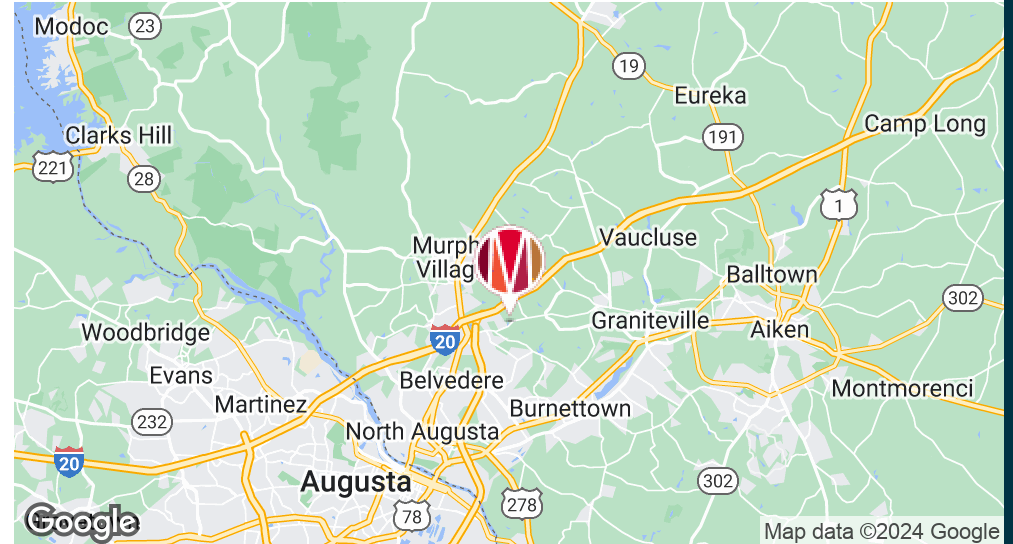


FOR SALE

Ascauga Lake Road

North Augusta, SC 29841

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$27,000
Lot Size:	0.69 Acres
Price/Acre:	\$39,130

PROPERTY OVERVIEW

Hard to find! Homesite in beautiful part of North Augusta on Ascauga Lake Road close to Interstate 20.

LOCATION OVERVIEW

Just east of Hwy 25 on Ascauga Lake Road near Wetland Way.

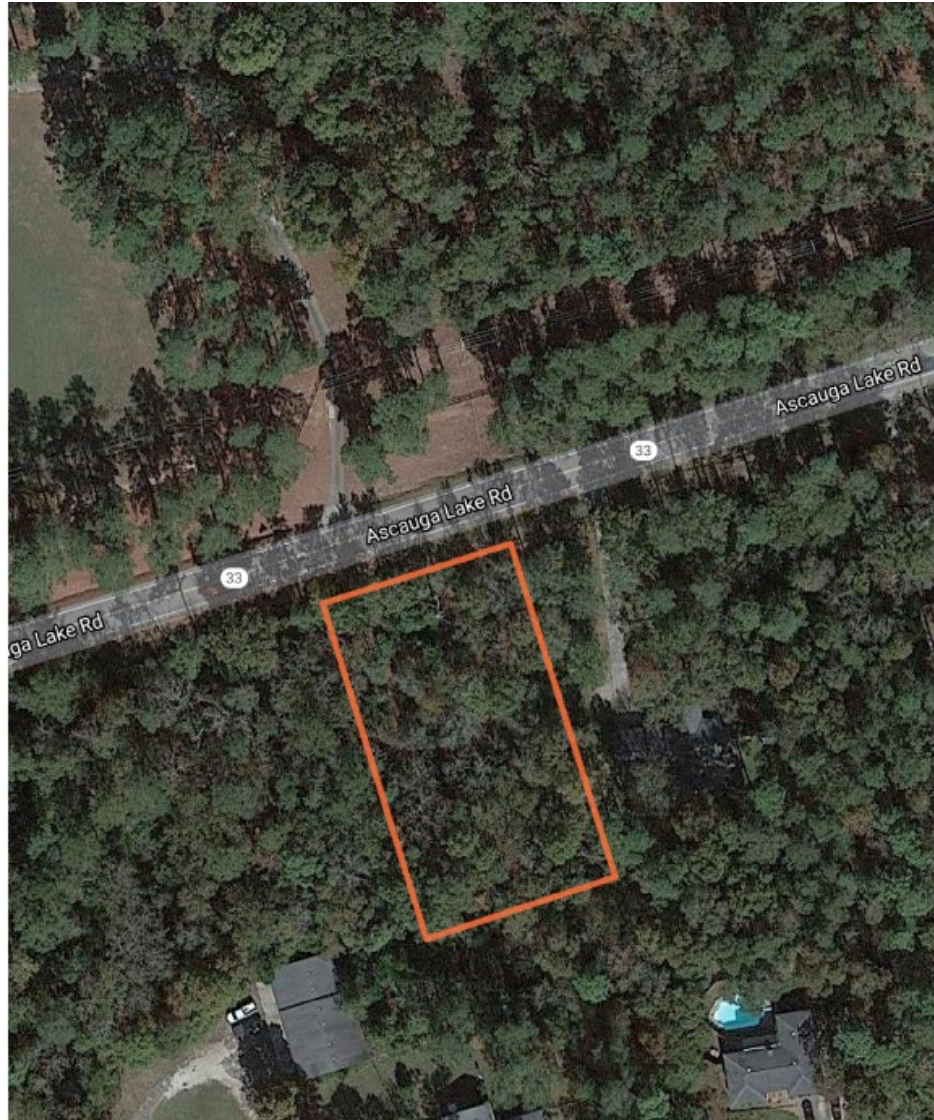
PROPERTY HIGHLIGHTS

- North Augusta homesite
- Desirable area

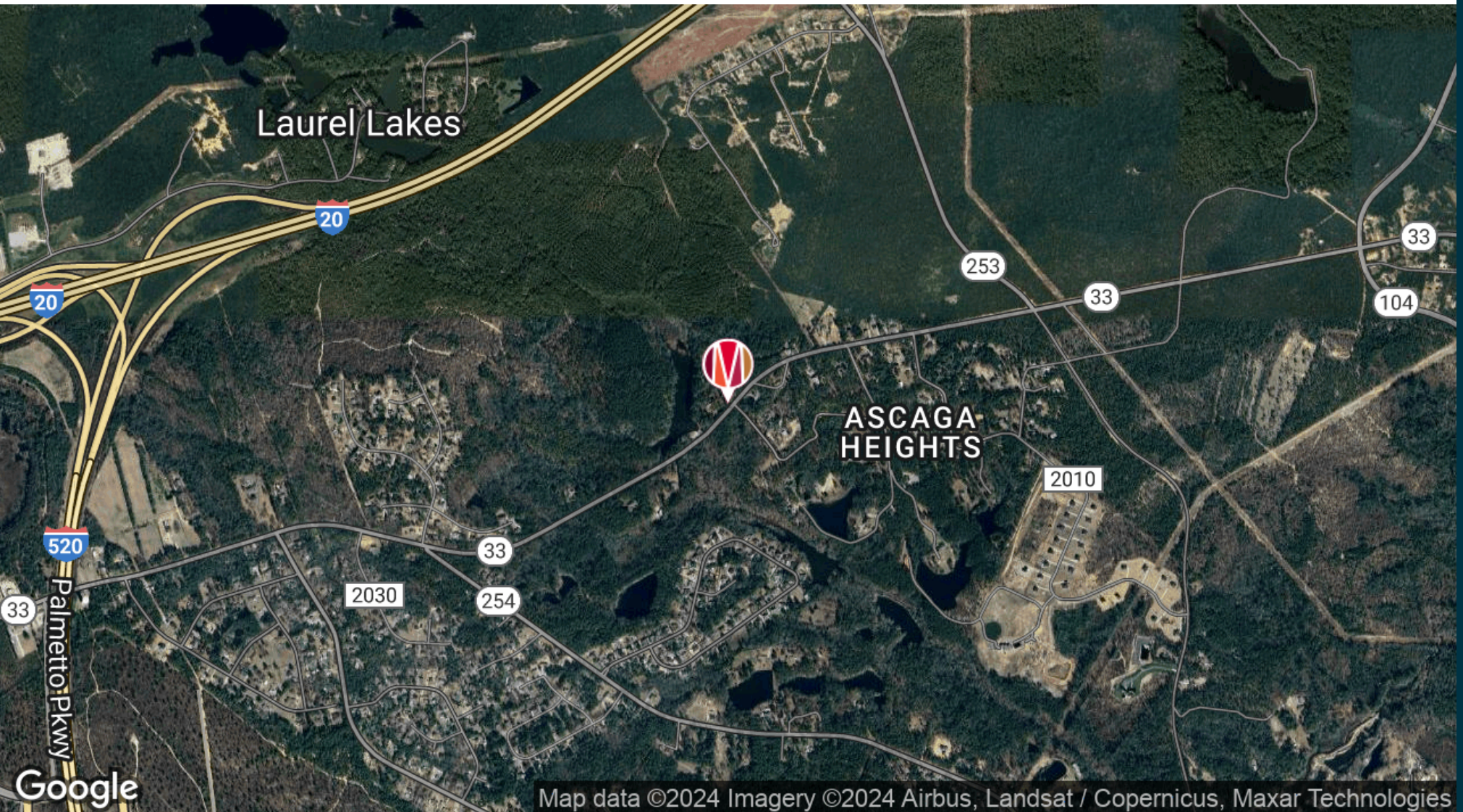
RETAILER MAP



ADDITIONAL PHOTOS



AERIAL

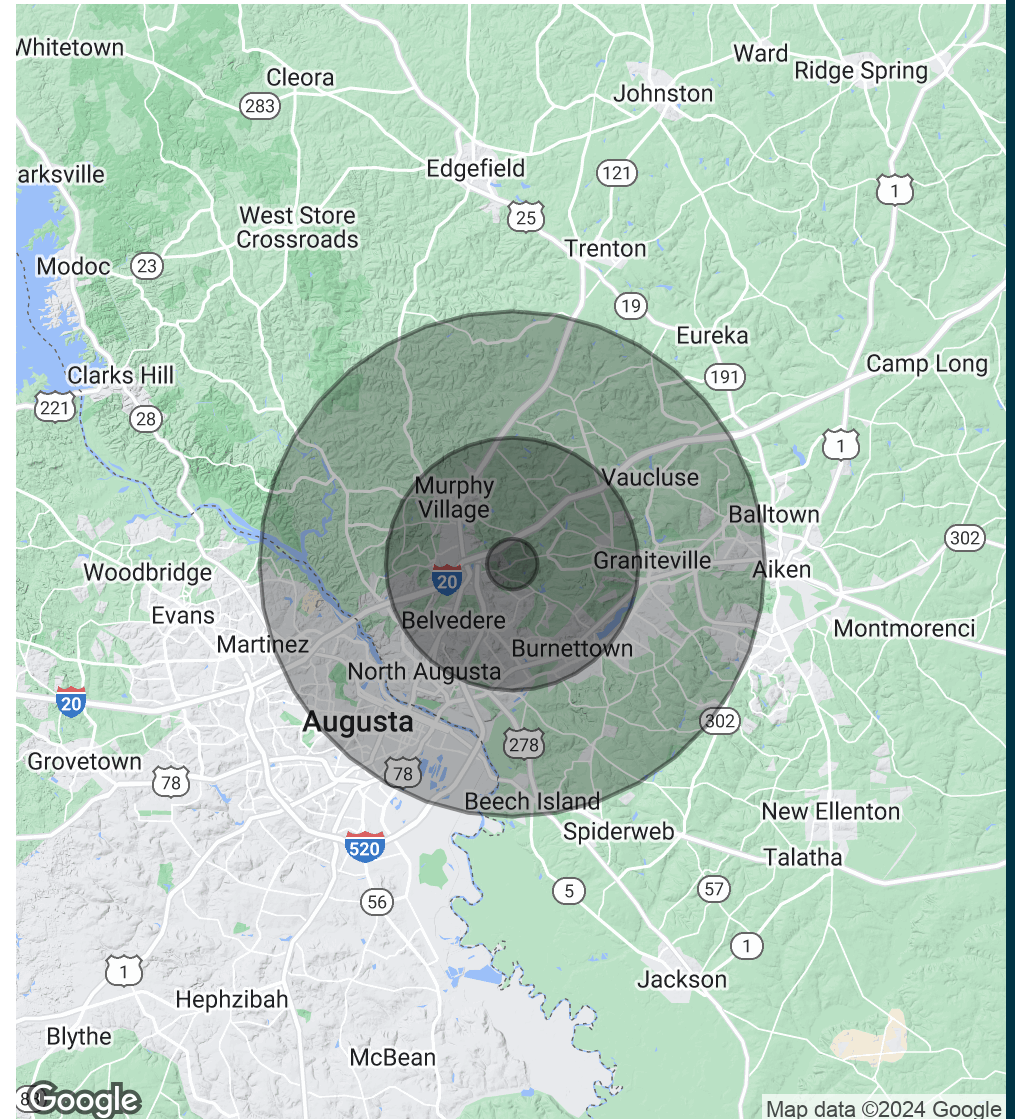


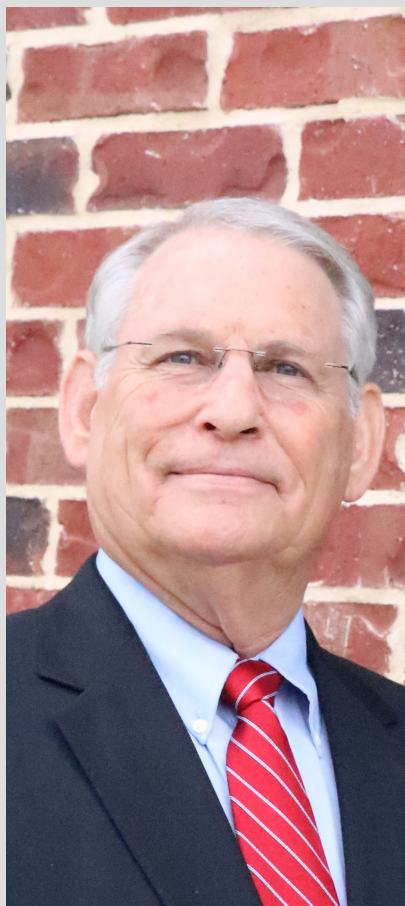
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,337	47,805	168,243
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	41	42	43

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	500	18,489	71,083
# of Persons per HH	2.7	2.6	2.4
Average HH Income	\$103,063	\$89,787	\$89,656
Average House Value	\$292,205	\$224,490	\$253,932

** 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

SC #67337 // GA #302716

MEYBOHM COMMERCIAL PROPERTIES

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