

FOR SALE

18.57 Acres for Development

**Ascauga Lake Road and
Edgefield Road**

North Augusta, SC 29841

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,785,500
Lot Size:	18.57 Acres
Price/Acre:	\$150,000
Zoning:	Urban Development

PROPERTY HIGHLIGHTS

- Frontage on major road with traffic signal
- Traffic is excellent with 28k ADT on Hwy 25 and 40k ADT on I-20
- Near two interstate interchanges
- Favorable traffic pattern to capture current growth areas

PROPERTY DESCRIPTION



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Meybohm Commercial is pleased to exclusively present this 18.57 acre commercial tract that reached two busy signalized intersections. Located in the Sweetwater trade area of North Augusta near the Exit 5 intersection of I-20 and Hwy 25 on the south side, the property has outstanding visibility and development potential. Traffic counts are excellent - approximately 40,000 cars daily on I-20 and 27,500 on Hwy 25. The site is well-positioned for retail, professional, and multi-family development. The property is in the Sweetwater trade area of North Augusta, just across I-20 from Sweetwater, a mixed-use, master-planned community, which includes Sweetwater Square - a retail center with Walmart Supercenter, Holiday Inn Express, State Farm, GNC, Verizon, many others, and nearby University Hospital Prompt Care and SRP Federal Credit Union's headquarters. Surrounding growth includes hundreds of new residential rooftops and a coming new elementary and middle school, along with several new neighborhoods, retail, and recreational amenities.

5 minutes away at Exit 11, heading towards Columbia, SC, are Sage Valley Golf Club, Sage Mill Industrial Park with Bridgestone's world flagship plant and Rolls-Royce diesel powerplant production, and several new neighborhoods under construction

This property benefits from daily commute traffic heading to and from downtown Augusta, South Augusta industrial corridor employers, and Fort Gordon / Columbia County. It is just minutes from downtown employment centers like Unisys, the new Cyber Range, Augusta Cyber Works, Medac, Augusta University, Piedmont Augusta Hospital, and much more.

LOCATION DESCRIPTION

Located in North Augusta where I-20 and I-520 meet and across I-20 from Sweetwater - a 300-acre master-planned development in North Augusta, South Carolina on Hwy 25 just off Exit 5 / I-20.

RETAILER MAP





18.57
acres

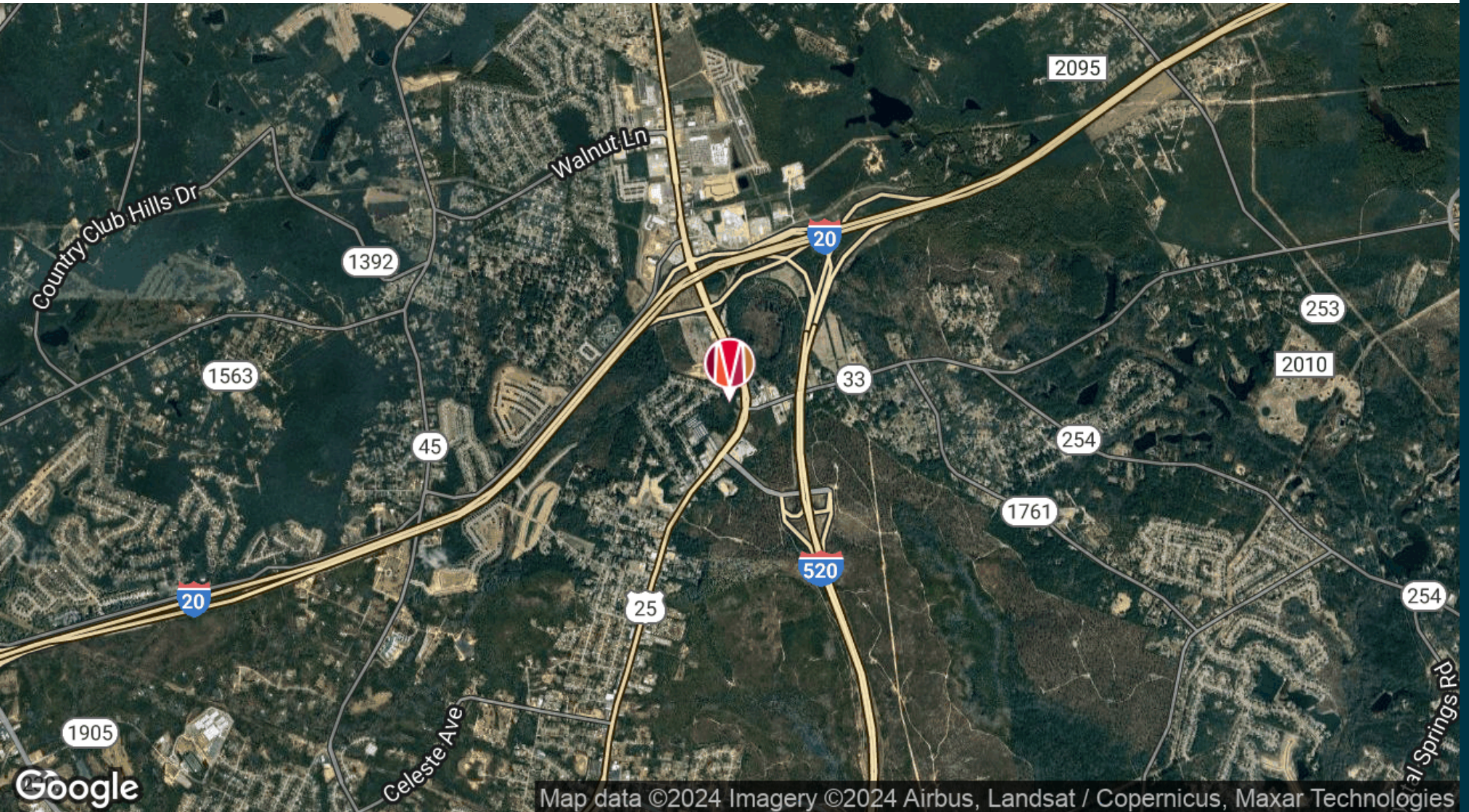
Ascauga Lake Rd

Edgefield Rd





LOCATION MAP

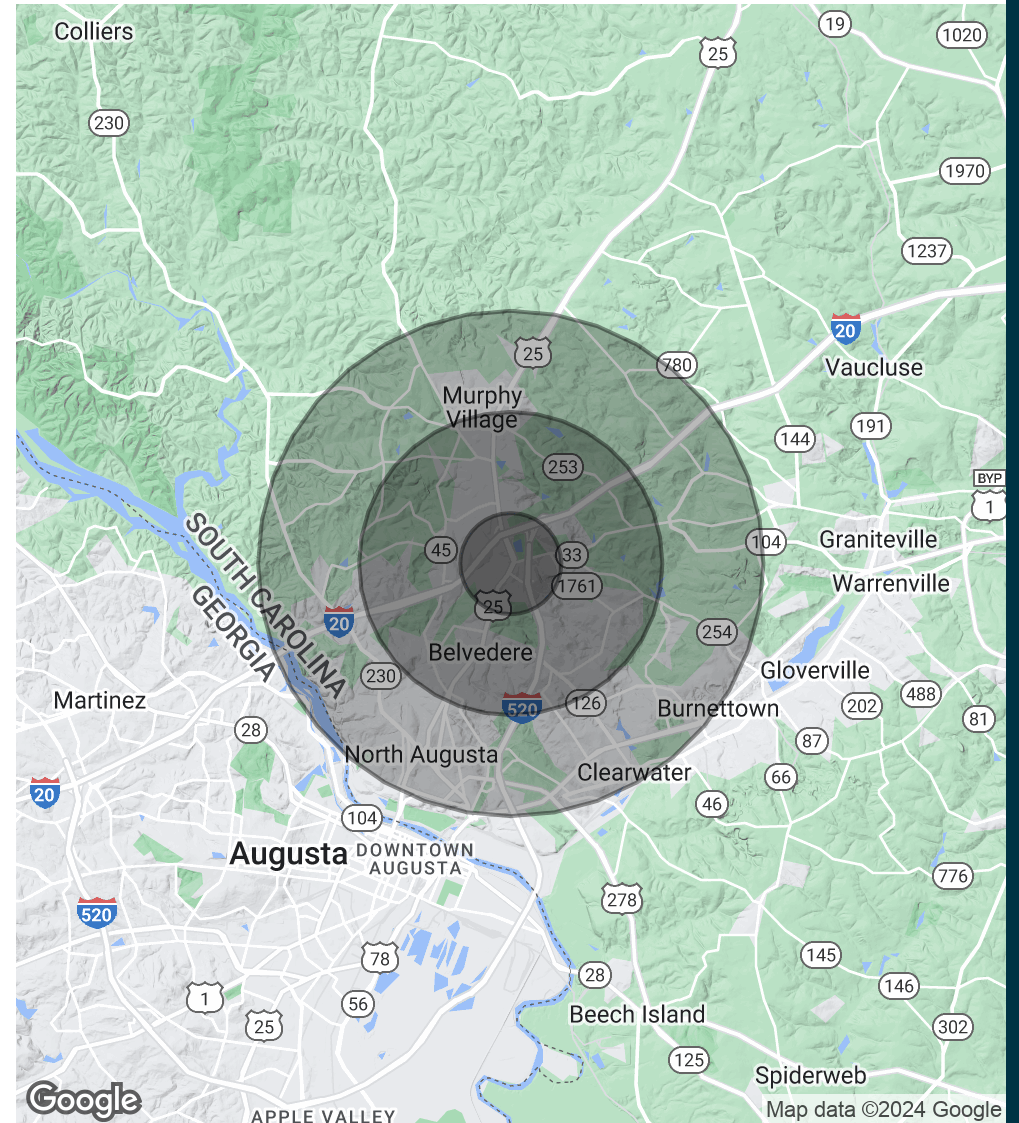


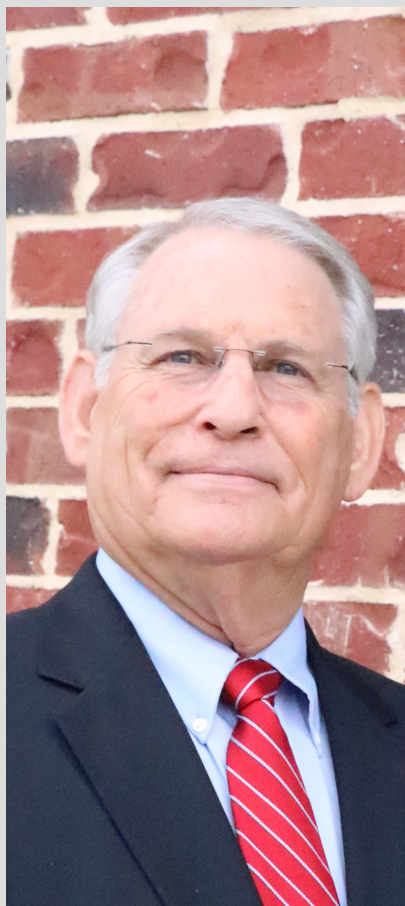
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,416	23,179	52,986
Average Age	44	41	41
Average Age (Male)	42	40	40
Average Age (Female)	46	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	994	9,096	21,268
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$84,308	\$97,963	\$92,545
Average House Value	\$232,709	\$246,257	\$241,213

** 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

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com