



FOR SALE

## 6.04 Acre Development Land

859 Scott Nixon Memorial Drive, Martinez, GA 30907

6.04 AC

Scott Nixon Memorial Drive

FOR SALE

Development

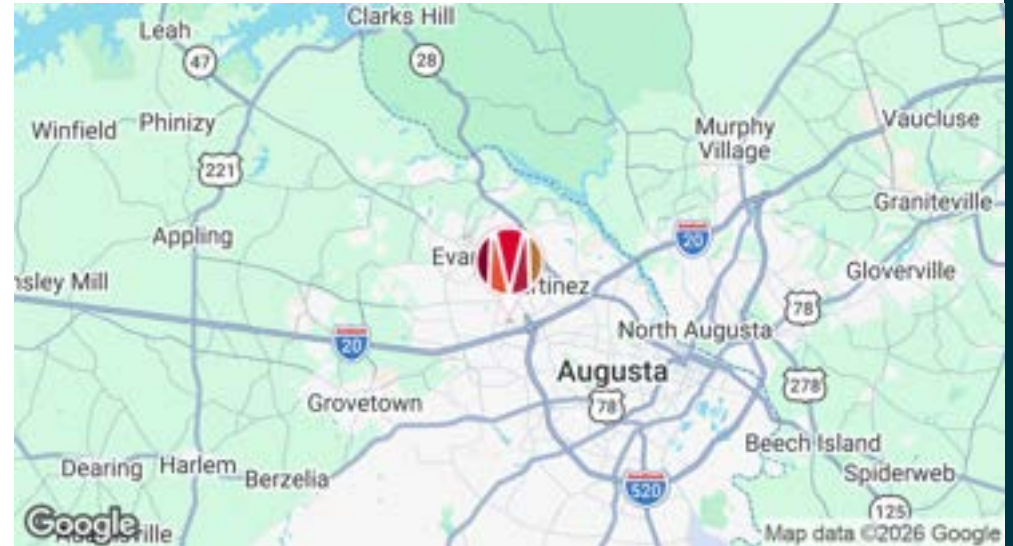
859 Scott Nixon Memorial Drive

- ± 6.04 Acres
- Zoning

VIEW  
PROPERTY  
OVERVIEW  
VIDEO



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$575,000
Lot Size:	6.04 Acres
Price/Acre:	\$95,199
Zoning:	B-1

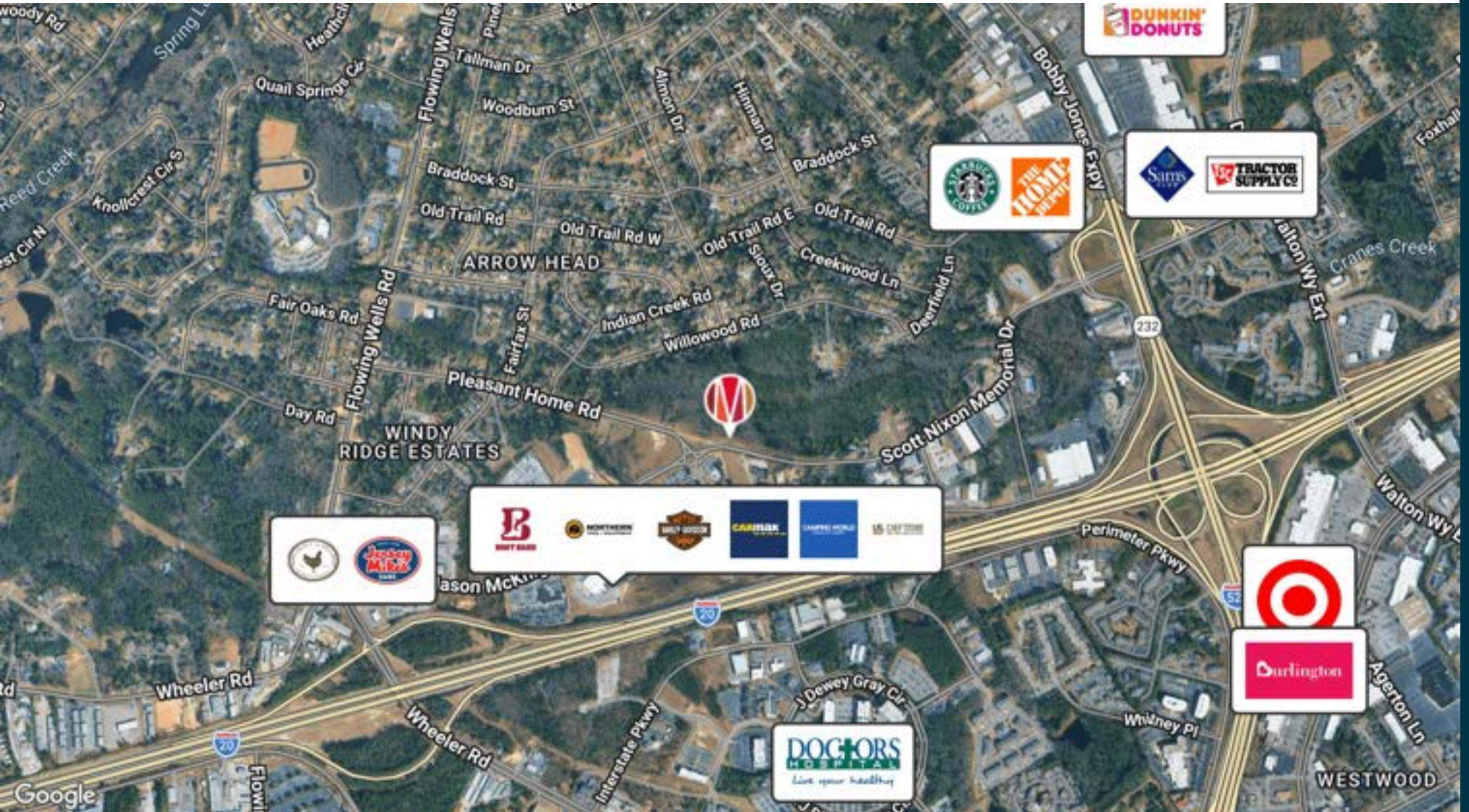
- In close proximity to National Retail Tenants
- Local market office drivers include Doctor's Hospital, ADP and Fort Gordon
- 6.04 Acres ready to be cleared and graded

## PROPERTY OVERVIEW

Meybohm Commercial Properties is proud to exclusively present 859 Scott Nixon Memorial Drive, a ±6.04-acre development tract ideally positioned in one of Augusta's premier commercial corridors. The property is surrounded by national retailers including Boot Barn, Northern Tool + Equipment, CarMax, US Foods CHEF'STORE, Harley-Davidson, and Camping World, creating a strong retail presence and generating significant daily traffic. Conveniently located just off Bobby Jones Expressway (I-520) with immediate access to Interstate 20, the site offers exceptional visibility and accessibility. The property is also in close proximity to Doctors Hospital, Augusta Exchange, ADP, T-Mobile, and Fort Gordon, placing it within one of the region's fastest-growing commercial and employment hubs. The property consists of ±6.04 acres, including approximately 2.20 acres of wetlands, leaving approximately 3.84 acres of developable land with relatively flat topography. The site is well suited for a variety of commercial development opportunities and is ready to be cleared and graded. With its strategic location, excellent access, and surrounding national retailers, 859 Scott Nixon Memorial Drive presents an outstanding opportunity for developers, investors, and owner-users looking to capitalize on Augusta's continued commercial growth. The combination of strong traffic, established neighboring businesses, and proximity to major employment centers makes this one of the area's premier development opportunities.

The location of this property is ideal for future development.

# RETAILER MAP



# ADDITIONAL PHOTOS

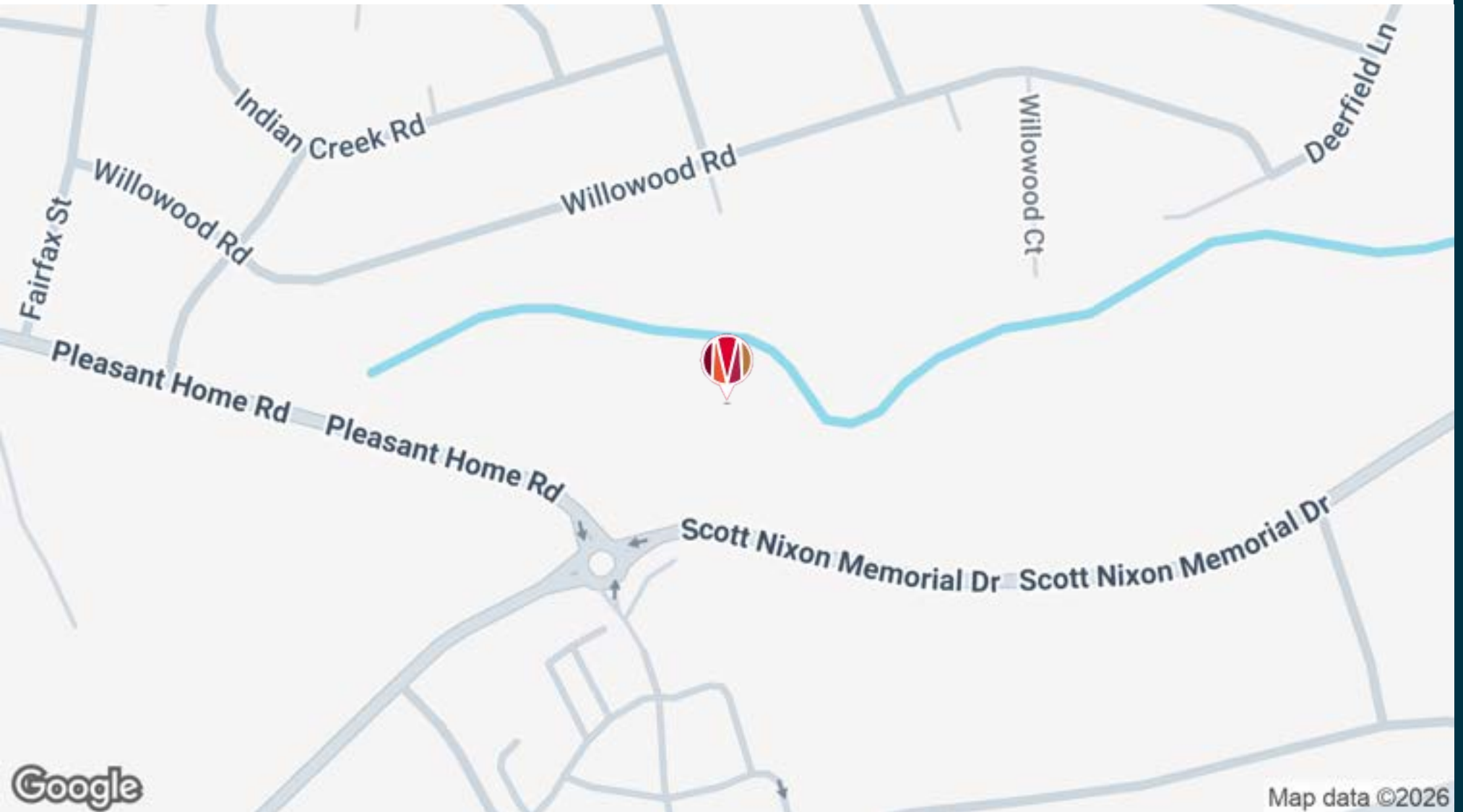




# ADDITIONAL PHOTOS



# LOCATION MAP







## 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>



## DANIELLE MEIKRANTZ

Commercial Brokerage Advisor

Dmeikrantz@Meybohmcre.Com

Cell: 706.284.8359

### 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](http://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 managing Airbnbs and offers staging for homes for sale or Airbnbs.

Before working in real estate, Danielle led branding, marketing and merchandising for a retail business and provided financial services support to a Massachusetts wealth management firm, among other roles.

The first thing you'll notice about Danielle is her red hair and big smile. Originally from Augusta, she has spent time in Boston where she learned to live life a little out of the box, which has led her to a career where she is energized by the clients she works with and the excitement that real estate offers. During her time up North, she also fell in love with three things: Being a problem solver and facing challenges, Boston sports, and her husband—and two out of the three are still going strong today. She and her husband, Chris, live in downtown Augusta's Olde Town neighborhood with their children, Mary Stewart, Charlie and Willa.

### EDUCATION

### MEMBERSHIPS & AFFILIATIONS

GA #401159 // SC #131948

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