



FOR SALE | LAND

MOSSY OAK SUBDIVISION LOTS

MOSSY OAK CIRCLE, BELVEDERE, SC 29841



Meybohm
COMMERCIAL

Joel Presley
803.279.2060

EXECUTIVE SUMMARY

Mossy Oak Circle, Belvedere, SC 29841



OFFERING SUMMARY

Sale Price: \$20,000 - \$30,500

Lots Available: 12 Lots

Zoning: R-7 (City of North Augusta)

PROPERTY OVERVIEW

Presley Realty is proud to exclusively present 12 lots in the Mossy Oak Subdivision. Four are Basement lots, and eight are Slab or Floor System lots. Great quiet neighborhood, great for kids. Zoned for North Augusta Elementary School, Paul Knox Middle School, and North Augusta High School.

LOCATION OVERVIEW

Located in North Augusta, 3 miles south of Exit 5 at I-20, and with easy access to Downtown North Augusta and Augusta.

PROPERTY HIGHLIGHTS

- Quiet North Augusta Living
- Underground Utilities
- 50-60' Lots, basement and slab lots available
- In the North Augusta City Limits

ADDITIONAL PHOTOS

Mossy Oak Circle, Belvedere, SC 29841

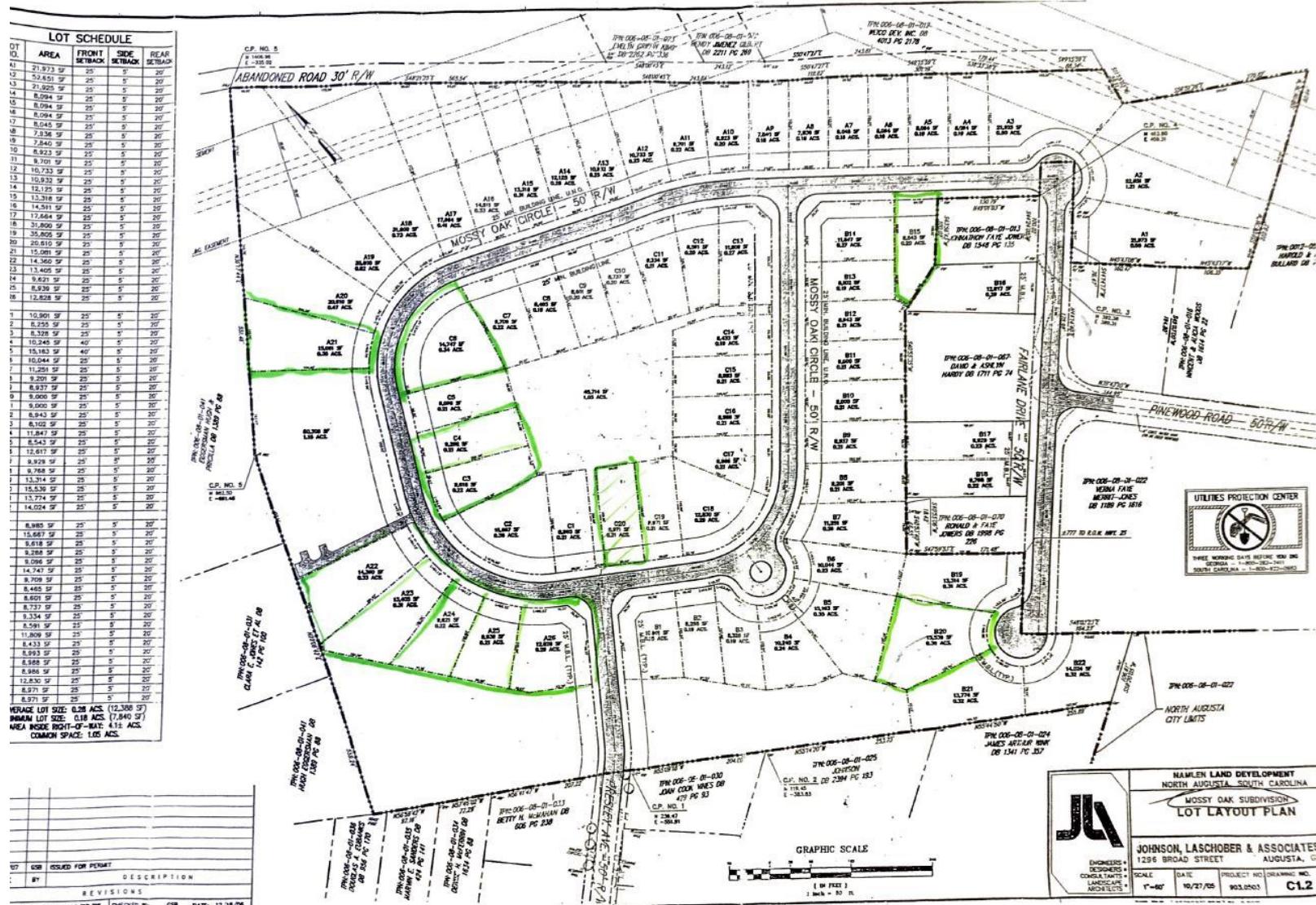


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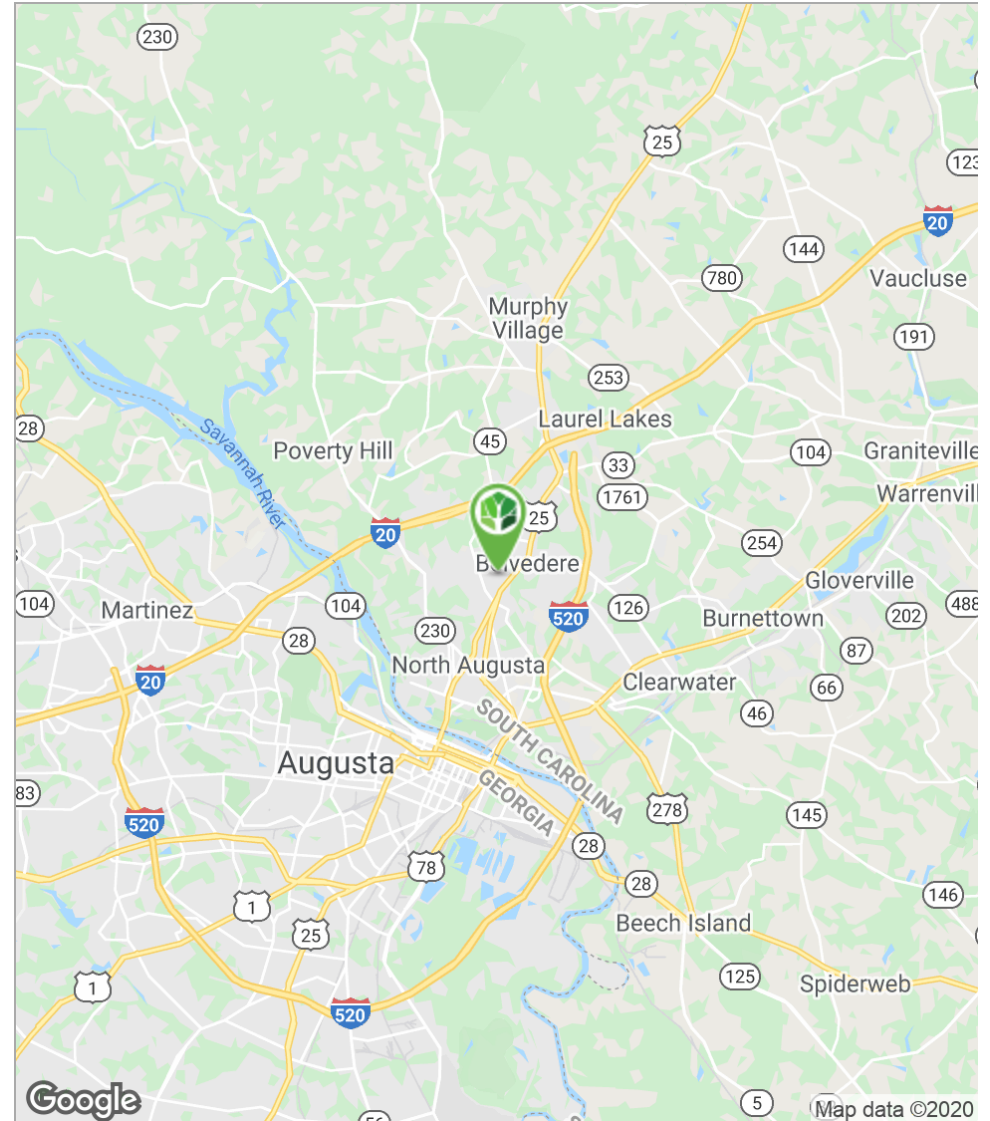
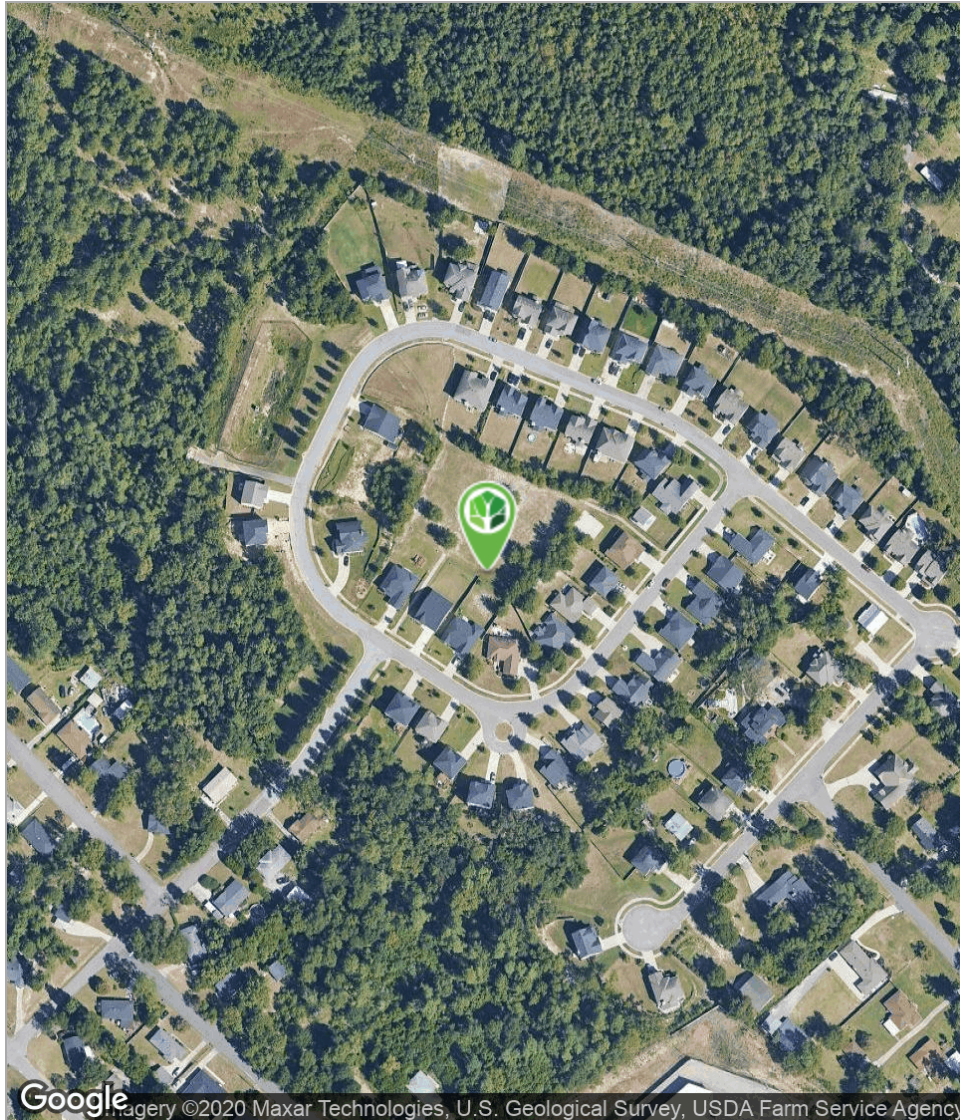
PLAT

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LAND LOTS

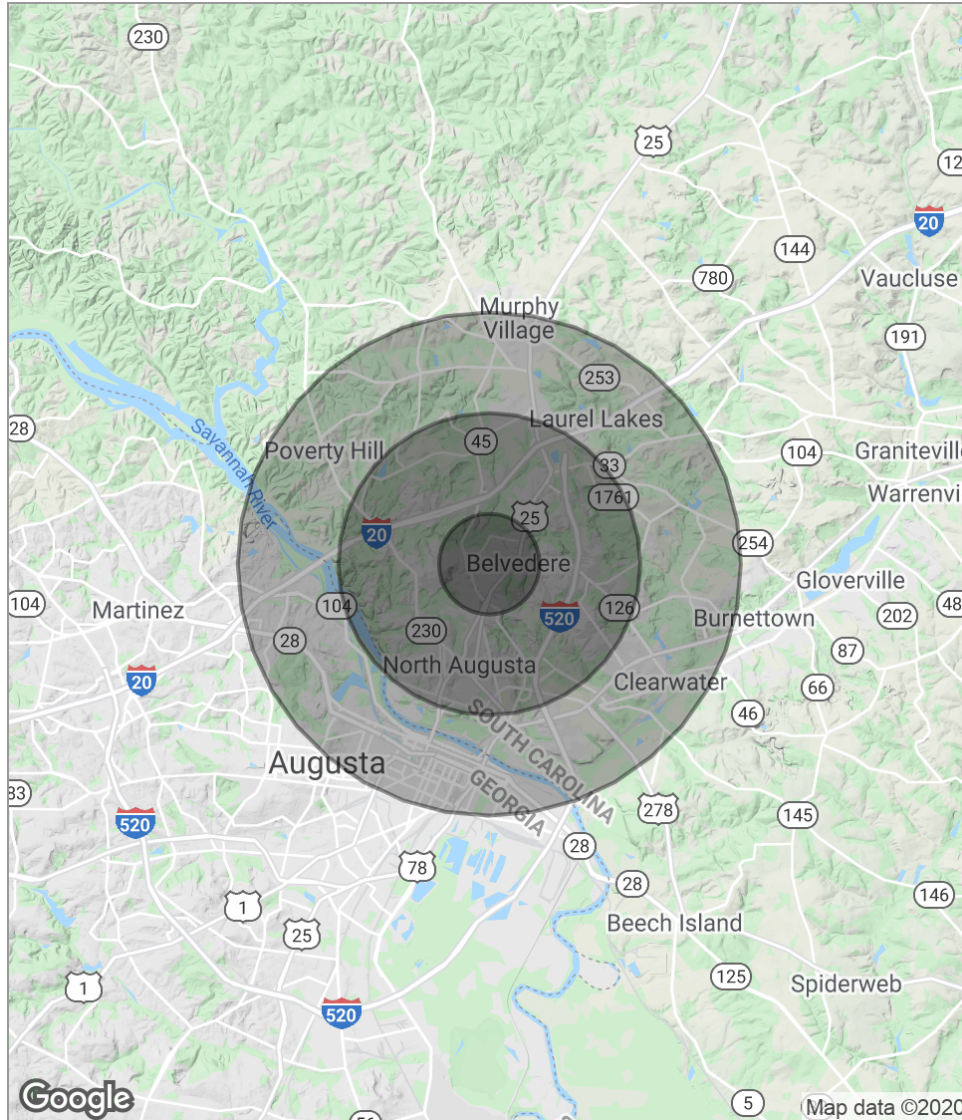
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Lot #	Size (AC)	Sale Price	Status	Description
B20	0.36	\$20,000	Available	56' Basement Lot on Fairlane Drive.
A24	0.22	\$20,000	Available	54' Basement Lot on Mossy Oak Circle.
A25	0.21	\$20,000	Available	58' Basement Lot on Mossy Oak Circle.
A26	0.29	\$20,000	Available	56' Corner Basement Lot on Mossy Oak Circle.
C20	0.21	\$30,500	Available	60' Cleared Lot on Mossy Oak Circle. Relatively flat and suitable for slab construction.
B15	0.29	\$27,500	Available	64' Lot on Mossy Oak Circle. Relatively flat and suitable for slab construction.
A21	0.35	\$27,500	Available	52' Lot on Mossy Oak Circle. Relatively flat and suitable for slab or floor system construction.
C6	0.34	\$27,500	Available	Corner Lot on Mossy Oak Circle. Relatively flat and suitable for floor system construction.
C4	0.21	\$27,500	Available	60' Lot on Mossy Oak Circle. Relatively flat and suitable for slab or floor system construction.
C3	0.22	\$27,500	Available	54' Lot on Mossy Oak Circle. Relatively flat and suitable for slab or floor system construction.
A22	0.33	\$27,500	Available	54' Lot on Mossy Oak Circle. Relatively flat and suitable for slab or floor system construction.
A23	0.31	\$27,500	Available	54' Lot on Mossy Oak Circle. Relatively flat and suitable for slab or floor system construction.

DEMOGRAPHICS MAP

Mossy Oak Circle, Belvedere, SC 29841



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,326	29,398	66,174
Median age	37.3	38.7	37.5
Median age (Male)	34.4	36.0	35.8
Median age (Female)	39.8	41.1	39.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,728	12,095	27,560
# of persons per HH	2.5	2.4	2.4
Average HH income	\$49,298	\$54,836	\$51,914
Average house value	\$142,051	\$147,783	\$147,075

** Demographic data derived from 2010 US Census*

TEAM PAGE

Mossy Oak Circle, Belvedere, 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.