

**FOR SALE**

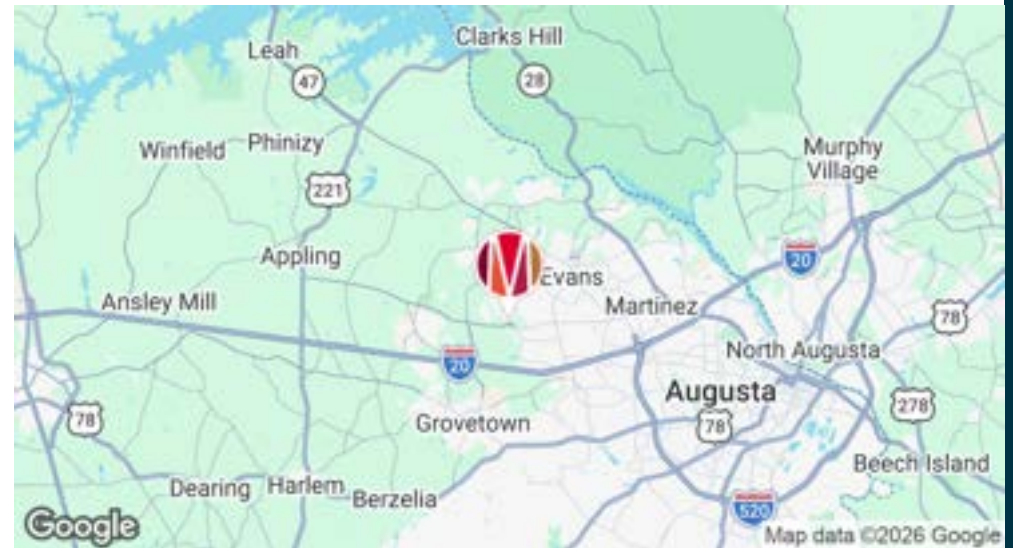
**Special Use (S-1) Zoned  
Columbia County Parcel**

4830 Columbia Rd, Grovetown, GA 30813

4.86 Acres  
Zoned: S-1 (Columbia County)

Baldwin Lakes Dr. +/- 1,100 VPD

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$329,000
Lot Size:	4.86 Acres
Zoning:	S-1

- +/- 4.86 Acres
- Zoned: S-1 (Columbia County)
- Water On Site
- +/- 15,000 VPD
- Dense Residential Area

## PROPERTY OVERVIEW

Meybohm Commercial is proud to exclusively present this ±4.86-acre development site located in Grovetown, GA, just off Columbia Road, a major thoroughfare in Columbia County. The property offers excellent visibility with traffic counts exceeding 15,000 vehicles per day and is situated adjacent to Baldwin Place Subdivision, providing strong surrounding residential density. The area is experiencing significant commercial growth, with nearby national retailers such as Food Lion and Parker’s Convenience Store, and close proximity to Patriots Park, Bartram Trail Golf Club, and the Columbia County Fairgrounds. Currently zoned Special Use with an approved narrative for a church, this site is ideally suited for a growing congregation or similar institutional use. The parcel features an existing curb cut and water service on site, offering a strong foundation for future development. Old homestead on site.

## LOCATION OVERVIEW

MSA-Augusta, GA. Located on Columbia Road in Grovetown, GA. Close proximity to Interstate 20 (I-20).



**Meybohm**  
COMMERCIAL

**4.86 Acres**  
**Zoned: S-1 (Columbia County)**

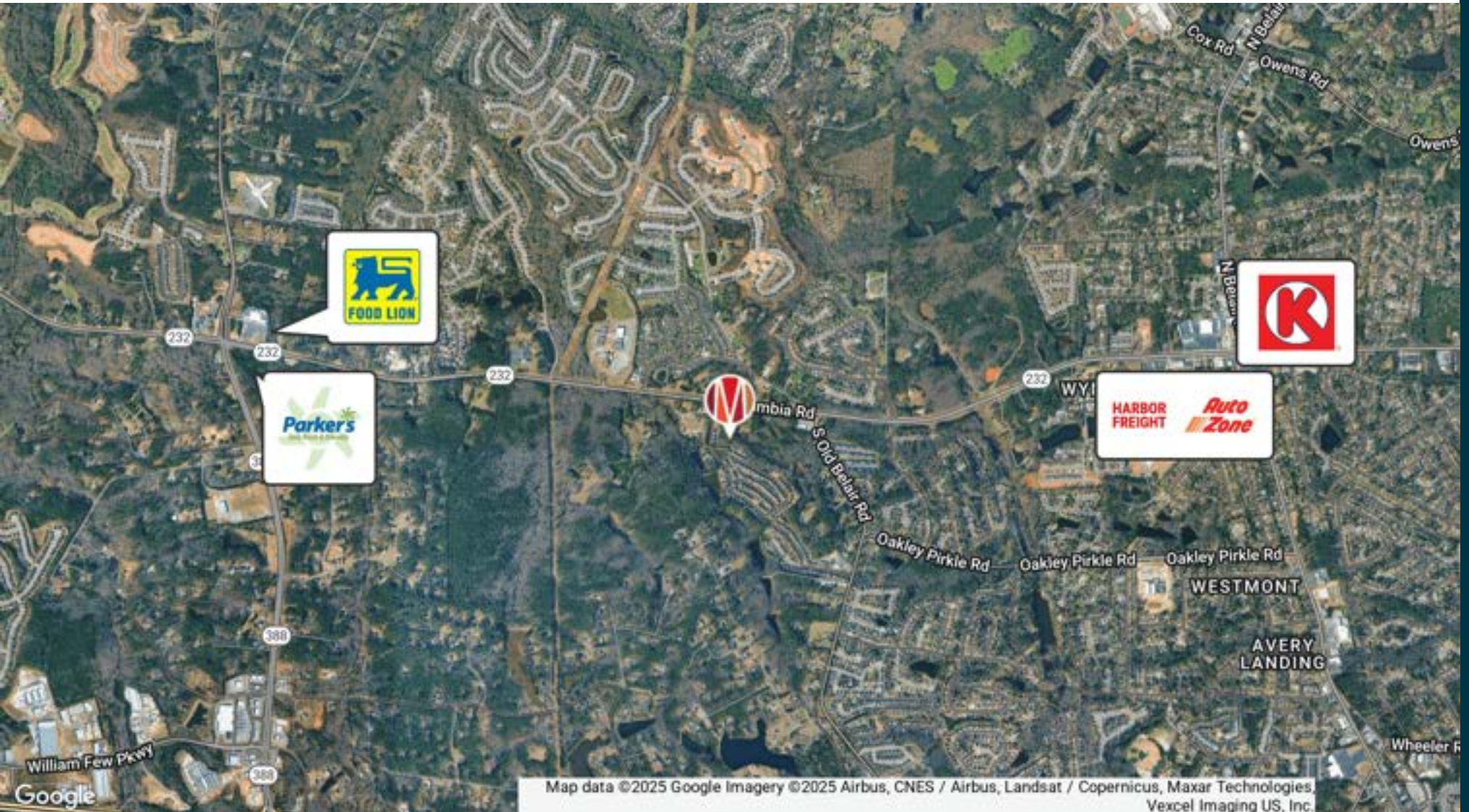
**Baldwin Lakes Dr. +/- 1,100 VPD**

**Columbia Road +/- 15,000 VPD**



BIRD'S EYE VIEW / SPECIAL USE (S-1) ZONED COLUMBIA COUNTY PARCEL

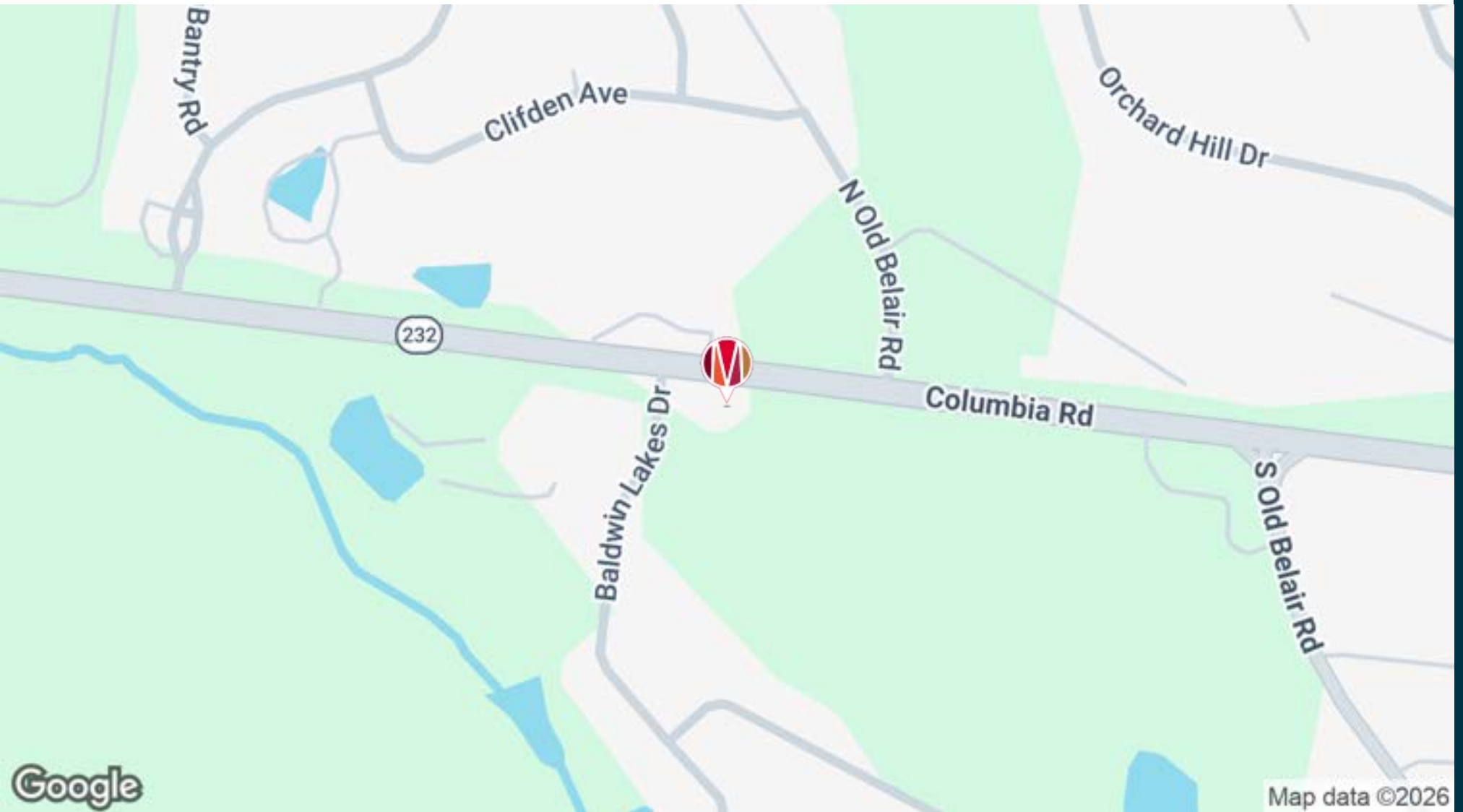
# RETAILER MAP



# ADDITIONAL PHOTOS



# LOCATION MAP



# DEMOGRAPHICS MAP & REPORT

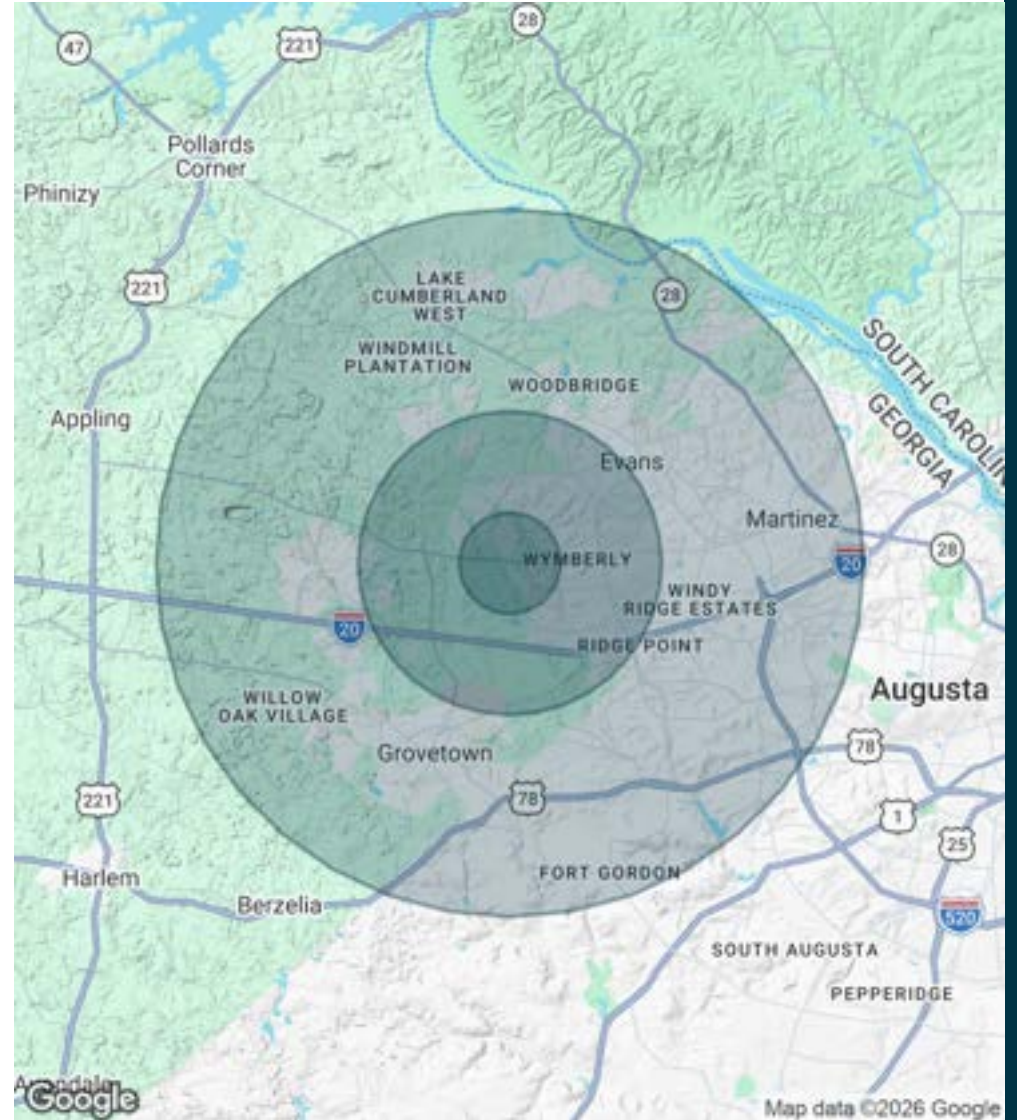
POPULATION	1 MILE	3 MILES	7 MILES
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Total Population	5,157	39,953	190,358
Average Age	37	39	38
Average Age (Male)	37	38	37
Average Age (Female)	38	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	7 MILES
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Total Households	1,779	14,622	68,380
# of Persons per HH	2.9	2.7	2.8
Average HH Income	\$122,585	\$114,179	\$116,804
Average House Value	\$335,957	\$290,417	\$299,692

*Demographics data derived from AlphaMap*





## CHARLIE MOYE

Sales Agent

Cmoye@Meybohmcre.Com

Cell: 706.832.1726

### PROFESSIONAL BACKGROUND

After 15 years in outside sales and sales management, Charlie is excited to continue his career in Commercial Real Estate. Growing up in the Thomson and Augusta area, he wants to help see our local businesses succeed and grow in this market and help bring new opportunities to our area. He also looks forward to working with investors and those looking to make land acquisitions for personal or professional use. In his spare time, Charlie likes to spend time with his wife and 3 boys outside, visiting the beach, hunting, and playing golf.

### EDUCATION

BA of Science

Georgia Southern University 2006

### MEMBERSHIPS & AFFILIATIONS

CCIM Candidate Member

ICSC

GAAR

GA #418771 // SC #128571

### MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road  
Augusta, GA 30909

706.736.0700  
<https://www.meybohmcre.com>