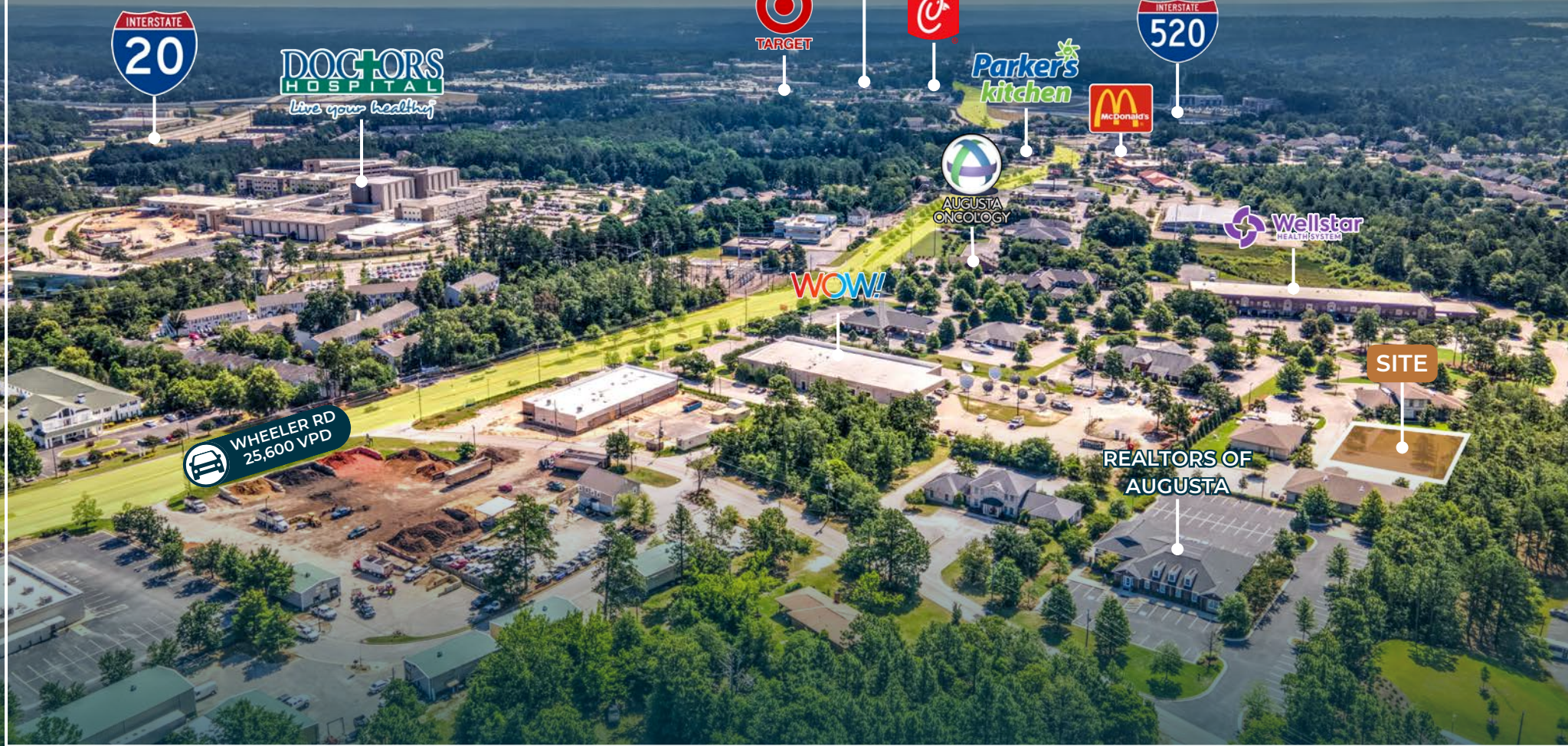




PAD READY MEDICAL DEVELOPMENT SITE

1221 WEST WHEELER PKWY, AUGUSTA, GA



PROPERTY DETAILS

Size:	±0.38 Acres	Location:	Near Doctors Hospital
Sale Price:	\$150,000	Wheeler Rd Traffic:	25,600 VPD
Condition:	Pad Ready	Access:	Access to Signal on Wheeler Rd
Zoning:	B2 Commercial	10 Min Drive Time Population:	101,899
Utilities:	On-Site	10 Min Drive Time MHI:	\$56,517

OFFERING MEMORANDUM

PAD READY MEDICAL OFFICE SITE
PROPOSED 4,000 SQFT MEDICAL OFFICE
LOCATED IN WEST AUGUSTA MEDICAL DISTRICT



OFFERING MEMORANDUM TABLE OF CONTENTS

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Please submit all offers as a non-binding letter of intent (LOI). Including:

- Price
- DD Time Frame
- Earnest Money
- Special Stipulations

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EXECUTIVE SUMMARY



DEVELOPMENT OPPORTUNITY

WHY THIS SITE?



SITE CONDITION

Pad Ready Site



UTILITIES

On-Site Utilities



4,000 SQFT

Proposed Building Size



INTERSTATE ACCESS

<1.0 Miles From I-20 & I-520



STRONG MEDICAL AREA

Located Near Doctors Hospital



FINISHED PARKING LOT

Access & Parking Already Installed



ZONING

Zoned for Commercial Use

OFFERING DETAILS

Address:	1221 West Wheeler Rd, Augusta, GA
Lot Size:	±0.38 Acres
Sale Price:	\$150,000
Condition:	Pad Ready
Access:	Access to Signal on Wheeler Rd

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to present a pad-ready medical office development opportunity located at 1221 West Wheeler Parkway in Augusta, GA.

This 0.38-acre site is fully improved and ready for vertical construction. The driveway and parking lot are already completed, providing immediate functionality and site access. The parcel is strategically positioned between three active medical office buildings: behind 1219, next to 1223, and in front of 1225 West Wheeler Parkway.

Previous plans and architectural renderings show a 4,000-square-foot medical office building, making the site ideal for an owner-user or medical office developer looking to enter a proven healthcare corridor.

Located within the West Augusta Medical District, the site is less than one mile from Doctors Hospital of Augusta, I-20, and I-520. It is also approximately one mile from Augusta Exchange, a major regional retail center anchored by Target, Regal Cinemas, Chick-fil-A, Chili's, BrandsMart, Crunch Fitness, and more. This infill parcel offers one of the last opportunities to build new medical space in a built-out and in-demand corridor.

LOCATION OVERVIEW

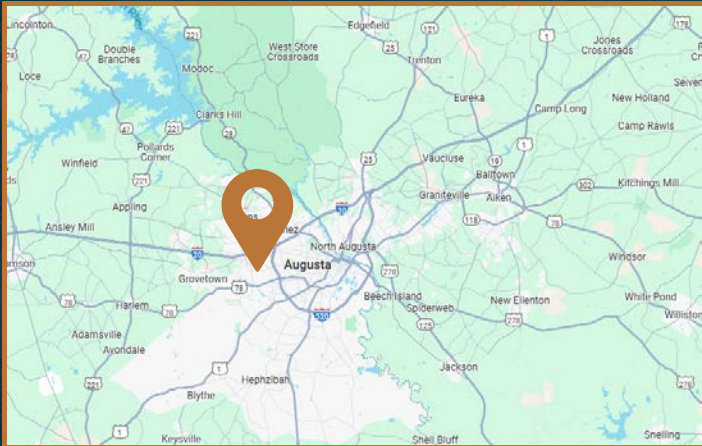
PREMIUM LOCATION



TRAVEL DISTANCES

To Areas within the CSRA

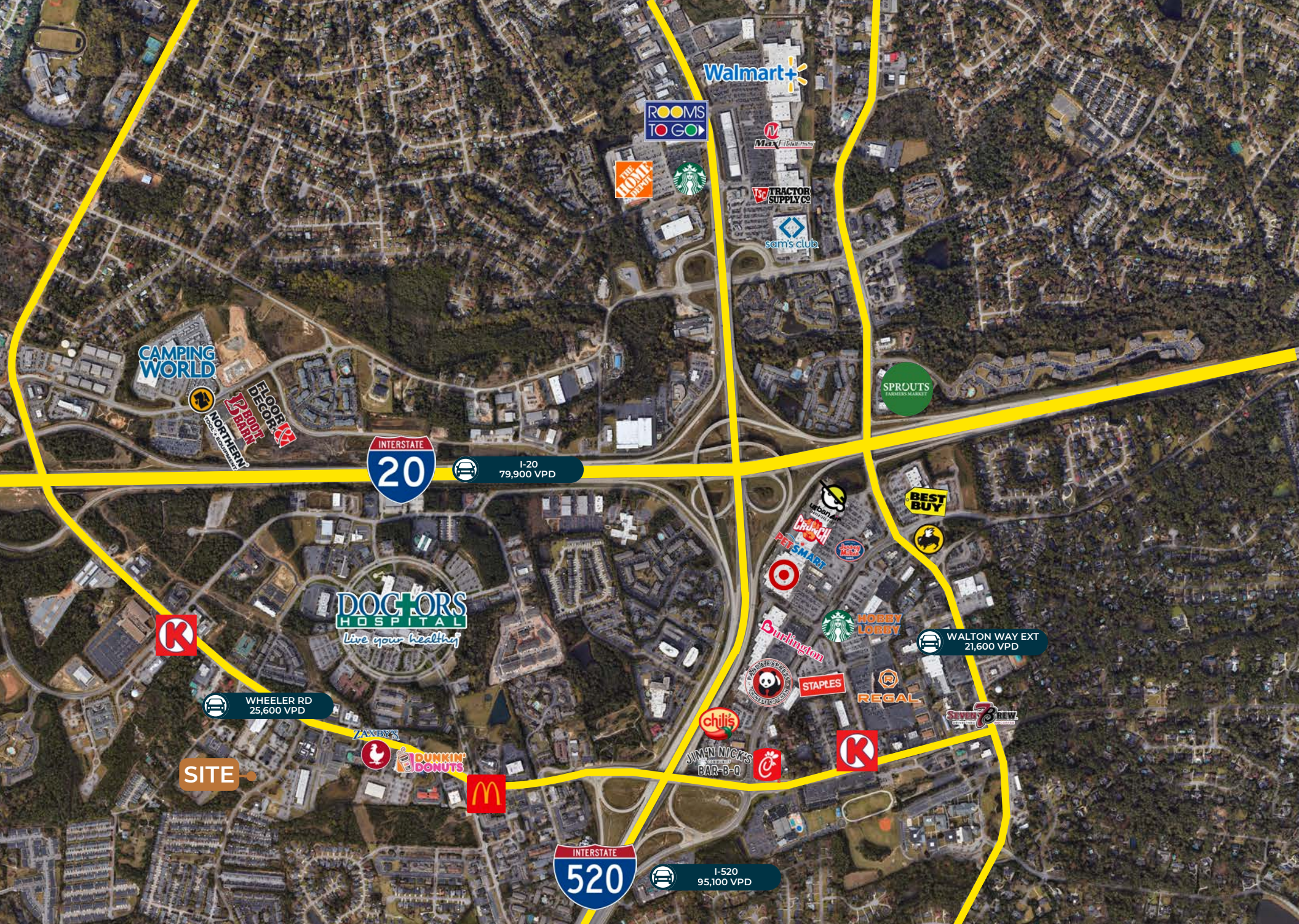
Doctors Hospital	1.0 Mile
I-520	1.0 Mile
I-20	1.0 Mile
Grovetown WellStar Hospital	7.8 Miles
Downtown Medical District	7.9 Miles
Downtown Augusta, GA	11.0 Miles
Piedmont Hospital (Thomson, GA)	24.9 Miles
Aiken Regional Hospital	26.0 Miles



1221 West Wheeler Parkway is located within Augusta's West Wheeler medical corridor, a dense cluster of medical office buildings just west of Doctors Hospital of Augusta, one of the area's primary acute care centers. The site is easily accessible from both I-20 and I-520, providing strong regional connectivity across the greater Augusta area and nearby suburbs such as Evans and North Augusta.

The property is one mile from the Augusta Exchange retail center, which includes major national retailers and restaurants such as Target, Chick-fil-A, Regal Cinemas, Chili's, BrandsMart, Crunch Fitness, and more. The retail presence, combined with surrounding medical office occupancy, provides strong daily traffic and long-term support for medical use.





PAD READY MEDICAL OFFICE SITE

MEDICAL OFFICE RENDERING





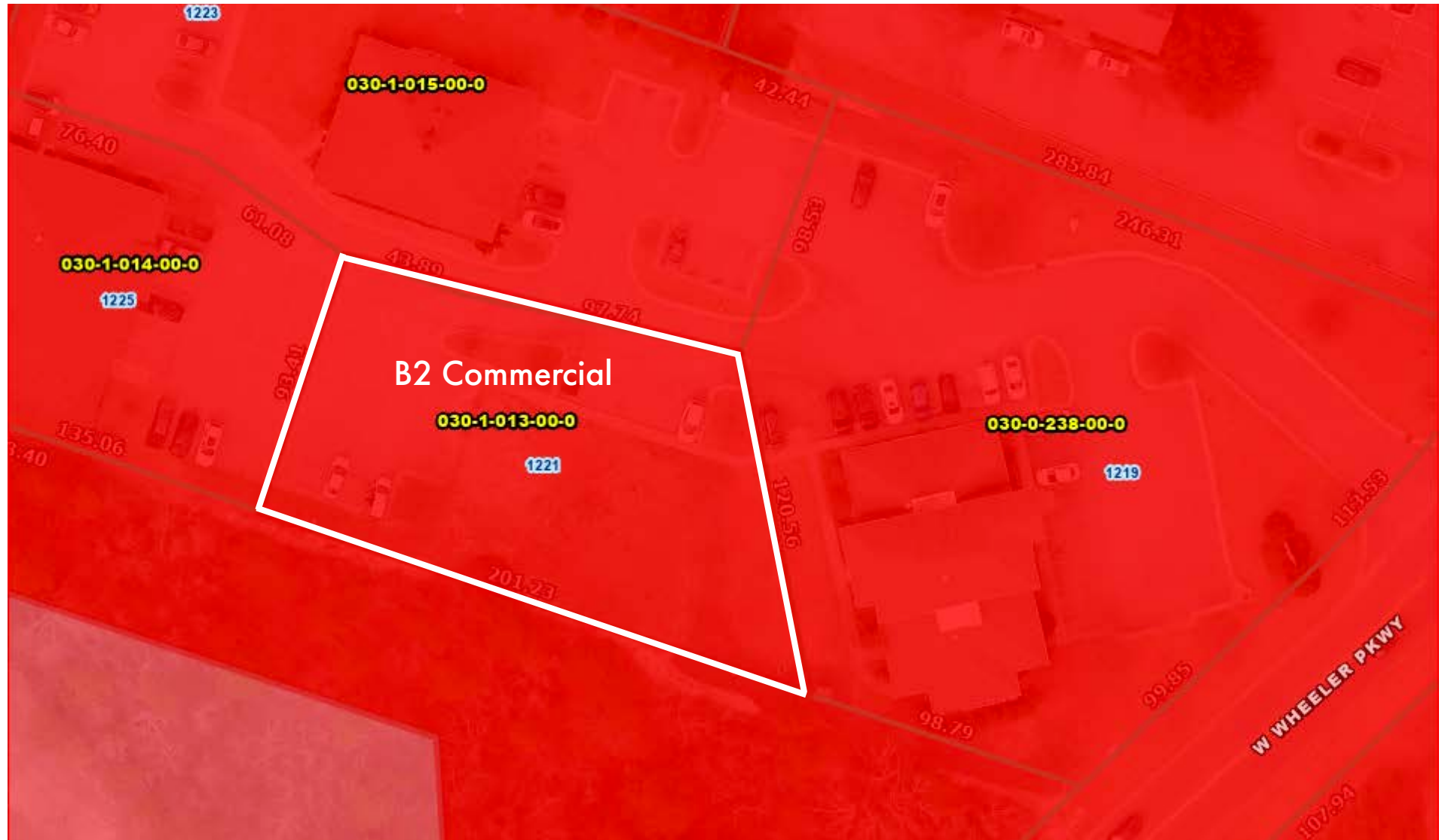
**SITE
MAPS**





PAD READY MEDICAL OFFICE SITE

ZONING MAP













AREA OVERVIEW



WHY? GEORGIA

KEY DRIVERS

By 2050 Georgia's Population is projected to increase by nearly 2.5 Million people and Georgia's workforce is expected to grow by 3.1 million jobs. This incredible growth puts increased demands on Georgia's freight and logistics infrastructure which transports personal goods for families, raw materials to Georgia businesses, and moves products across the state and nation



Annual Georgia Freight Tonnage will increase 91% by 2050



Congestion costs for Georgia based traffic are projected to increase more than 100% by 2050



Manufacturing is expected to grow by 77% by 2050



Agriculture is expected to grow by 43% by 2050



Distribution freight flows are expected to more than triple from 2019 to 2050

TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

Per Site Selection

Site Selection Magazine's most annual Site Selectors Survey is out as of this past January, and the prospects for GA and the greater Southeast continue to shine!

Key stats for GA as follows:

- Top State Business Climate: GA#3
- Best Manufacturing Workforce States: GA#4
- Best States for Manufacturing: GA#3

Other items of interest:

- Atlanta ranked as #2 city for HQ Projects behind Dallas
- U.S. #1 for International Investment
- Most important factors for location (in order): Tax Policy, Workforce, Incentives and Quality of Life



ECONOMIC OVERVIEW

Georgia's Population is robust, making it the 8th most populous state with the majority of Georgians in prime working ages, 25-44 Years Old.

By 2050, the State is projected to Grow to 13,390,283, an increase of nearly 2.5 Million.

The state has experienced strong economic growth evidenced by being ranked 11th for GDP growth and Georgia continues to be ranked 8th nationally for its tax burden keeping the state competitive.



ECONOMIC COMPETITIVENESS

Georgia ranks highly on various metrics related to the creation of new businesses in the state, which is a strong indicator of a dynamic economy.

The state ranks 6th nationally for net new businesses created and 3rd in the percentage of adults becoming entrepreneurs each month.

Georgia ranks 8th for change in capital invested over the last 5 years indication the attraction of investment and innovation.



FUTURE OF TALENT

The state ranks 7th in terms of job growth of non-agriculture employment, ahead of most southern states.

Georgia continues to be a leader in job growth.

Georgia ranks 14th in the growth of high-tech employment and ranks 11th for the number of STEM doctorates. These are important indicators of a strong talent base



INFRASTRUCTURE OF THE FUTURE

The State's Logistics infrastructure continues to be a significant strength. Monthly TEU throughput in the port of Savannah has increased by 90% over the last decade.

Georgia ranks 4th in terms of growth in jobs in the warehouse sector over the last 5 years.

11M

Total State Population

61%

Labor Force Participation

268K

Jobs Created Last 5 Years

134B

Invested in GA in Last 5 Years

13M

2050 Projected State Pop.

90%

Growth in Trade at Port of Savannah Over the Last Decade

WHY? AUGUSTA

OVERVIEW

Augusta is in a perfect phase for business. Right-sized, ideally strategically located, with a backbone of education, medical, and military pumping out a solid labor force, the city has become a beacon for companies to set up shop. **Infrastructure, labor force, cost of living, location, education, industry- they are all leading companies large and small to Augusta.**



HOME OF THE AUGUSTA NATIONAL

Year after year during the first full week of April, golf fans descend on Augusta by the thousands. The annual event marks a boom for the local economy with over 200,000 average attendees. Augusta is known as the golf capital of the universe for good reason, and the love of golf extends well beyond the confines of Augusta National. It attracts politicians, athletes, musicians, Corporate CEOs, and many more which brings some of the world's most powerful people all in the same week to Augusta, GA.



A WELL CONNECTED CITY

Few places are as ideally located as Augusta. The city sits on I-20 between Atlanta (eastbound) and Columbia (westbound), with every major artery of Southeastern Interstate within easy reach, especially I-95 and I-77.

Augusta is less than 150 miles from the Ports of Savannah and Charleston.

Augusta's regional airport has direct flights to Atlanta, Charlotte, Washington DC, and Dallas.



CYBER CITY

The Augusta Region has long been a hotbed for the tech- and cyber-related companies such as Unisys, ADP, and Raytheon. Now, Augusta is home to the US Cyber Command at Fort Gordon and the newly completed Georgia Cyber Center, a \$100 million investment and the largest government cybersecurity facility in the United States.

U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command.



HEALTHCARE

Augusta University is Georgia's health sciences university, offering resources and services for those throughout the state and beyond. It features the Medical College of Georgia, the Dental College of Georgia, and a highly sought-after nursing program.

There are 12 total Hospitals in the area with a brand new one being constructed.

Doctor's Hospital in Augusta is the largest burn center in the United States and the third largest in the world.



LOW HOUSING COSTS

One of the biggest jewels in Augusta's crown is our low housing cost. Here, a broad variety of options are available, encompassing everything from new TND neighborhoods to established communities of antebellum and craftsman style homes.

Our market is more than 50% less than the national average, complimenting the low cost of living and doing business in Augusta.

2nd

Most
Populated
MSA in GA

611K

CSRA
Population

270K

CSRA
Labor Force

5.7%

Percentage
Unemployed

13K

Projected Job
Growth in Next
5 Years

27K

Projected Population
Growth in Next the
5 Years

PAD READY MEDICAL OFFICE SITE

A MEDICAL HUB

The Central Savannah River Area (CSRA), anchored by Augusta, Georgia, serves as a leading regional center for healthcare, medical education, and biomedical research in the southeastern United States. The region is home to a robust network of hospitals, specialty care centers, and academic institutions that collectively provide critical services to a multi-county area spanning both Georgia and South Carolina.



MAJOR HEALTH CARE INSTITUTIONS

Augusta University Health: A comprehensive academic health center affiliated with Augusta University, which houses the Medical College of Georgia (MCG), the state's only public medical school and one of the oldest and largest in the U.S. MCG trains physicians, nurses, and allied health professionals, and supports a large teaching hospital with over 600 beds.

Wellstar MCG Health Medical Center: Formerly Augusta University Medical Center, this flagship hospital serves as a Level I trauma center and offers advanced services in cancer treatment, neurology, cardiology, and transplant care.

Children's Hospital of Georgia: A 154-bed facility affiliated with MCG, providing the region's most comprehensive pediatric care.

Piedmont Hospital (formerly University Hospital): A key non-profit hospital serving the area since 1818. With multiple campuses, it delivers general acute care, oncology, and cardiac services.

Charlie Norwood VA Medical Center: A two-campus Veterans Affairs hospital serving over 50,000 veterans annually across Georgia and South Carolina.

Doctors Hospital of Augusta (HCA Healthcare): A for-profit acute care facility with 350+ beds, home to the Joseph M. Still Burn Center—one of the largest in the U.S.



MEDICAL EDUCATION AND RESEARCH

Medical College of Georgia (MCG) at Augusta University: Offers MD, DMD, nursing, allied health, and biomedical PhDs. MCG supports clinical training across more than 200 sites statewide, reinforcing its role as a pipeline for Georgia's healthcare workforce.

Dental College of Georgia: The only dental school in Georgia, focusing on clinical excellence and research in oral health.

College of Nursing and College of Allied Health Sciences: Provide BSN, MSN, DNP, and various allied health programs, supplying essential talent to regional hospitals.



ECONOMIC AND WORKFORCE IMPACT

The healthcare and social assistance sector represents one of the CSRA's largest employment categories, driven by over 25,000 healthcare professionals concentrated in the Augusta Medical District.

Augusta University alone employs over 7,000 people, with medical and allied health programs contributing to both regional workforce development and national research efforts.

Collectively, the medical sector contributes an estimated \$1.8+ billion annually to the local economy, supported by an influx of patients from surrounding rural counties and neighboring states.

**For inquiries,
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