

FOR SALE

**Ellis Street Downtown Augusta
Development Site**

1232 Ellis St, Augusta, GA 30901

AUGUSTA, GA

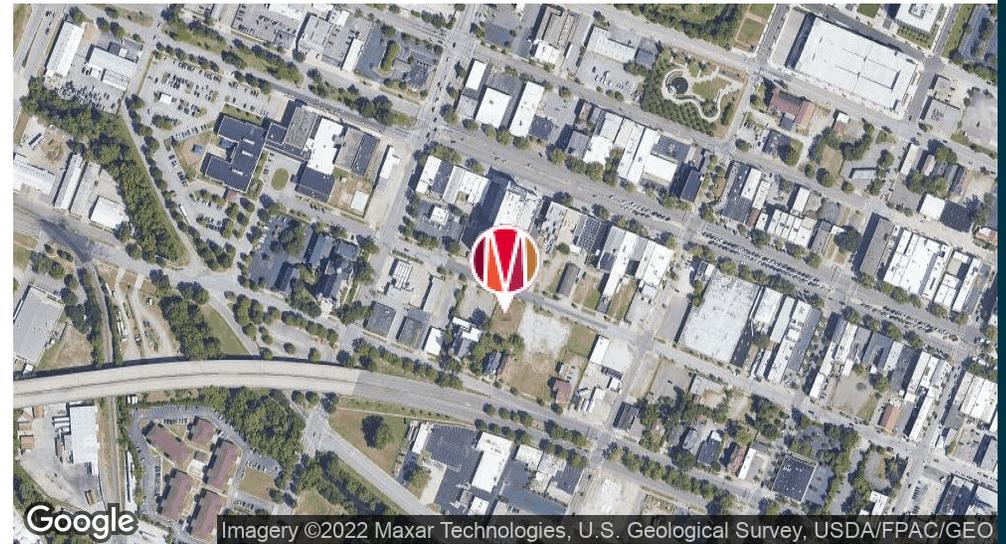
1232 Ellis Street, A

- ±.28 Acres
- 10

**VIEW
PROPERTY
OVERVIEW
VIDEO**



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$285,180
Lot Size:	0.28 Acres
Price/Acre:	\$1,018,500

PROPERTY OVERVIEW

Nestled between busy Greene and Broad Streets in downtown Augusta, this property is primed for commercial development. This 0.28-acre site is a short walk from the Sacred Heart Cultural Center, Hyatt House Hotel, and dozens of downtown restaurants and shops. The property is zoned B2 Commercial and would be appropriate for most commercial development.

LOCATION OVERVIEW

Located in Downtown Augusta behind the Hyatt House Hotel. The property is located moments from Downtown dining and entertainment, and a few blocks from Augusta's medical district and new Class A multifamily developments. This property is located in an Opportunity Zone and eligible for special tax incentives.

LOCATION OVERVIEW



BIRDS EYE VIEW



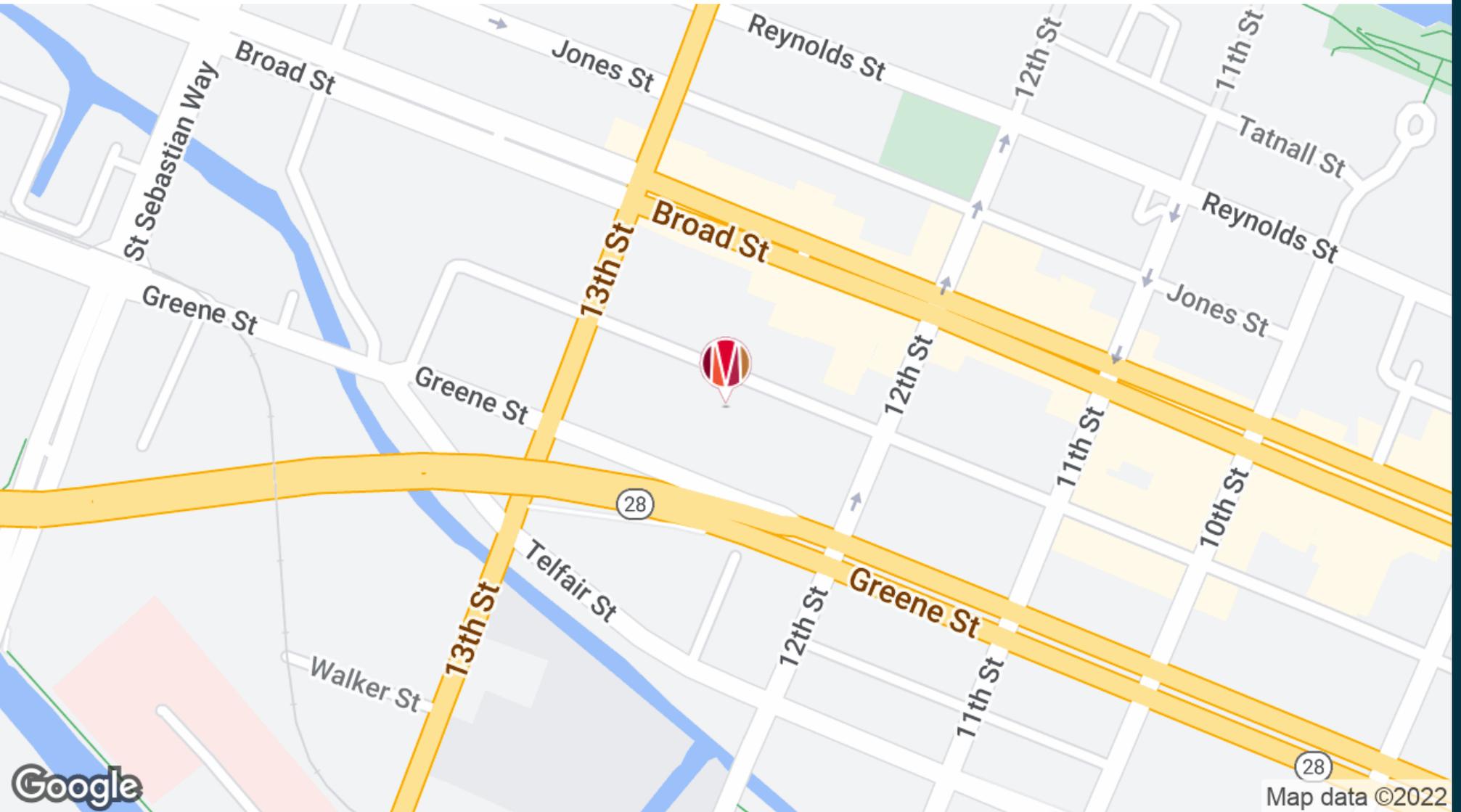
ADDITIONAL PHOTOS



RETAILER MAP



LOCATION MAP

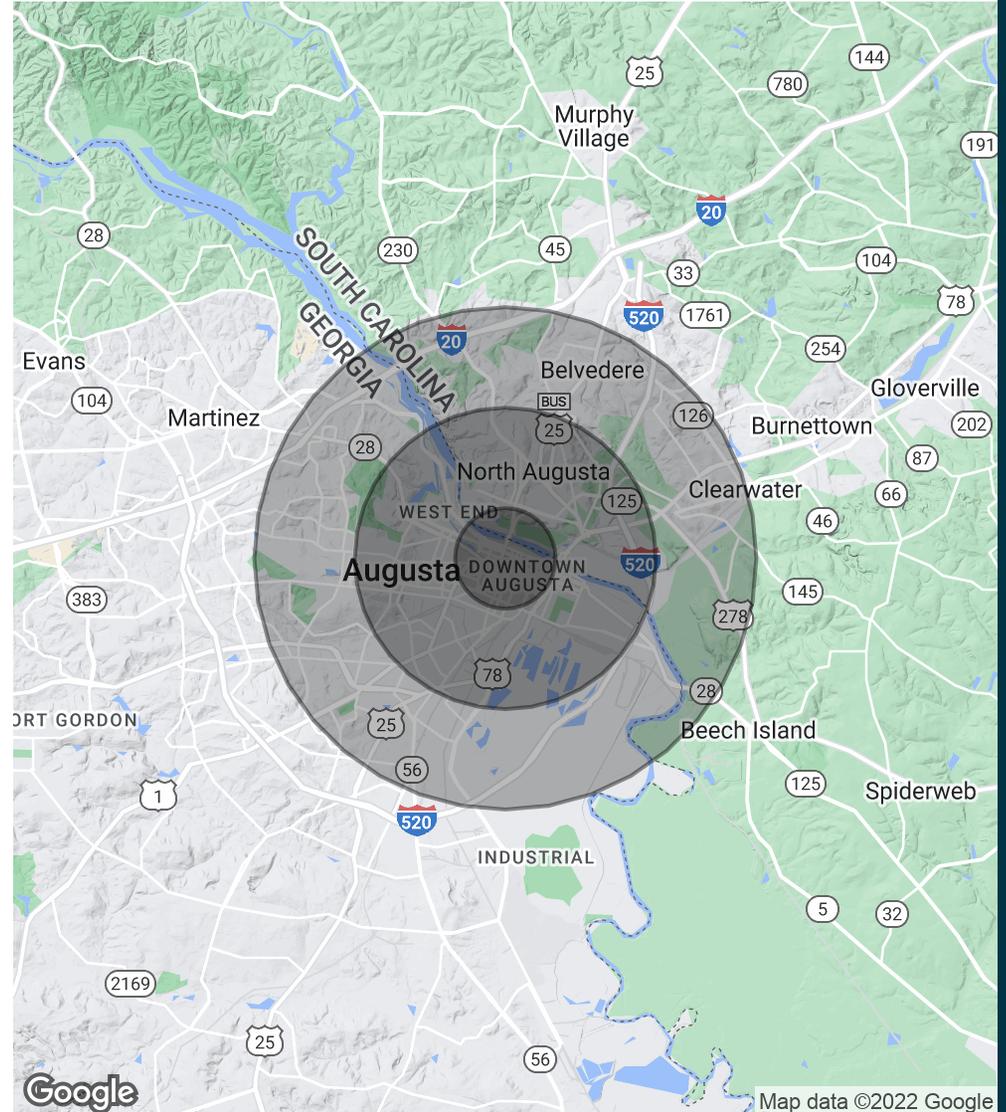


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,115	43,719	100,508
Average Age	35.3	35.8	36.9
Average Age (Male)	33.8	34.2	35.1
Average Age (Female)	36.6	37.4	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,603	18,463	43,110
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$37,126	\$41,538	\$47,745
Average House Value	\$182,651	\$152,989	\$136,908

* Demographic data derived from 2020 ACS - US Census



TEAM PAGE

JONATHAN ACEVES, CCIM, MBA



T 706.294.1757
jaceves@meybohm.com
GA #285735
SC #90747

PROFESSIONAL BACKGROUND

As Commercial Sales and Leasing Advisor with Meybohm Commercial, Jonathan thrives on putting the pieces together—sometimes in unexpected ways—to solve problems and connect buyers and sellers with the right properties.

Originally licensed in 2005, Jonathan has built his business by specializing in portfolio planning, land & site selection, multifamily brokerage, and downtown development—with a work ethic inspired by his mother, who raised their family as a single parent.

Jonathan’s portfolio planning has mostly centered around advising owners and developers of commercial properties on sales and 1031 exchanges, along with underwriting potential transactions, to further their investment interests.

Jonathan’s approach to site selection and commercial land brokerage differs from that of many of his competitors: He starts from a list of all potential sites, rather than simply on-market sites. This tends to be more work but has led to finding off-market ideal locations for his clients. Notable

JOHN ECKLEY, MBA, CIVIL ENG.



T 706.305.0054
jeckley@meybohm.com
GA #366880

PROFESSIONAL BACKGROUND

Consultative, client-focused and analytical, John is an industrial and commercial advisor for Meybohm Commercial, where his aim is to guide clients in accomplishing their greater collective financial goals, through portfolio planning, deal analysis and excellent client service.

John earned his MBA and civil engineering degrees from Clemson University and is in the final stages of pursuing his CCIM (Certified Commercial Investment Member) designation. It’s a combination of experience held by only John and his team member Jonathan Aceves in the Augusta market. John’s extensive experience and training in solving real-world problems are what direct him in developing client strategies for real estate investments.

John’s specialties include industrial warehouse and flex-space properties, land & site selection, and general commercial work. He also partners with clients on their 1031 exchanges and sale-leasebacks and serves the medical community for both investment and office needs.

DANIELLE MEIKRANTZ



T 706.284.8359
dmeikrantz@meybohm.com
GA #401159

PROFESSIONAL BACKGROUND

Danielle has long been part of the transformation of downtown Augusta as a renter, homeowner, renovator, multifamily property owner and investor—and her passion and experience give her an advantage and view beyond that of many other agents.

As an agent at Meybohm Commercial, Danielle works with buyers, sellers and investors. She earned the Greater Augusta Association of REALTORS’ “Quickest Closed Property for a New REALTOR” recognition in 2020 and was named to the Meybohm Presidents Club 2020. Her team received the 2020 Commercial Elite Agents of the Year – Silver for Meybohm Commercial. “My first priority is to make clients happy. I listen to my clients’ wants and needs to achieve the best outcome in every transaction and strive to ensure that the buying or selling process is fun, easy, and stress-free. My clients can count on me any time of day when they have a question or a concern.”

Danielle’s other projects include downtownaugustarentals.com, a property management company she launched for renters and investors focused on the Olde Town, Harrisburg and Summerville neighborhoods. She also manages a short-term rental business, providing