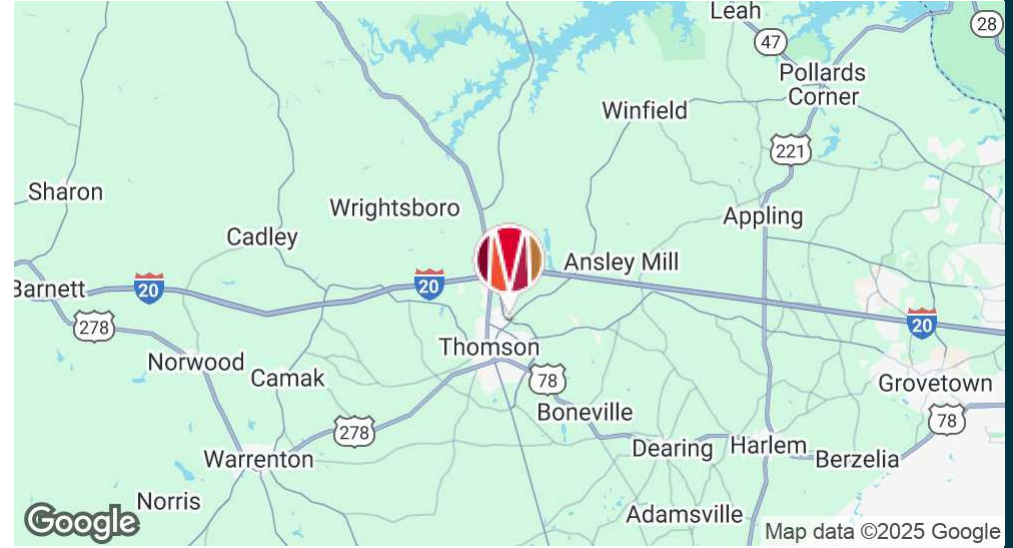


FOR SALE

22.48 Acre Development Tract

Cobbham Rd, Thomson, GA 30824

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$900,000
Lot Size:	22.48 Acres
Price/Acre:	\$40,036
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 22+/- 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.

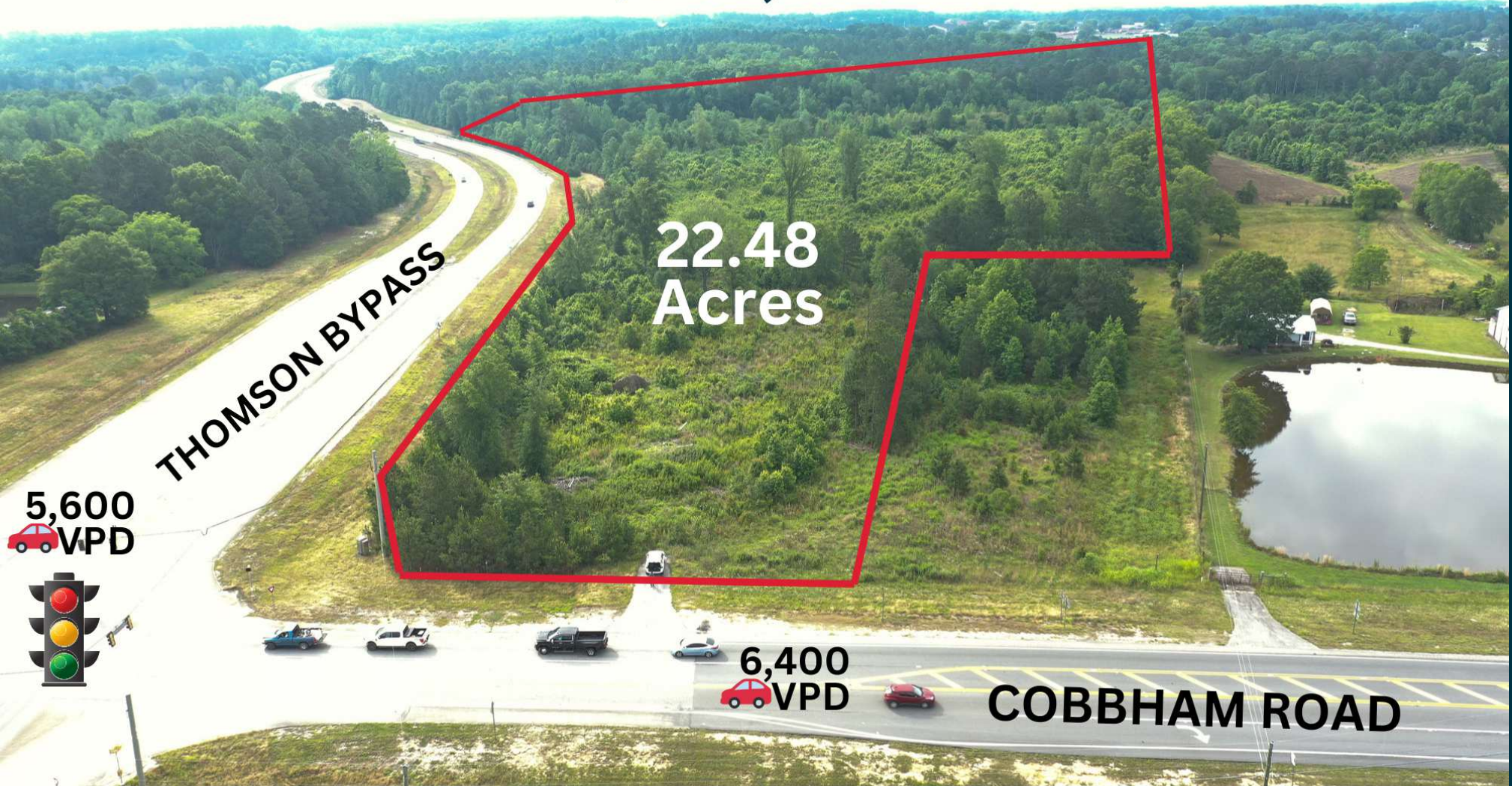
The property has sewer and water on site and is zoned residential as of now. Cobbham Road is a main corridor of historic Thomson, Ga and feeds directly to Harrison Road and the local Walmart. The land is dry primed for commercial or multifamily use. It can also be subdivided to separate acreage on the 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.

22.48 ACRE COMMERCIAL DEVELOPMENT TRACT

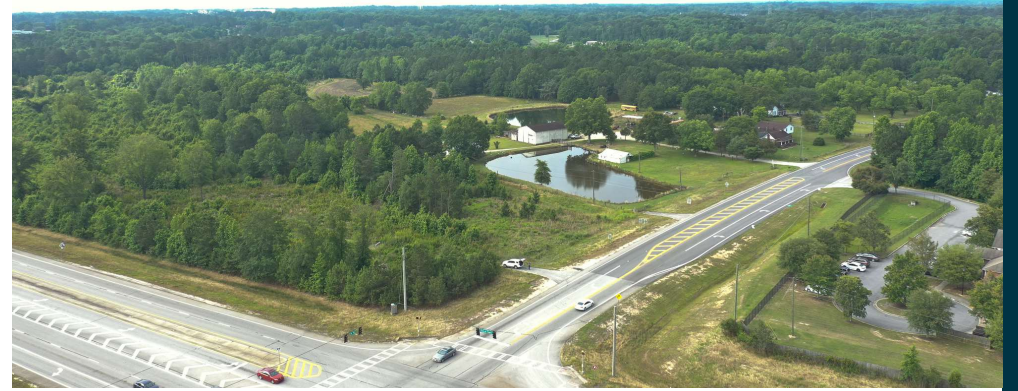
\$900,000



ADDITIONAL PHOTOS / 22.48 ACRE COBBHAM RD DEVELOPMENT TRACT

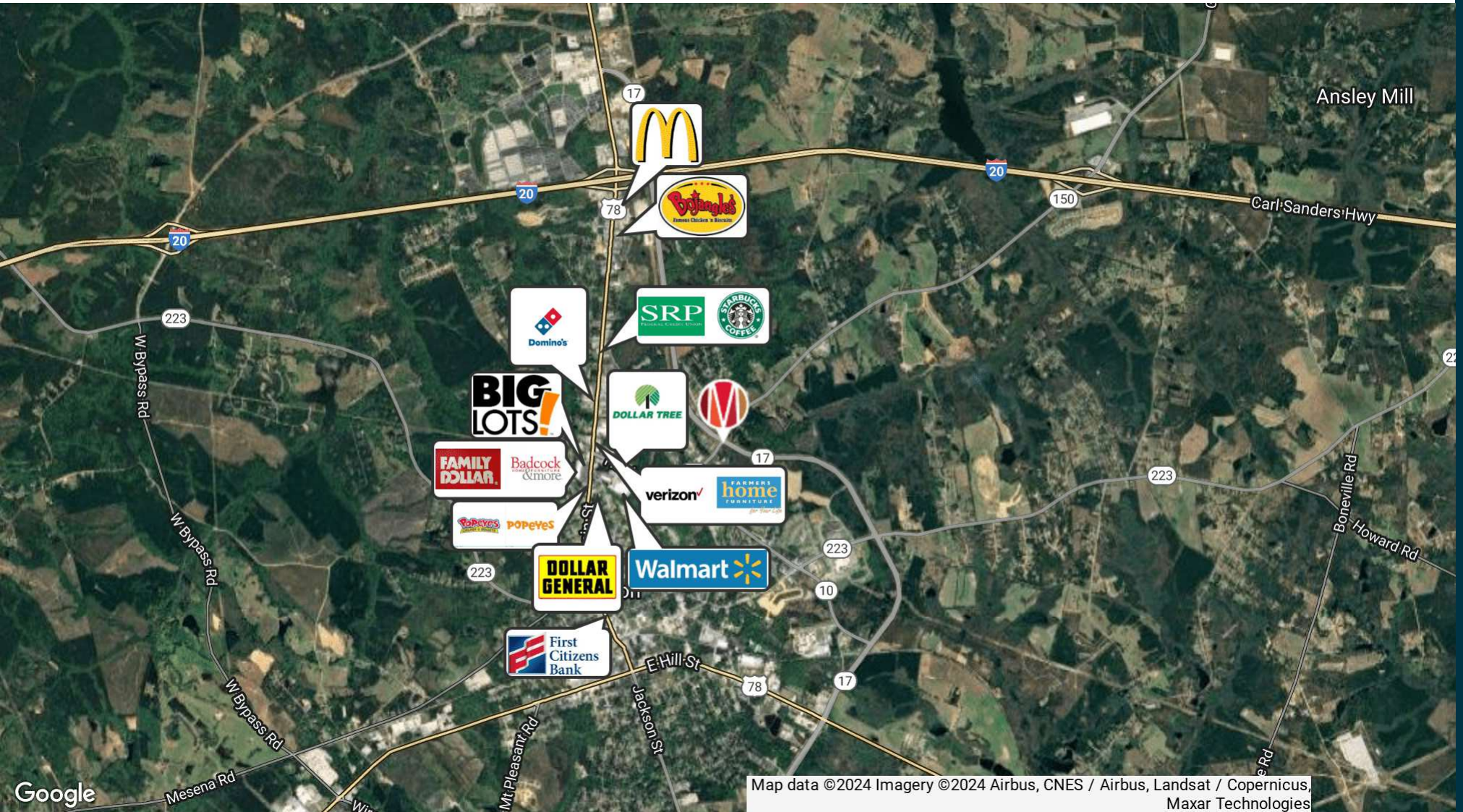




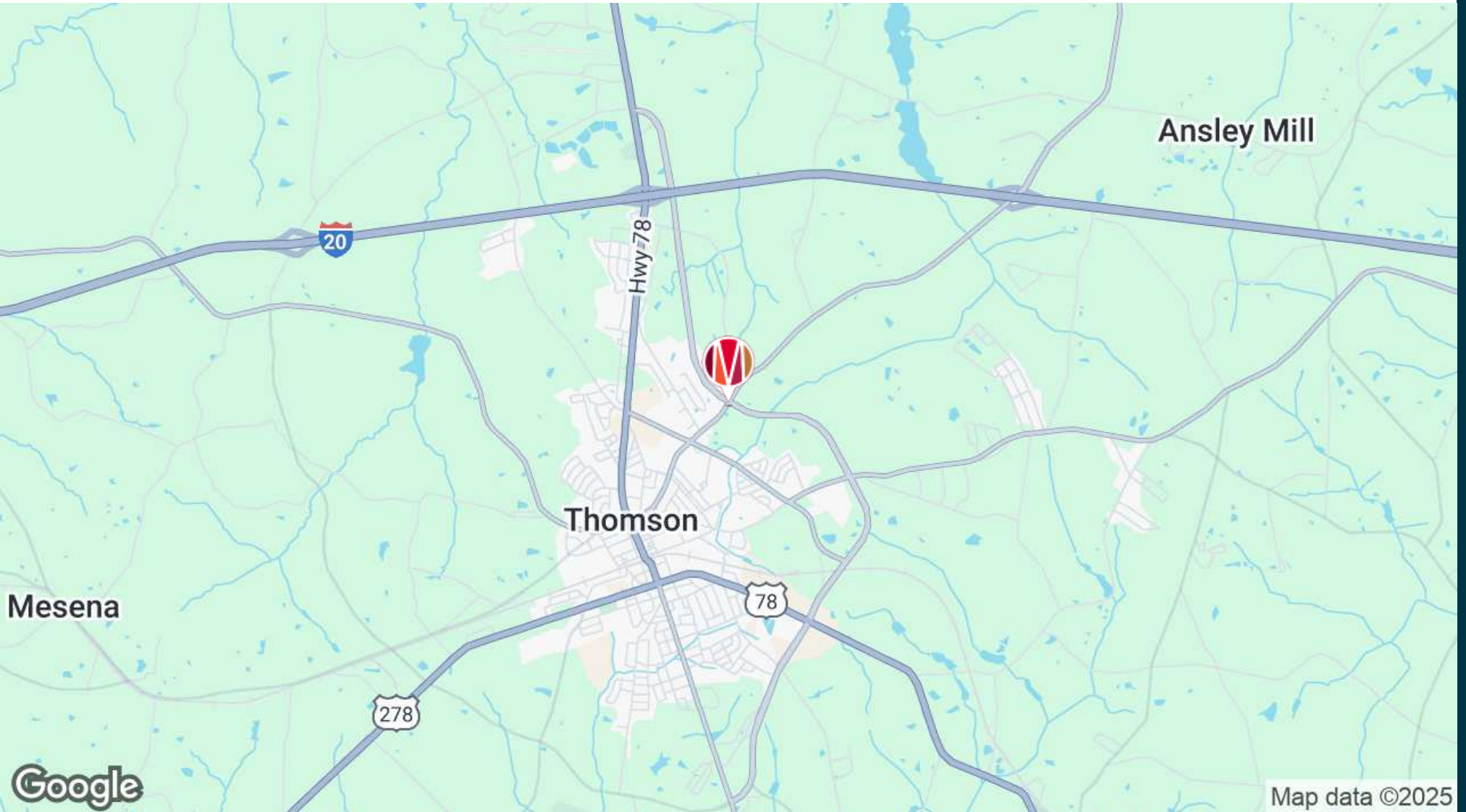




RETAILER MAP



LOCATION MAP

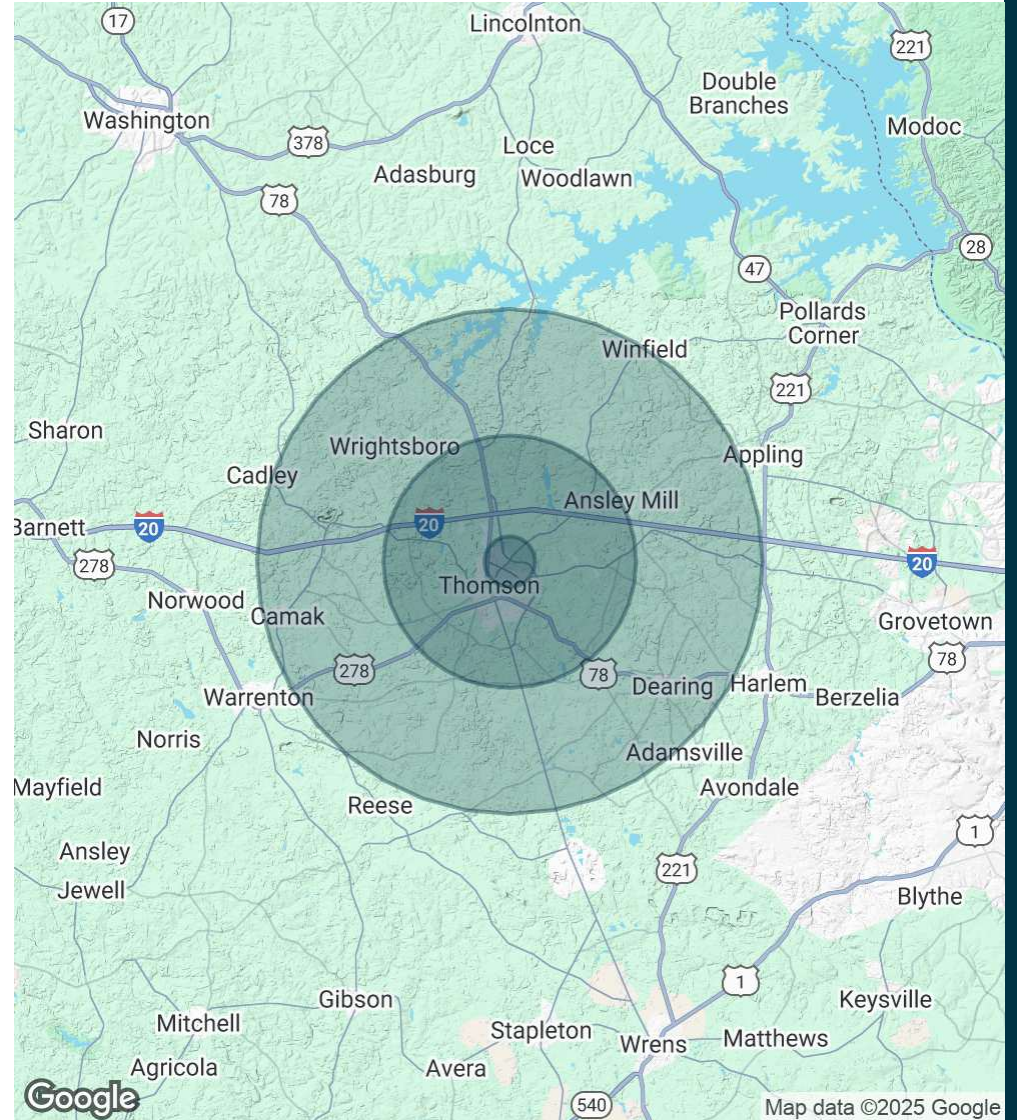


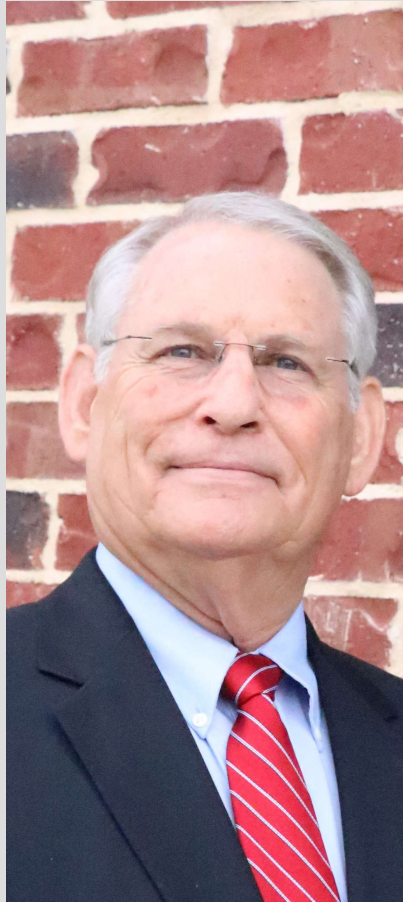
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,024	13,172	23,777
Average Age	40	41	42
Average Age (Male)	38	39	41
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	414	5,320	9,457
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$69,133	\$71,542	\$78,358
Average House Value	\$182,749	\$180,902	\$225,774

Demographics data derived from AlphaMap





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

MEYBOHM COMMERCIAL PROPERTIES

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