

FOR SALE

2523 TOBACCO ROAD

Hephzibah, GA 30815



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm

COMMERCIAL

Joel Presley
jpresley@meybohm.com
803.341.1526

Travis Reed, CCIM
treed@meybohm.com
706.836.8091

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OFFERING SUMMARY

Sale Price:	\$804,540
Lot Size:	24.3 Acres
Price / Acre:	\$33,109
Zoning:	R-1

PROPERTY OVERVIEW

Nuite Place - 24 acres ideal for townhome development at intersection of Tobacco and Windsor Spring Roads in growing Augusta / Richmond County, Georgia! Adjoins Walmart Neighborhood Market and numerous other retail for great convenience for future residents / tenants. Site is cleared and level with entrance and storm water detention already in place. Currently zoned R-1 but location is ideal to rezone for townhome project. Seller owns large adjacent property and is willing to support Buyer to achieve rezoning.

LOCATION OVERVIEW

Northwest of Tobacco and Windsor Spring intersection. Enter on oak-tree lined entrance at Zemula Drive beside Waffle House and Pizza Hut. Secondary entrance on Talbot Drive adjacent to Walmart Neighborhood Market.

PROPERTY HIGHLIGHTS

- 24 acres ideal for townhome development
- Extremely convenient location
- Adjoins and nearby many stores and services
- Includes existing stormwater detention facility
- Cleared, level, good access

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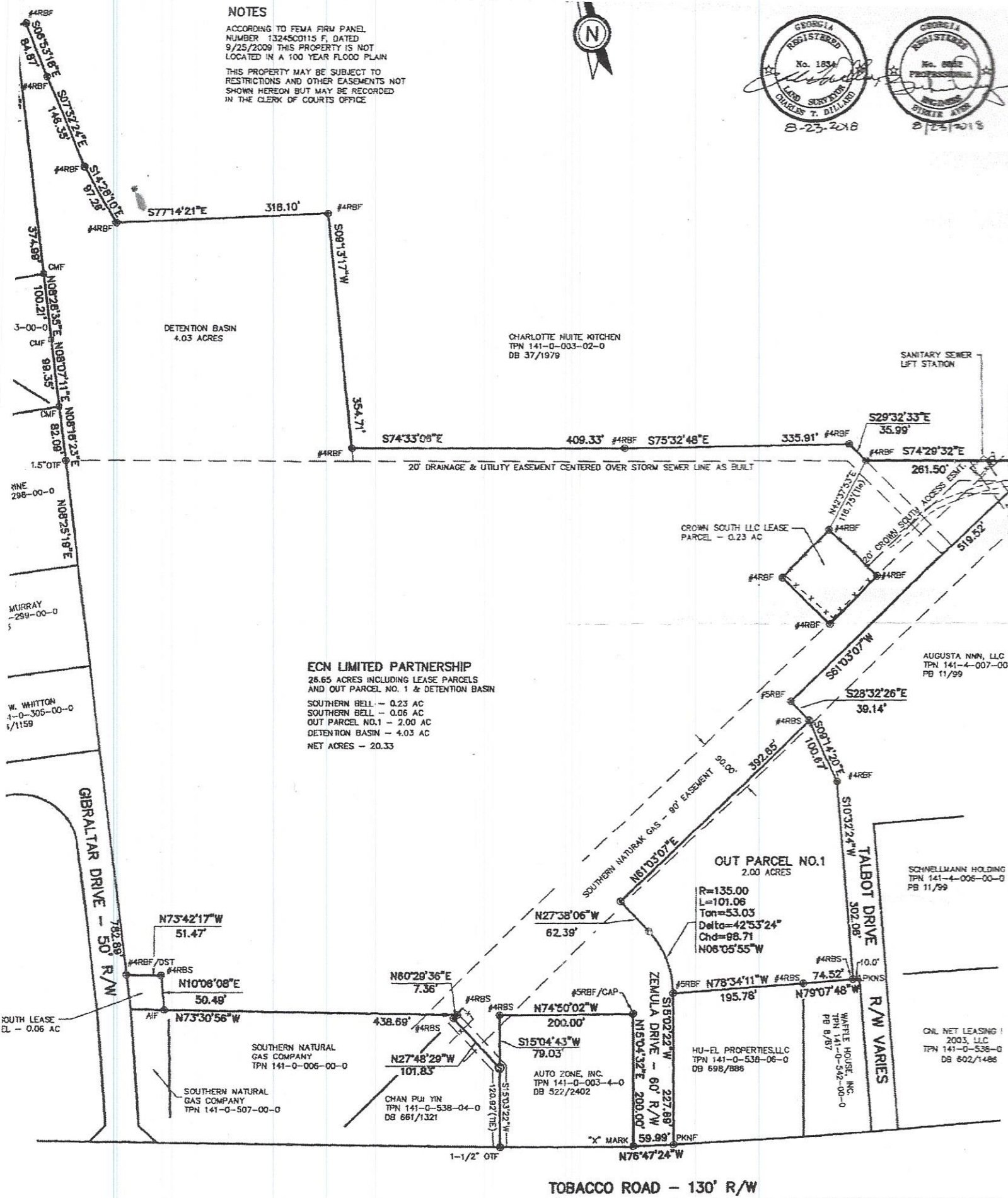
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NOTES

ACCORDING TO FEMA FIRM PANEL NUMBER 1324500115 F, DATED 9/25/2009 THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN

THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS AND OTHER EASEMENTS NOT SHOWN HEREON BUT MAY BE RECORDED IN THE CLERK OF COURTS OFFICE



DETENTION BASIN
4.03 ACRES

CHARLOTTE WHITE KITCHEN
TPN 141-0-003-02-0
DB 37/1979

SANITARY SEWER
LIFT STATION

20' DRAINAGE & UTILITY EASEMENT CENTERED OVER STORM SEWER LINE AS BUILT

CROWN SOUTH LLC LEASE
PARCEL - 0.23 AC

ECN LIMITED PARTNERSHIP
26.65 ACRES INCLUDING LEASE PARCELS
AND OUT PARCEL NO. 1 & DETENTION BASIN
SOUTHERN BELL - 0.23 AC
SOUTHERN BELL - 0.06 AC
OUT PARCEL NO.1 - 2.00 AC
DETENTION BASIN - 4.03 AC
NET ACRES - 20.33

AUGUSTA NNN, LLC
TPN 141-4-007-00
PB 11/99

OUT PARCEL NO.1
2.00 ACRES

R=135.00
L=101.06
Ton=53.03
Delta=42°53'24"
Chd=88.71
N06°05'55"W

SCHNELLMANN HOLDING
TPN 141-4-006-00-0
PB 11/99

SOUTHERN NATURAL
GAS COMPANY
TPN 141-0-006-00-0

SOUTHERN NATURAL
GAS COMPANY
TPN 141-0-507-00-0

CHAN PUJ YIN
TPN 141-0-538-04-0
DB 661/1321

AUTO ZONE, INC.
TPN 141-0-003-4-0
DB 522/2402

HU-EL PROPERTIES, LLC
TPN 141-0-538-06-0
DB 698/886

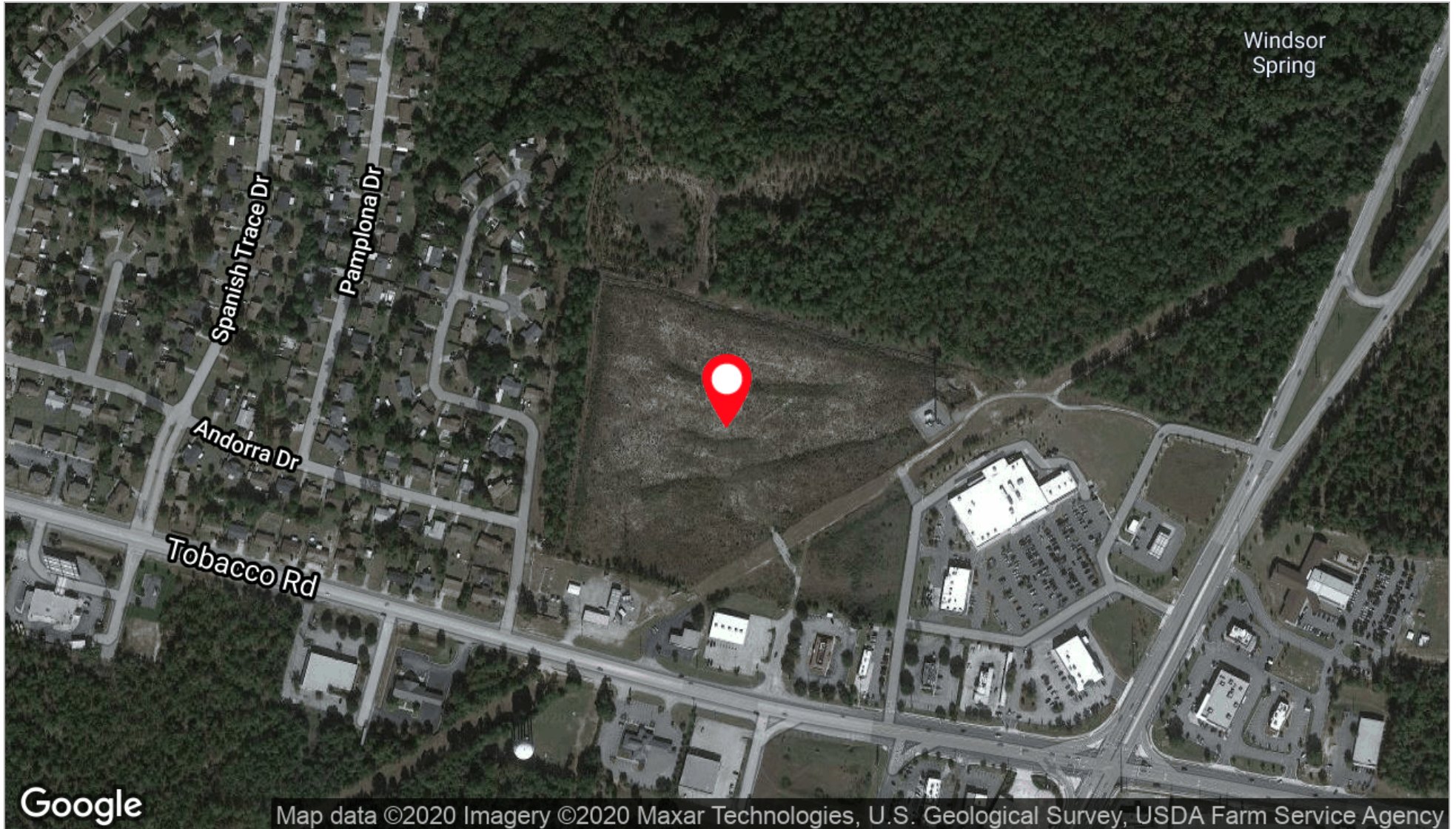
WARTLE HOUSE, INC.
TPN 141-0-542-00-0
PB 8/87

OIL NET LEASING I
2003, LLC
TPN 141-0-536-00-0
DB 602/1486

TOBACCO ROAD - 130' R/W

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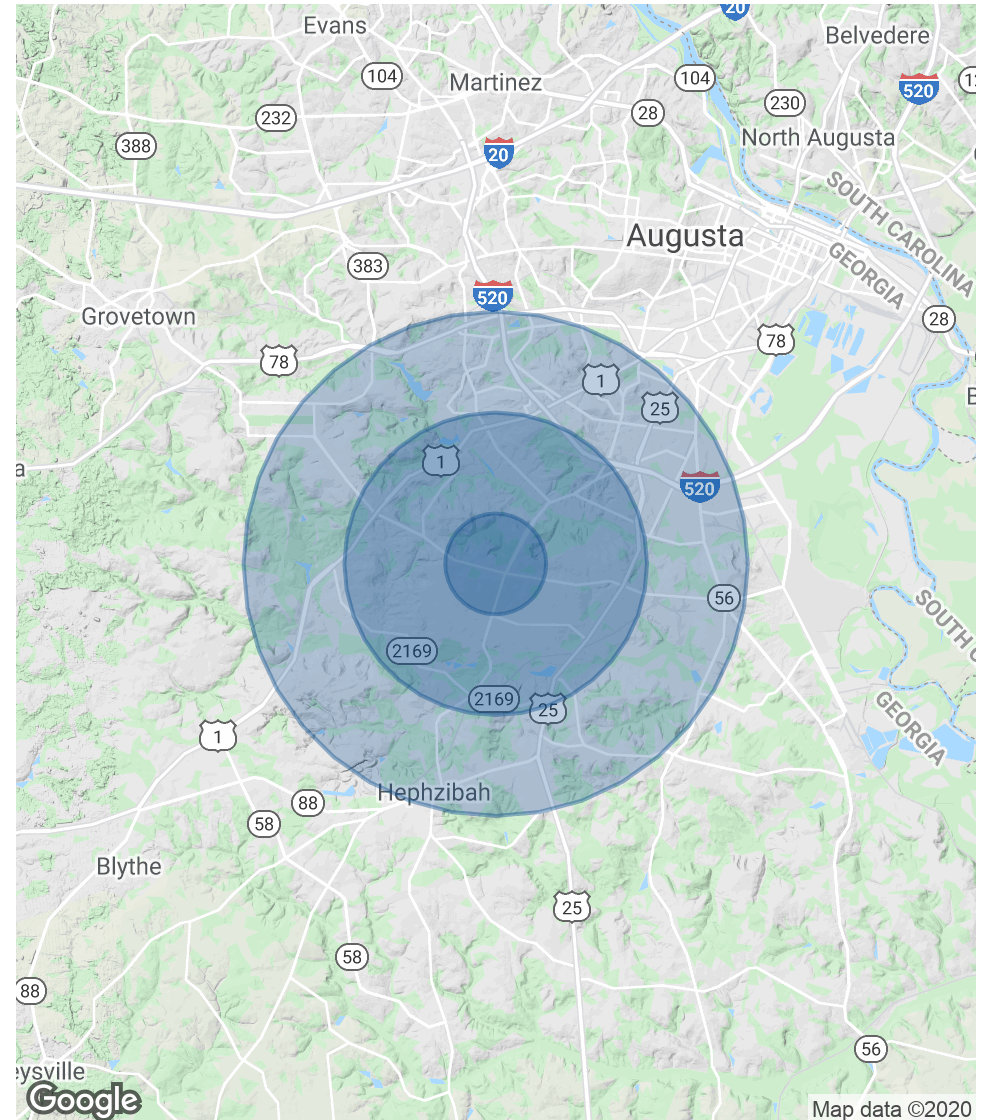
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,532	44,346	88,361
Average age	30.7	32.6	32.9
Average age (Male)	28.1	29.1	30.3
Average age (Female)	34.3	35.8	35.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,978	15,375	30,983
# of persons per HH	2.8	2.9	2.9
Average HH income	\$51,251	\$52,224	\$47,813
Average house value	\$131,574	\$112,969	\$107,333

* Demographic data derived from 2010 US Census



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JOEL PRESLEY



PROFESSIONAL BACKGROUND

Joel is a senior advisor and broker at Meybohm Commercial Properties, working in development and brokerage of land and commercial properties. He is a native of North Augusta, South Carolina. Joel and his wife Tracy have been blessed with four wonderful children - Alexandra, Thomas, Sophia, and Isabelle - and one beautiful granddaughter so far! Joel was graduated from Liberty University in Lynchburg, Virginia with a B.S. in Journalism. After college, he worked for international relief and development agency Samaritan's Purse; and then served for six years as an officer in the United States Air Force. He enjoys helping people, music, good stories, beautiful land, traveling and adventures with his family. He is an active member of First Presbyterian Church in Augusta, a board member of Ithaka Fellowship, a founding committee member of Logos Classical Academy in Augusta, and supports stewardship organizations like Tall Timbers in Georgia's amazing Red Hills Region, the Central Savannah River Land Trust, and the Valley Conservation Council.

T 803.341.1526

jpresley@meybohm.com

TRAVIS REED, CCIM



PROFESSIONAL BACKGROUND

Travis is a broker specializing in commercial properties, forestry, development and construction. A native of Lincolnnton, Georgia, Travis earned a Bachelor of Science degree in Forest Resources from the University of Georgia and served as president of Reed Logging, Inc. for 25 years. Before joining the family logging business in the mid-1980s, Travis worked for Barco International, an international agricultural construction company, as head of its Middle Eastern/North African division, spending six years in Iraq and Egypt. After Barco, he spent time in England working with Middle East Econometrics Limited researching and writing feasibility studies for Middle Eastern clients of the World Bank. Travis has two daughters, Shelli and Whitney, and five grandchildren and lives with his wife, Gail, in Evans, Georgia. As a graduate forester and a lifetime spent in the forest industry, Travis is committed to land and timber conservation. He enjoys shooting trap and sporting clays and serves on the board of directors of Pinetucky Gun Club.

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