



FOR SALE | LAND

4.81 ACRES COMMERCIAL LAND IN NORTH AUGUSTA  
729 EDGEFIELD RD, NORTH AUGUSTA, SC 29841



Meybohm  
COMMERCIAL

Joel Presley  
803.279.2060



# EXECUTIVE SUMMARY

729 Edgefield Rd, North Augusta, SC 29841



## OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	4.81 Acres
Zoning:	UD
Price / Acre:	\$72,765

## PROPERTY OVERVIEW

Presley Realty is pleased to exclusively present this 4.81 acre property, located in the rapidly growing area of North Augusta just south of where I-20 and I-520 meet. More specifically, the property is located just south of Sweetwater - a 300-acre master-planned development in North Augusta, South Carolina on Hwy 25 just off Exit 5 / I-20. Sweetwater includes a Walmart Supercenter, Dairy Queen, Wendy's, Jersey Mike's, Pablo's, GNC, Fyrt Yogurt, State Farm, Better Homes and Gardens Executive Partners real estate center, Just Beds, Verizon, and My Tan. Sweetwater Commons, a part of Sweetwater, is a Class A community of 200 luxury cottages, solely for rent, with a pool, clubhouse, and on-site management, bounded by 115 acres of wooded conservation area and neighbored by Church of the Holy Trinity. Nearby are SRP Federal Credit Union headquarters / operations center, University Hospital Urgent Care Clinic, Food Lion, Zaxby's, Dunkin Donuts, Bojangles, McDonalds, Southeastern Freight, UPS, and Sleep Inn. 5 minutes away are Bridgestone's tremendous world flagship manufacturing facility at Sage Mill Industrial Park, along with Detroit Diesel / MTU crafting diesel power plants for ships, trains, etc; and also SubAir Golf (greens systems). Exclusive and beautiful Sage Valley Golf Club is here as well. Just up the road is the Palmetto Shooting Sports Complex, hosting world-class trap, skeet, and sporting clays competitions as well as shooting and outdoor sports education. Several golf clubs are within minutes. Traffic is excellent with 28k ADT on Hwy 25 and 40k ADT on I-20. Many neighborhoods with thousands of rooftops are nearby with many more being built. Detailed demographics are available upon request. Please contact Joel Presley for more information.

**JOEL PRESLEY**  
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## ADDITIONAL PHOTOS

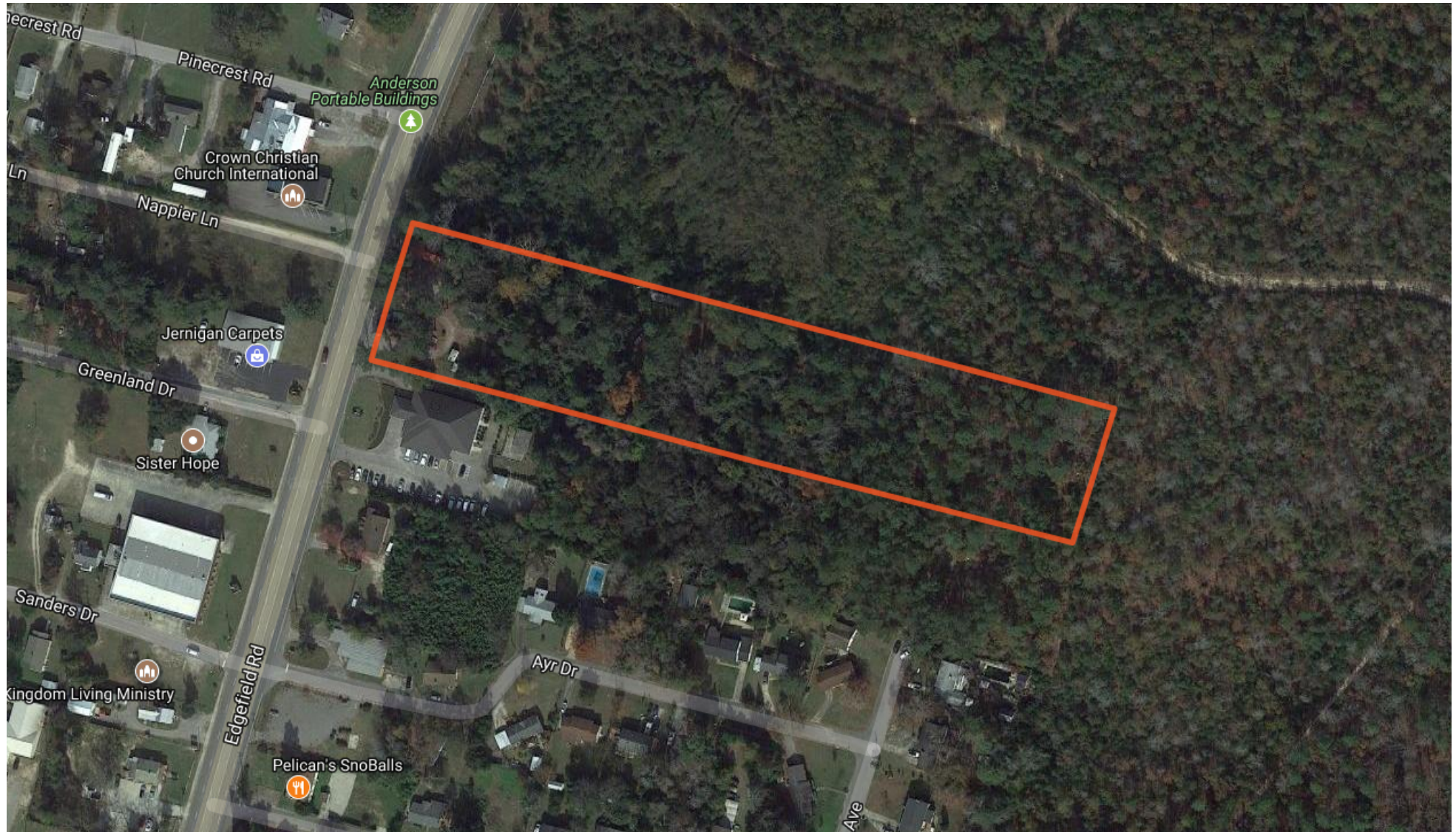
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# AERIAL MAP

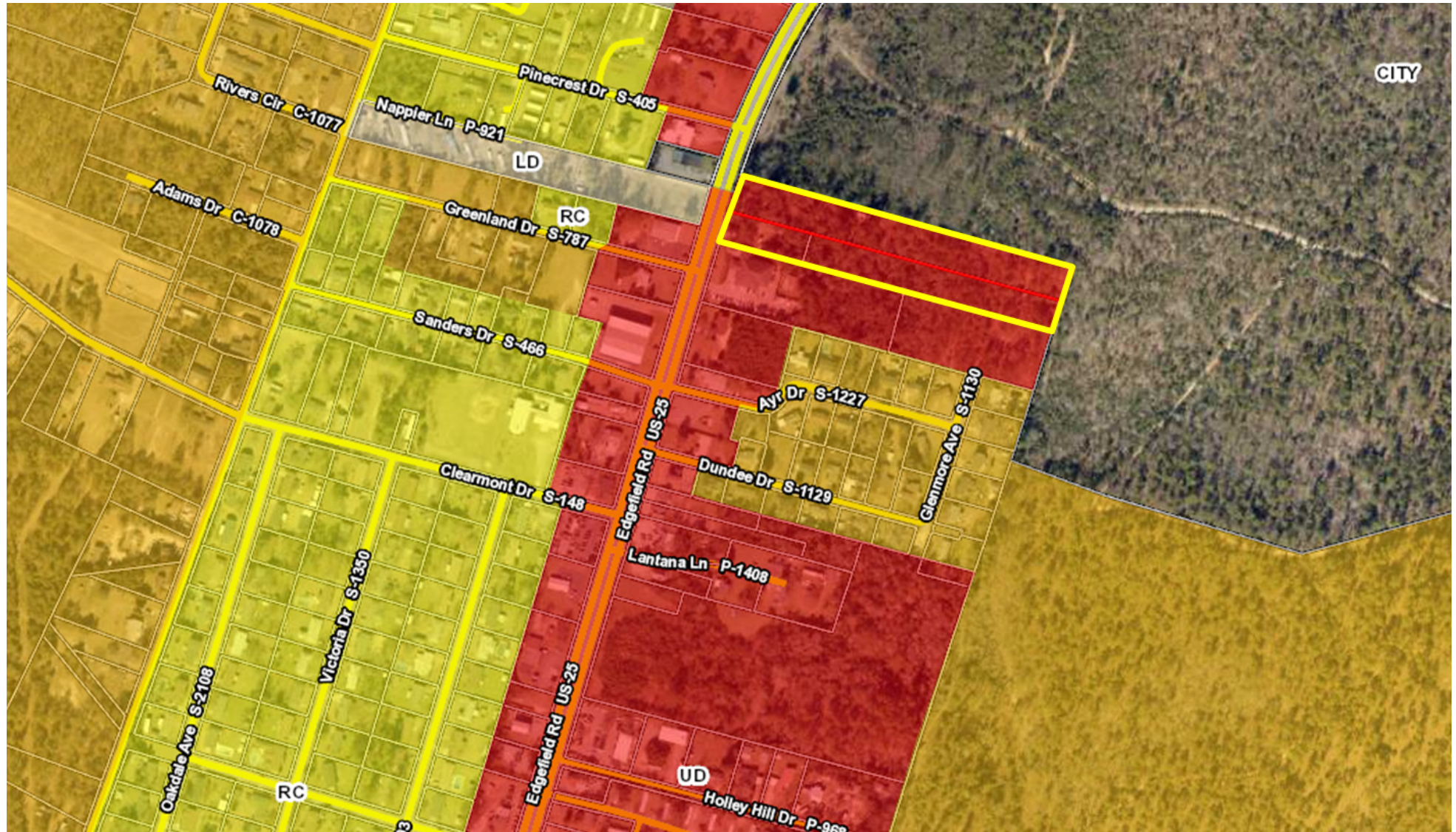
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# ZONING MAP

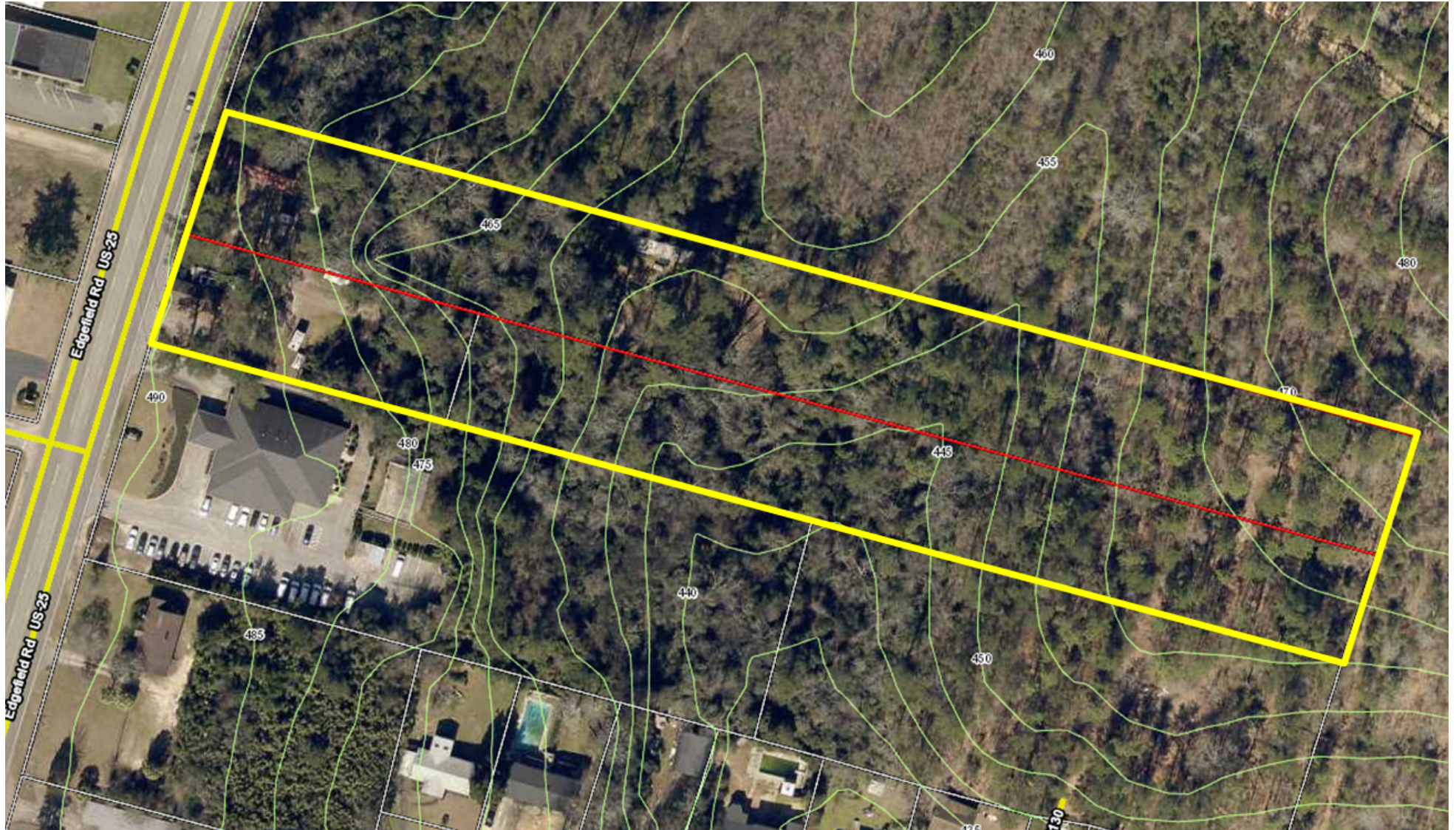
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# AERIAL MAP

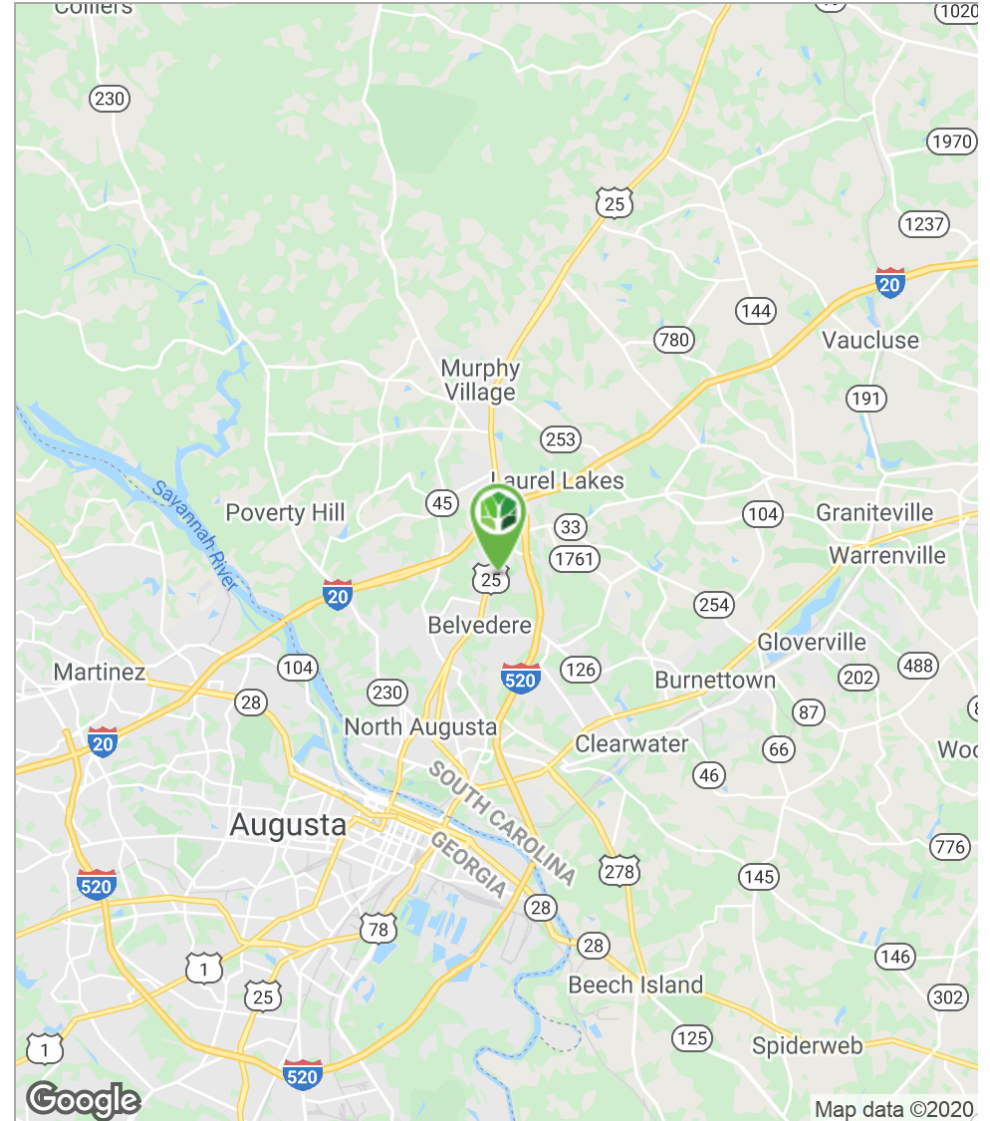
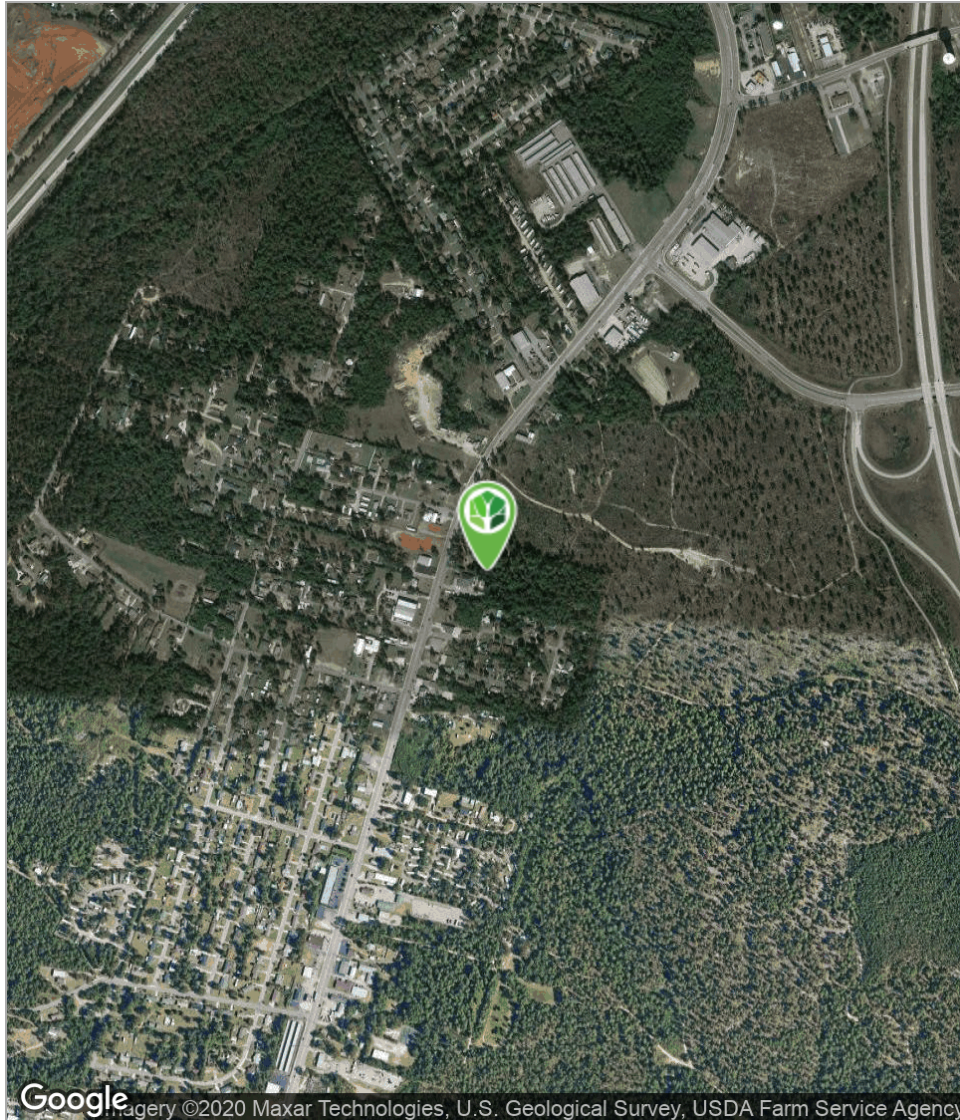
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## LOCATION MAPS

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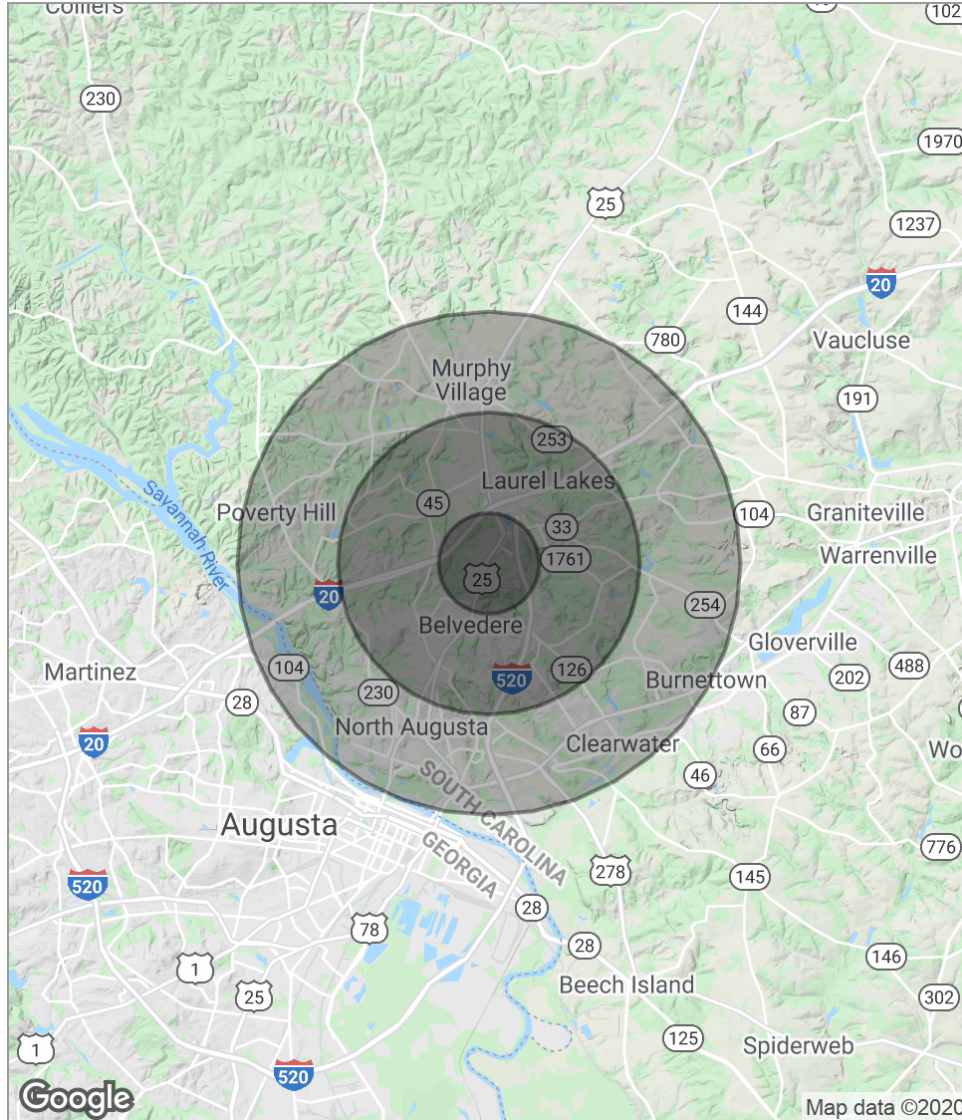
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# DEMOGRAPHICS MAP

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,123	25,722	55,264
Median age	33.4	37.9	38.7
Median age (Male)	31.1	35.3	36.7
Median age (Female)	35.6	40.2	40.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,573	10,203	22,657
# of persons per HH	2.6	2.5	2.4
Average HH income	\$46,641	\$53,691	\$55,890
Average house value	\$143,232	\$144,147	\$146,795

*\* Demographic data derived from 2010 US Census*



## TEAM PAGE

729 Edgefield Rd, North Augusta, SC 29841

### 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.