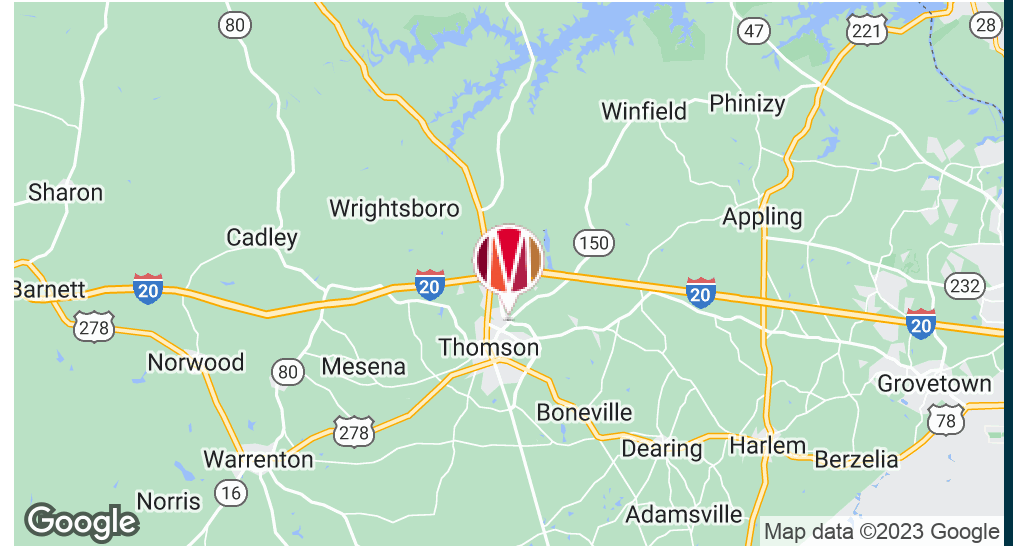


FOR SALE

25 Acre Development Tract

Cobbham Rd, Thomson, GA 30824

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,150,000
Lot Size:	25 Acres
Price/Acre:	\$46,000
Zoning:	R2

- Excellent corner lot
- Road frontage
- Water and sewer on site
- Great visibility from bypass

PROPERTY OVERVIEW

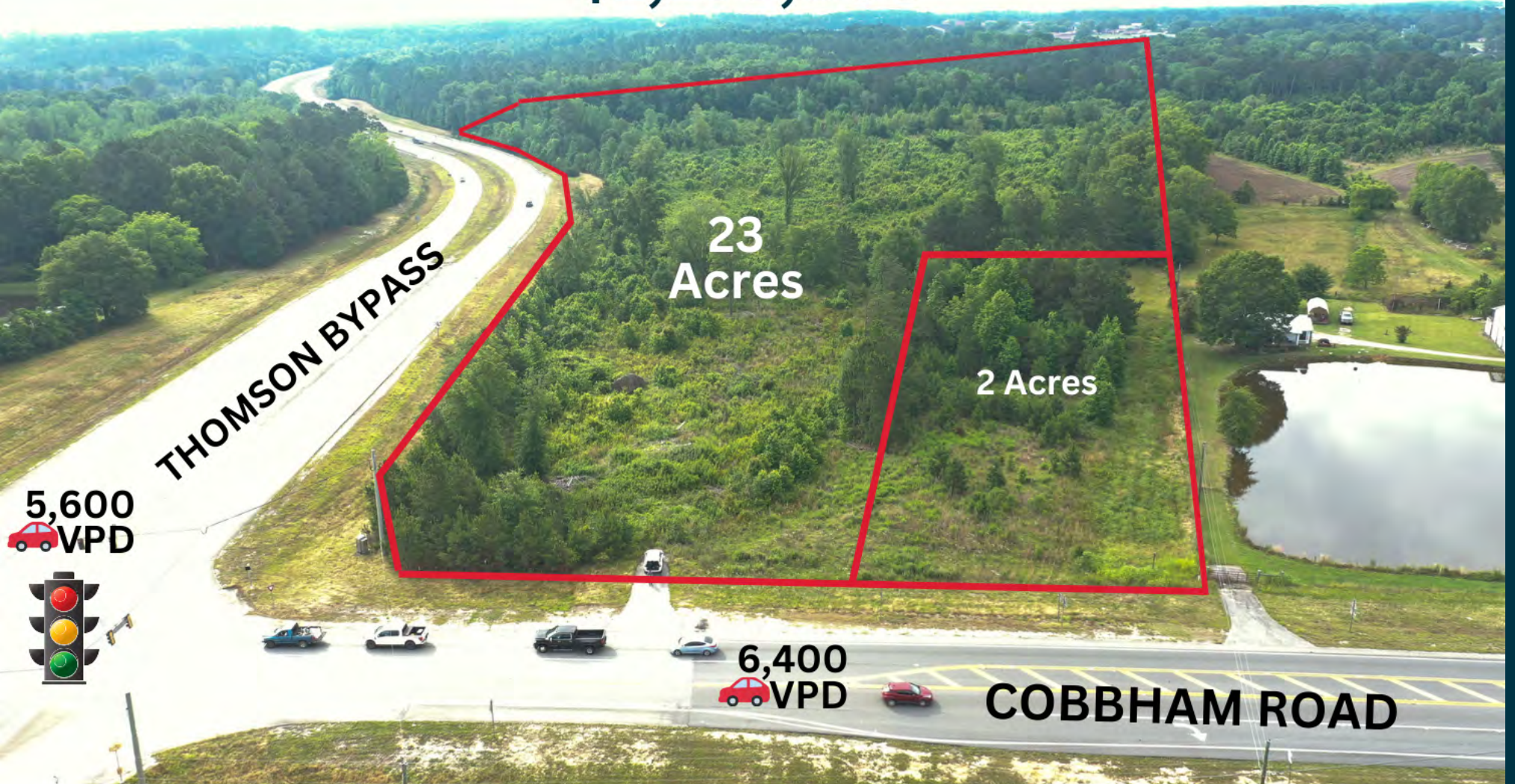
Located on an ideal hard corner, this development site offers an excellent opportunity in Thomson, Ga. This piece offers 25+/- acres of corner lot located at the intersection of Cobbham Road and the Thomson Bypass. This tract would be a perfect multifamily site or as a convenience store corner. McDuffie County Schools recently purchased the land across Sills Branch for a future school site as well. With new construction homes across the intersection, this piece could be used for a variety of different developments.

This tract offers 150 feet of road frontage on Cobbham Road. The property has sewer and water on site and is zoned residential as of now. Cobbham Road is a main corridor of historic Thomson, Ga and feeds directly to Harrison Road and the local Walmart. The land is dry primed for commercial or multifamily use. It can also be subdivided to separate acreage on the hard corner. Please give us a call today to set up a showing or for any additional info!

LOCATION OVERVIEW

The property is located at the intersection of the Thomson bypass and Cobbham Road.

25 +/- ACRE COMMERCIAL DEVELOPMENT PIECE \$1,150,000

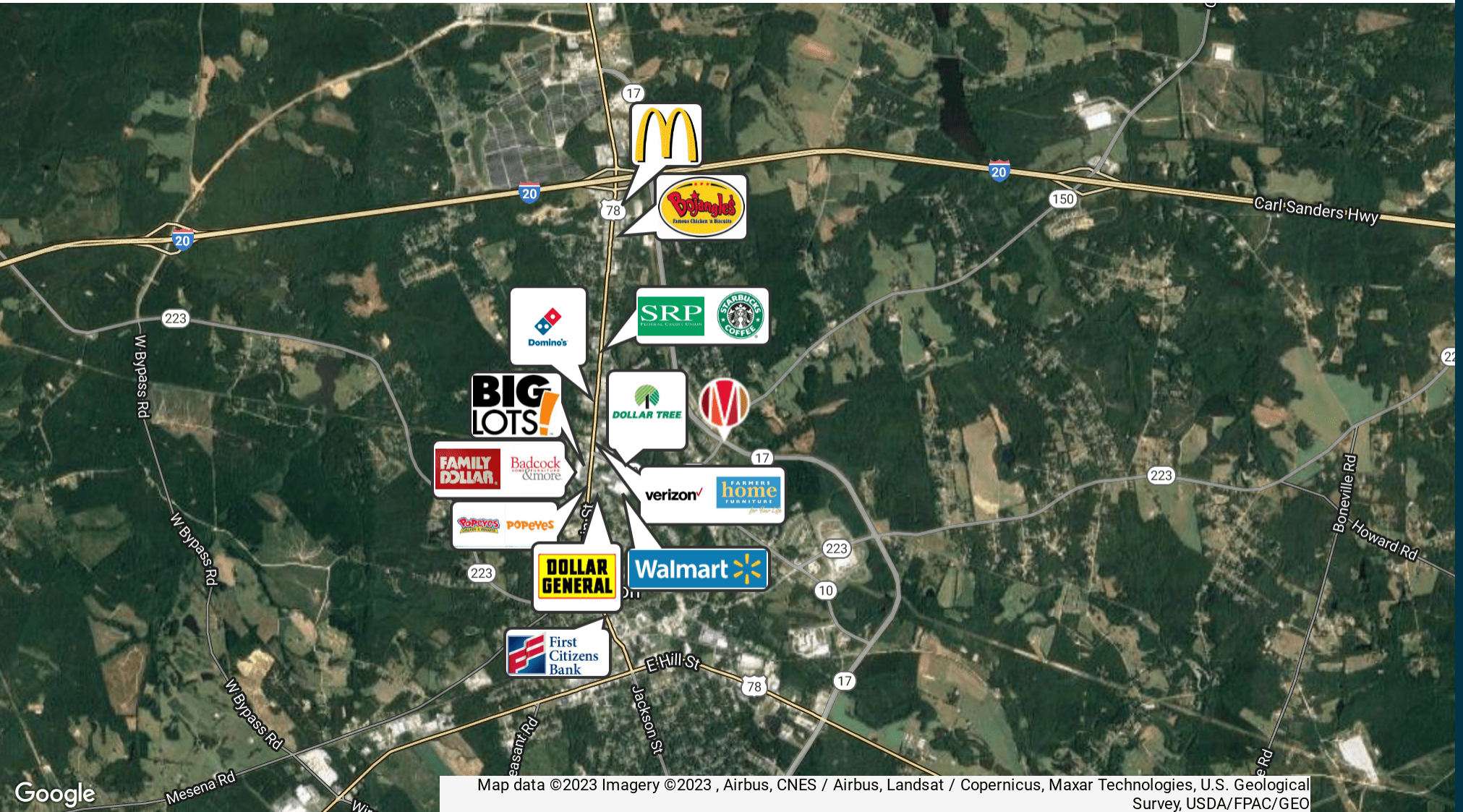




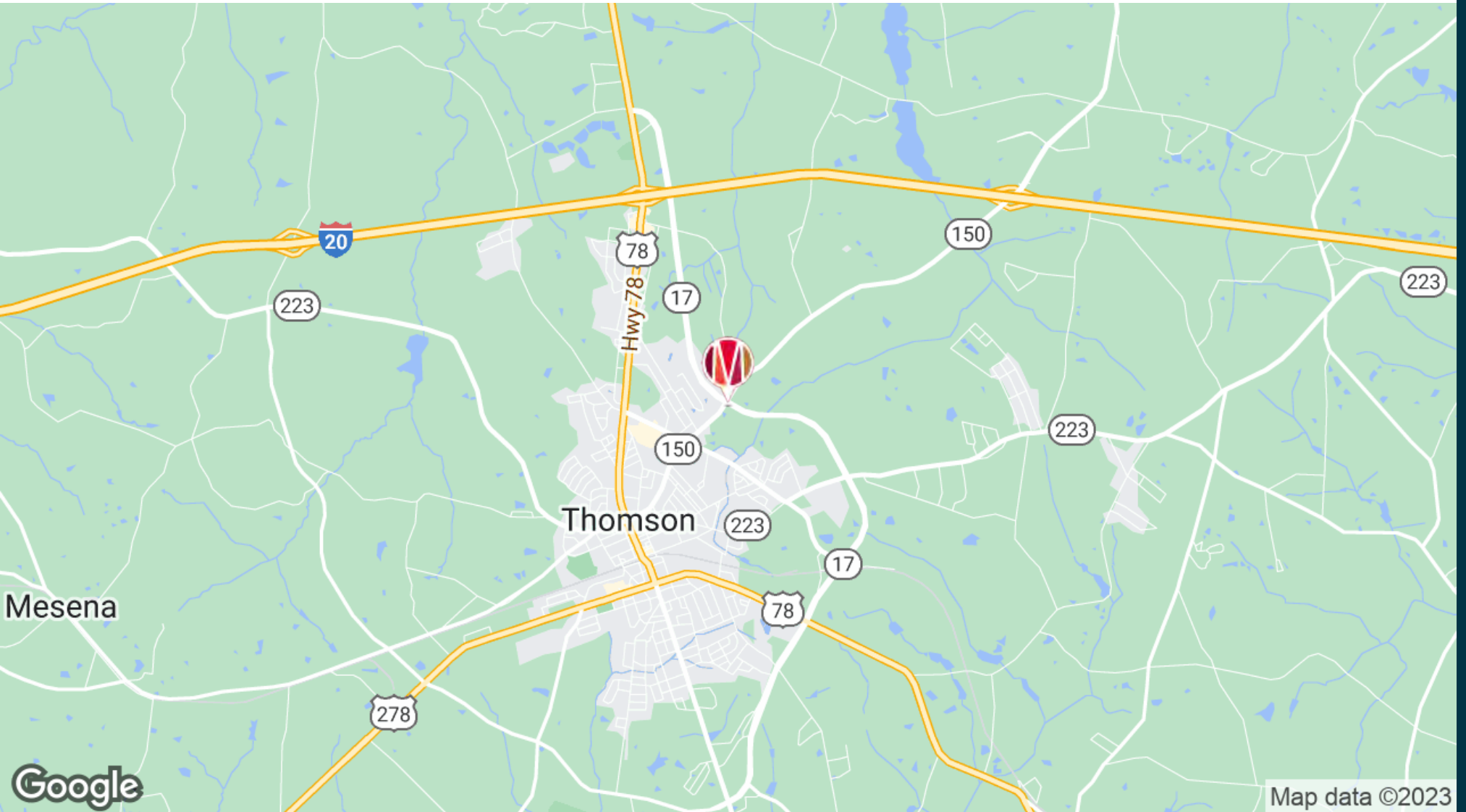




RETAILER MAP



LOCATION MAP

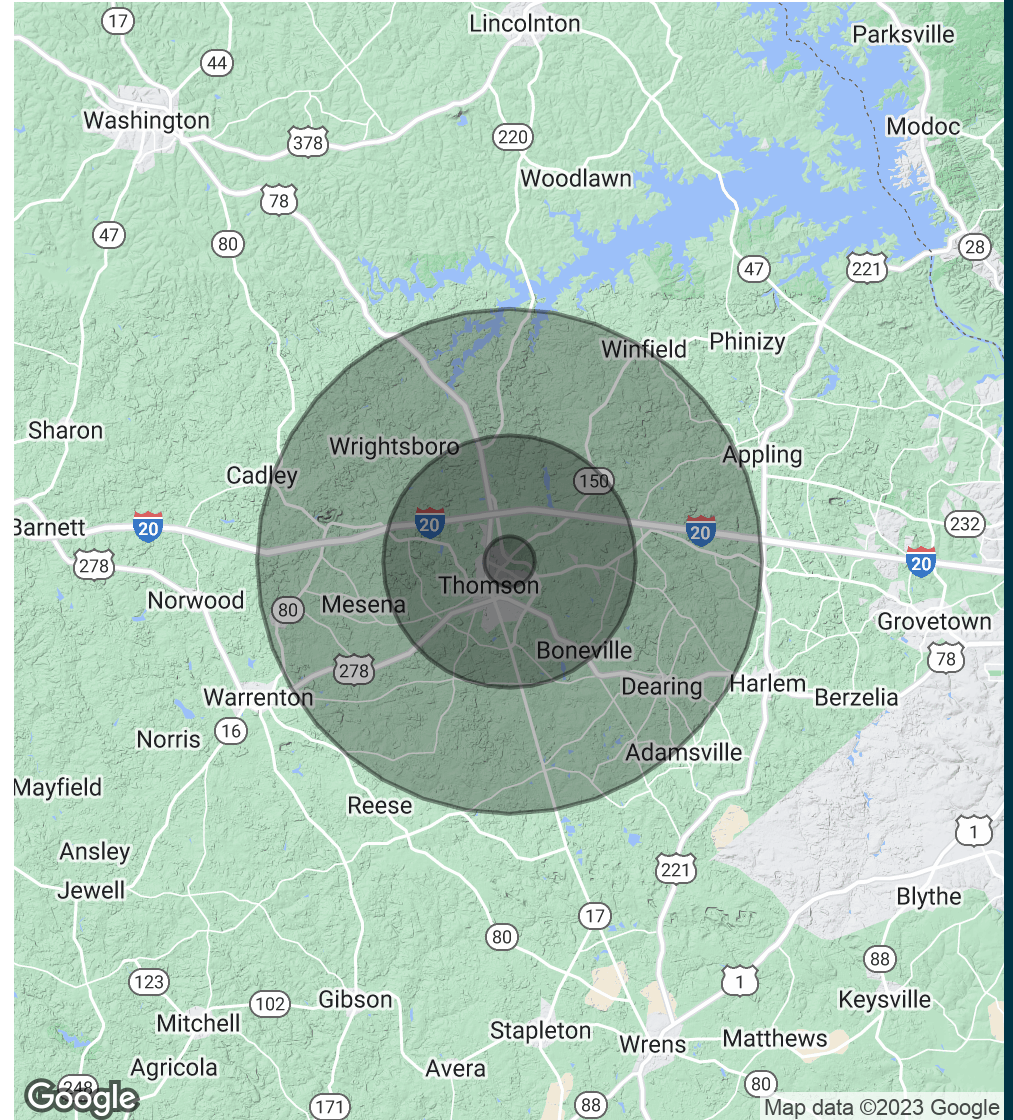


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	49	3,052	14,408
Average Age	38.2	31.7	38.1
Average Age (Male)	37.5	31.5	36.8
Average Age (Female)	42.4	31.5	42.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	19	884	5,256
# of Persons per HH	2.6	3.5	2.7
Average HH Income	\$38,767	\$30,203	\$31,377
Average House Value	\$73,129	\$71,601	\$87,248

* Demographic data derived from 2020 ACS - US Census



TEAM PAGE

TRAVIS REED, CCIM



PROFESSIONAL BACKGROUND

Travis is a broker specializing in commercial properties, forestry, development and construction. A native of Lincolnton, 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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COLE TOWNSEND



PROFESSIONAL BACKGROUND

Cole was raised in the North Georgia area in the great city of Dalton. He went to college at Georgia Southern University. After completing his undergrad in the Parker School of Business he moved to Waynesboro, Ga to begin his real estate career. Now experienced with small & large acreage tracts he moved to Augusta in 2019 and continued to work and learn about the real estate market around him. Cole accepted an agent role with Meybohm Commercial in 2020. He enjoys golf, fishing and anything outdoors with his family and friends in his free time.

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