

FOR SALE

Commercial Development Land

475 Flowing Wells Road, Martinez, GA 30907



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$999,000
Lot Size:	3.97 Acres
Price/Acre:	\$251,637
Zoning:	Currently Residential, County Future Plan shows C-2

- Close to I-20
- Impressive Traffic Counts
- Surrounding Properties also Available

PROPERTY OVERVIEW

Introducing a prime commercial development opportunity located at 475 Flowing Wells Road, Martinez, GA, 30907. This property, currently zoned for residential use, presents a promising future as per the Columbia County Future Plan, which shows potential for C-2 zoning. Positioned in the sought-after Martinez area, this property offers a strategic location for investors with a vision for retail, professional offices, or flex spaces. The property currently has an old vacant homestead on site and slopes near the road but then flattens out. The surrounding properties are open to offers and potentially would sell, to assemble acreage. Water is on-site and sewer is across the street. Impressive traffic counts: I-20 +/- 78,000 and Flowing Wells is +/- 18,000 VPD. With a favorable zoning outlook and a desirable location, this property presents an excellent opportunity for forward-thinking land and other investors.

LOCATION OVERVIEW

Located less than a half mile to I-20 and Wheeler Rd, in Martinez GA, which is a thriving suburb just north of Augusta GA.

RETAILER MAP



Map data ©2024 Google



Interstate-20



HYATT PLACE



cicis pizza



Wheeler Road

Flowing Wells Road

3.97 acres





Flowing Wells Road

3.97 acres



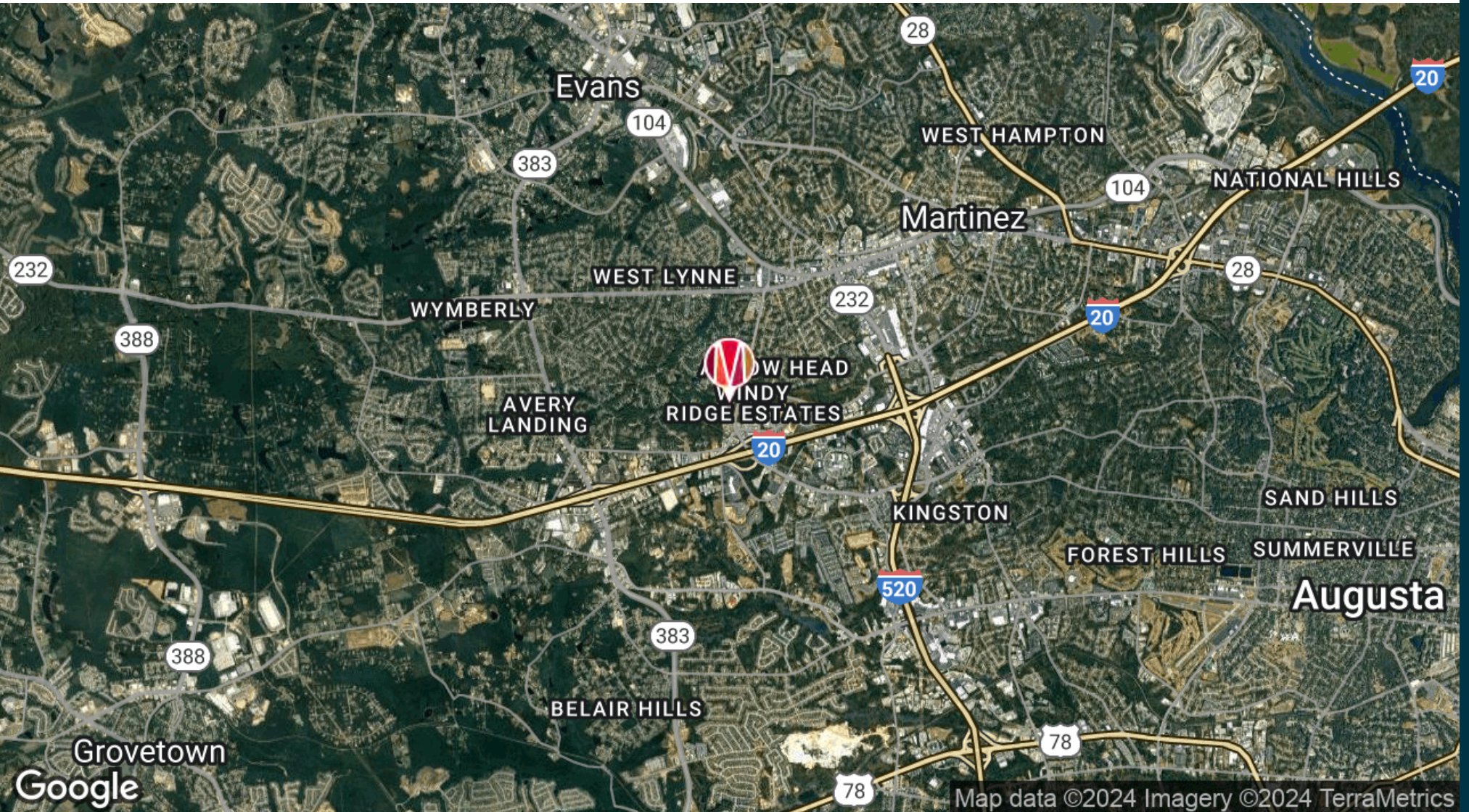
Neighboring Parcels

CAN BE NEGOTIATED AND ASSEMBLED





LOCATION MAP



DEMOGRAPHICS MAP & REPORT

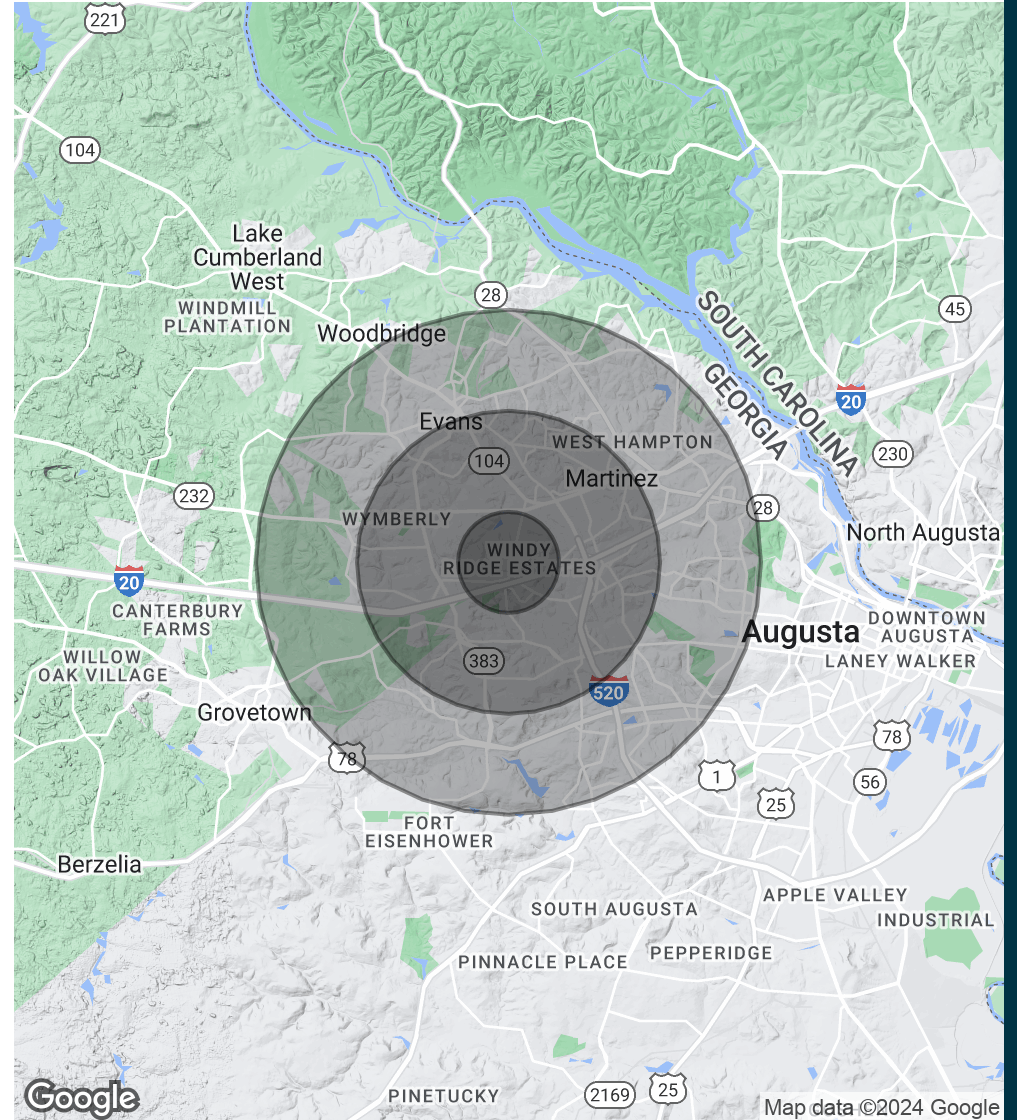
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,461	61,473	139,408
Average Age	42	41	40
Average Age (Male)	40	39	39
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,282	26,254	56,590
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$89,329	\$92,020	\$103,825
Average House Value	\$244,526	\$239,119	\$278,952

Demographics data derived from AlphaMap





C-2 (General Commercial)

Fact Sheet

Purpose

To provide for highway commercial and planned commercial centers which cater to community and regional shoppers, occupy relatively large sites, and require access to major thoroughfares.

Allowed Uses

- Hospice
- Institutional residential uses
- College/university
- Nonprofit club or lodge
- Museum or library
- Nonprofit service organizations
- Schools, private or special
- Adult care or day care centers
- Indoor recreation
- Medical offices, except social service medical
- Professional offices
- Outdoor recreation (exceptions apply)
- Boutique hotel (7 to 30 rooms)
- Hotel/motel (more than 30 rooms)
- Personal services
- Restaurants
- Retail sales
- Convenience store without gas pumps
- On site parking
- Helicopter landing area
- Ice vending machine



Limited Uses

- Community recreation
- Minor utilities
- Commercial parking
- Animal care (outdoor)
- Convenience store with gas pumps
- Mobile vending
- Pawnshop
- Title loans/check cashing
- Vehicle rental
- Vehicle sales and leasing
- Vehicle repair
- Car wash
- Drive through facility
- Home occupations
- Outdoor dining
- Outdoor display
- Outdoor storage, limited

Conditional Uses

(Must contact the Planning Department for an application)

- Single family detached home
- Multifamily residential
- Social service and educational uses
- Place of worship
- Firearm training and sports facilities (indoor)
- Massage and tattoo businesses
- Microbrewery
- Sale or rental of machinery

Lot Requirements

Minimum Lot Size: 20,000 square feet
 Minimum Lot Frontage: 100 feet

Minimum Front Setback: 125 feet from an arterial street
 (measured from street centerline) 90 feet from a collector road
 55 feet from all other streets
 20 feet from a service drive (measured from property line)

Minimum Rear Setback: 20 feet (can be reduced to 3 feet bordering C-1/C-C/C-2 properties)
 Minimum Side Setback: 20 feet (can be reduced to 3 feet bordering C-1/C-C/C-2 properties)

This information is provided for general information only. Properties in overlay districts or with zoning conditions or variances may have different requirements. For additional information, contact the Planning Department at 706-868-3400, or planning@columbiacountyga.gov.

TEAM PAGE

CHARLIE MOYE



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.

T 706.736.0700
cmoye@meybohm.com
GA #418771
SC #128571

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.

T 706.736.0700
treed@meybohm.com
GA #302716
SC #67337