

FOR SALE

Prime Greene Street Downtown
Augusta Development Site

567 Greene Street, Augusta, GA 30901

AUGUSTA, GA

567 Greene Street

- ±.08 Acres
- 10,000 sq. ft.

VIEW
PROPERTY
OVERVIEW
VIDEO



EXECUTIVE SUMMARY



Sale Price **\$97,470**

OFFERING SUMMARY

Sale Price: \$97,470
 Lot Size: 0.08 Acres
 Price/Acre: \$1,218,375
 Zoning: B2

PROPERTY OVERVIEW

Meybohm Commercial Properties is proud to present this .08 Acre Development Site in Downtown Augusta. Located across the street from the Augusta Municipal Building, in the epicenter of Downtown's professional district. The property is located next door to the brunch house at Sixth and Greene, and located amongst many attorneys and others professionals on Greene Street. The property is zoned B2 Commercial and would be appropriate for most commercial development.

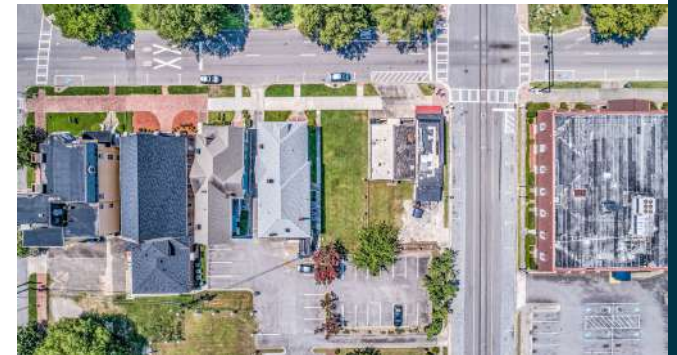
LOCATION OVERVIEW

Located in Downtown Augusta directly across from Augusta-Richmond County Municipal. 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.

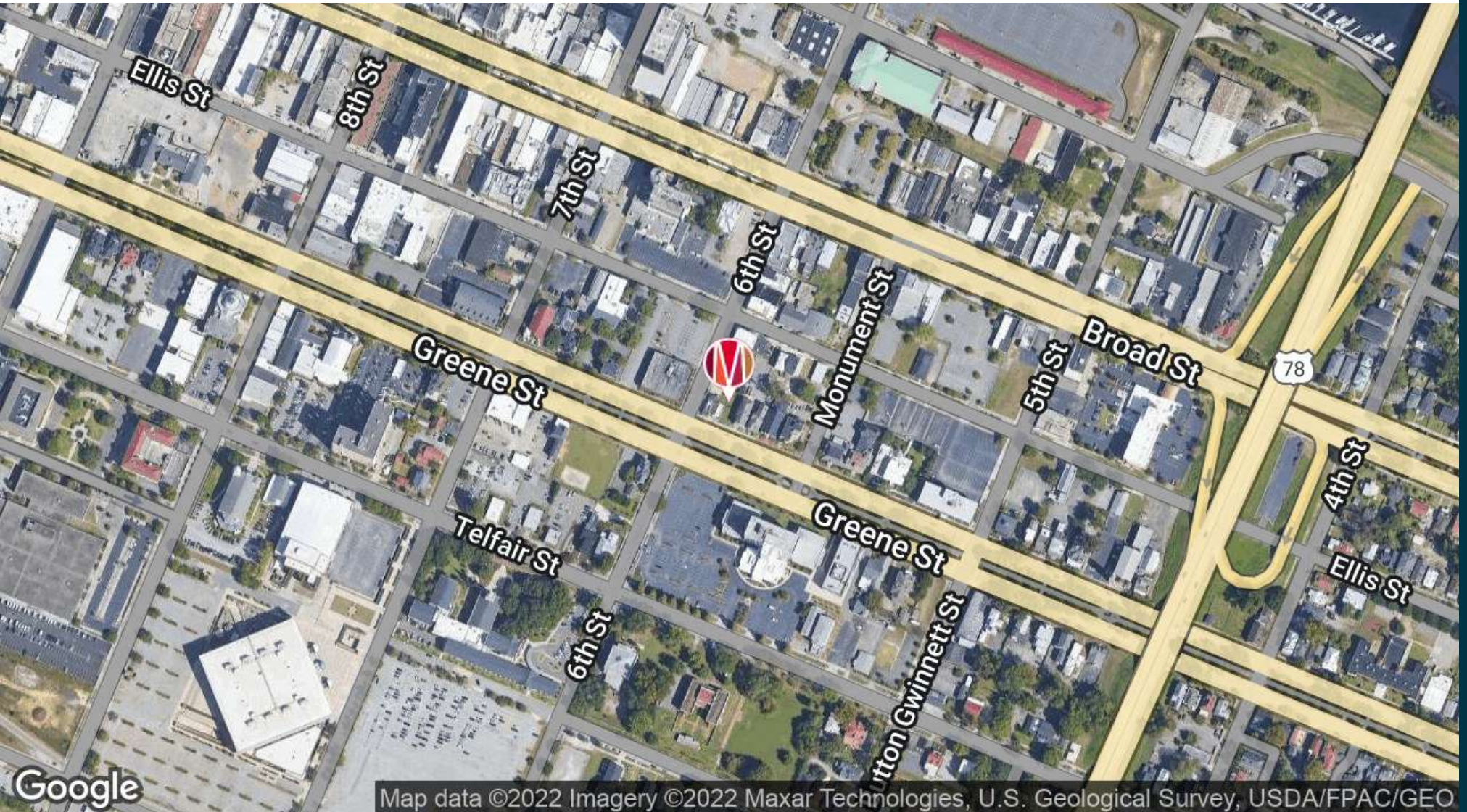
RETAILER MAP



ADDITIONAL PHOTOS



LOCATION MAP

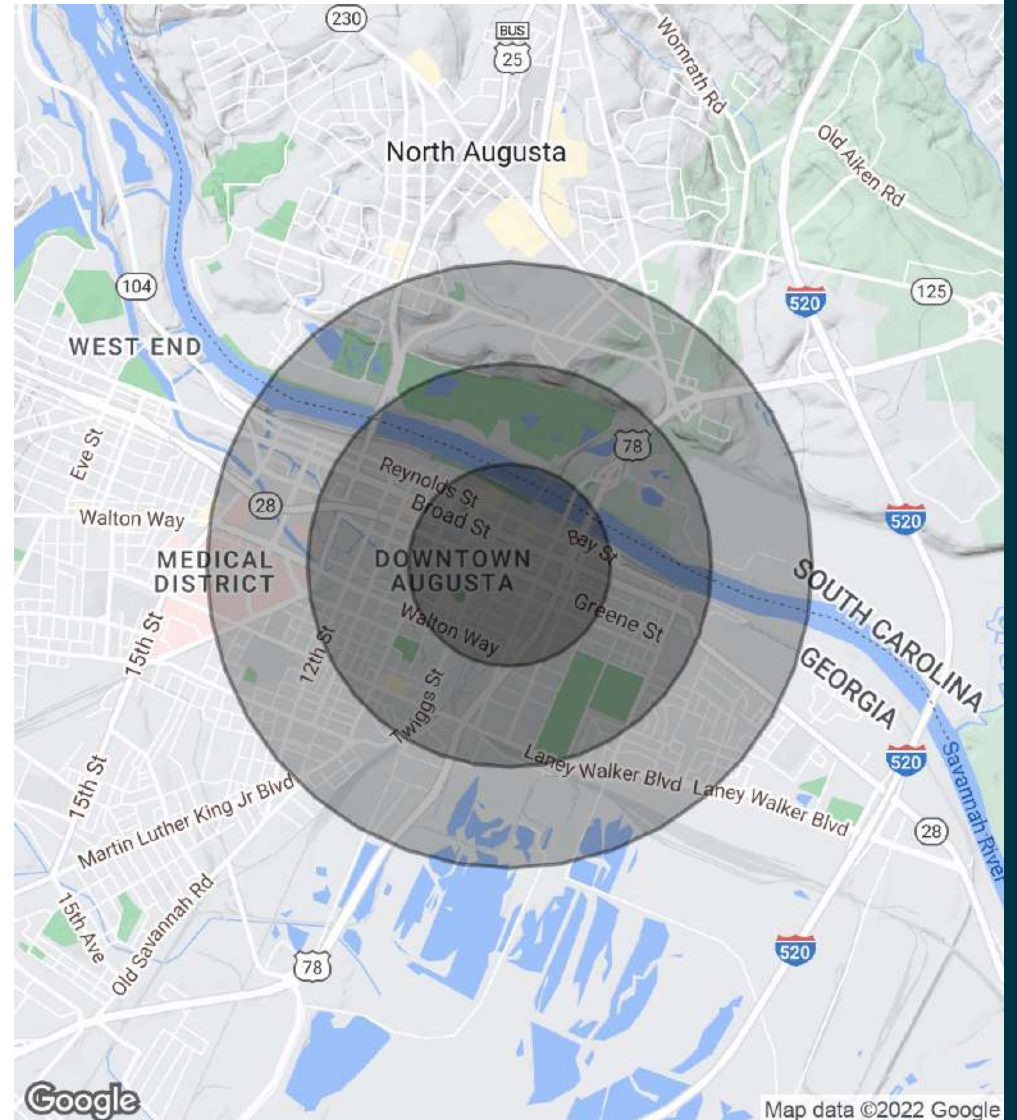


DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,956	4,917	12,040
Average Age	45.8	35.2	39.5
Average Age (Male)	40.3	34.5	36.5
Average Age (Female)	45.2	34.0	39.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,338	2,409	6,404
# of Persons per HH	1.5	2.0	1.9
Average HH Income	\$25,083	\$31,244	\$31,855
Average House Value	\$283,548	\$221,795	\$158,312

* Demographic data derived from 2020 ACS - US Census



TEAM PAGE

JONATHAN ACEVES, CCIM, MBA



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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.



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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



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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