

THOMSON SUBDIVISION DEVELOPMENT SITE

4 PARCELS | 12.01 ACRES
COUNTY APPROVED DEVELOPMENT PLAN

3.98 acres

2.07 acres

5.16 acres

0.8 acres

CONTACT

Charlie Moye

706.832.1726

Danielle Meikrantz

706.284.8359



COMMERCIAL

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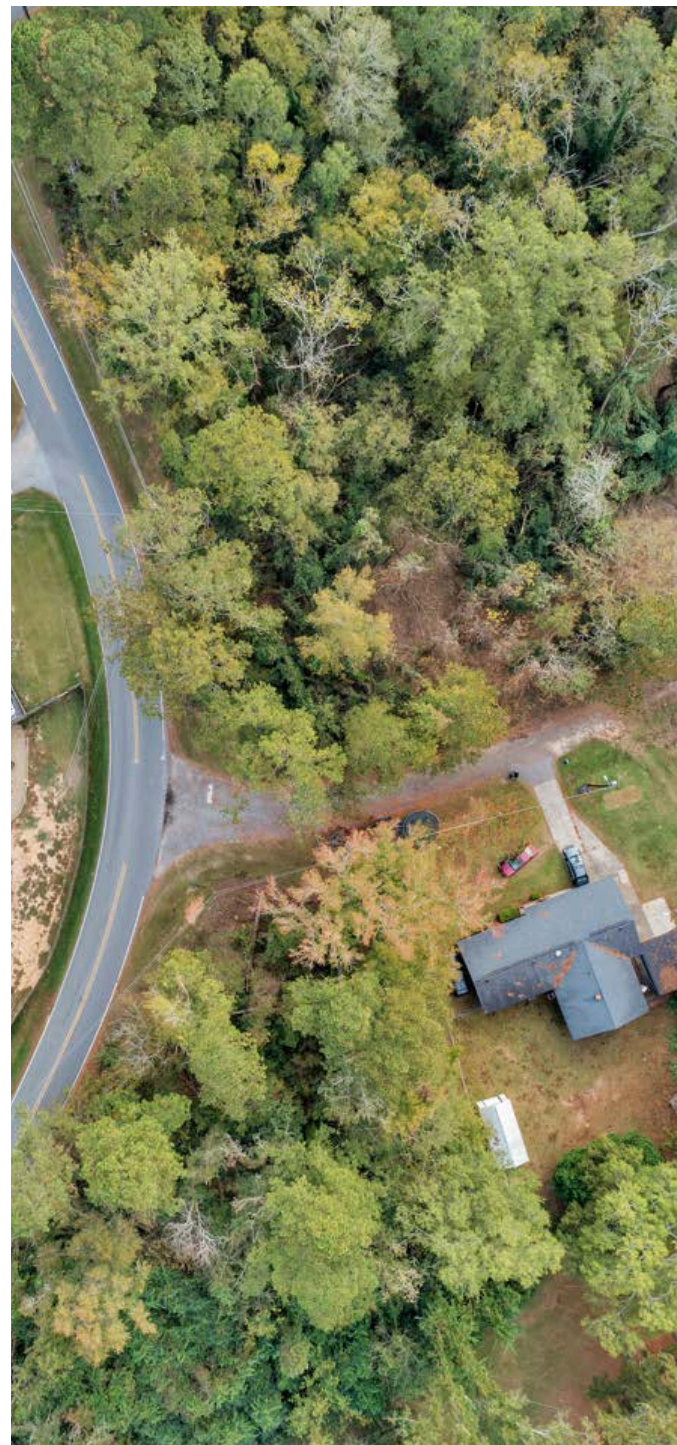




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EXECUTIVE SUMMARY

Discover a prime subdivision development opportunity in Thomson, GA with this approved subdivision plan spanning 4 parcels with approximately 12.01 acres. This site features an initial 8-acre layout with 27 ready-to-build lots and an additional 4 acres for future expansion or a phase two development.

Key infrastructure is already in place, including paved roads on Johannes Drive and S Wilson Street. You will find sewer, water meters, and lot pins, making it prepped for construction. Whether you're an established local construction firm or an emerging developer, this property presents an ideal investment to bring new homes to a growing community in Thomson, GA. Located close to schools and town, these 4 ready-to-develop parcels are perfect for launching your next project in Thomson!



INVESTMENT OVERVIEW

JOHANNES WOODS

This site includes an initial 8-acre layout with 27 ready-to-build lots, and an additional 4 acres reserved for potential future expansion or a second development phase, allowing for a scalable approach to meet market demand.

Key infrastructure enhancements are already in place to support immediate development, including paved access on Johannes Drive and S Wilson Street, sewer, water meters, and defined lot pins, ensuring a streamlined start for construction.

Perfectly positioned near local schools and close to the town center, these 4 parcels offer a compelling investment in a growing community. This property is well-suited for both established local construction firms and emerging developers looking to bring new housing to the thriving Thomson area.



*Lot 3 is not part of the sale.



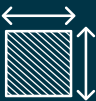
**JOHANNES DRIVE
THOMSON, GA**



\$594,000



12.01 ACRES



4 PARCELS

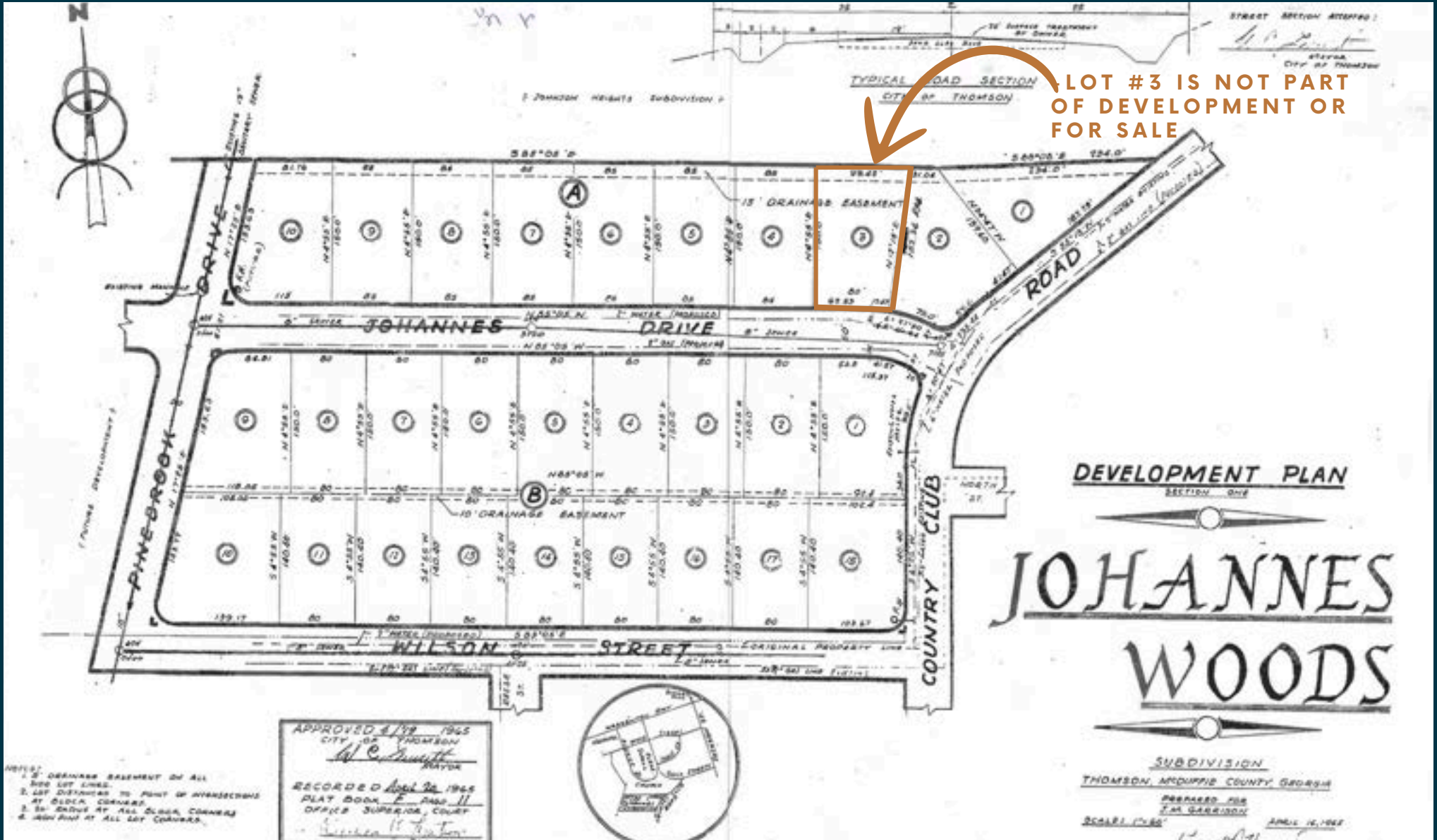
- OT160037 0.8
- OT160039 2.07
- OT160040 3.98
- OT160041 5.16



APPROVED SUBDIVISION DEVELOPMENT PLAN

27 LOTS WITH 4 ACRES FOR PHASE 2 DEVELOPMENT

- PAVED ROADS
- SEWER
- UTILITIES AVAILABLE
- WATER METERS
- LOT PINS IN PLACE





JOHANNES WOODS OVERVIEW

PROPERTY ADDRESS

**Johannes Drive
Thomson, GA**

ACRES

12.01

ASKING PRICE

\$594,000

PARCEL NUMBERS

OT160037
OT160039
OT160040
OT160041

DEVELOPMENT PLAN

27 APPROVED LOTS, 8 ACRES

FUTURE EXPANSION

3.98 ACRES TO-BE DEVELOPED

DETAILS

**PAVED ROADS
SEWER
LOT PINS
WATER METERS**





LOCATION OVERVIEW
JOHANNES WOODS



LOCATION OVERVIEW

THOMSON, GA



Thomson is located within the Central Savannah River Area (CSRA), which is an unofficial trading and marketing region in the states of Georgia and South Carolina. A major economic driver is the industry segment with industries such as: Amazon Fulfillment Center, Advance Auto Parts DC #16, Amcor, Inc., Georgia Pacific, Shaw Industries, Thiele Kaolin Company, Thomson Plastics, etc.

Thomson, GA has seen major growth with QSR's and other major retailers due to the proximity to Augusta, GA and access to Interstate 20 (I-20), which covers 1,539 miles running from Texas to South Carolina. With high visibility to car counts of 36,000 Vehicles Per Day running along I-20 and McDuffie and Warren Counties.

LIVE.

Located just outside of Augusta and a little over an hour's drive from Atlanta and Athens, Thomson-McDuffie is quintessentially Southern in all aspects. Thomson-McDuffie welcomes guests from near and far on the first Saturday of November for the Belle Meade Hunt, a traditional fox hunt punctuated with pomp and circumstance. Tour White Hills Herb Farm, an 1890s restored farmhouse. Shop for hidden treasure at Aunt Tique's and Uncle Junks or call out the winning bid at Sunset Auctions. The area's year-round mild climate makes it an ideal locale for outdoor activities. Festivals, such as the annual Blind Willie McTell Blues Festival, and special events provide endless opportunity for down-home revelry while historic points of interest root visitors firmly in the importance of the area. Local boutiques offer one-of-a-kind finds with a Southern twist while area restaurants satisfy the pickiest of palates. This is a slice of Southern heaven. This is Thomson-McDuffie.



DEMOGRAPHICS



\$54,752

2023
Median
Household
Income



3.0

AVG. FAMILY
SIZE 2023



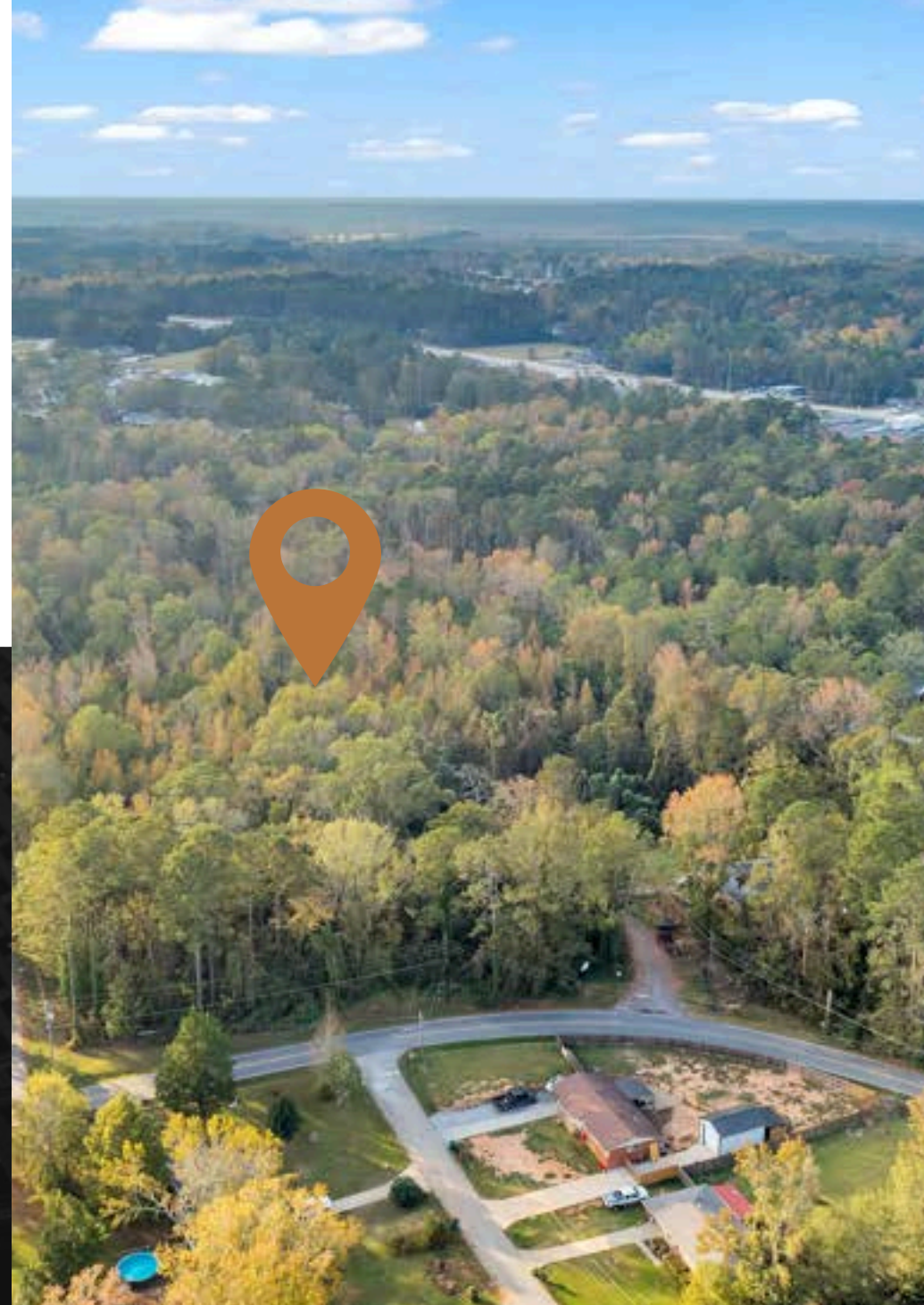
4.81%

Employment
Growth
2023



41.0

MEDIAN
AGE



	3 MILE	5 MILES	8 MILES
MEDIAN AGE	40.7	41.0	42.3
Total Population	10,085	14,680	20,000



CONTACT

Meybohm Commercial Properties
3519 Wheeler Road | Augusta, GA 30909
meybohmcommercial.com



Charlie Moye
Commercial Advisor
706.832.1726
cmoye@meybohm.com



Danielle Meikrantz
Associate Broker
706.284-8359
dmeikrantz@meybohm.com