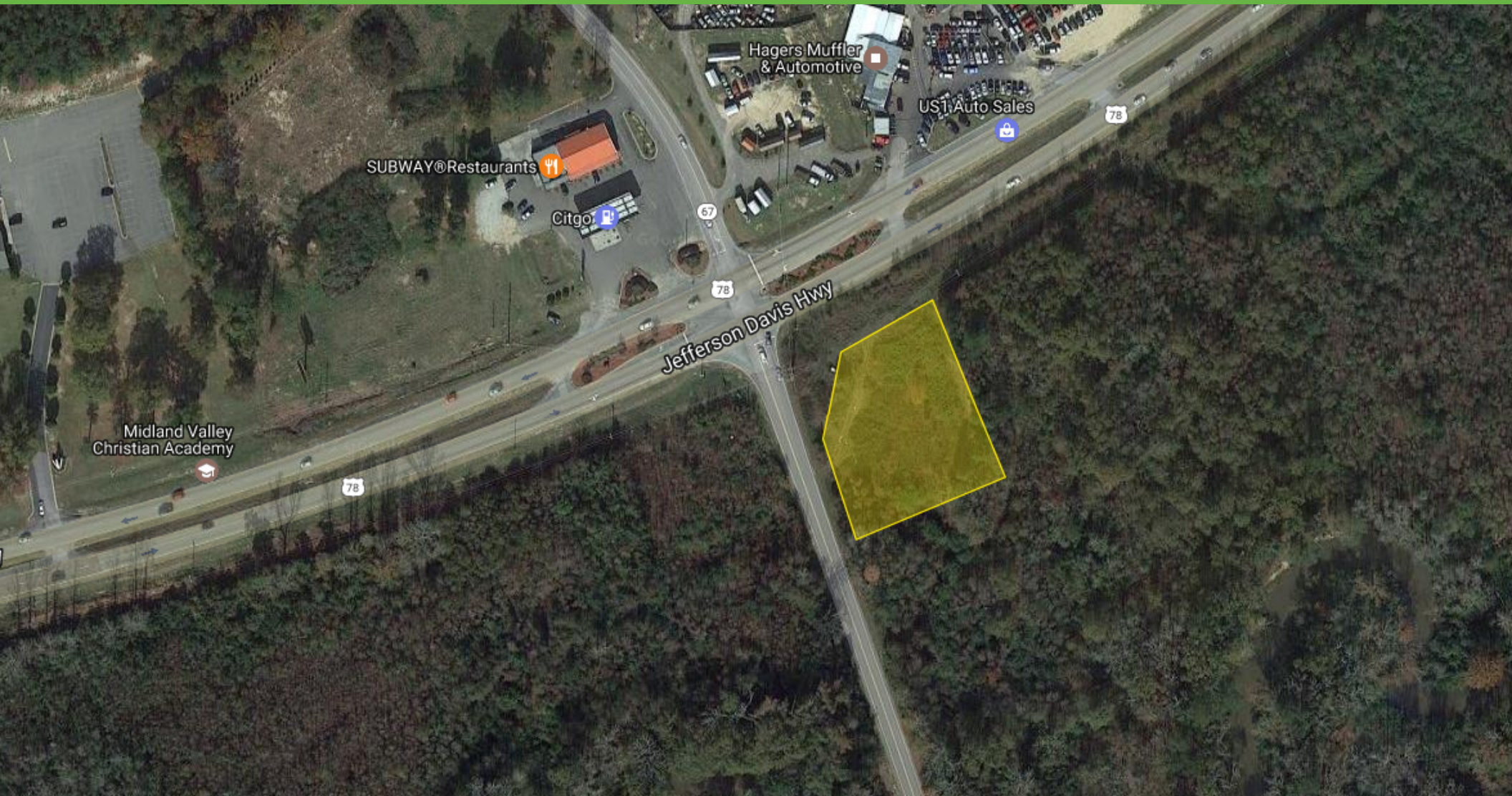


## PROPERTY INFORMATION | ADDITIONAL PHOTOS

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## SECTION 2

### LOCATION INFORMATION



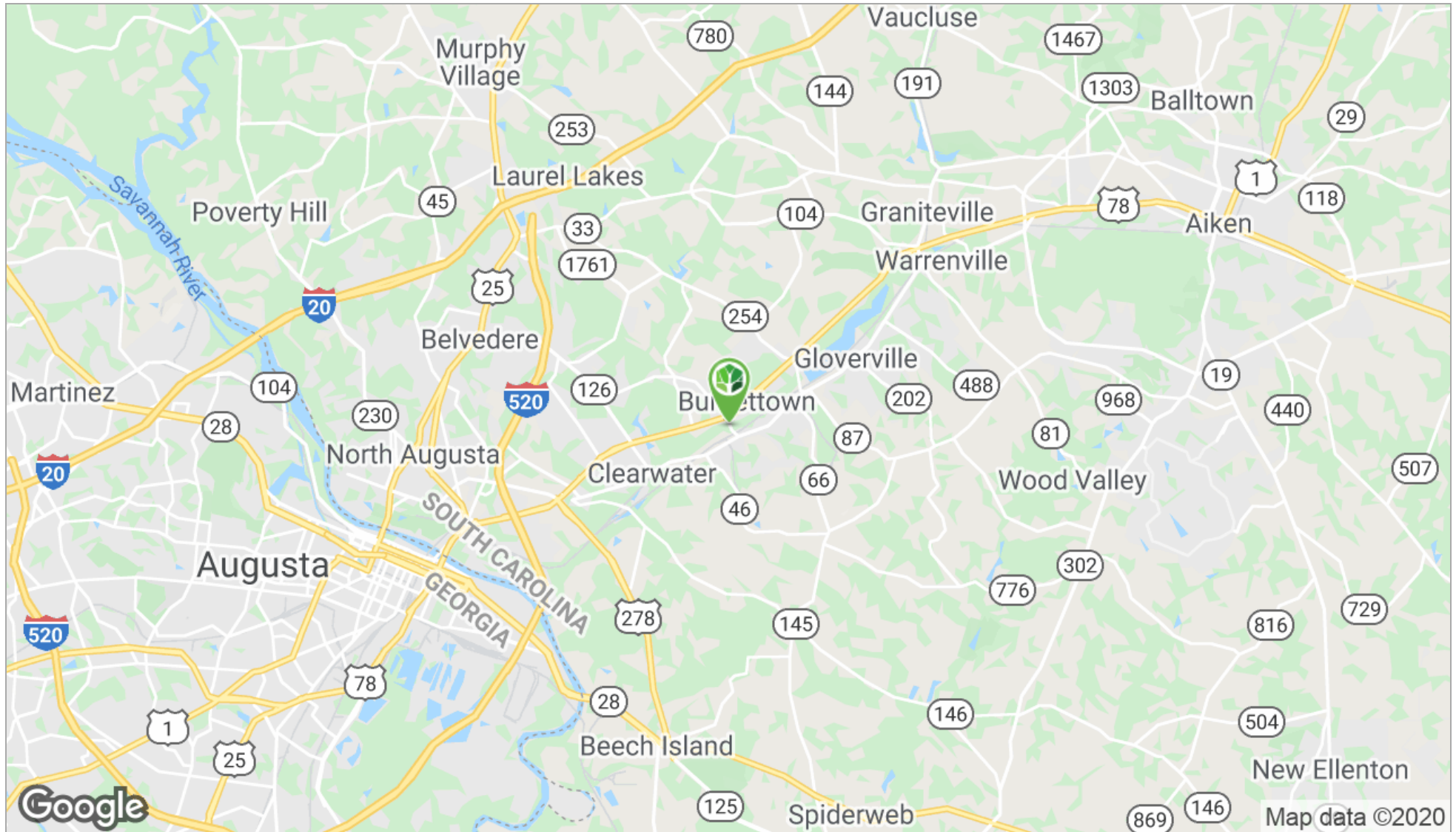
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## LOCATION INFORMATION | REGIONAL MAP

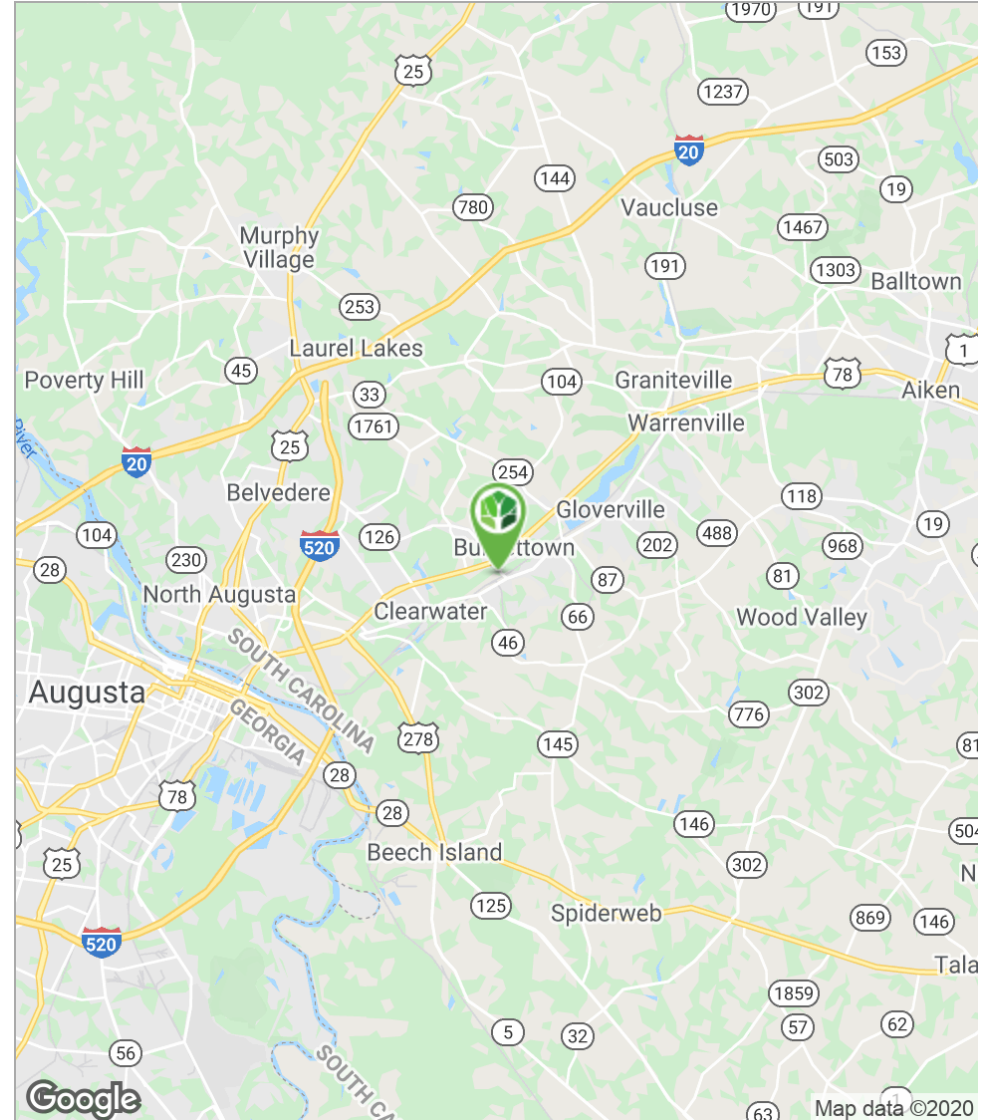
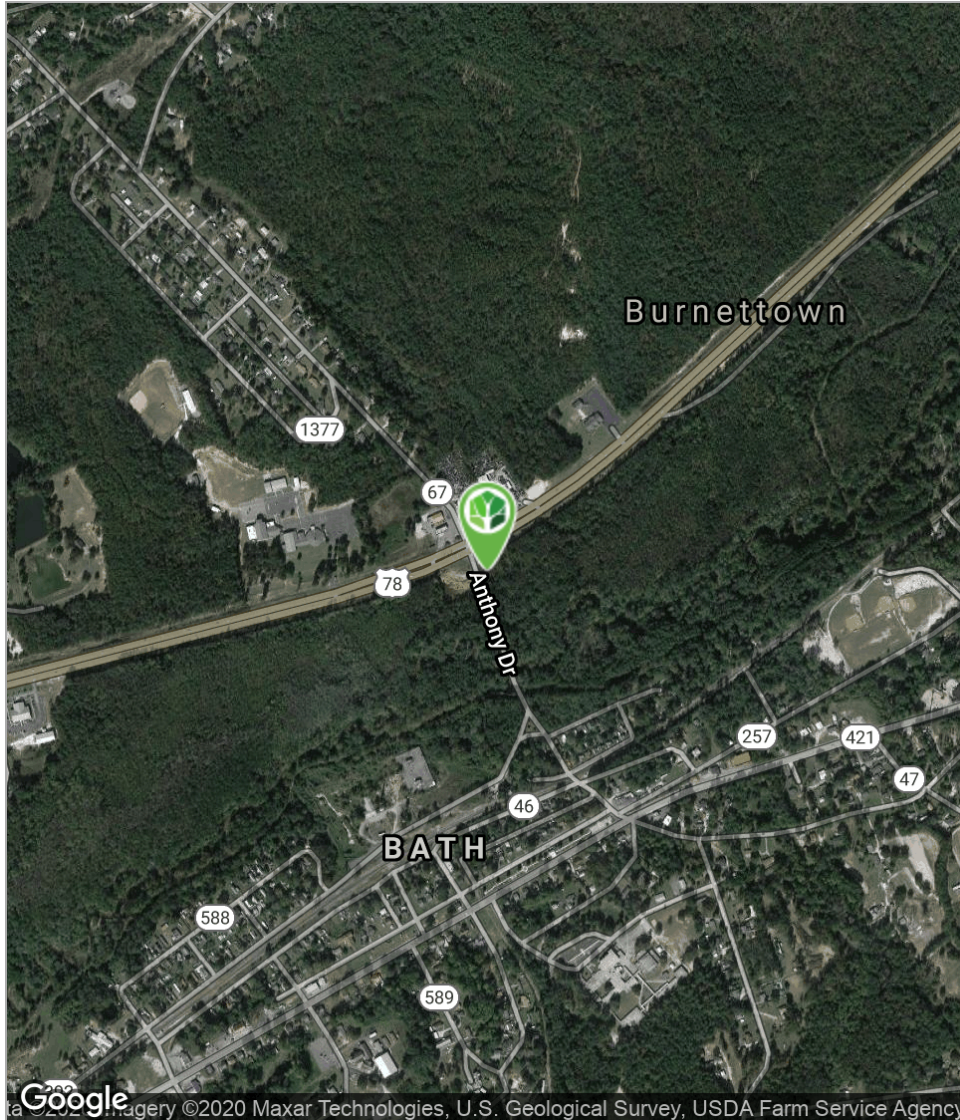
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## LOCATION INFORMATION | LOCATION MAPS

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## LOCATION INFORMATION | AERIAL MAP

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# SECTION 3

## DEMOGRAPHICS



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# DEMOGRAPHICS | DEMOGRAPHICS REPORT

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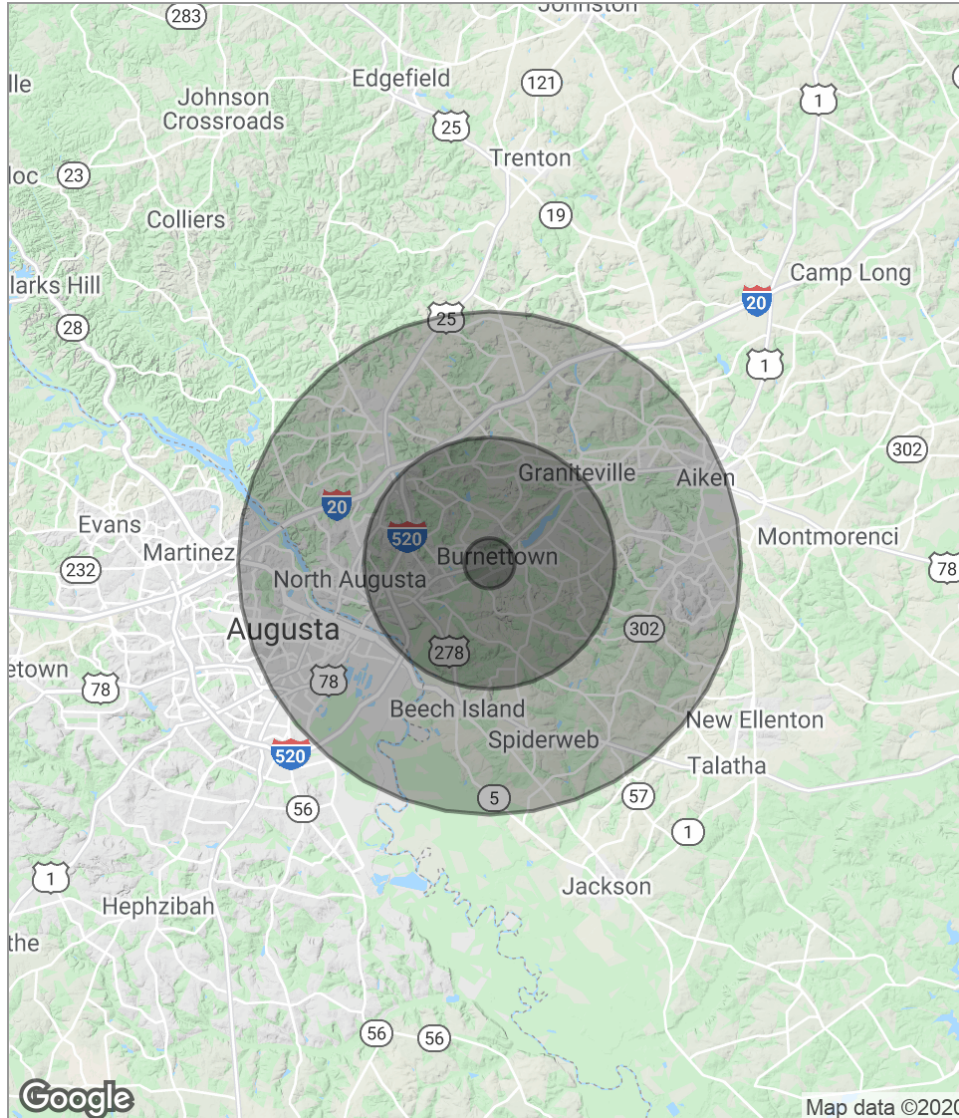
	1 MILE	5 MILES	10 MILES
Total population	1,434	30,945	136,838
Median age	39.7	38.4	39.2
Median age (Male)	40.8	37.4	37.6
Median age (Female)	38.2	38.7	40.3
Total households	571	12,196	55,114
Total persons per HH	2.5	2.5	2.5
Average HH income	\$44,539	\$49,394	\$54,796
Average house value	\$90,816	\$119,486	\$166,492

*\* Demographic data derived from 2010 US Census*



# DEMOGRAPHICS | DEMOGRAPHICS MAP

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,434	30,945	136,838
Median age	39.7	38.4	39.2
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## HOUSEHOLDS & INCOME

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# PRESLEY

## SECTION 4

### COMPANY OVERVIEW AND ADVISOR BIOS



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# COMPANY OVERVIEW AND ADVISOR BIOS | TEAM PAGE

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**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.

**JONATHAN ACEVES, MBA**



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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**



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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.