

FOR SALE

**5 Acres with
12,000 sf Office Building and
5,000 sf Warehouse Building**

31 Quail Run, Edgefield, SC 29824

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$795,000
Building Size:	17,000 SF
Lot Size:	5 Acres
Price/SF:	\$46.76

- Easy access, beautiful drive from Interstate-20
- Borders Sumter National Forest
- Covered with mature Pines and Hardwoods
- Few Neighbors, Peaceful and Quiet
- Well-Maintained Buildings

PROPERTY OVERVIEW

So many possibilities at an unbelievable price. This office/warehouse complex was once the showplace headquarters for the national Quail Unlimited organization and no expenses were spared. It is in Edgefield County, South Carolina, off Martintown Road, 15 miles from Interstate 20's Exit 1, 10 miles from the City of Edgefield. The complex consists of a 12,000 square foot office building and a 5000 square foot warehouse building on 5 acres of beautifully spaced mature pines. It could serve as an exceptional church retreat, event facility, or youth group summer camp location. Our development company determined that to build a facility such as this today the costs would exceed \$2,500,000, making this an exceptional value for the right use. If you have been looking for a church-owned retreat location this may be worth considering. This property is positioned adjacent to approximately 5000 acres of Sumter National Forest that features miles and miles of hiking and biking trails with Lick Fork Lake nearby. We would be happy to schedule a tour of this outstanding property for you to witness it's many attributes.

LOCATION OVERVIEW

Fifteen miles north of Interstate 20 (Exit 1) on Martintown Road to Quail Run in Edgefield County, SC

AERIAL PHOTO



80 feet



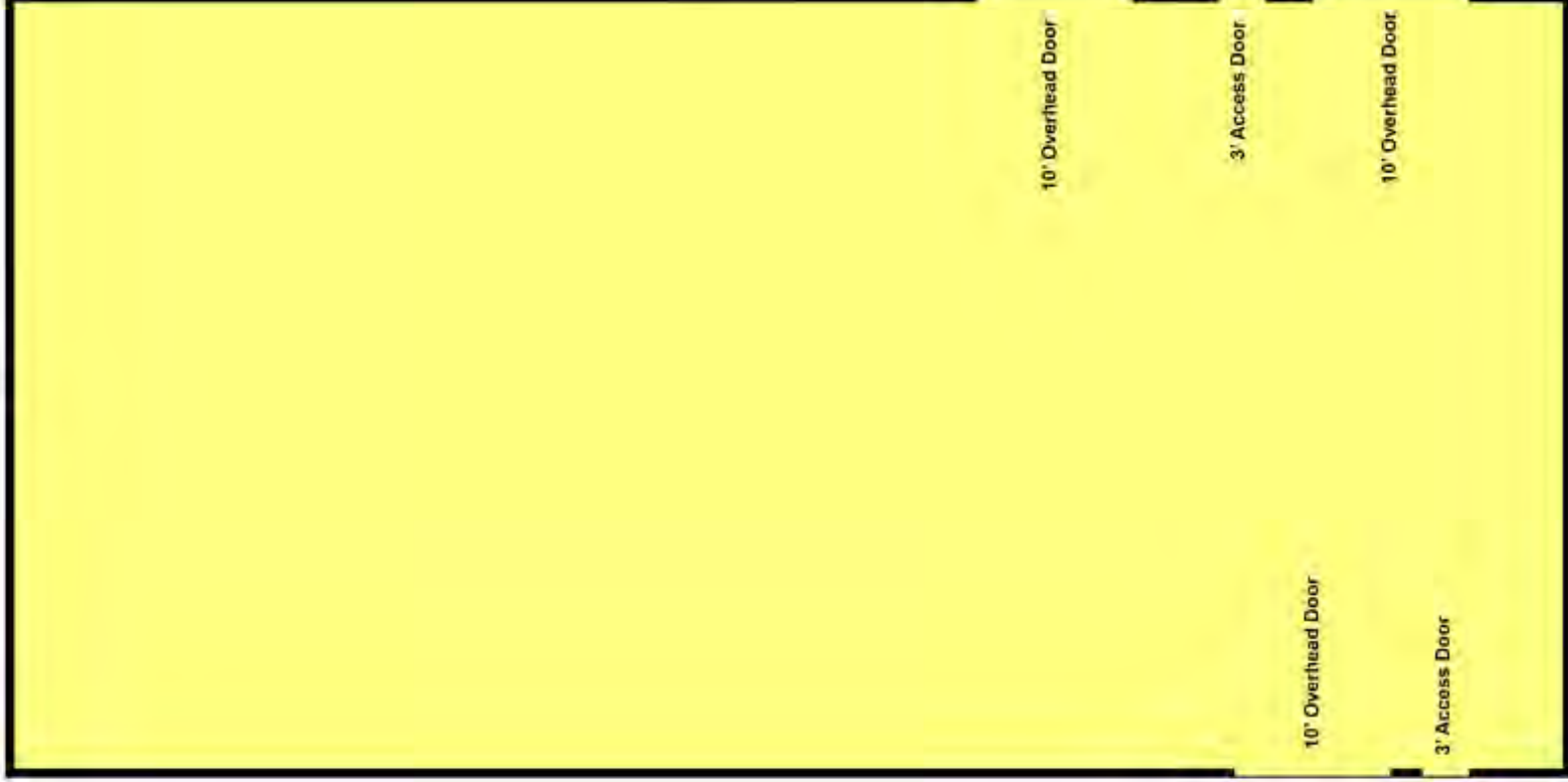
150 feet

Quail Unlimited Headquarters Building

Edgefield County, South Carolina

Floorplan

50 Feet



100 Feet

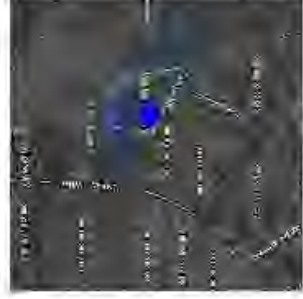
Loading Dock

Quail Unlimited Metal Storage Building

Edgefield County, South Carolina

Floorplan 16' eaves, 5000 sq ft

Trevi's Reed CCMA
Meybohm Commercial Preparation
January 21, 2022



SITE MAP
MTS:



CLERK OF SUPERIOR COURT

N/P
SUMMERS FAMILY LLP
D.B. 1743 PG. 187
P.B. 34 PG. 408

N/P
SUMMERS FAMILY LLP
D.B. 1743 PG. 187
P.B. 30 PG. 125

SYMBOLS - LEGEND

- P.O.B. - POINT OF BEGINNING
- ▲ - REBAR SET
- ⊥ - PILE POLY-C

REFERENCES

- ★ DEED BOOK 1743, PAGE 187.
- ★ PLAT BOOK 30, PAGE 125.



GENERAL NOTES**

1. ALL UTILITIES ARE NOT SHOWN ON THIS SURVEY.
2. ALL FENCES ARE NOT SHOWN ON THIS SURVEY.
3. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD.
4. THIS SURVEY IS NOT BASED ON A TITLE ABSTRACT.
5. FLOOD ZONE INFORMATION IS NOT SHOWN ON THIS SURVEY.
6. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN BY SURVEYOR JOHN A. McGILL SC RLS #4792.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT, AND WAS OBTAINED USING CARLSON SXT-CARLSON BR47 TURNDOWN DISTANCES MEASURED WITH A CARLSON BR57.



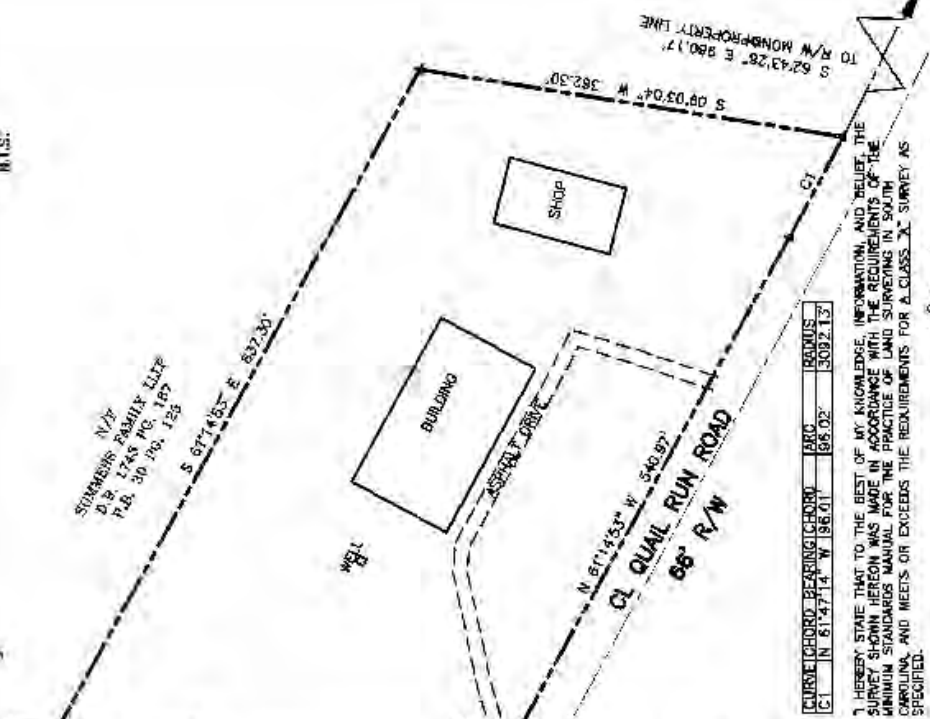
JOHN A. MCGILL, P.C.

Land Surveying
NPDES Monitoring

16002 4th Avenue, P.O. 1872
Edgefield, SC 29824
Thomas, SC 29884
Phone: (706) 636-0812
Fax: (706) 636-7748
Email: office@mcgillandpca.com



8/19/22



CURVED BOUNDARY BEARING/DISTANCE	ARC	CHORD
C1 N 61°47'14\"/>		

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED.

John A. McGill 8/19/22
JOHN A. MCGILL RLS #4792

PLAT FOR:

**SUMMERS FAMILY
LLLP**

5.00 ACRES
A PORTION OF 053-00-00-002-000
EDGEFIELD COUNTY, SOUTH CAROLINA

SURVEY DATE	JULY 26, 2022
MAP CLOSURE	1/2-798,921
DRAWN BY	M.J.M.
C.O.A. No.	LSF000082
JOB No.	2022-2300
REVISIONS	









LOCATION MAP



DEMOGRAPHICS MAP & REPORT

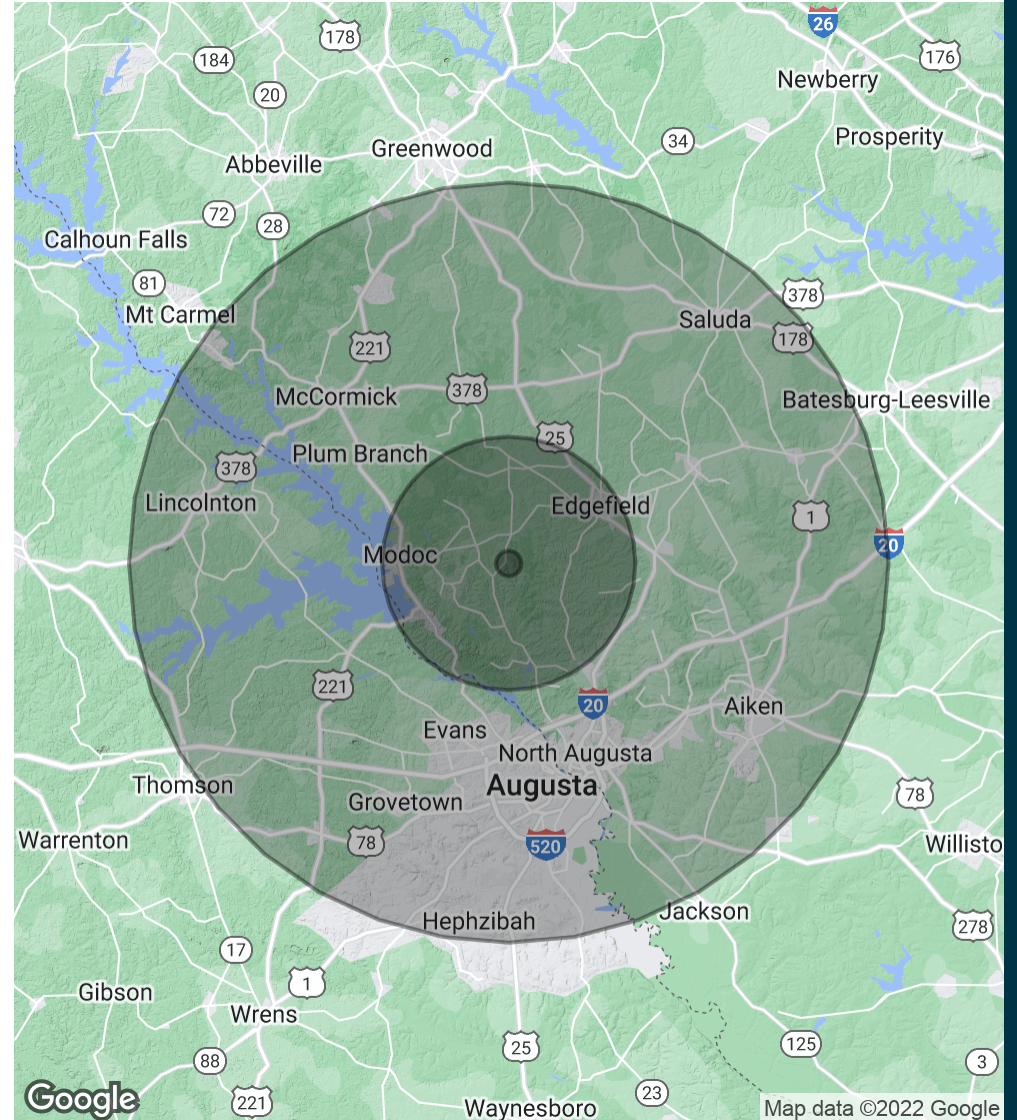
POPULATION	1 MILE	10 MILES	30 MILES
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Total Population	40	13,608	592,094
Average Age	45.8	40.6	37.3
Average Age (Male)	48.8	40.0	35.6
Average Age (Female)	40.8	41.5	38.8

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
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Total Households	18	4,985	223,286
# of Persons per HH	2.2	2.7	2.7
Average HH Income	\$42,600	\$62,410	\$59,856
Average House Value	\$171,036	\$169,071	\$177,549

* Demographic data derived from 2020 ACS - US Census





TRAVIS REED, CCIM

Vice President, Associate Broker

Treed@Meybohm.Com

Cell: 706.836.8091

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.

SC #67337 // GA #302716

MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com