

FOR SALE

**2.535 Acre Outparcel
Walmart Neighborhood Market
Tobacco Road at Windsor
Springs Road**

Augusta, GA 30815



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$549,000
Price/Acre:	\$216,568
Zoning:	R-1D

- 2.535 acre outparcel adjoining Walmart Neighborhood Market
- Growing area in Augusta, GA
- High traffic counts and population

PROPERTY OVERVIEW

2.535 acre parcel adjoining second row drive into Walmart Neighborhood Market. Growing area with hundreds of new homes under construction next door and nearby. Many other retailers nearby as well. Windsor Springs traffic counts 22,200 VPD and Tobacco Road has 17,500 VPD. According to Placer.ai, the Walmart Neighborhood Market located next door, is currently the 2nd busiest in Georgia, with the majority of customers household annual income being \$75,000 - \$100,000. And most frequented by their customers daily between 4pm – 7pm.

LOCATION OVERVIEW

Tobacco Road and Windsor Spring Road in south Augusta. Close to Fort Eisenhower.

2.535 ACRES PRIME DEVELOPMENT LAND

Talbot Road, Augusta GA 30815

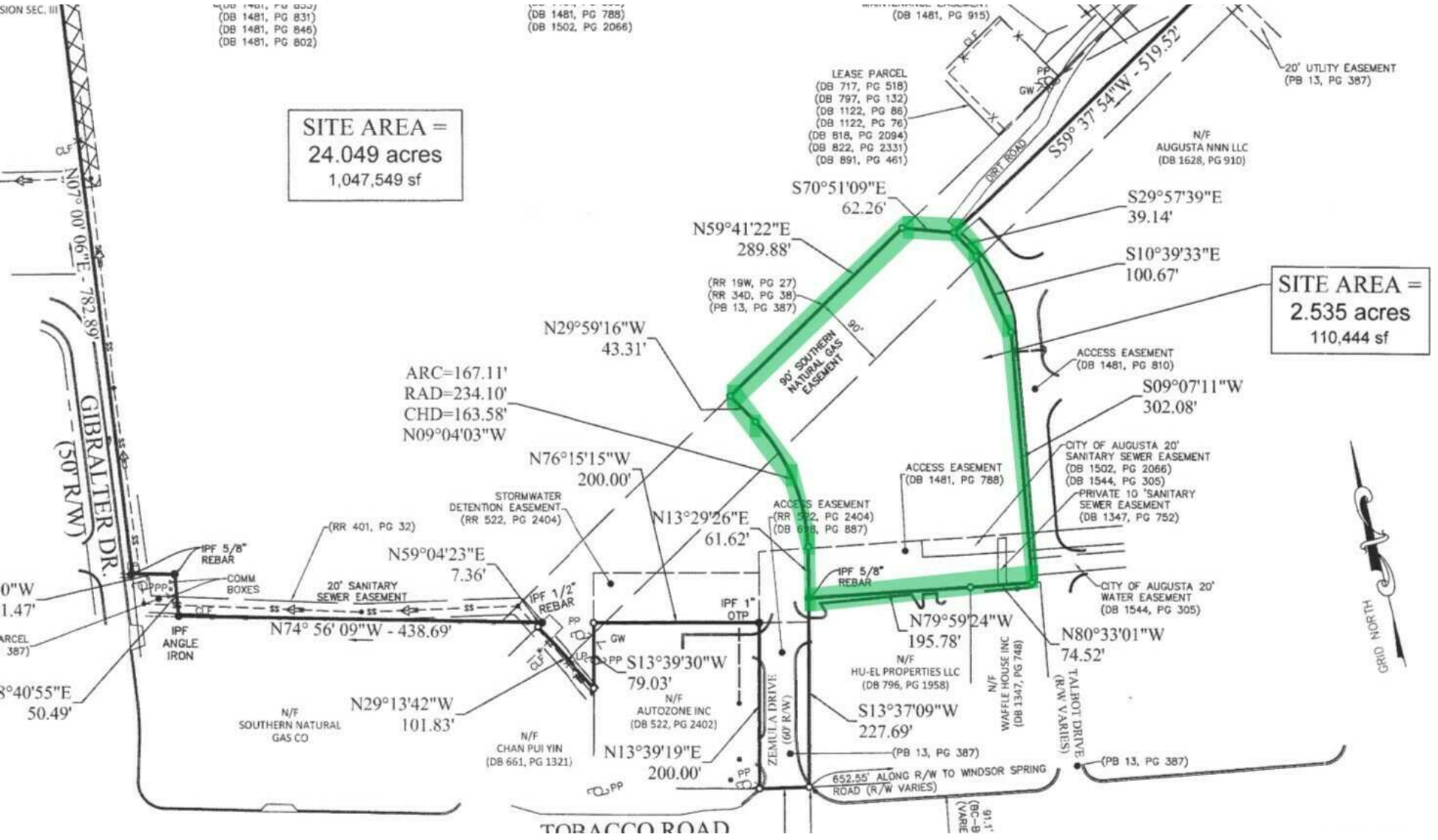




RETAILER MAP



PLAT

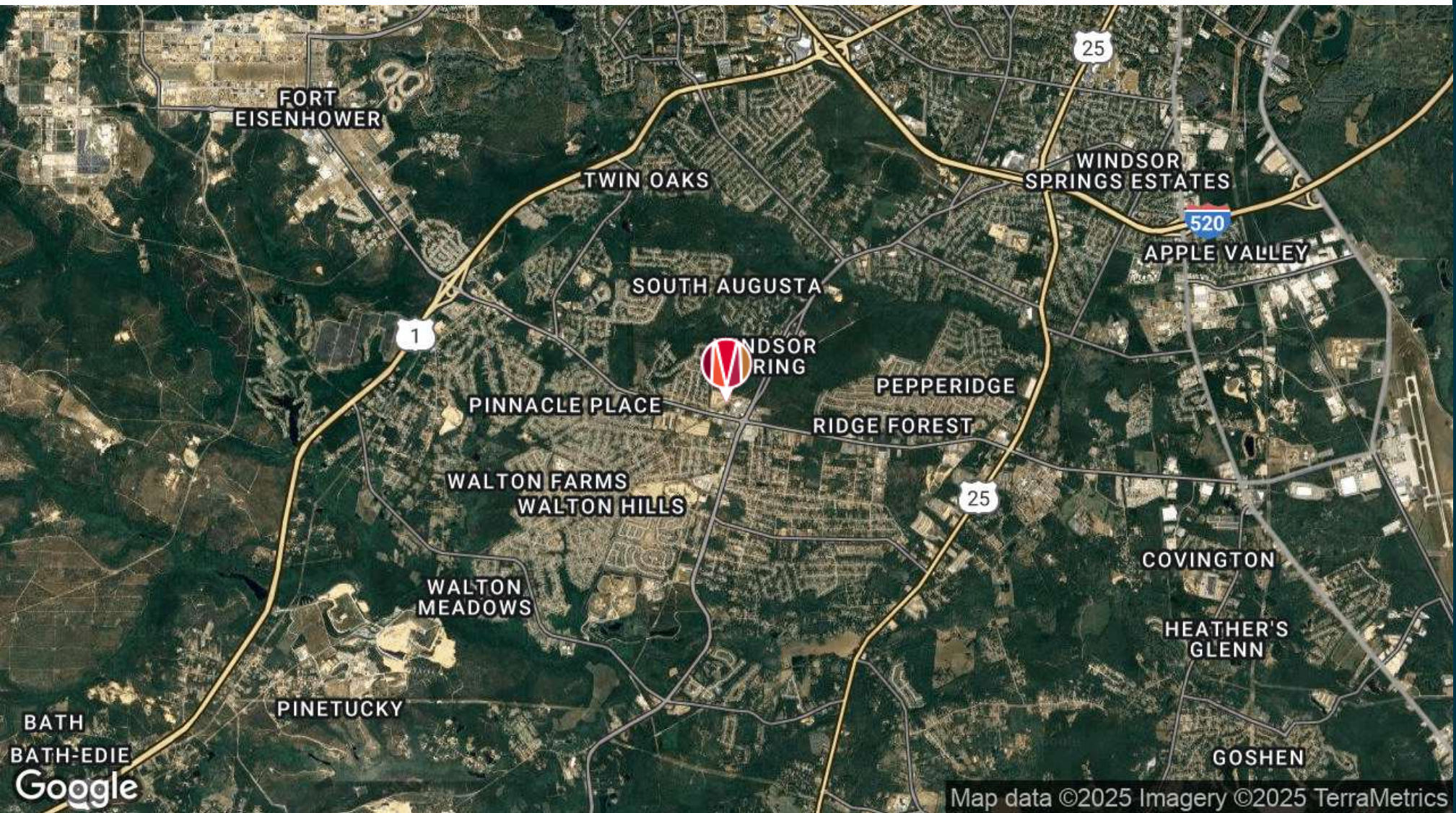


SITE AREA =
24.049 acres
 1,047,549 sf

SITE AREA =
2.535 acres
 110,444 sf



LOCATION MAP



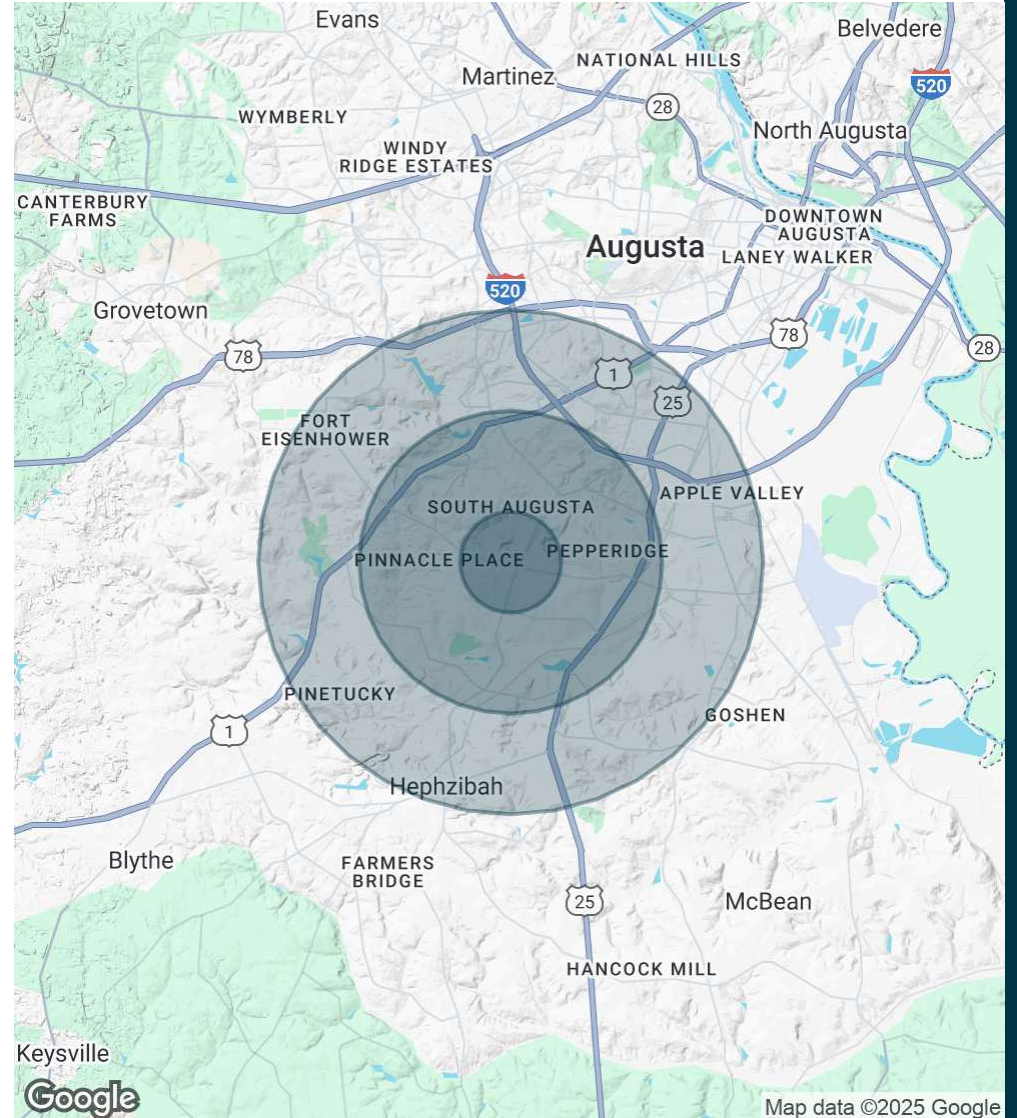
LOCATION MAP / 2.535 ACRE OUTPARCEL - WALMART NEIGHBORHOOD MARKET - AUGUSTA, GA

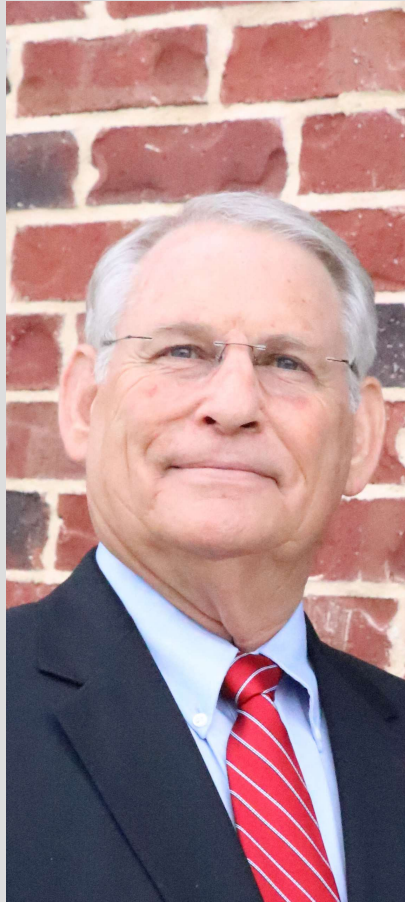
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,811	45,522	84,023
Average Age	40	39	38
Average Age (Male)	38	37	36
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,173	16,844	30,312
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$77,304	\$75,172	\$70,567
Average House Value	\$188,307	\$193,619	\$171,236

* Demographic data derived from 2020 ACS - US Census





**MEYBOHM COMMERCIAL
PROPERTIES**

3519 Wheeler Road
Augusta, GA 30909

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MeybohmCommercial.com

TRAVIS REED, CCIM

Vice President, Associate Broker

Treed@Meybohm.Com

Cell: 706.836.8091

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. In 1996 he was chosen Georgia Outstanding Logger of the Year, in 1998 Regional Outstanding Logger and in 2000 Travis was awarded the National Outstanding Logger Award by the Forest Resources Association. 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, sporting clays and bird hunting.

EDUCATION

BS in Forest Services, University of Georgia

MEMBERSHIPS & AFFILIATIONS

CCIM

GA #302716 // SC #67337