



FOR SALE | LAND

11 ACRES DEVELOPMENT LAND



Meybohm
COMMERCIAL

info@presleyrealty.com

803.279.2060

TABLE OF CONTENTS

643 Edgefield Road, North Augusta, SC 29841



Confidentiality & Disclaimer

All materials and information received or derived from Presley its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Presley its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Presley will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Presley makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Presley does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

Contents

PROPERTY INFORMATION	3
LOCATION INFORMATION	6
DEMOGRAPHICS	10
COMPANY OVERVIEW AND ADVISOR BIOS	13



SECTION 1

PROPERTY INFORMATION



Meybohm
COMMERCIAL

Joel Presley
803.279.2060

PROPERTY INFORMATION | EXECUTIVE SUMMARY

643 Edgefield Road, North Augusta, SC 29841



OFFERING SUMMARY

Sale Price:	\$440,640
Lot Size:	10.97 Acres
Zoning:	Urban Development
Market:	North Augusta
Price / Acre:	\$40,168

PROPERTY OVERVIEW

Presley is proud to present this versatile 11.01 acre piece of development land. Located just off Edgefield Road in North Augusta, SC, this property is available for a variety of potential uses given its Urban Development zoning which allows for residential, commercial, institutional and industrial uses.

LOCATION OVERVIEW

Located just off Edgefield Road in North Augusta, SC.

PROPERTY HIGHLIGHTS

- Urban Development Zoning allows for a variety of potential uses.
- Located in proximity to existing residential neighborhoods.

PROPERTY INFORMATION | ADDITIONAL PHOTOS

643 Edgefield Road, North Augusta, SC 29841





SECTION 2

LOCATION INFORMATION

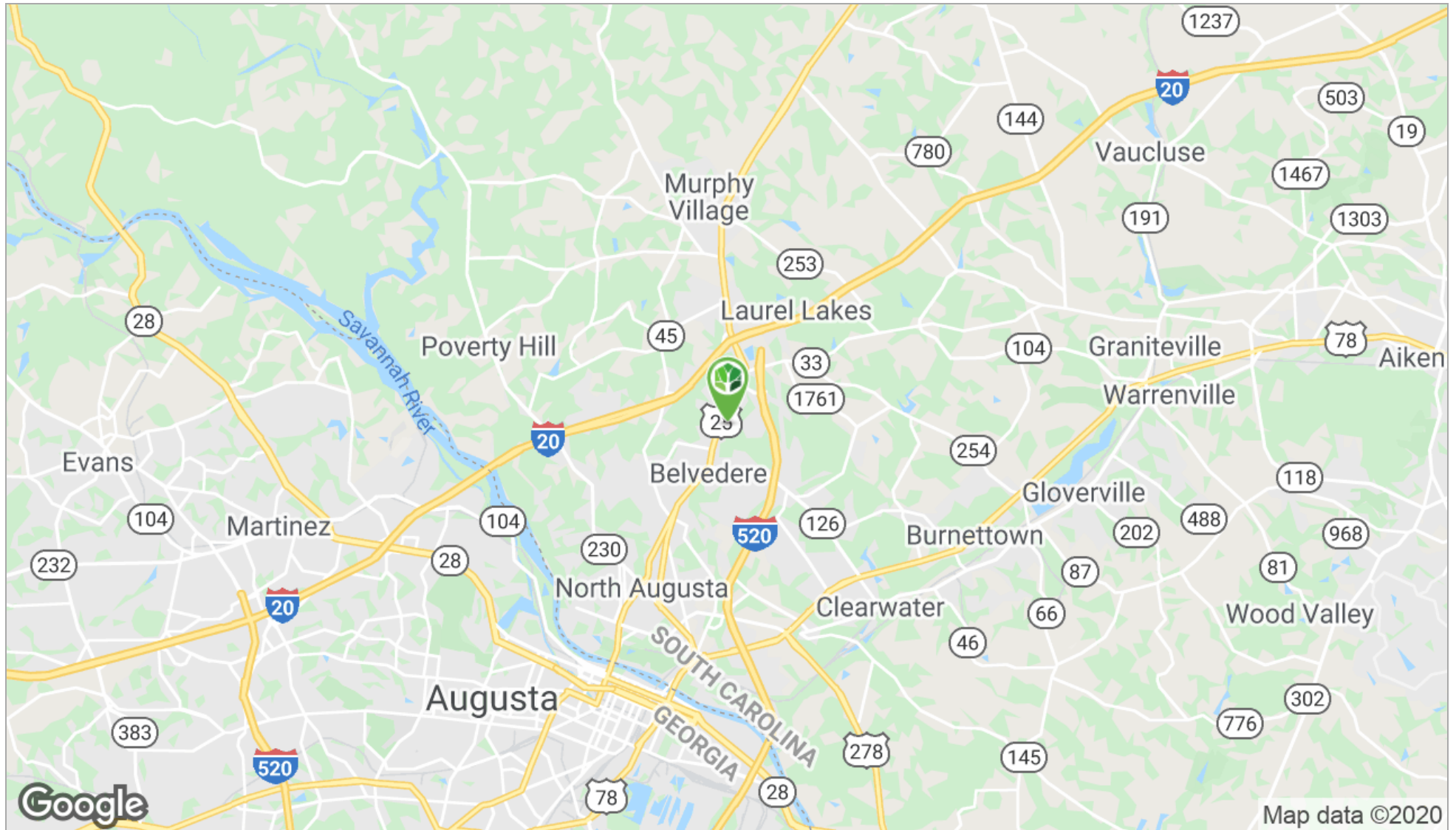


Meybohm
COMMERCIAL

Joel Presley
803.279.2060

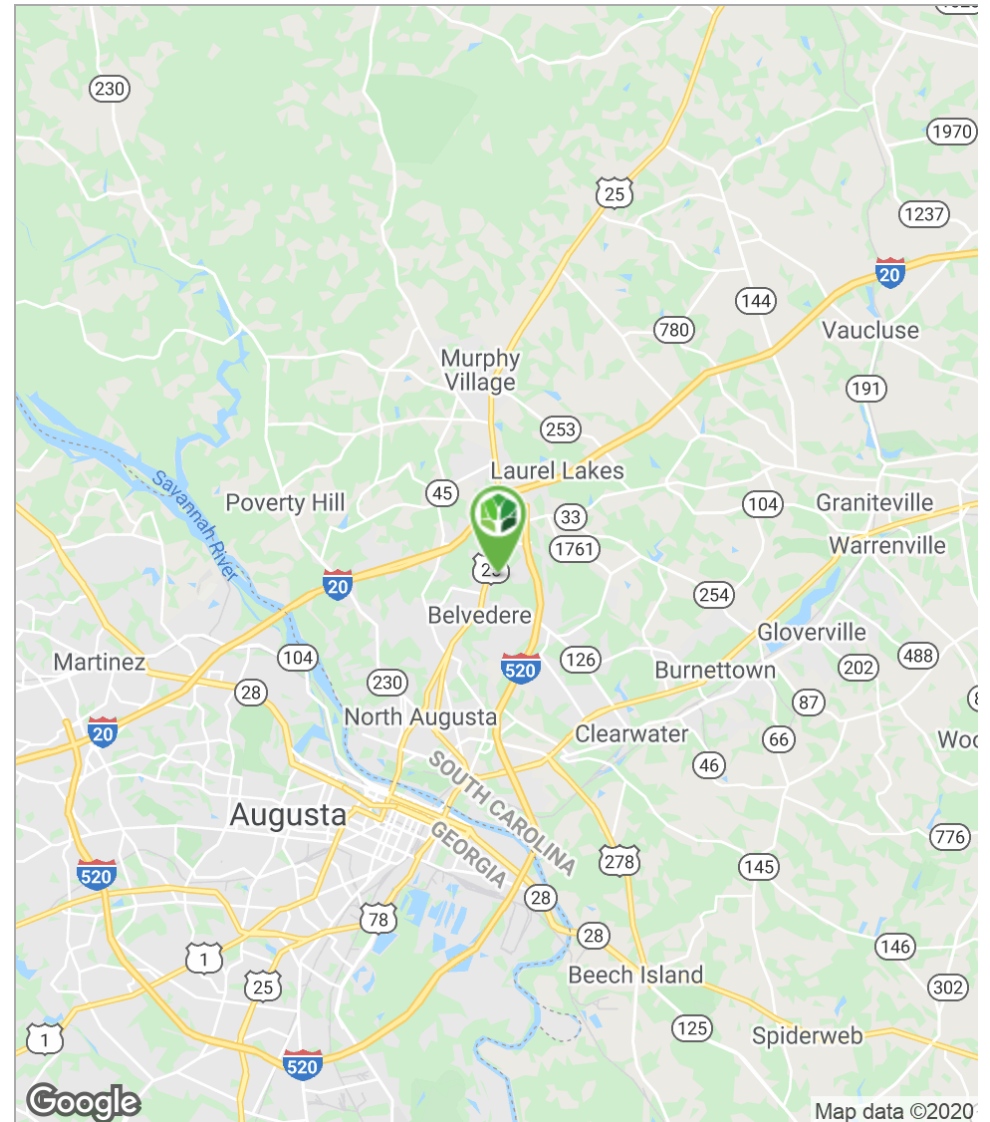
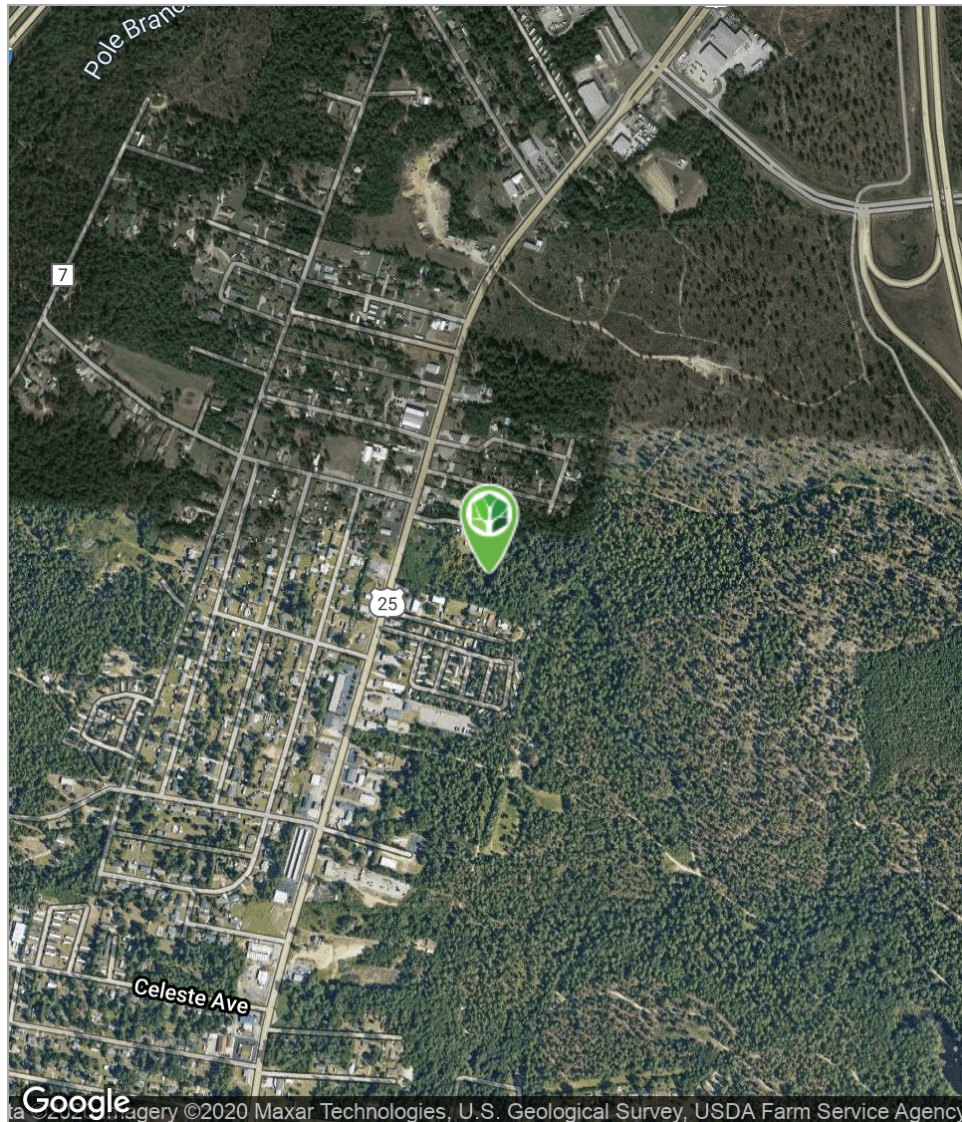
LOCATION INFORMATION | REGIONAL MAP

643 Edgefield Road, North Augusta, SC 29841



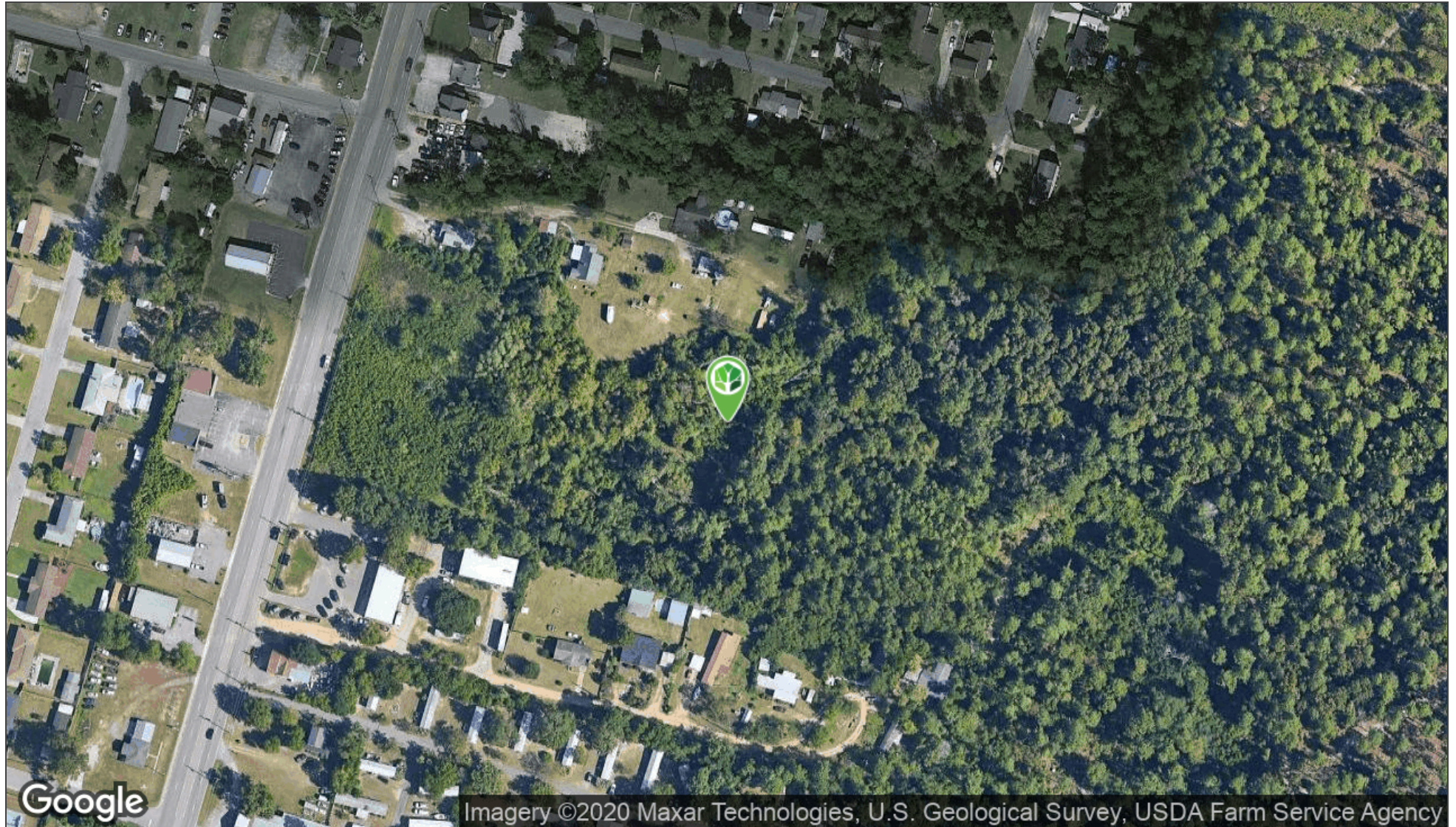
LOCATION INFORMATION | LOCATION MAPS

643 Edgefield Road, North Augusta, SC 29841



LOCATION INFORMATION | AERIAL MAP

643 Edgefield Road, North Augusta, SC 29841





SECTION 3

DEMOGRAPHICS



Meybohm
COMMERCIAL

Joel Presley
803.279.2060

DEMOGRAPHICS | DEMOGRAPHICS REPORT

643 Edgefield Road, North Augusta, SC 29841

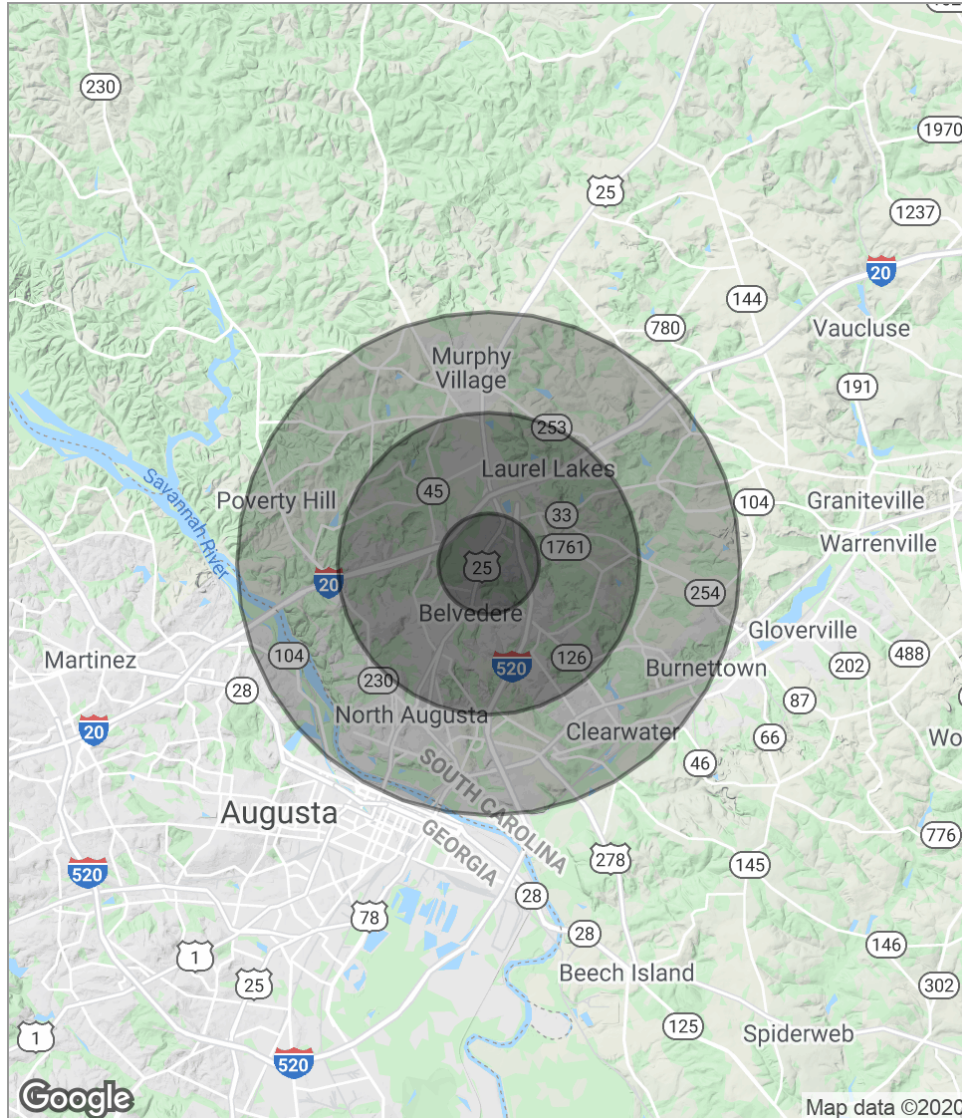


	1 MILE	3 MILES	5 MILES
Total population	3,928	23,199	51,067
Median age	33.0	37.5	39.1
Median age (Male)	30.7	35.1	37.0
Median age (Female)	35.2	39.6	40.7
Total households	1,492	9,059	20,782
Total persons per HH	2.6	2.6	2.5
Average HH income	\$46,880	\$55,508	\$58,330
Average house value	\$167,281	\$146,754	\$146,172

** Demographic data derived from 2010 US Census*

DEMOGRAPHICS | DEMOGRAPHICS MAP

643 Edgefield Road, North Augusta, SC 29841



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,928	23,199	51,067
Median age	33.0	37.5	39.1
Median age (Male)	30.7	35.1	37.0
Median age (Female)	35.2	39.6	40.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,492	9,059	20,782
# of persons per HH	2.6	2.6	2.5
Average HH income	\$46,880	\$55,508	\$58,330
Average house value	\$167,281	\$146,754	\$146,172

** Demographic data derived from 2010 US Census*



PRESLEY

SECTION 4

COMPANY OVERVIEW AND ADVISOR BIOS



Meybohm
COMMERCIAL

Joel Presley
803.279.2060

COMPANY OVERVIEW AND ADVISOR BIOS | TEAM PAGE

643 Edgefield Road, North Augusta, SC 29841



JOEL PRESLEY



T 803.279.2060
jpresley@presleyrealty.com

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



T 706.294.1757
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



T 803.428.7111
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.