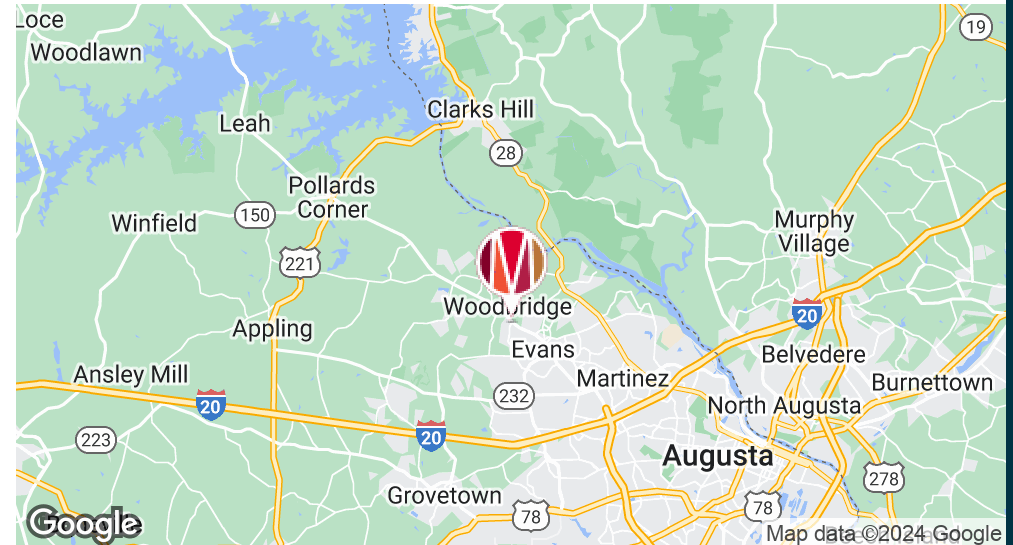


FOR SALE

0.84 Acres

4546 Washington Rd, Evans, GA 30809

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$400,000
Lot Size:	0.84 Acres
Price/Acre:	\$476,190
Zoning:	C2 (Columbia County)

PROPERTY OVERVIEW

Meybohm Commercial is proud to exclusively present this 0.84 acre retail pad for sale. Graded with utilities in place, and located directly behind Bojangles and Discount Tire. Zoned C-2. This commercial real estate site is located off of Washington Rd., which has a daily traffic count of 35k.

LOCATION OVERVIEW

Located in Evans, a growing high-end suburb of Augusta that has benefited from excellent schools and the growing cyber industry at Fort Gordon. Evans, GA was voted the "Best Place to Live" by Money in 2020: <https://money.com/evans-georgia-best-places-to-live-2020/>

PROPERTY HIGHLIGHTS

- DTC 35,000 on Washington Rd-5 lanes w/ turn lane
- Pad Ready, graded, with Water, Sewer, Electrical, and Storm drain in place.
- Excellent demographics

RETAILER MAP





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

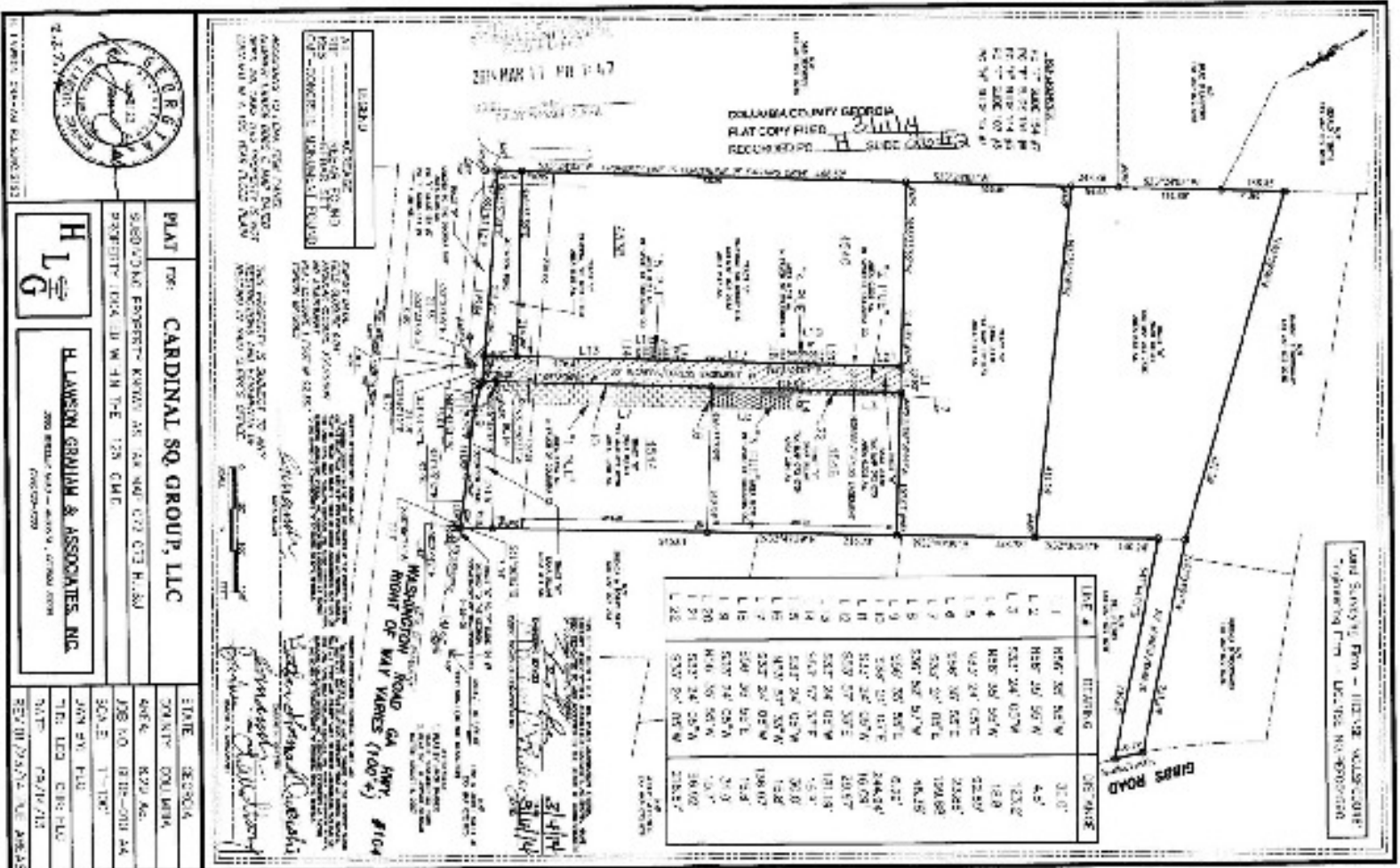
Minimum Lot Size: 20,000 square feet
Minimum Lot Frontage: 100 feet

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)

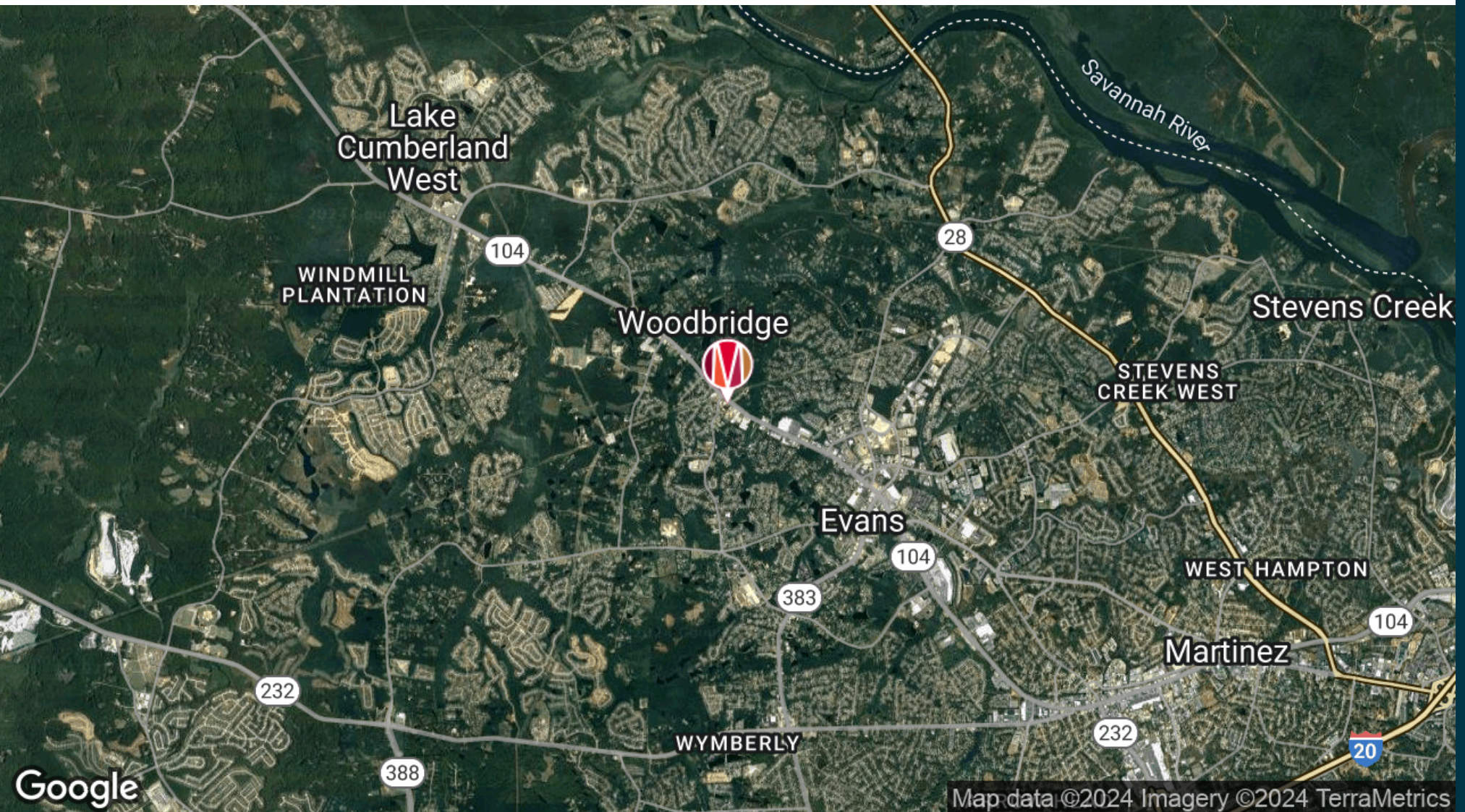
Minimum Rear Setback: 20 feet (can be reduced to 3 feet bordering C-1/C-C/C-2 properties)
Minimum Side Setback: 20 feet (can be reduced to 3 feet bordering C-1/C-C/C-2 properties)

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.

PLAT



LOCATION MAP

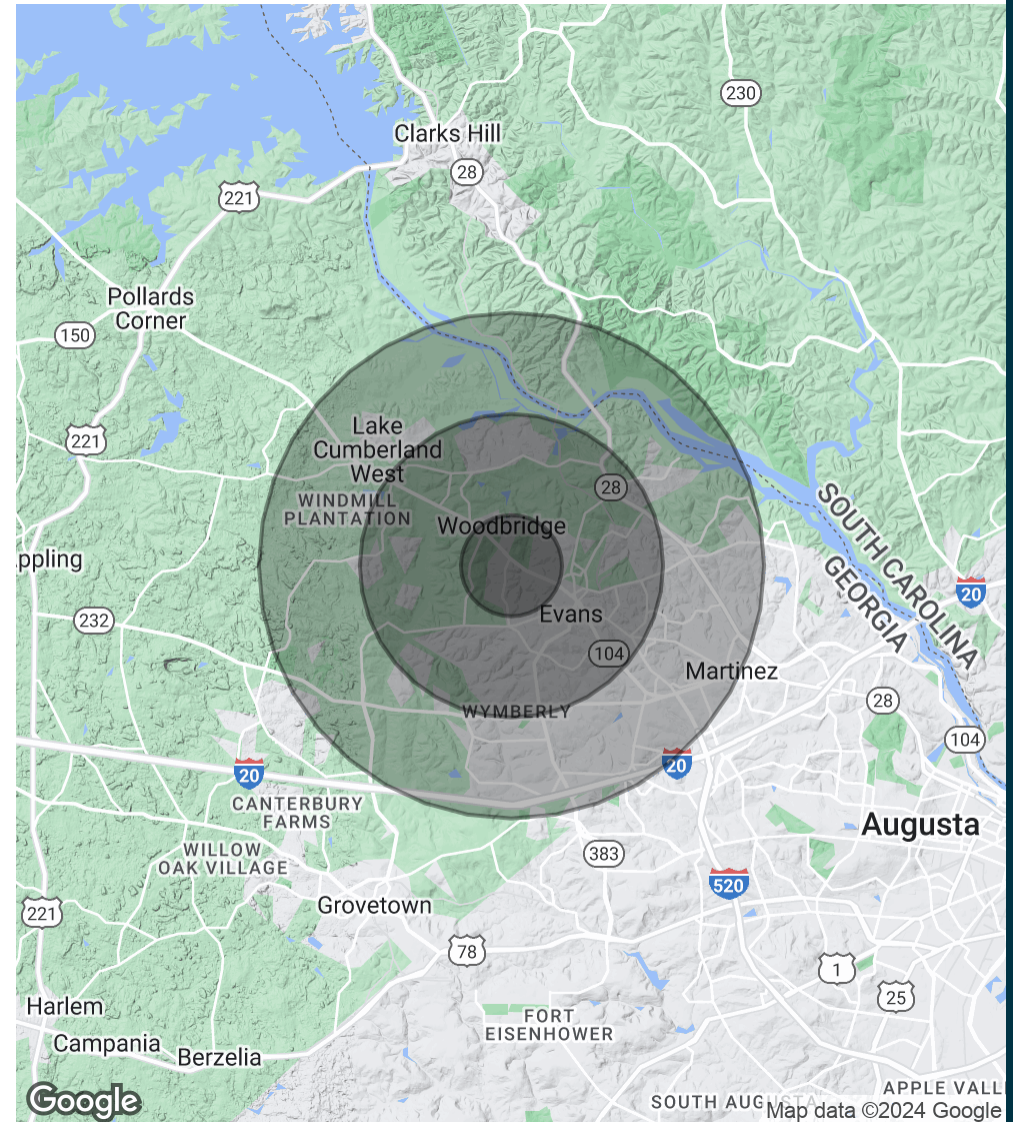


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,898	42,294	102,080
Average Age	43	41	40
Average Age (Male)	42	39	39
Average Age (Female)	44	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,433	15,208	36,824
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$125,774	\$133,985	\$132,356
Average House Value	\$330,011	\$333,473	\$328,382

* Demographic data derived from 2020 ACS - US Census





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. 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.

EDUCATION

BS in Forest Services, University of Georgia

MEMBERSHIPS & AFFILIATIONS

CCIM

GA #302716 // SC #67337

MEYBOHM COMMERCIAL PROPERTIES

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