

FOR SALE

3+ Acres

793 Furys Ferry Rd

Evans, GA 30809



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	3 Acres
Price/Acre:	\$116,667
Zoning:	R-1 (Residential)

PROPERTY OVERVIEW

Meybohm Commercial Properties is pleased to exclusively represent this 3+ acres unimproved land tract located on newly expanded Fury's Ferry Road in rapidly growing Columbia County. This property is currently zoned R-1 (Residential). Possible other uses include churches, senior housing and professional. The land is relatively flat which makes it ideal for development. Evans, GA was voted the "Best Place to Live" by Money in 2020: <https://money.com/evans-georgia-best-places-to-live-2020/>

LOCATION OVERVIEW

Located on Furys Ferry Rd near Evans to Lock Rd this property is just 3 miles from the new Evans Plaza.

PROPERTY HIGHLIGHTS

- 18,000 Vehicles Per Day on Fury's Ferry Rd
- 306 Feet of Frontage along Fury's Ferry Rd
- Notable Demographics



This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

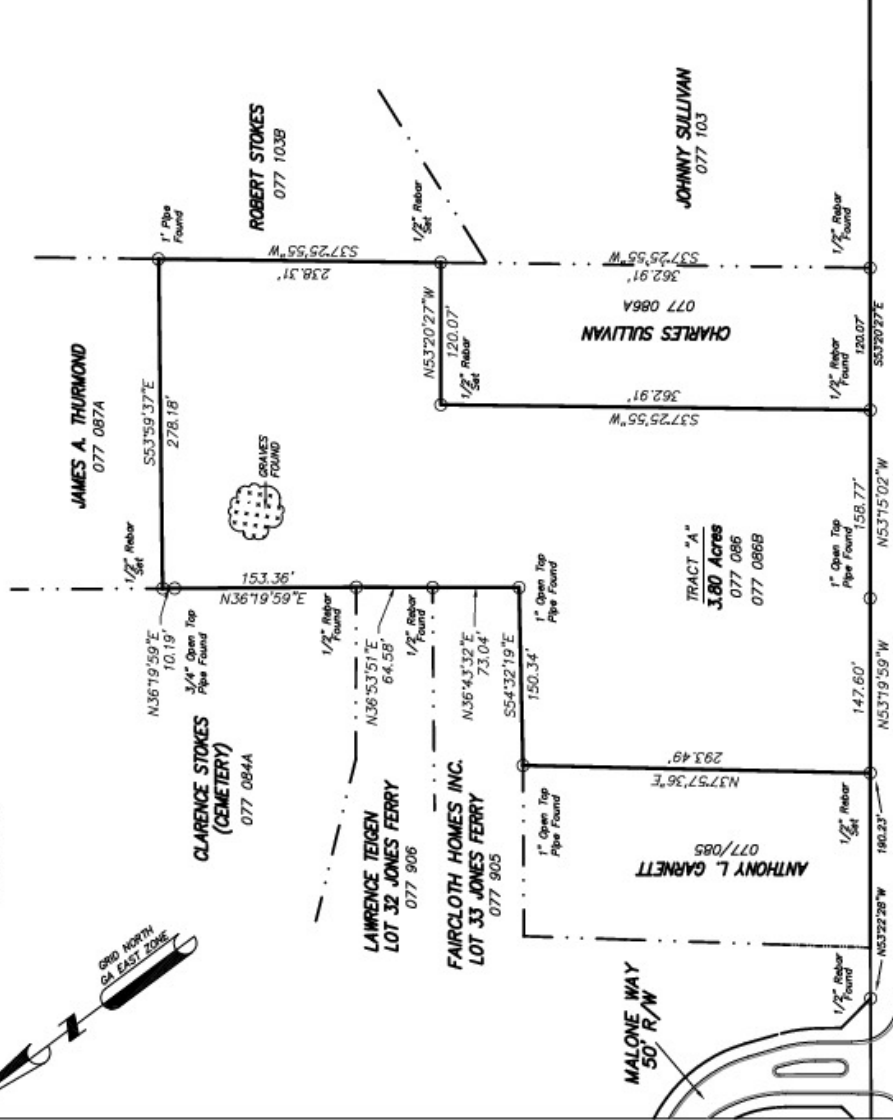


GA. REG. LS NO. 2506

DATE

ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR COLUMBIA COUNTY, GEORGIA, COMMUNITY FLOOD HAZARD ZONE NO. 1307X001010, EFFECTIVE DATE 09-19-2007, THIS PROPERTY DOES NOT LIE IN A DESIGNATED FLOOD HAZARD AREA

Plat Reference:
DB 6538, Pg. 212
DB 6737, Pg. 282



WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THIS PROPERTY DEPICTED ON THIS PLAT AND THAT WE ADOPT THIS PLAT OF OUR FREE CONSENT.

Fury's Ferry Road (SR 28) 100' R/W

OWNERS SIGNATURE _____ DATE _____
OWNERS SIGNATURE _____ DATE _____
OWNERS SIGNATURE _____ DATE _____

FIELD DATA	
LINEAR CLOSURE: 1'42.218"	
ANGULAR CLOSURE: 01"	
ADJUSTMENT: COMPASS	
PLAT CLOSURE: 1'196.402"	
EQUIPMENT: TOPCON GTS301	



PLAT

PREPARED FOR:

BAPS AUGUSTA LLC
81 SUTTONS LANE - PISCATAWAY, NJ 08854

SCALE: 1" = 100'

DESCRIPTION:

PROPERTY LOCATED IN THE 125TH G.M.D.
COLUMBIA COUNTY, GEORGIA

DATE: 4-25-2019

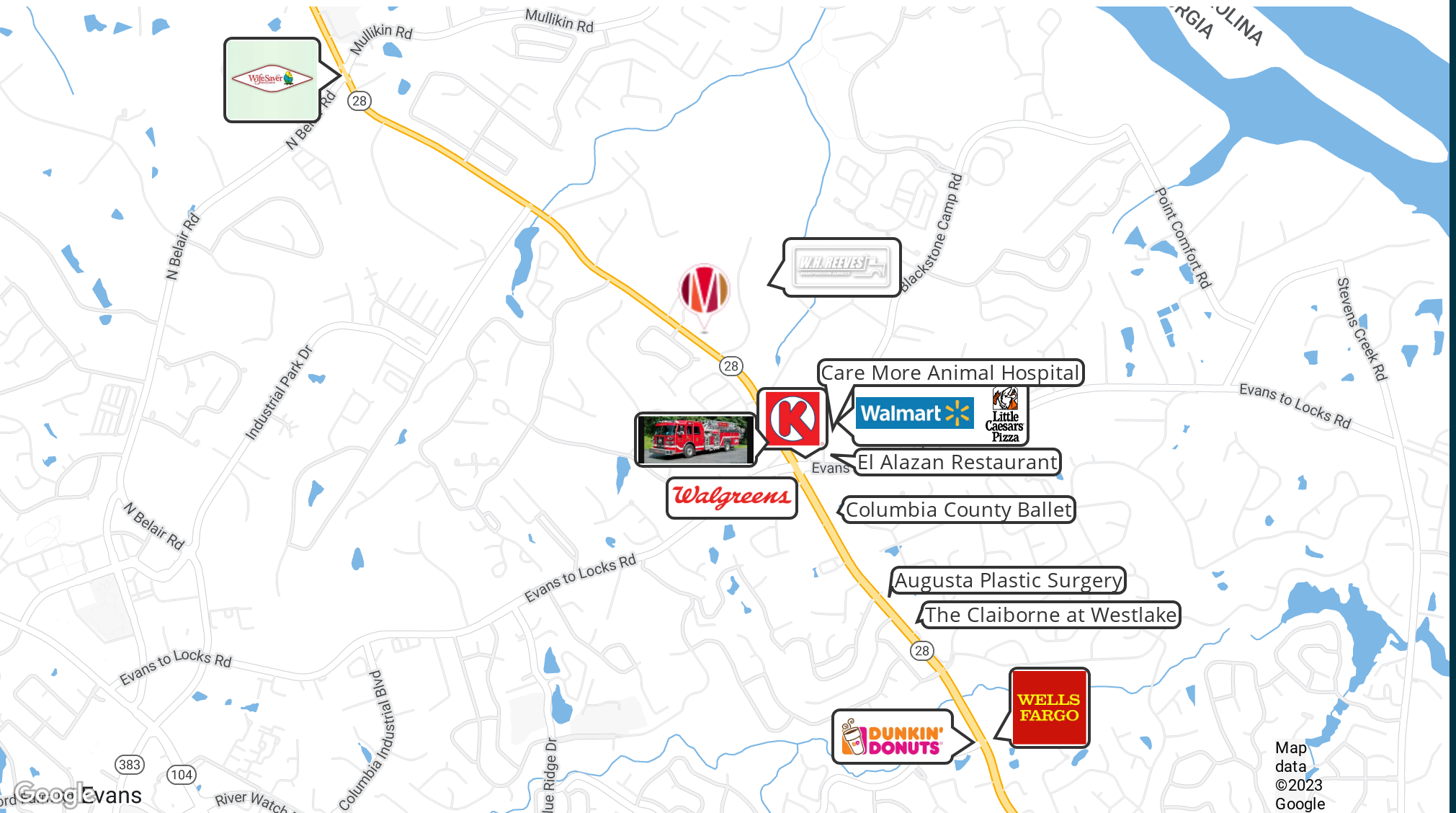
Southern Partners, Inc.
1233 AUGUSTA WEST PARKWAY, SUITE 200
AUGUSTA, GEORGIA 30909 (706) 855-6000

REV. DATE:

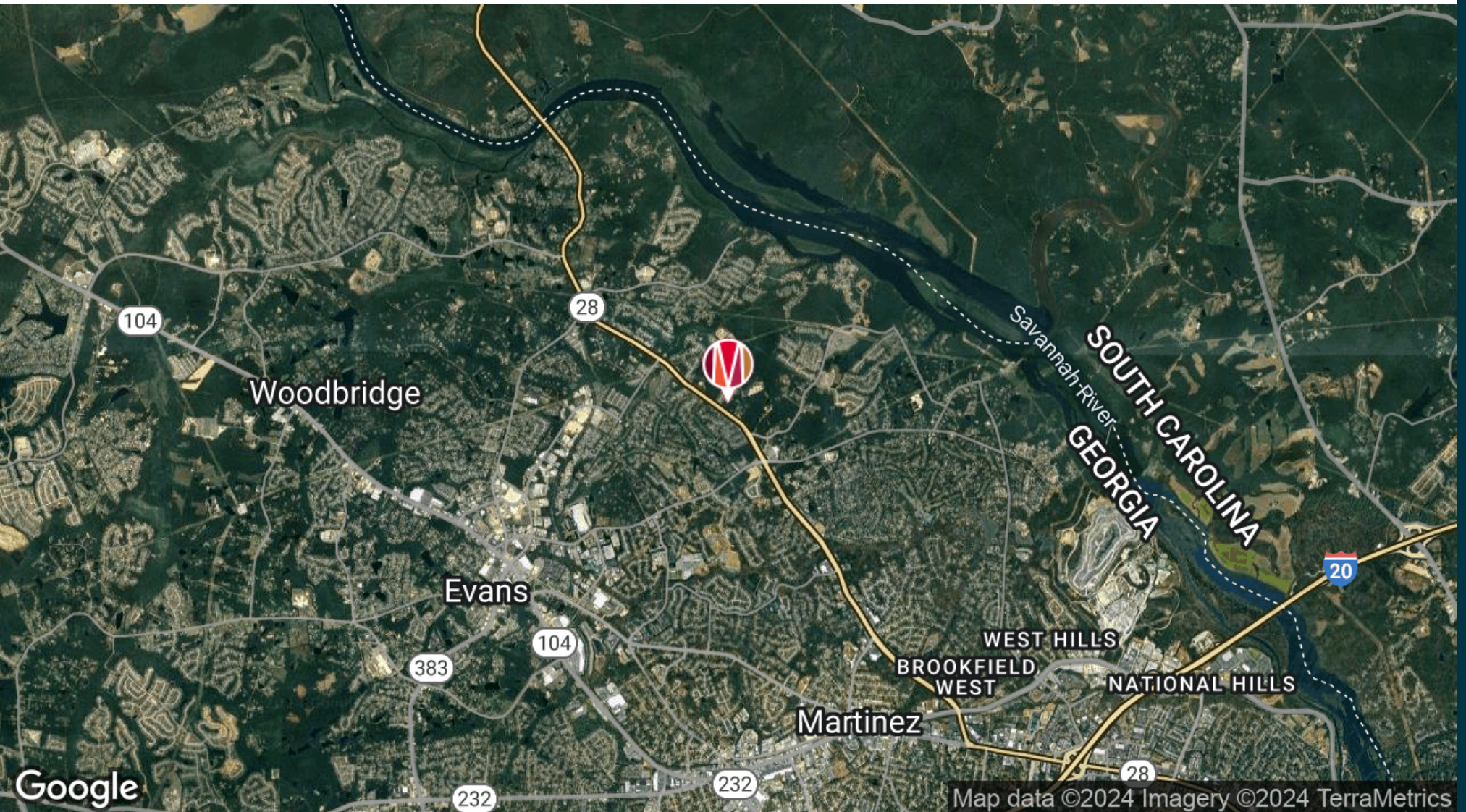
COA LSF000010

SP No. 28307-19
28307/28307.DWG

RETAILER MAP



LOCATION MAP

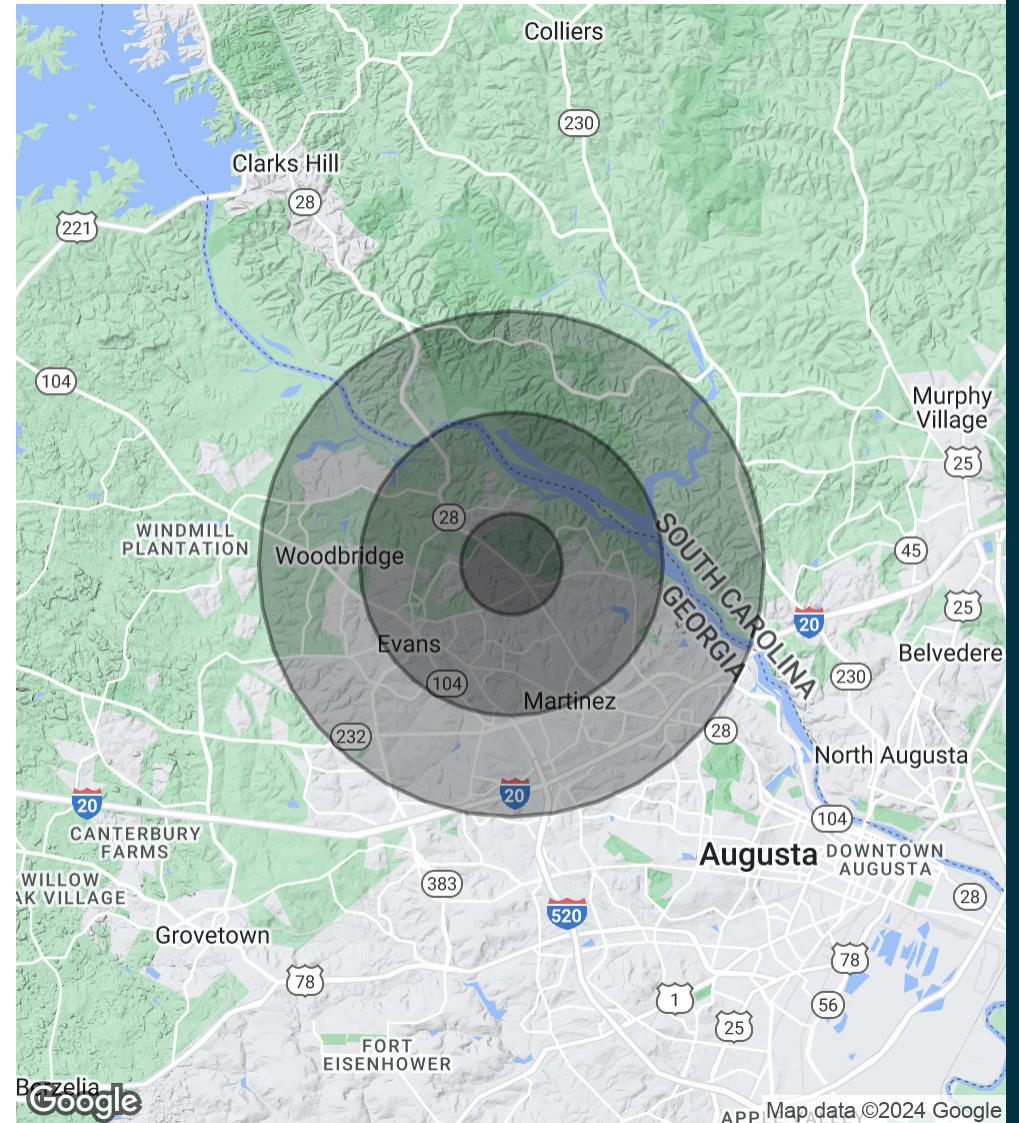


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,966	39,345	95,885
Average Age	43	42	41
Average Age (Male)	42	40	40
Average Age (Female)	44	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,764	14,541	38,519
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$173,225	\$151,460	\$126,253
Average House Value	\$452,284	\$362,953	\$311,386

* Demographic data derived from 2020 ACS - US Census





DAVID HOGG

Vice President, Associate Broker

Dhogg@Meybohm.Com

Cell: 706.394.3011

PROFESSIONAL BACKGROUND

David Hogg, Jr. is a native Augustan and holds a Bachelor of Arts Degree in Criminal Justice from Roanoke College in Salem, Virginia. David began his career with Trust Company Bank in Atlanta, known today as SunTrust. He later joined Georgia Bank and Trust Company in Augusta. His banking career spanned 20 years and throughout his career in banking, David focused on lending, private banking, trust, investment and asset management to clients who owned and managed their own commercial real estate portfolios.

David serves as a Vice President and Associate Broker for Meybohm Commercial Properties and he specializes in commercial sales and leasing. David is an active member of Trinity on the Hill United Methodist Church, having served as the Chair of the Trustees Board. David is a Paul Harris Fellow, awarded by Rotary International Foundation and currently serves as a Trustee of the Tuttle-Newton Home, Inc. and The Piedmont Augusta Foundation. David also serves in an appointed position, as the Chairman of the Augusta Richmond County Riverfront Development Review Board. David is married to Leigh Ann and has four children.

EDUCATION

B.A. Roanoke College Salem, Virginia 1994

GA #365568 // SC #94322

MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com