

FOR SALE



**+/- 120 Acres Development Site
in Columbia County, GA**

o Old Louisville Rd, Grovetown, GA 30813

FOR SALE

Residential Development

o Old Louisville Rd

- +/- 120 Acres
- Water



EXECUTIVE SUMMARY



Meybohm
COMMERCIAL

FOR SALE

Residential Development Site/Opportunity Zone
0 Old Louisville Rd. Grovetown, GA

- +/- 120 Acres
- Water Access
- RA Zoning (Columbia County)
- Development Site
- Opportunity Zone
- Dense Residential Area



OFFERING SUMMARY

Sale Price: \$1,980,000
 Lot Size: 119.64 Acres
 Zoning: RA (Columbia County)

- +/- 120 Acres
- Water Access
- Columbia County
- Opportunity Zone
- Residential Neighborhood Opportunity

PROPERTY OVERVIEW

Meybohm Commercial Properties is pleased to exclusively present this +/- 120 Acre tract for sale in Columbia County, GA. This tract is a prime 120-acre parcel, strategically located for optimal development as a residential subdivision or within an opportunity zone. This expansive tract of land presents a lucrative investment opportunity, boasting a desirable location with potential for residential expansion. Ideal for developers seeking a strategic investment in a growing community, this property offers the perfect canvas for a thoughtfully planned residential development or capitalizing on opportunity zone incentives. With its ample acreage and promising location, this parcel holds immense potential for a thriving residential project, making it an attractive prospect for those looking to make a lasting impact in the real estate market. With several neighborhoods in this area, RA zoning (Columbia County) allows for a minimum of 2.5 acre lots to develop. Water access is available on site.

LOCATION OVERVIEW

Located near the intersection of Old Augusta Highway and Old Louisville Road. Easy access to Gordon Highway, which is a main throughfare connecting Augusta, GA to Thomson, GA. Situated between Harlem, GA and Grovetown, GA.



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COMMERCIAL

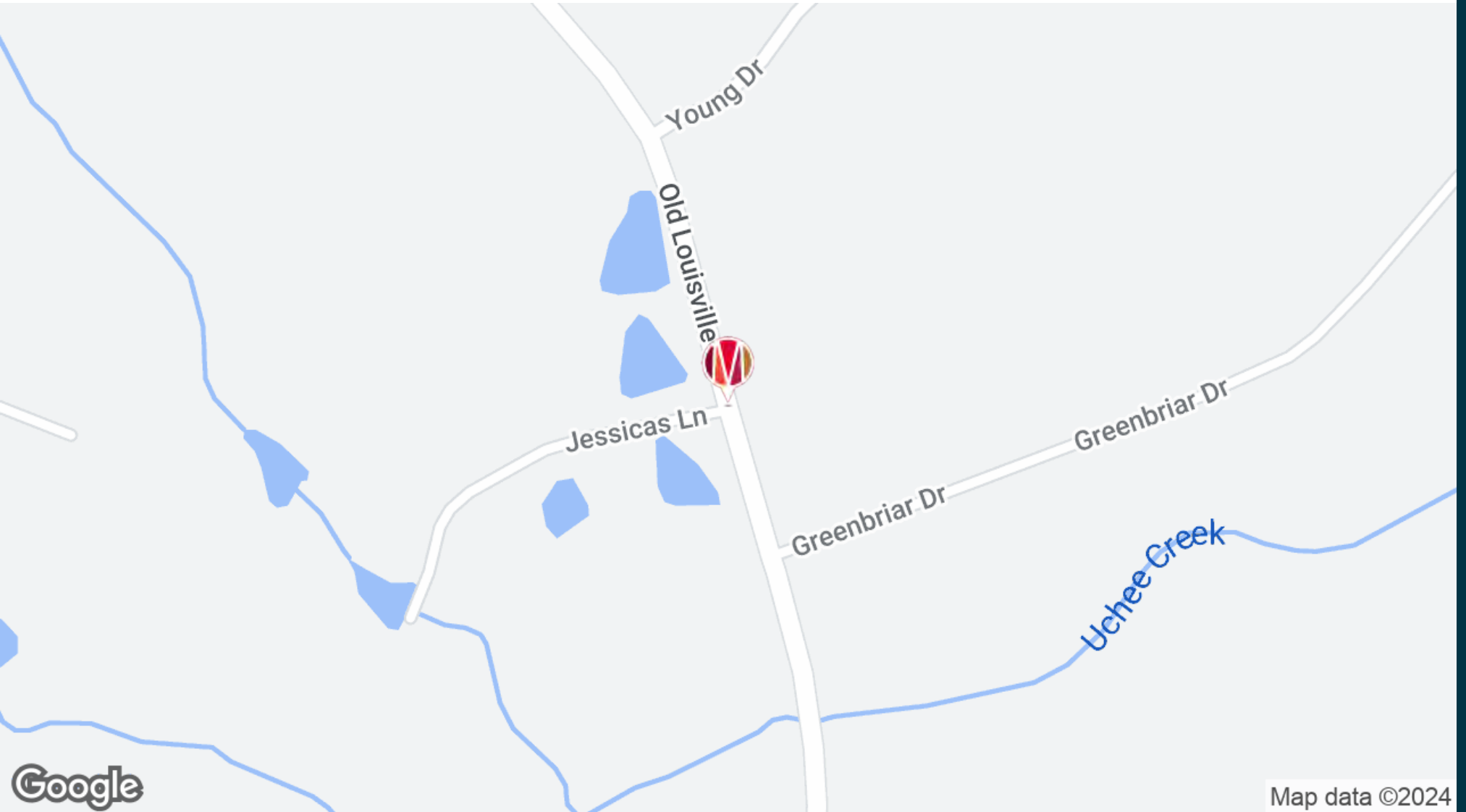
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LOCATION MAP



DEMOGRAPHICS MAP & REPORT

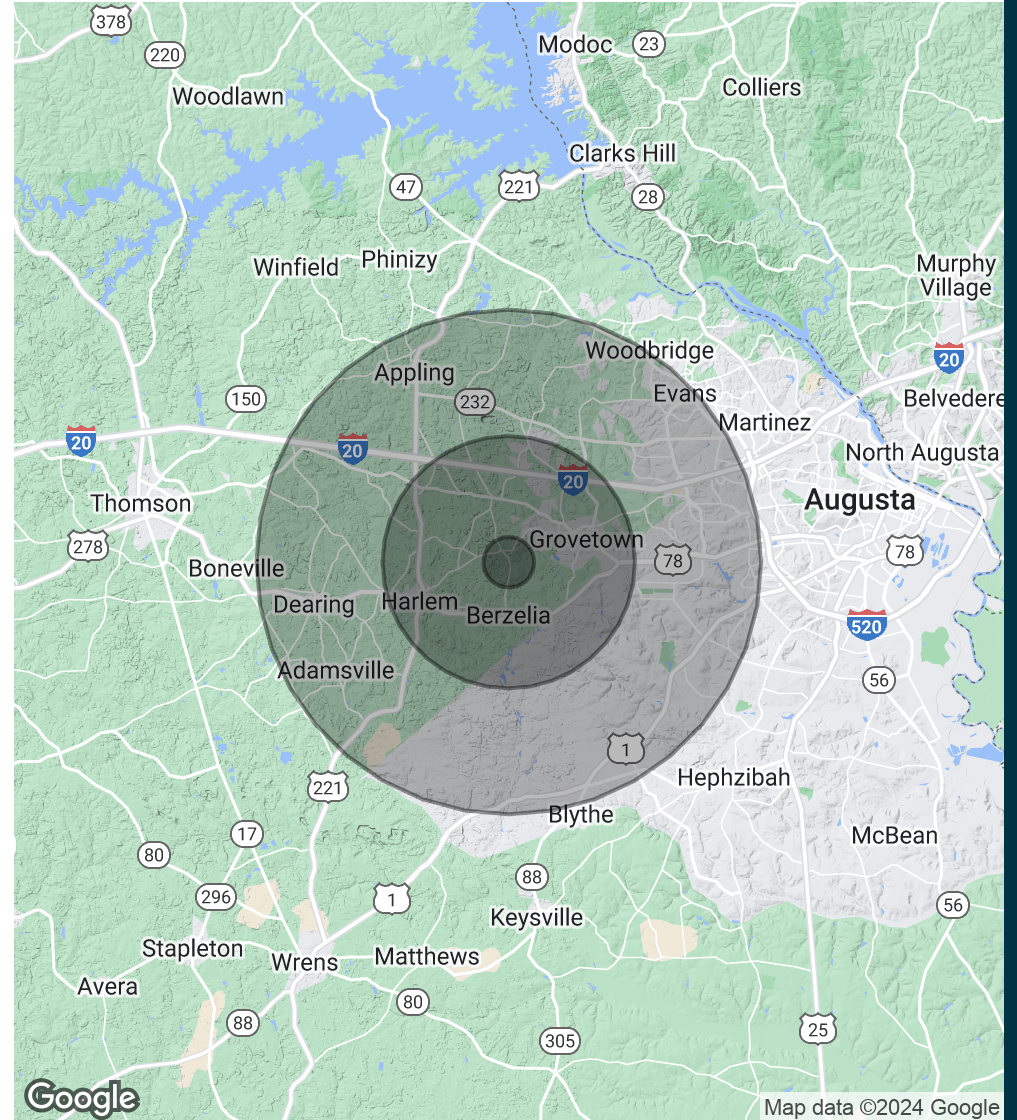
POPULATION	1 MILE	5 MILES	10 MILES
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Total Population	1,637	38,144	145,222
Average Age	35.5	33.3	35.2
Average Age (Male)	34.3	34.4	35.0
Average Age (Female)	34.9	32.1	36.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
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Total Households	662	14,831	54,479
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$68,023	\$62,273	\$68,378
Average House Value	\$178,030	\$163,634	\$181,599

* Demographic data derived from 2020 ACS - US Census





CHARLIE MOYE

Sales Agent

Cmoye@Meybohm.Com

Cell: 706.832.1726

PROFESSIONAL BACKGROUND

After 15 years in outside sales and sales management, Charlie is excited to continue his career in Commercial Real Estate. Growing up in the Thomson and Augusta area, he wants to help see our local businesses succeed and grow in this market and help bring new opportunities to our area. He also looks forward to working with investors and those looking to make land acquisitions for personal or professional use. In his spare time, Charlie likes to spend time with his wife and 3 boys outside, visiting the beach, hunting, and playing golf.

EDUCATION

BA of Science

Georgia Southern University 2006

MEMBERSHIPS & AFFILIATIONS

CCIM Candidate Member

ICSC

GAAR

GA #418771 // SC #128571

MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com