

FOR SALE

WHITLOCK PLACE - 80 ACRE DEVELOPMENT  
SITE - EDGEFIELD COUNTY

Edgefield Road, Trenton, SC 29847



**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:	\$931,080
Lot Size:	80 Acres
Price / Acre:	\$11,639

### PROPERTY HIGHLIGHTS

- 80 acres for development or investment
- Excellent location convenient to North Augusta, Augusta, Aiken
- Favorable zoning and development requirements
- Hwy 25 frontage for long-term value
- Long road frontage and secondary road for excellent access and visibility
- Excellent soil conditions, topography, and property dimensions

### PROPERTY OVERVIEW

80 acres ideally located and situated for residential development near North Augusta in Edgefield County. Great access and visibility being at the corner of Hwy 25 / Edgefield Road and Williams Road. Approximately 2500 feet of road frontage and visibility. Approximately 1500 feet wide and 2400 feet deep, the property is very useably shaped. The topography is excellent. The soil conditions are excellent. Edgefield County comprehensive plan and future land management ordinances have focused on this corridor being ideal for development with utilities, access, location, surrounding uses, all being favorable. Nearby recent neighborhood developments have sold new homes quickly and have been able to offer excellent 100 percent / 0 down USDA mortgages to their buyers. Land costs and development costs and resulting new home prices are very favorable in this newly-growing, beautiful, affordable part of the Central Savannah River Area!

### LOCATION OVERVIEW

Outstanding location just 5 minutes from either Exit 5 or Exit 11, on Highway 25 / Edgefield Road at Williams Road. From Exit 5 head north from I-20, away from North Augusta. The property is on the right just before Bettis Academy Road.

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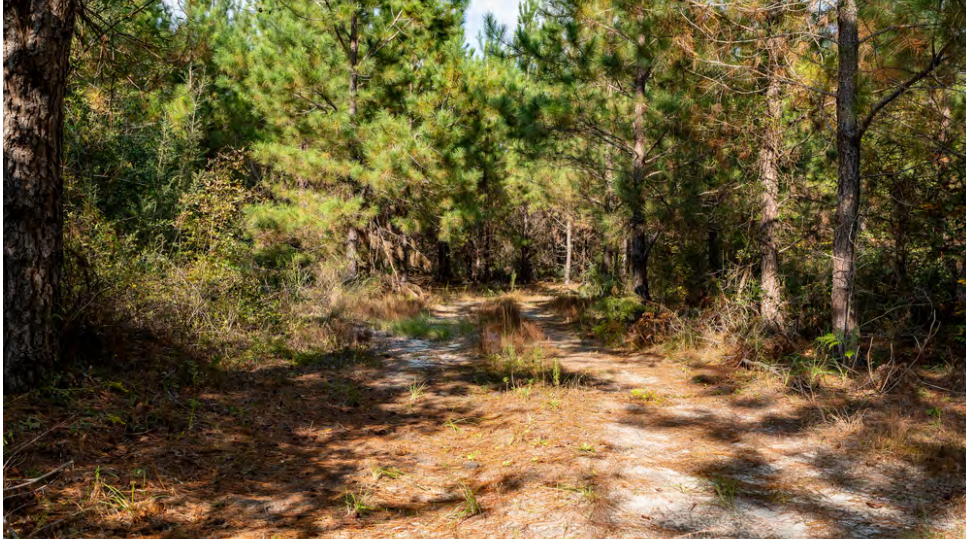
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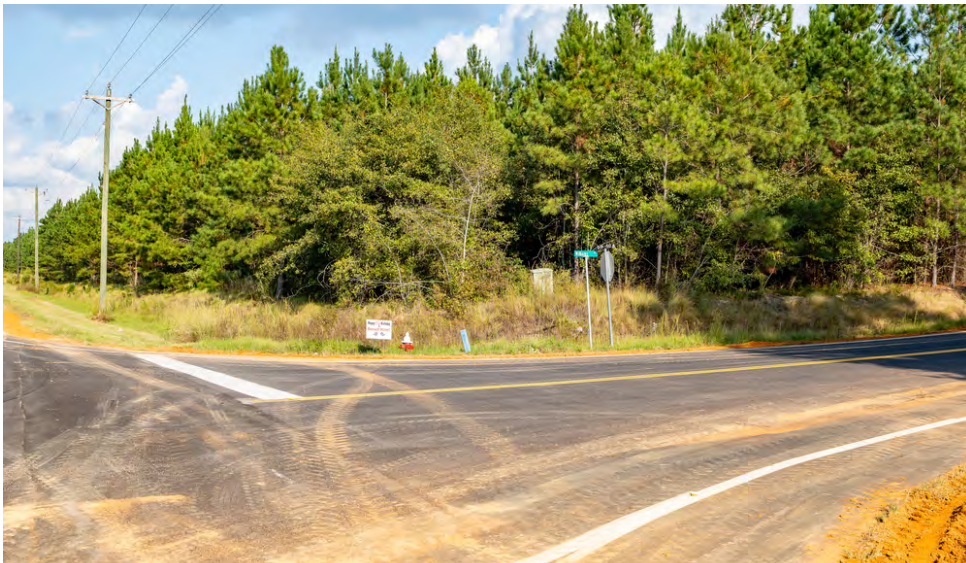
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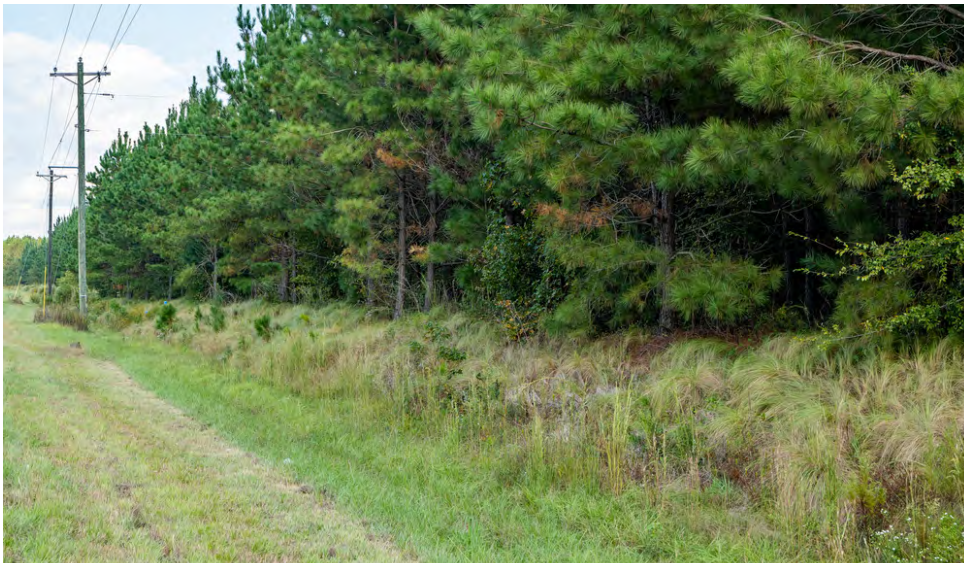
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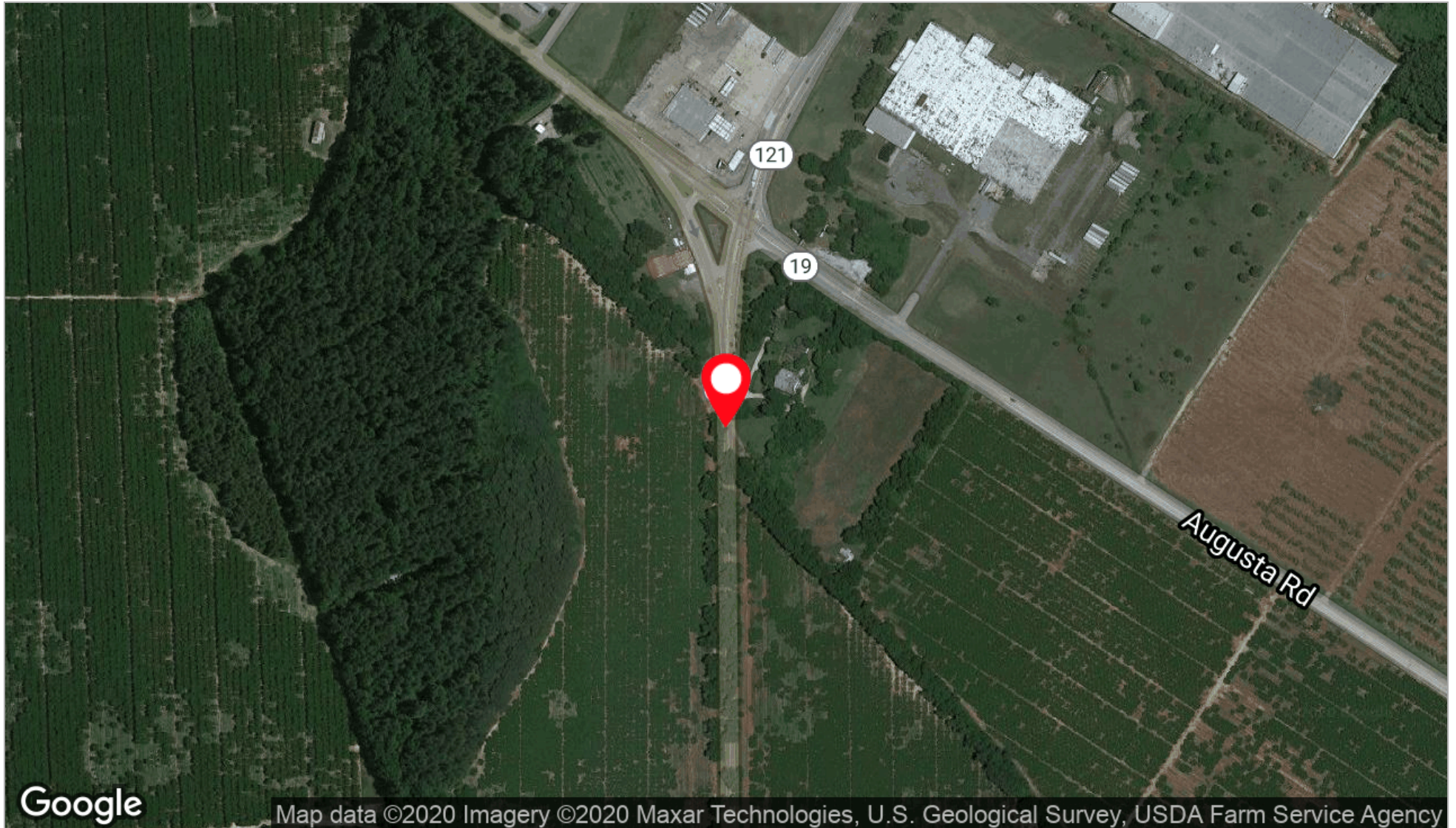
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## POPULATION

Total Population

Average age

Average age (Male)

Average age (Female)

## HOUSEHOLDS & INCOME

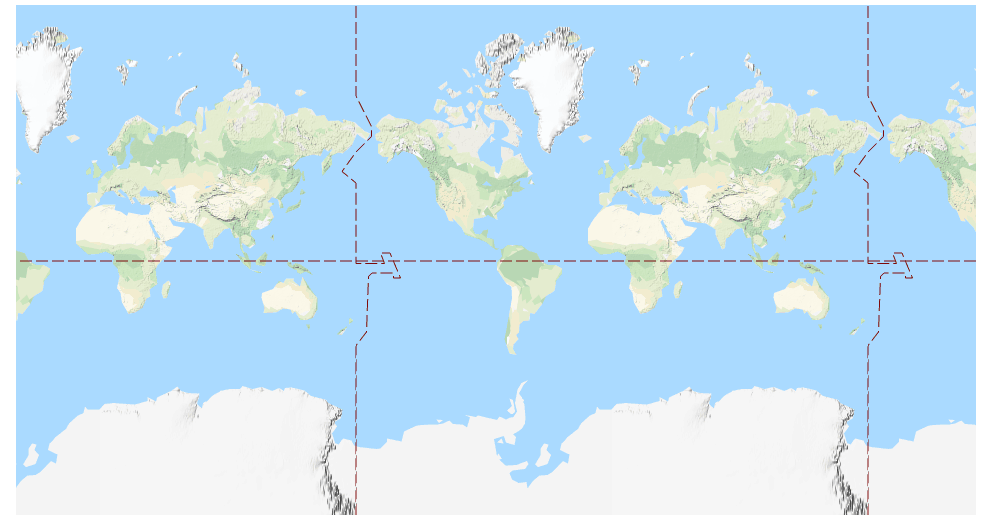
Total households

# of persons per HH

Average HH income

Average house value

*\* Demographic data derived from 2010 US Census*



Google

Map data ©2020

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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

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**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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