



Meybohm
COMMERCIAL

6.55 Acres

FOR SALE

GENERAL BUSINESS COMMERCIAL

2364 Gordon Highway Augusta, GA 30909

- +/- 6.55
- 30.5K Vehicles Per Day
- Zoned: B-2
- Utilities On Site
- Modular Office
- Curb Cut (Ingress/Egress)

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$739,000
Lot Size:	6.55 Acres
Zoning:	B-2

- Utilities On Site
- Curb Cut
- Easy Access and Proximity to I-520 & Fort Gordon
- Gordon Highway +/- 30.5K VPD
- Fenced Lot

PROPERTY OVERVIEW

Meybohm Commercial Properties is proud to exclusively present this 6.55 commercial lot currently zoned for General Business. Located directly on Gordon Highway (30.5K VPD) with a curb-cut for ingress/egress and utilities already pulled to the site. The site offers approximately 2 acres of graded land along Gordon Highway, with an additional ~4.5 acres extending away from the highway and adjacent to a new residential development. Formerly home to L&B Motor Company, a family-owned dealership that operated for approximately 40 years. The property includes a modular building that served as the former dealership office, with all utilities currently operational. Please note that the existing fencing encompasses multiple parcels that are not included in this offering. The approximate property boundary runs loosely in line the telephone poles located between the two buildings and the parking lot.

LOCATION OVERVIEW

Located on Gordon Highway, a major thoroughfare in Augusta, GA, the property offers easy access to I-520 and is in close proximity to Fort Gordon. It boasts strong visibility with approximately 30,500 vehicles per day (VPD).



**Miller's Crossing New
Development Site**
117 planned mixed-use lots
to include: Cottages,
Duplexes, Townhomes, and
Build-to-rent single-family
houses.

6.55 Acres

Gordon Highway (Hwy 78)
30,500 VPD

ADDITIONAL PHOTOS

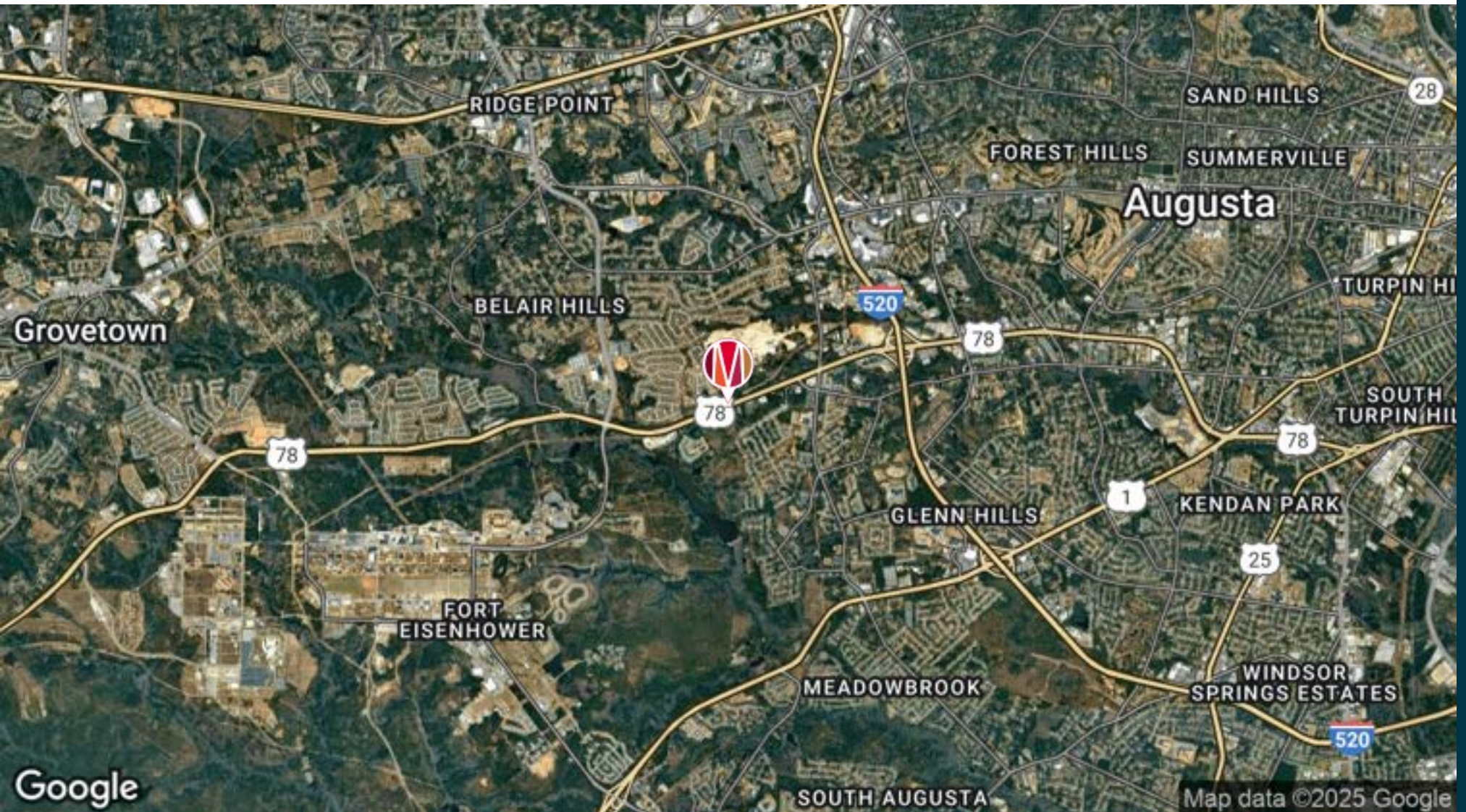


2364 Gordon Hwy, Augusta, GA





LOCATION MAP

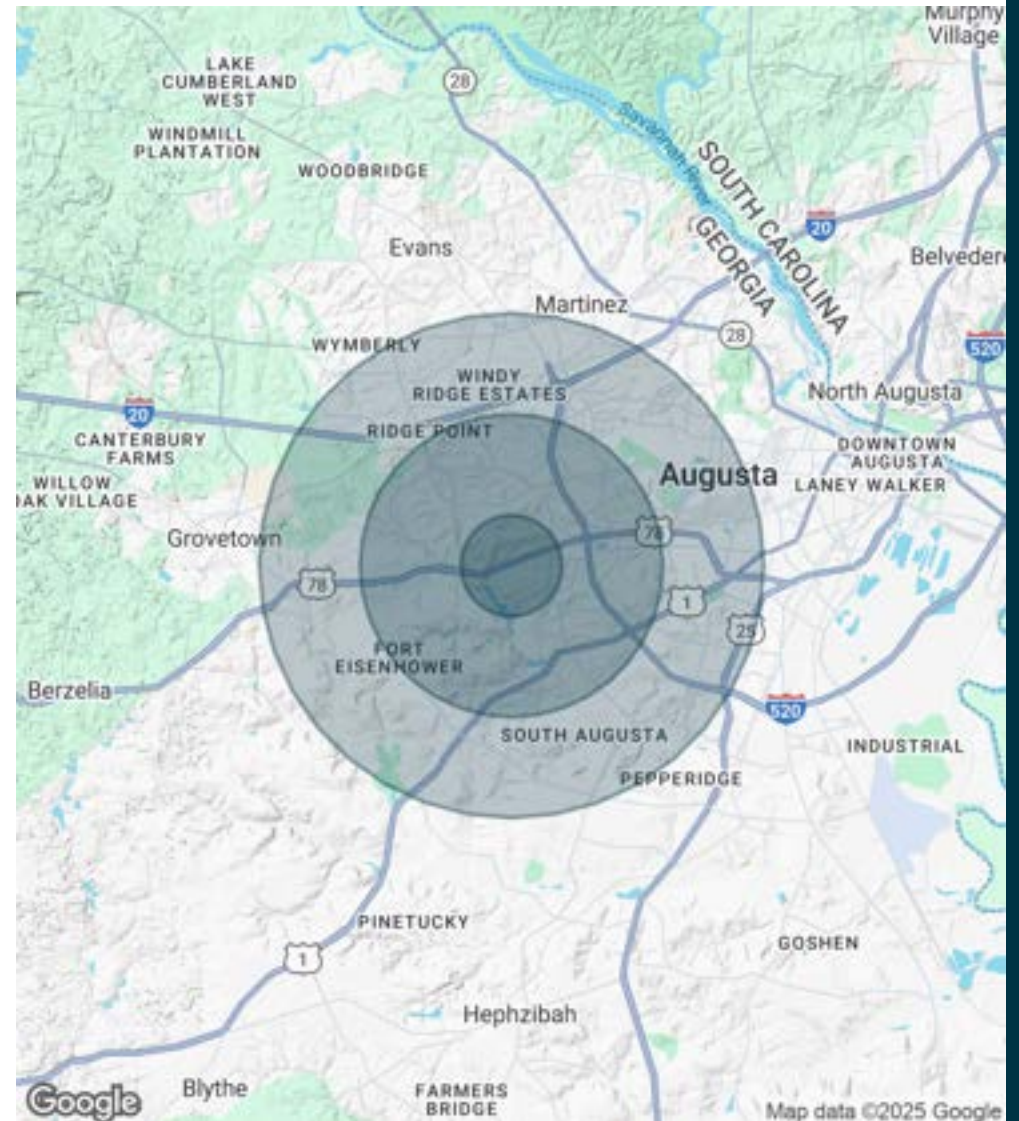


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,982	45,257	126,904
Average Age	37	37	38
Average Age (Male)	35	36	37
Average Age (Female)	38	38	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,818	17,204	49,530
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$69,729	\$70,926	\$79,750
Average House Value	\$185,537	\$185,259	\$224,668

Demographics data derived from AlphaMap



TEAM PAGE

CHARLIE MOYE



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.

T 706.736.0700
cmoye@meybohm.com
GA #418771
SC #128571

GEORGE LYLES



PROFESSIONAL BACKGROUND

After being raised in Davidson, NC, George graduated from Presbyterian College in 2015, and quickly after made Augusta, GA home, while beginning his career in Sales at Master Chevrolet. In 2020 George obtained his real estate license with Meybohm Real Estate, where he began selling homes for three years with, prior to shifting focus and joining with Meybohm Commercial Properties. Since shifting to CRE in 2023 George has focused on launching and executing cost-effective leasing and sales strategies aligning with specific portfolio and individual objectives, curating and fostering relationships, enhancing synergy across retail properties, and mitigating risk through effective lease and transaction management.

T 704.763.6762
gyles@meybohm.com
GA #408276