

FOR SALE

5 AC COMMERCIAL DEVELOPMENT CORNER

696 Cobbham Rd., Thomson, GA 30824



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

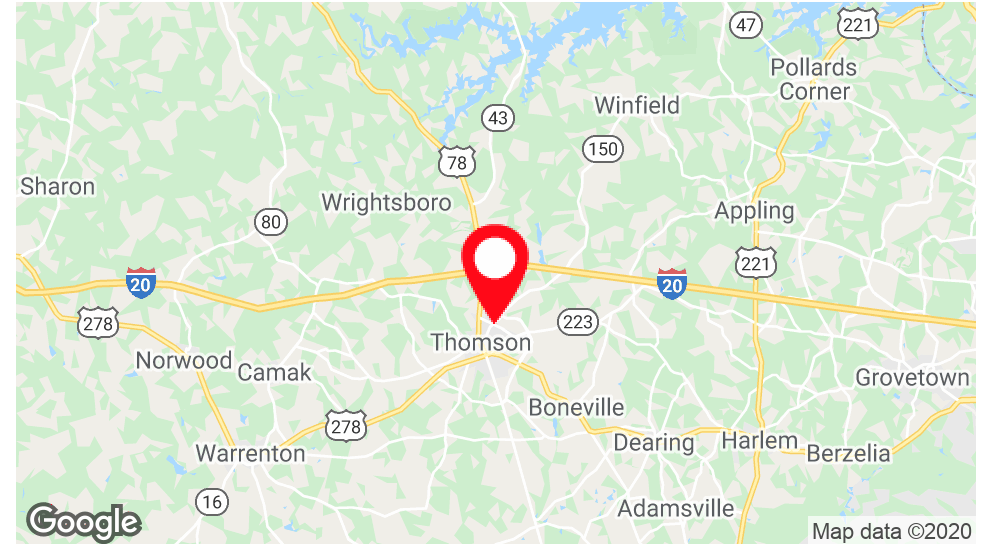
Meybohm
COMMERCIAL

Joel Presley
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OFFERING SUMMARY

Sale Price:	\$275,000
Lot Size:	5 Acres
Price / Acre:	\$55,000
Zoning:	B-1

PROPERTY OVERVIEW

Meybohm Commercial is pleased to present this 5 acre commercial corner in Thomson, Ga. This parcel is located at the corner of Cobbham Rd. and Harrison Rd SE, and would be a great development opportunity for convenience store or retail. This intersection is located a quarter mile from the Walmart Super Center and a half mile from the Thomson Bypass. The property is zoned B-1 within the city limits of Thomson.

LOCATION OVERVIEW

Located at the corner of Cobbham Rd. and Harrison Rd SE in the city limits of Thomson, GA, a quarter mile from the Walmart Super Center and a half mile from the Thomson Bypass.

PROPERTY HIGHLIGHTS

- 5 Acre Commercial Corner in Thomson, GA
- Great Commercial Development Opportunity near Walmart and Thomson Bypass

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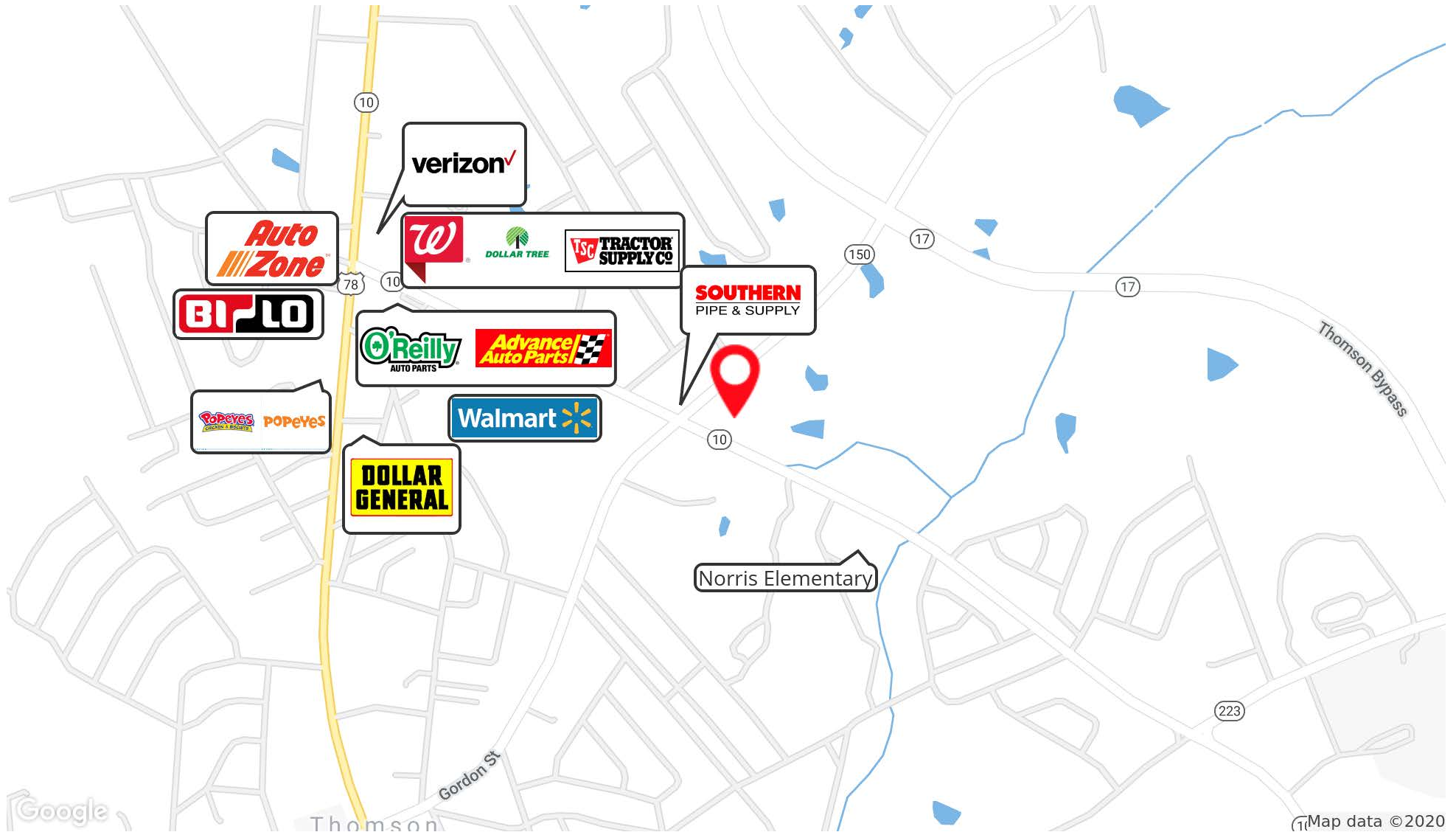
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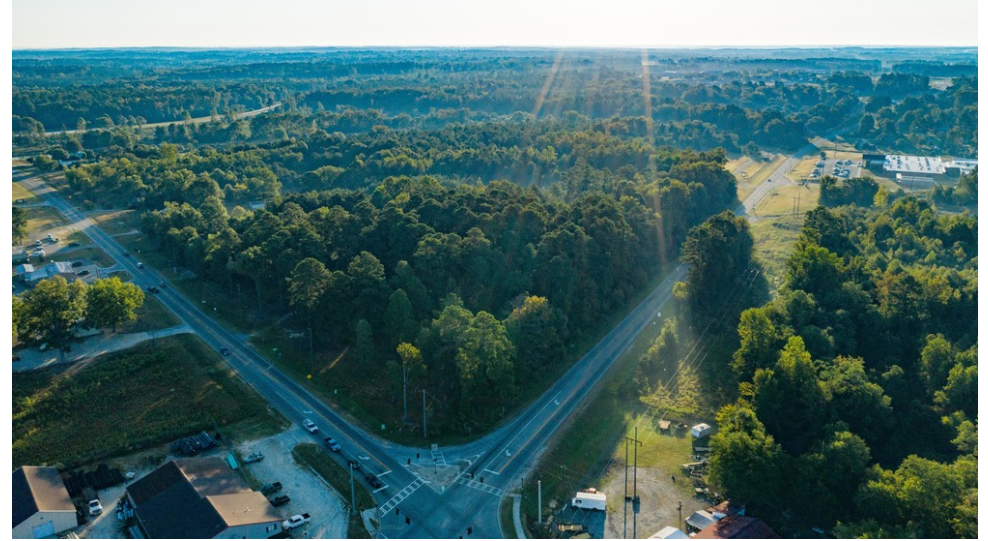
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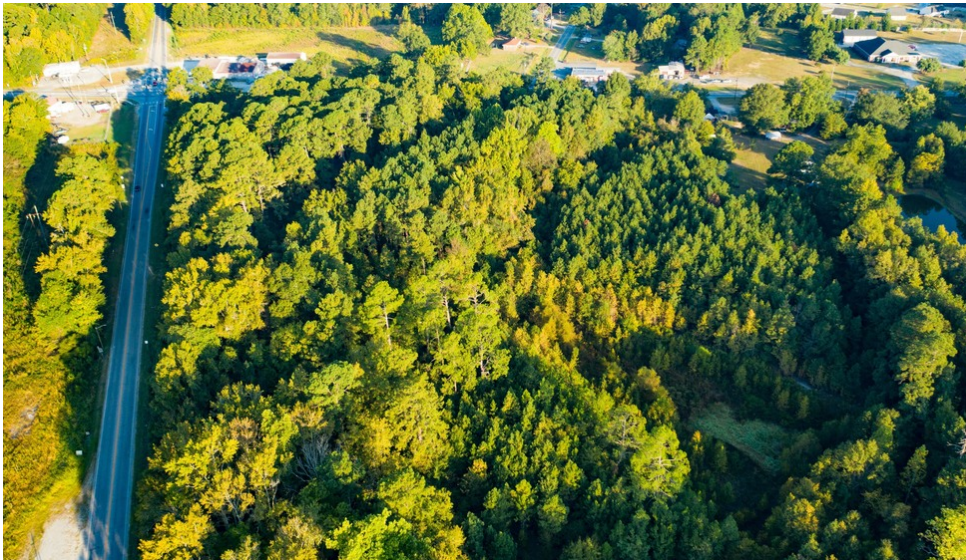
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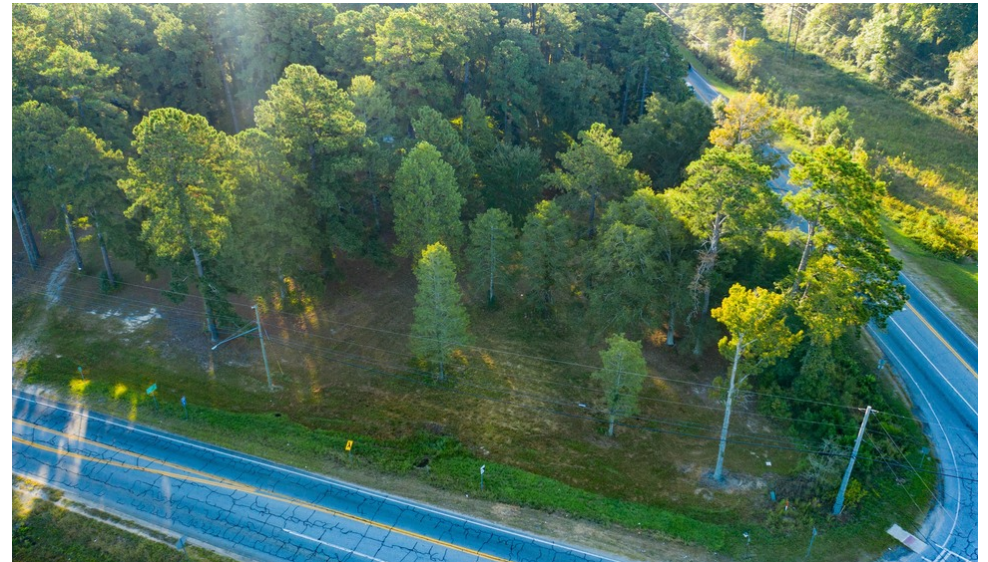
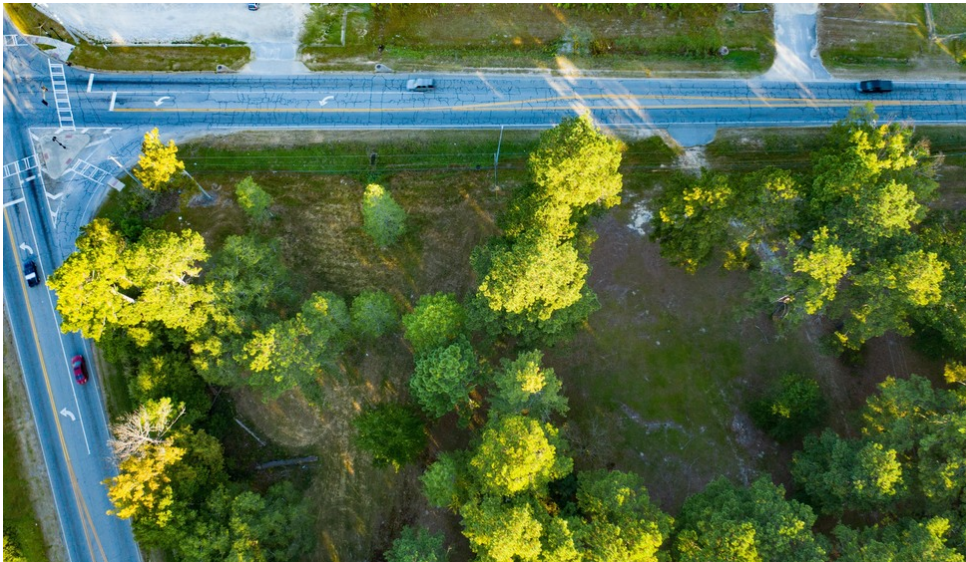
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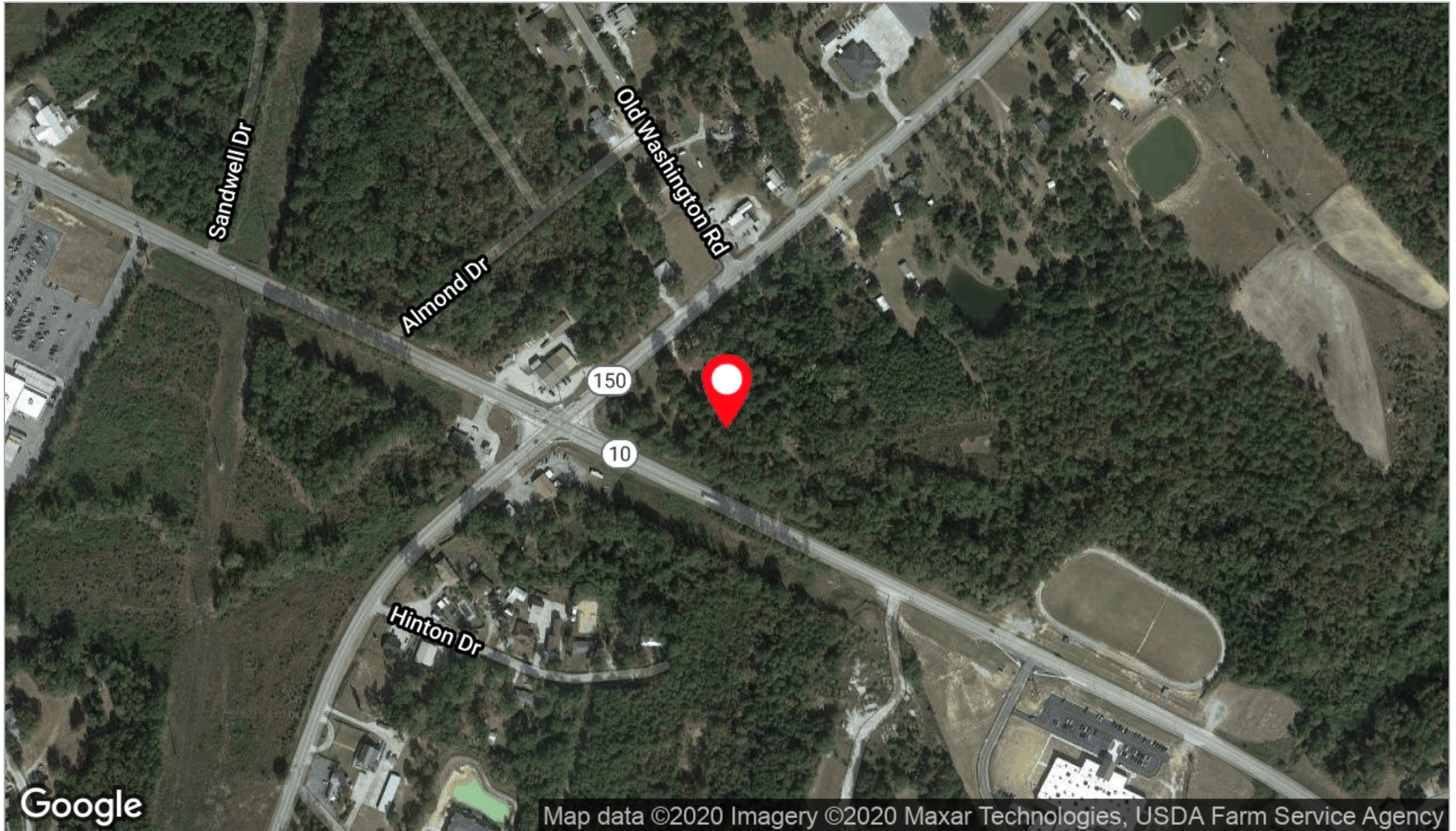
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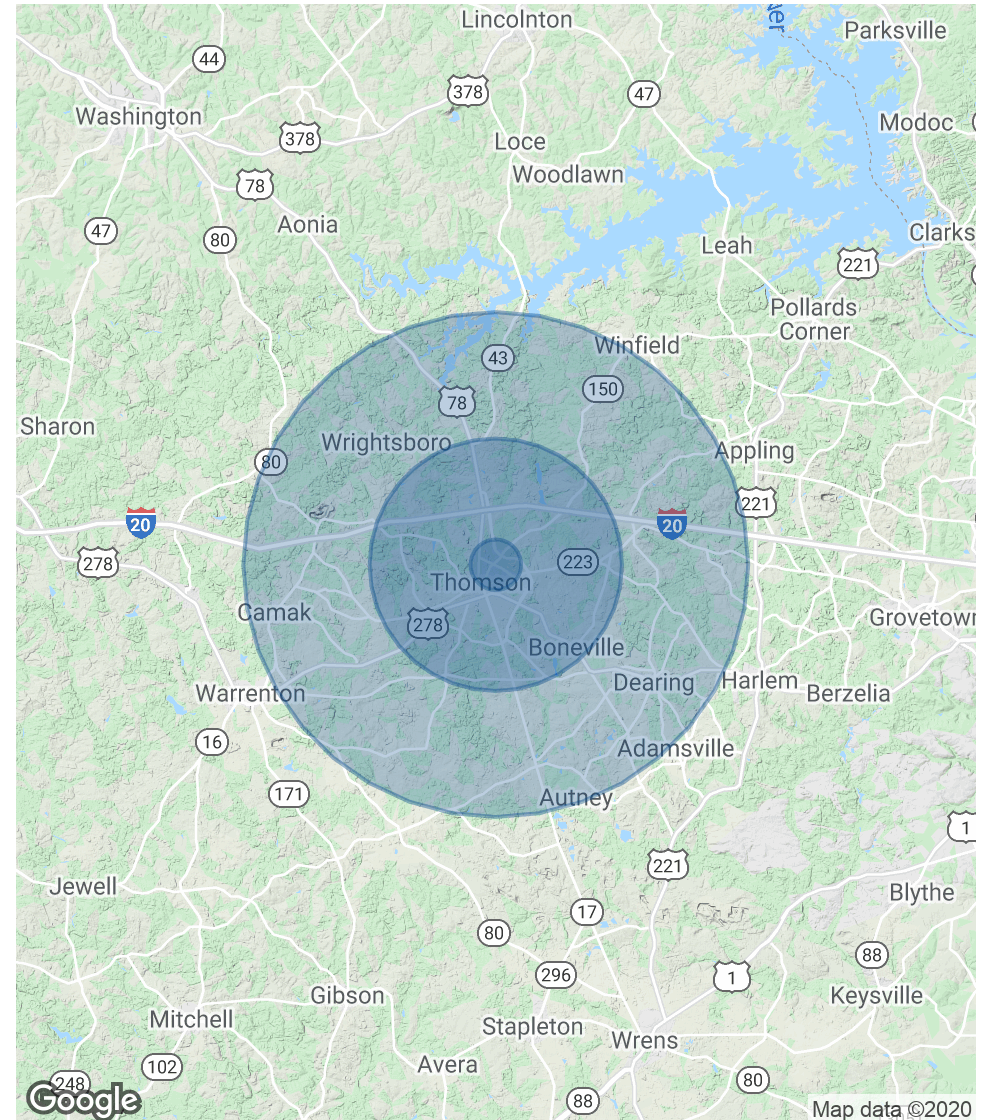
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	868	11,470	26,326
Average age	38.2	35.5	36.1
Average age (Male)	38.2	33.6	34.5
Average age (Female)	38.4	38.4	38.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	334	4,334	9,924
# of persons per HH	2.6	2.6	2.7
Average HH income	\$38,473	\$41,746	\$45,624
Average house value	\$127,914	\$127,568	\$141,603

* 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.

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GA #260962

SC #23427

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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GA #302716

SC #67337