FOR SALE | LAND

2.9 ACRE NORTH AUGUSTA COMMERCIAL SITE

10386 ATOMIC RD, NORTH AUGUSTA, SC 29841
EXECUTIVE SUMMARY
10386 Atomic Rd, North Augusta, SC 29841

OFFERING SUMMARY
Sale Price: $180,000
Lot Size: 2.9 Acres
Zoning: TC (North Augusta)
Price / Acre: $62,069

PROPERTY OVERVIEW
Presley Realty is proud to exclusively present 2.9 acre commercial lot zoned TC in the City of North Augusta. The property also contains a 1459 SF brick rental home, which is rented month-to-month for $675 per month, and the tenants pay for all utilities. The property enjoys good visibility, access, and topography. The property has 331 feet of frontage on Atomic Road. Water service is on Atomic Rd and sewer nearby. The property is relatively square and usable with no known floodplains, wetlands, or waterways. Neighboring properties include an apartment community, a self-storage facility, two restaurants, two wholesale supply houses, a day care, and others. Schools are Hammond Hills Elementary, North Augusta Middle, North Augusta High.

LOCATION OVERVIEW
Presley Realty is proud to exclusively present 2.9 acre commercial lot zoned TC in the City of North Augusta. The property also contains a 1459 SF brick rental home, which is rented month-to-month for $675 per month, and the tenants pay for all utilities. The property enjoys good visibility, access, and topography. The property has 331 feet of frontage on Atomic Road. Water service is on Atomic Rd and sewer nearby. The property is relatively square and usable with no known floodplains, wetlands, or waterways. Neighboring properties include an apartment community, a self-storage facility, two restaurants, two wholesale supply houses, a day care, and others. Schools are Hammond Hills Elementary, North Augusta Middle, North Augusta High.
ADDITIONAL PHOTOS
10386 Atomic Rd, North Augusta, SC 29841
LOCATION MAPS
10386 Atomic Rd, North Augusta, SC 29841
AERIAL MAP
10386 Atomic Rd, North Augusta, SC 29841
PLAT
10386 Atomic Rd, North Augusta, SC 29841

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presleyrealty.com
DEMOGRAPHICS MAP
10386 Atomic Rd, North Augusta, SC 29841

<table>
<thead>
<tr>
<th>POPULATION</th>
<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
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</thead>
<tbody>
<tr>
<td>Total population</td>
<td>4,325</td>
<td>31,872</td>
<td>76,492</td>
</tr>
<tr>
<td>Median age</td>
<td>36.8</td>
<td>37.9</td>
<td>37.0</td>
</tr>
<tr>
<td>Median age (Male)</td>
<td>32.4</td>
<td>34.9</td>
<td>35.3</td>
</tr>
<tr>
<td>Median age (Female)</td>
<td>42.0</td>
<td>40.6</td>
<td>38.5</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>HOUSEHOLDS &amp; INCOME</th>
<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total households</td>
<td>1,985</td>
<td>13,530</td>
<td>31,488</td>
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<tr>
<td># of persons per HH</td>
<td>2.2</td>
<td>2.4</td>
<td>2.4</td>
</tr>
<tr>
<td>Average HH income</td>
<td>$40,841</td>
<td>$45,518</td>
<td>$47,167</td>
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<tr>
<td>Average house value</td>
<td>$167,727</td>
<td>$152,185</td>
<td>$141,206</td>
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* Demographic data derived from 2010 US Census
TEAM PAGE
10386 Atomic Rd, North Augusta, SC 29841

JOEL PRESLEY

PROFESSIONAL BACKGROUND
Joel is the owner of Presley Realty, working in development, construction, and brokerage of land and commercial properties. He is a native of North Augusta, South Carolina and lives there with his wife, Tracy, and four children. Joel was graduated from Liberty University in Lynchburg, Virginia with a B.S. in Journalism. After college, he worked in communications for Samaritan's Purse; and then served for six years as an officer in the United States Air Force. He enjoys music, good stories, beautiful land, traveling and adventures with his family. He is an active leader of Church of the Good Shepherd in North Augusta and supports causes like 40 Days for Life and Central Savannah River Land Trust.

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JONATHAN ACEVES, MBA

PROFESSIONAL BACKGROUND
Jonathan serves as a commercial sales and leasing agent with Presley. Originally licensed in 2005, Jonathan specializes in downtown development, multifamily brokerage, land site selection and development, and business analysis. Jonathan served as the Administrator of Christ Community Health Services years, overseeing finance and operations for a community health center employing 60 staff and serving over 20,000 patients annually. He is also a General Partner in Equity Venture Partners, focusing on downtown real estate development, and RAM Construction Group LLC, a construction firm. He earned his BBA and MBA from Augusta University. Jonathan lives downtown in the Olde Town neighborhood with his wife and two children. He has lived in Augusta for over 20 years, serves as a deacon at First Presbyterian Church, and is an active part of the Olde Town Neighborhood Association.

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JOHN ECKLEY, MBA, CIVIL ENGINEER

PROFESSIONAL BACKGROUND
John serves as a commercial sales and leasing agent with Presley, and specializes in commercial sales and leasing, land sales, and business analysis. John earned both his BS in Civil Engineering and his MBA from Clemson University. He is a former water and wastewater engineer with Jordan, Jones, and Goulding (now Jacobs), where he participated in the design and construction of multiple treatment plants and pipeline systems. More recently, he has worked in roles providing marketing services, small business consultation, and outside sales services, and loves using this acquired mix of expertise to serve the commercial real estate industry in the CSRA. John is a member of First Presbyterian Church and lives downtown in the Olde Town neighborhood with his wife and son, where they have resided for the past three years. He serves as treasurer of the Olde Town Neighborhood Association, is a member of the Heritage Academy Junior Board, and serves on the board of directors for Saving Grace in Uganda, a street children’s ministry in East Africa.

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