

FOR SALE

## 2 Acre Development Tract

Cobham Rd, Thomson, GA 30824

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	1.9 Acres
Price/Acre:	\$131,579
Zoning:	R1

## PROPERTY OVERVIEW

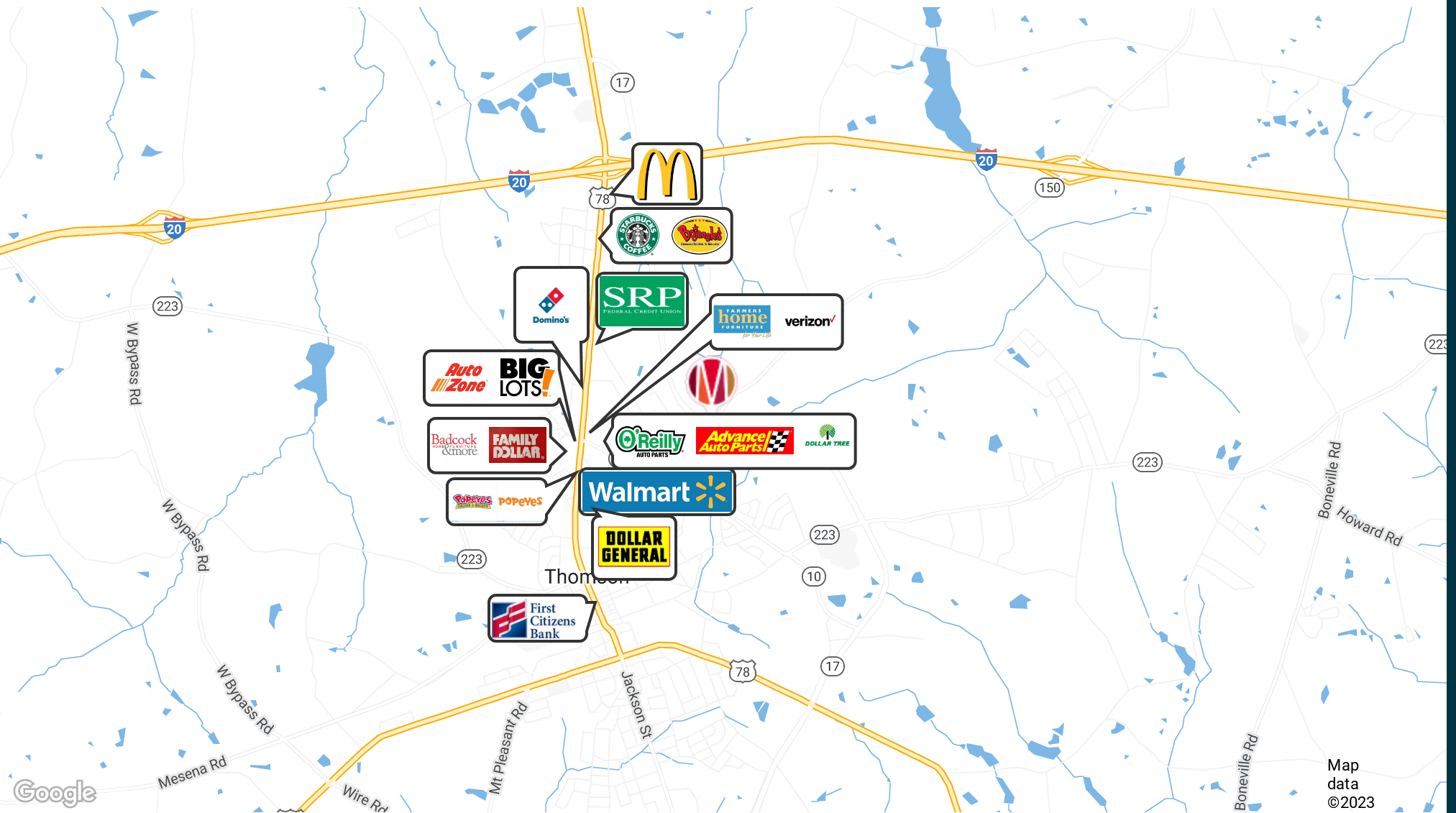
This 2 acre tract is located directly beside a 23 acre piece listed for sale as well. The property offers more road frontage to the adjacent property and would give the developer additional room for access. Call today for any additional questions or to set up a showing!

## LOCATION OVERVIEW

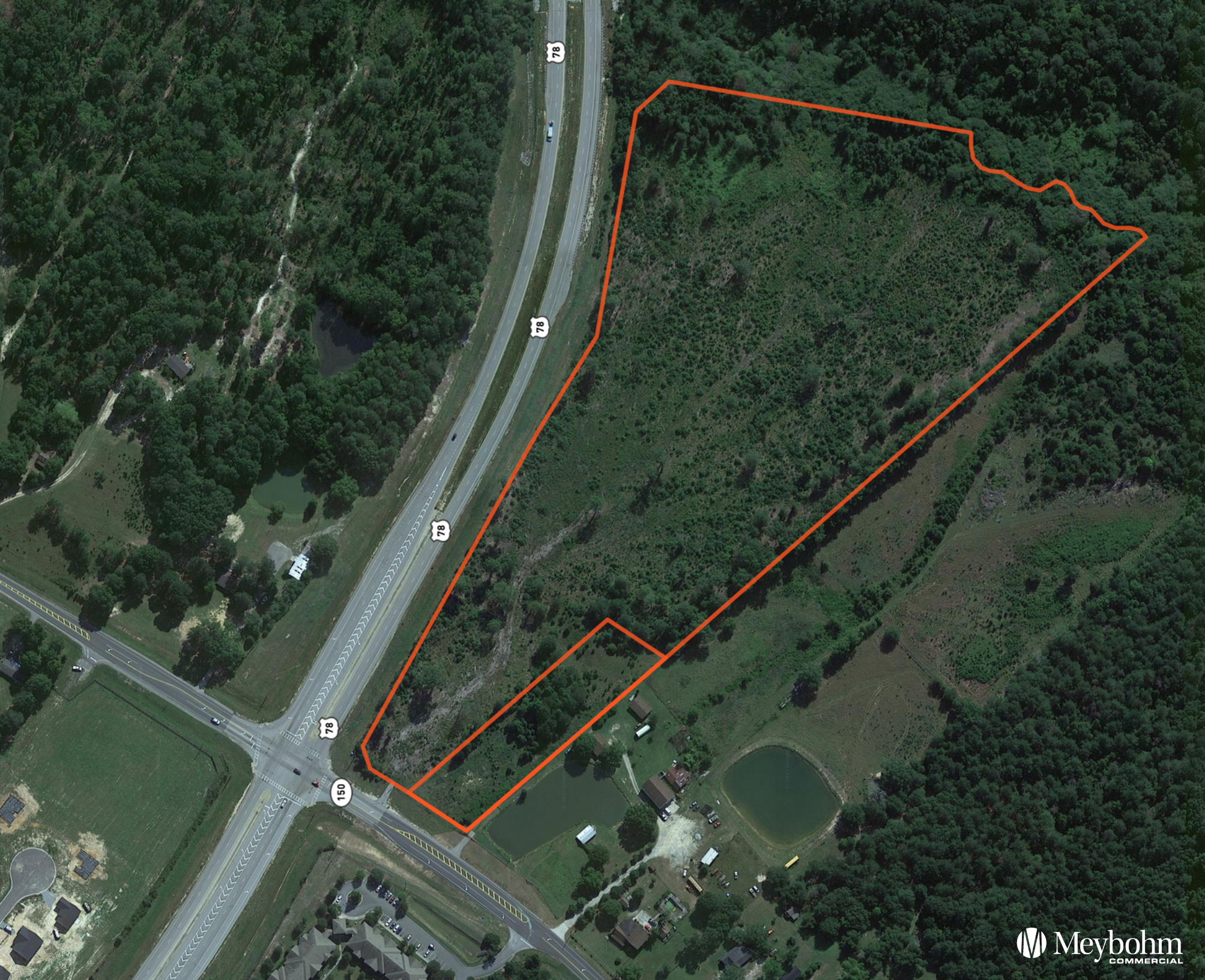
The property is located on Cobbham Road in Thomson, GA.



# RETAILER MAP





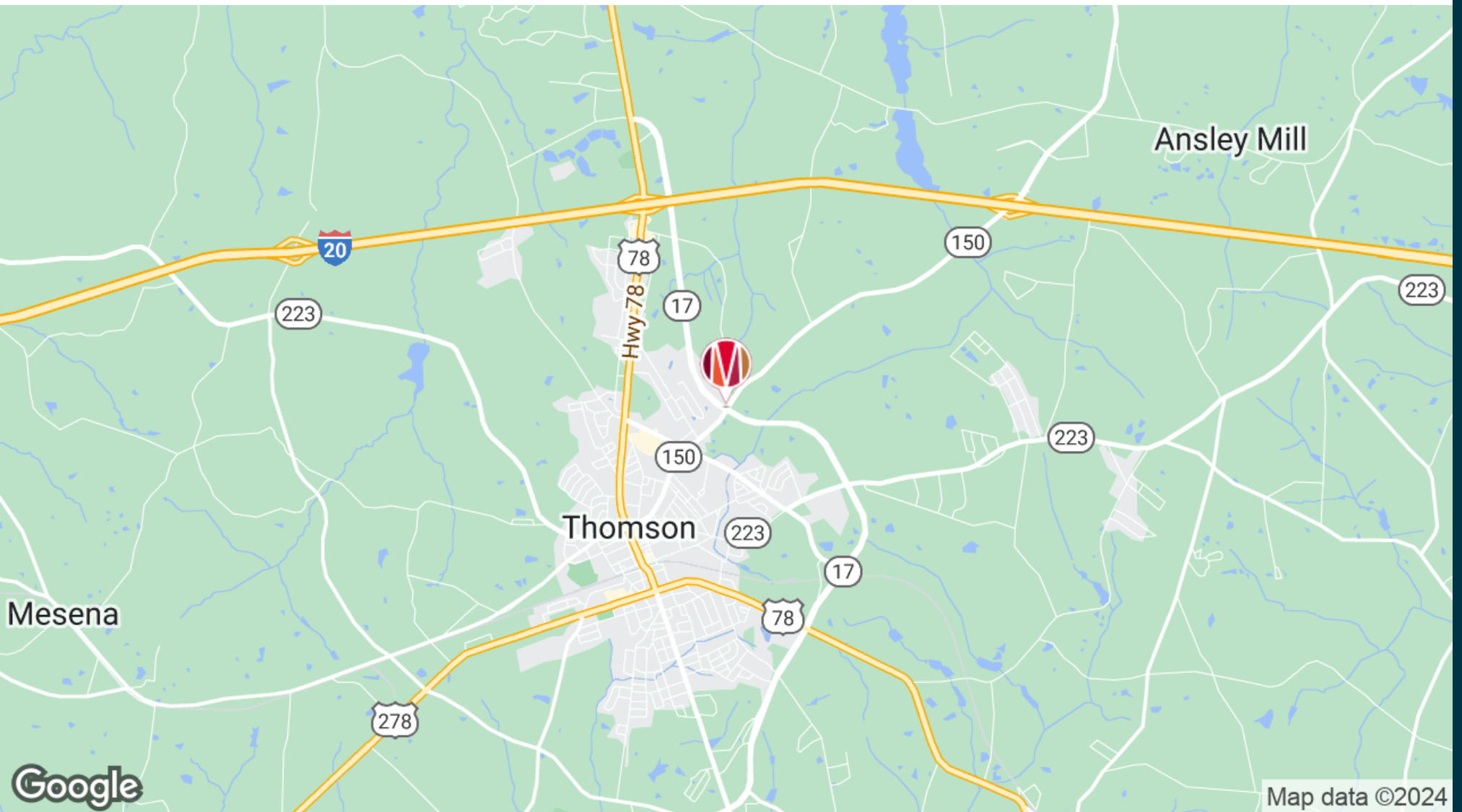








# LOCATION MAP



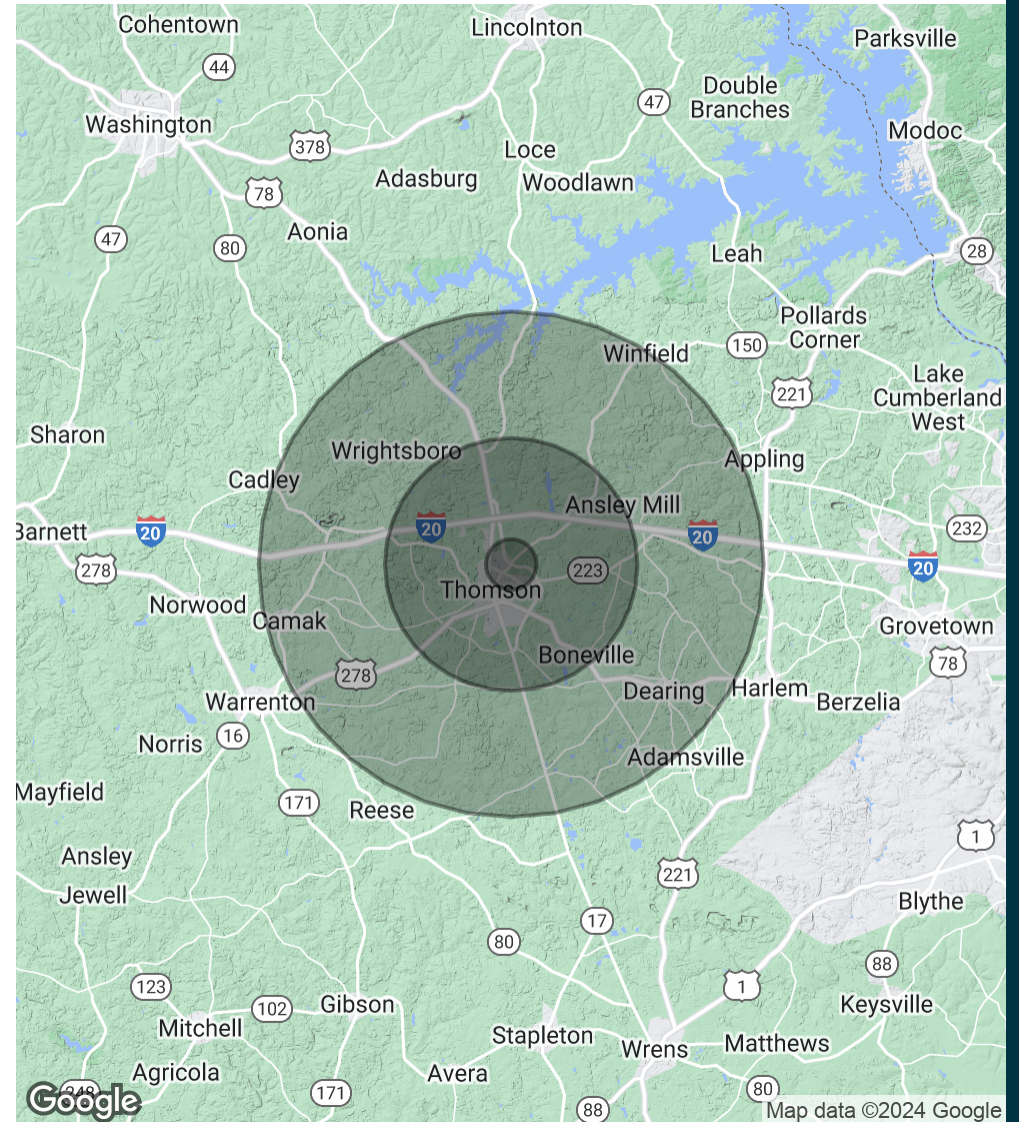


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	970	13,122	23,756
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	391	5,302	9,448
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$70,100	\$71,559	\$78,415
Average House Value	\$186,447	\$181,006	\$226,024

*Demographics data derived from AlphaMap*





# TEAM PAGE

## TRAVIS REED, CCIM



### 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.

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## COLE TOWNSEND



### PROFESSIONAL BACKGROUND

Cole was raised in the North Georgia area in the great city of Dalton. He went to college at Georgia Southern University. After completing his undergrad in the Parker School of Business he moved to Waynesboro, Ga to begin his real estate career. Now experienced with small & large acreage tracts he moved to Augusta in 2019 and continued to work and learn about the real estate market around him. Cole accepted an agent role with Meybohm Commercial in 2020. He enjoys golf, fishing and anything outdoors with his family and friends in his free time.

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