



FOR SALE | LAND

7 AC OF COMMERCIAL LAND - EDGEFIELD RD., NORTH AUGUSTA

812 EDGEFIELD ROAD, NORTH AUGUSTA, SC 29860



Meybohm
COMMERCIAL

Joel Presley
803.279.2060

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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.

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EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$385,000
Lot Size:	7.34 Acres
Zoning:	LD/UD
Price / Acre:	\$52,452

PROPERTY OVERVIEW

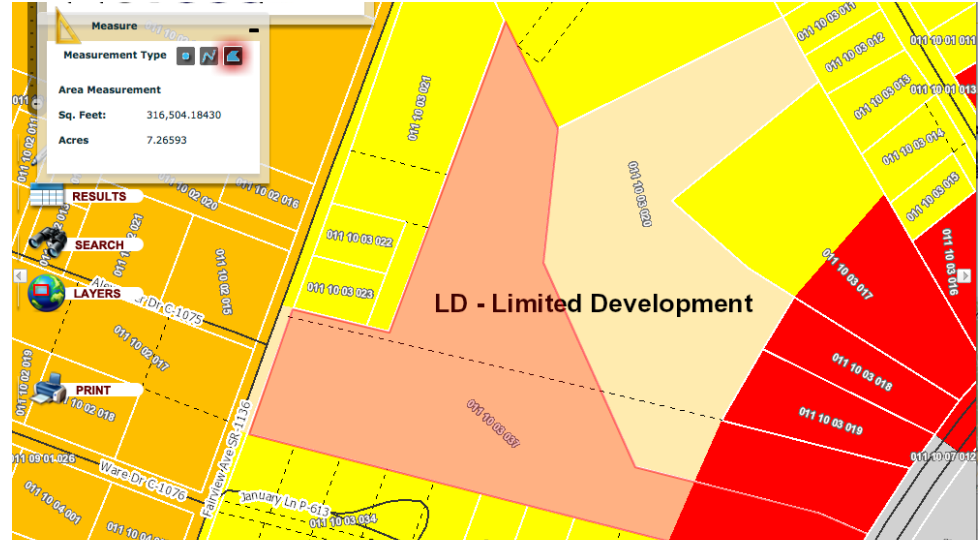
Presley Realty is proud to exclusively present this 7.34 acre tract of land for sale. The property is zoned UD in the front, and LD in the rear. This property would be ideal for self-storage or other commercial development. The property is flat and has frontage on both Edgefield Road and Fairfield Avenue.

PROPERTY HIGHLIGHTS

- Zoned UD/LD
- Flat Topography
- 7.34 Acres
- Great Visibility

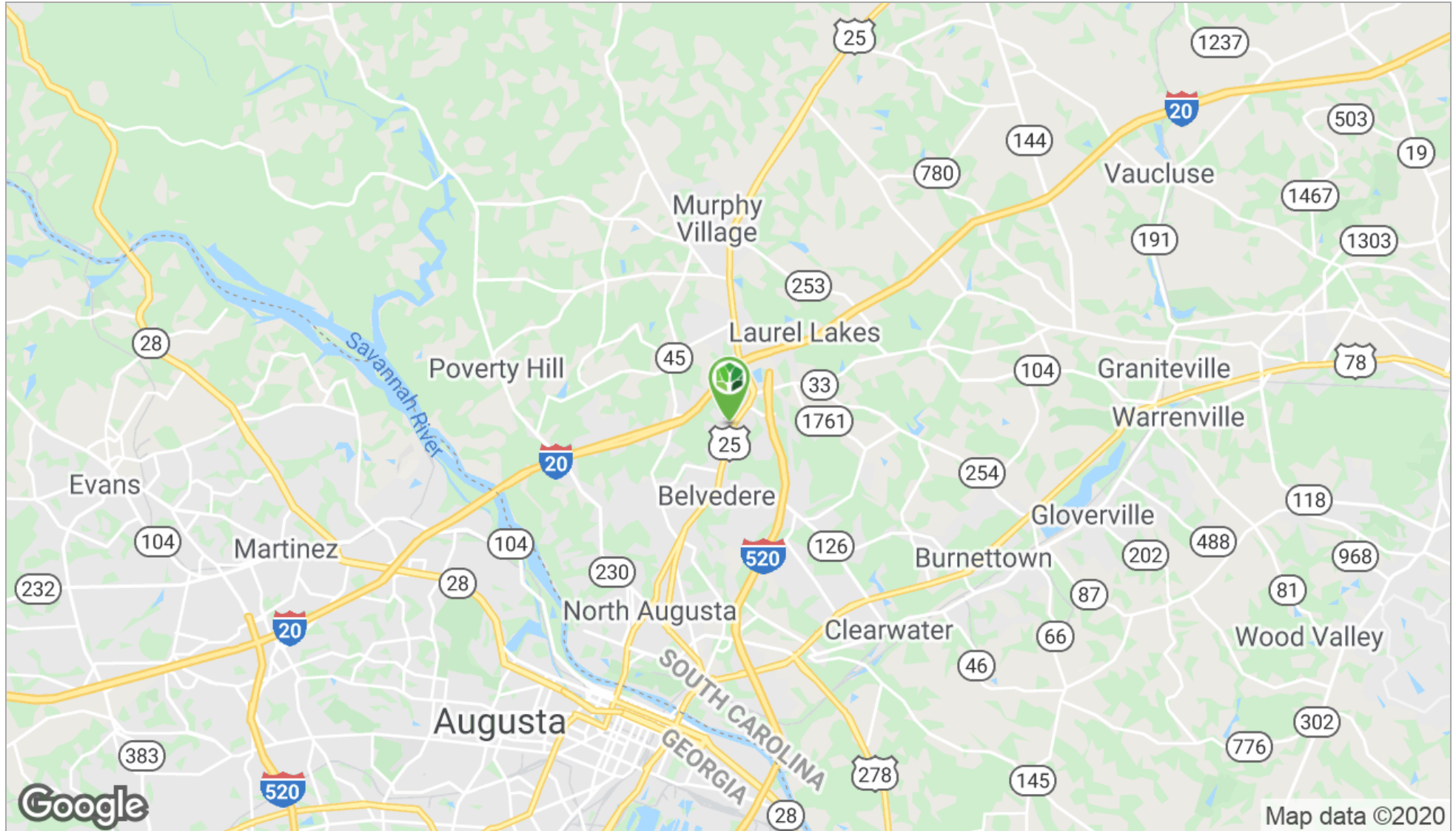
ADDITIONAL PHOTOS

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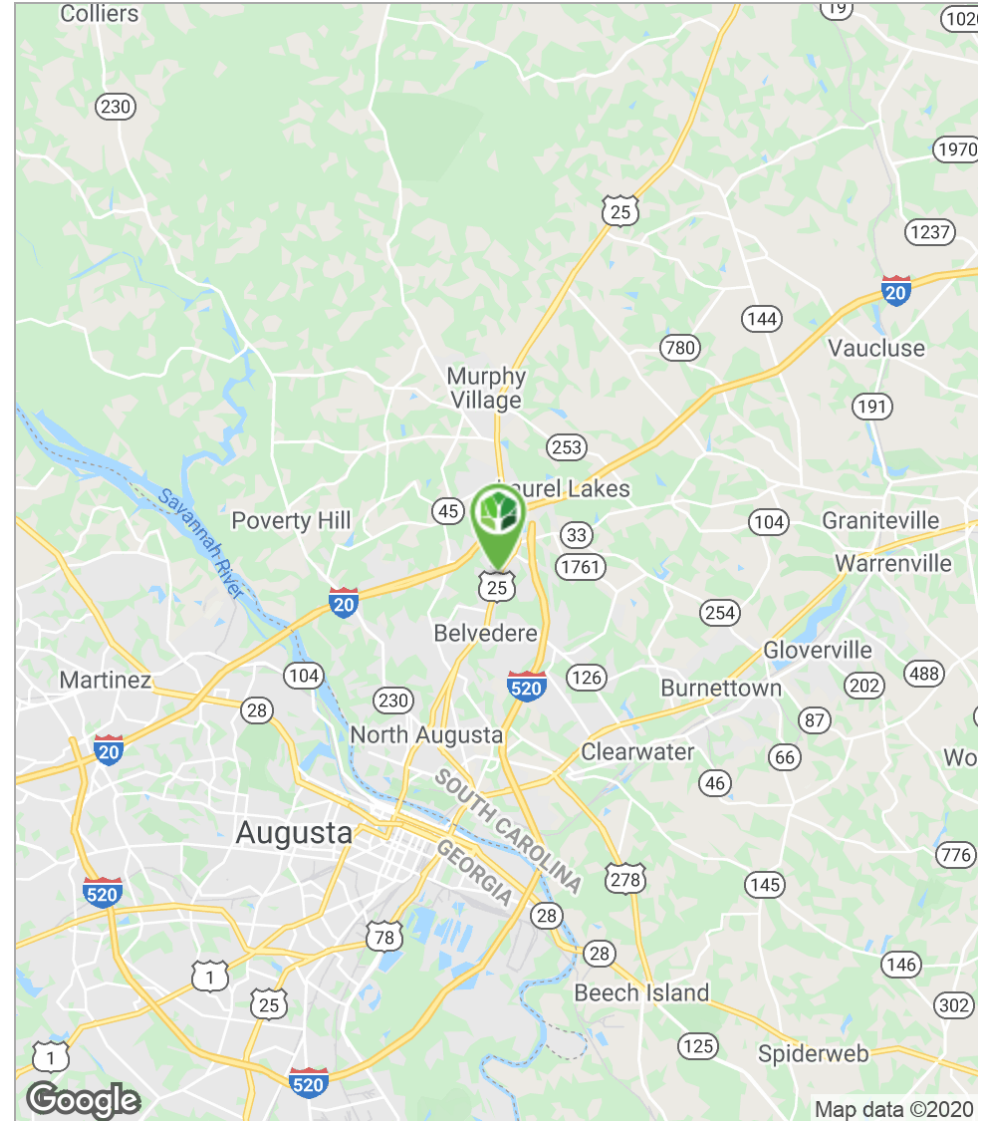
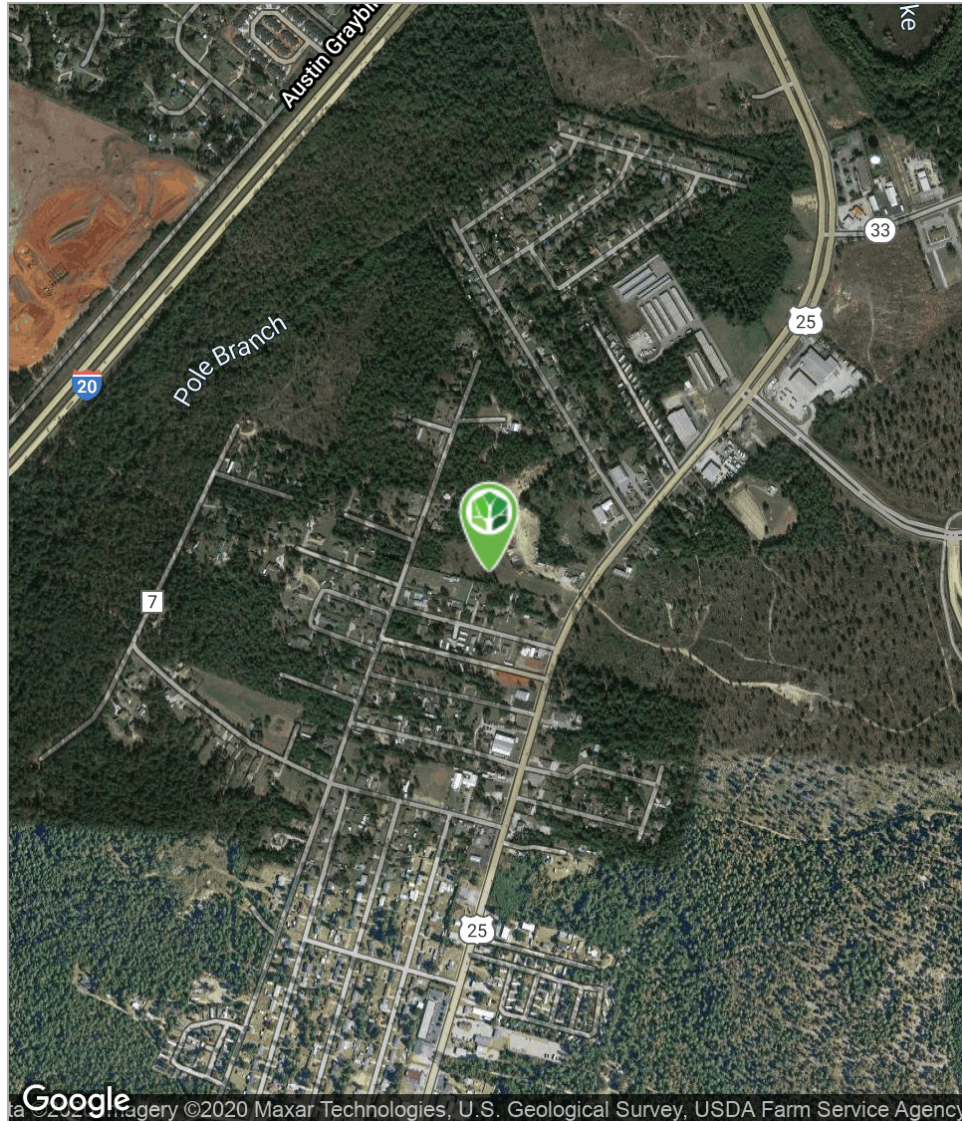
REGIONAL MAP

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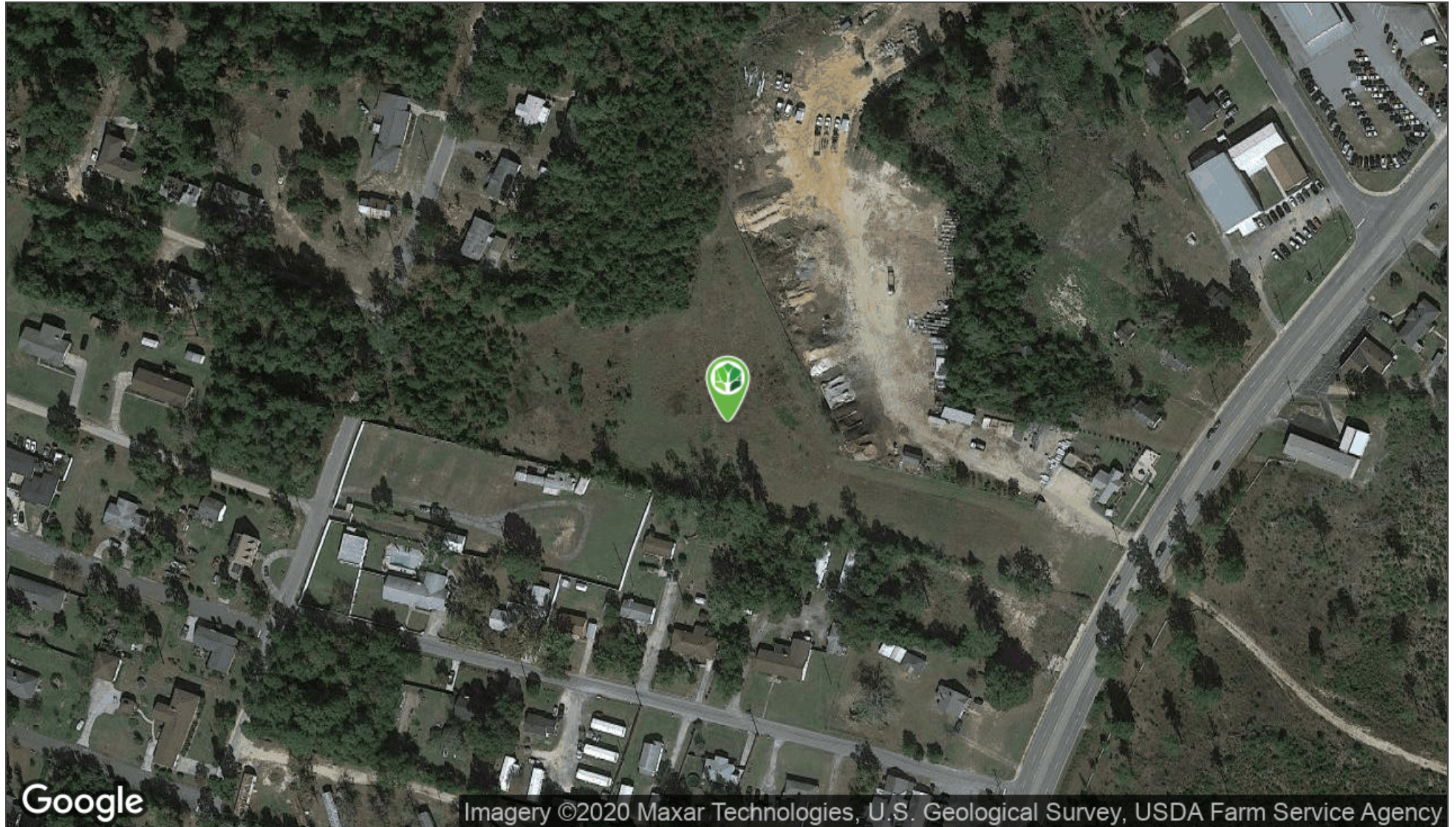
LOCATION MAPS

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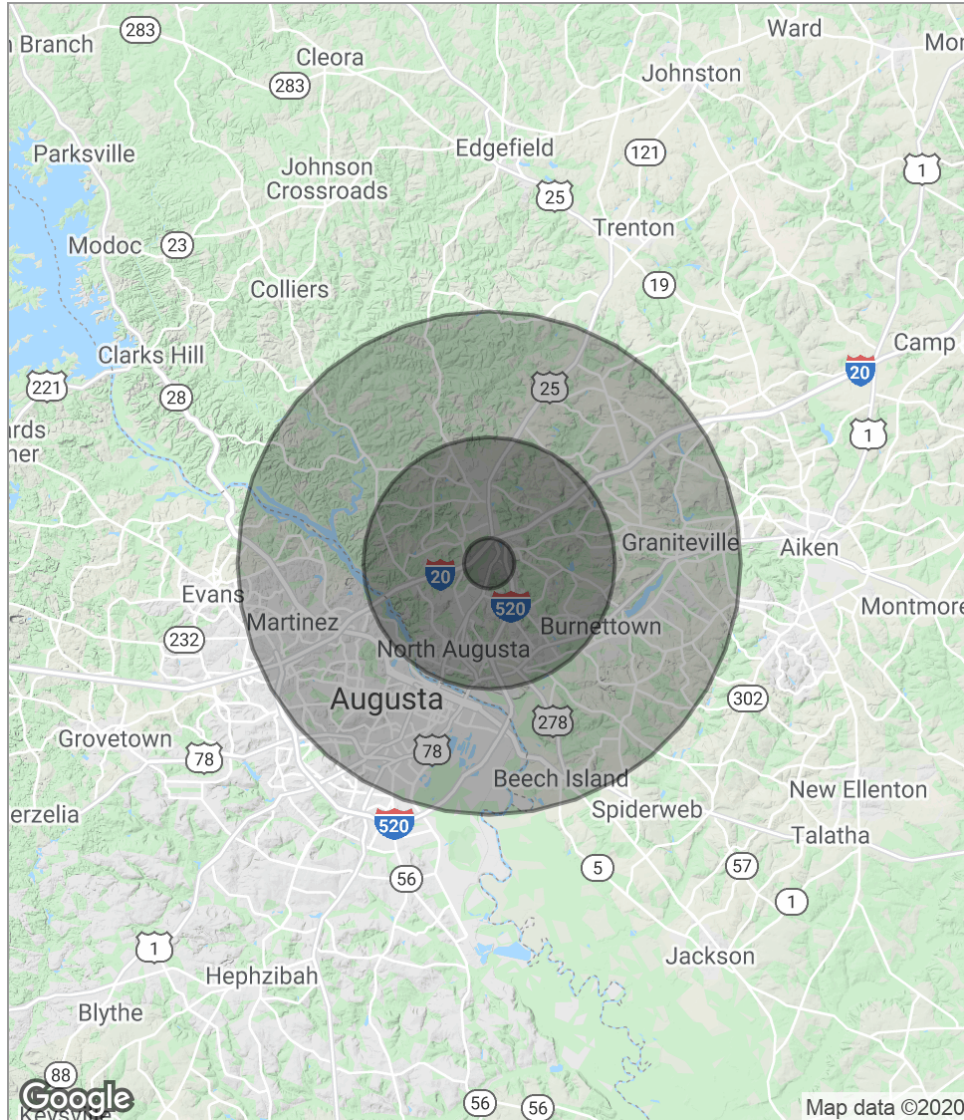
AERIAL MAP

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DEMOGRAPHICS MAP

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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	638	22,272	112,471
Median age	40.2	37.5	37.8
Median age (Male)	39.7	36.5	36.7
Median age (Female)	41.4	38.7	39.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	236	8,153	45,897
# of persons per HH	2.7	2.7	2.5
Average HH income	\$56,495	\$67,444	\$57,873
Average house value		\$168,330	\$168,419

** Demographic data derived from 2010 US Census*

NORTH AUGUSTA MARKET OVERVIEW

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North Augusta

North Augusta is a beautiful, growing part of the Central Savannah River Area - centrally located between Augusta and Aiken. Only 10 minutes from the central business district, this growing area along Interstate 20 is ideal for retail, medical, and professional development. The best part of the past remains in North Augusta today, blended with a modern outlook to create a unique community that has pride in its commitment to be independent and self-reliant with a deep sense of togetherness and achievement. Incorporated in 1906, the city of North Augusta is located directly over the Savannah River from Augusta, GA. This growing city is experiencing a bit of a renaissance, much like its sister city. Over the next year or so the city will see the development of Project Jackson, the new riverfront baseball complex including a wide range of development types, and directly across the river, the new \$50 million, 150,000 square foot Augusta University Riverfront Campus. Both of these projects in addition to many other redevelopment and investment projects happening in the downtown areas are creating a great deal of excitement about the future of these downtowns. Maybe most exciting of all, both of these projects make it necessary to better connect the cities for pedestrians and bikers, producing the possibility of more convenience and ultimately prosperity for all. This is all in addition to the influx of cyber defense related business related to the relocation of the U.S. Army Headquarters to nearby Fort Gordon.

Workforce and Industry

Per a 2015 estimate, Aiken has a population of approximately 21,348. Per a 2013 census, the greater county is the home to approximately 164,176 people. Area employers benefit directly from the proximity of Augusta University, Paine College, Aiken Technical College, Piedmont Technical College, and the University of South Carolina at Aiken. When you consider the abundant workforce from the Aiken-Augusta, SC-GA Metropolitan Statistical area that includes over 575,000 people. North Augusta and the greater Aiken-Augusta MSA seem to be nearing a tipping point. North Augusta will soon be the new home of the Augusta Greenjackets as a part of the Project Jackson project. Just across the Savannah River, Augusta University is opening a new riverfront campus in cooperation with the U.S. Army Cyber Command that recently announced the moving of its headquarters to nearby Fort Gordon.



TEAM PAGE

812 Edgefield Road, North Augusta, SC 29860



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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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.