

NATES RD DEV. PADS FOUR PADS FOR SALE

29,500 VEHICLES PER DAY
RIGHT OFF I-20 (69, 200 VPD)
PERFECT FOR RETAIL OR HOTELS

1.1 Ac Lot
Under
Contract

1.25 Ac Lot
\$850K

1.52 Ac Lot
\$850K

1.47 Ac Lot
\$589K

1.91 Ac Lot
\$764K



7442 Nates Road, Columbia, SC



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OFFER SUBMISSION

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

- Pricing
- Due Diligence Timeline
- Earnest Money
- Special Stipulations



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MEYBOHM COMMERCIAL



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EXECUTIVE SUMMARY



INVESTMENT DETAILS

PRICING

- Pad A: Under Contract
- Pad B: \$850,000
- Pad C: \$850,000
- Pad D: \$589,000
- Pad E: \$764,000

- Each Site is Available for Sale, Ground Lease, or Build to Suit.

SITE SIZES

- Pad A, ±1.1 AC
- Pad B, ±1.25 AC
- Pad C, ±1.52 AC
- Pad D, ±1.473 AC
- Pad E, ±1.91 AC

INVESTMENT HIGHLIGHTS

PREMIUM LOCATION

This property has four sites that are ±1.25, ±1.52, ±1.47, ±1.91 Acres in size and sit off I-20 (69,200 VPD), and are right off of Two Notch Rd. (29,500 VPD) on the corner of Berkshire Drive and Nates Road. It is a growing corridor with a lot of new development in the past couple of years and more to come.

DEVELOPMENT OPPORTUNITY

This property will have four development sites for new businesses looking to enter or expand in the Columbia, SC market. This property is in close proximity to other developments taking place in Columbia. The location is surrounded by national retailers with a new Chick-Fil-A across the street.

STRONG TRAFFIC COUNTS

This site benefits from having incredibly strong traffic counts. With 69,200 VPD on I-20, 29,500 VPD on Two Notch Road, and on 10,300 VPD on Trenholm Rd, this site is optimally positioned to benefit from these fantastic traffic counts.

PERFECT FOR RETAIL OR HOSPITALITY

Other hotels surround these sites and are in an ideal location for a hotel development because the site is just off of I-20 and close to some of the main retailers in Columbia. These sites would also be perfect for retailers due to the convenient location for residents in Columbia, and many other retailers, including the Columbia Place Mall, are also nearby.

STRONG RETAIL SYNERGY

This site is surrounded by a strong retail synergy consisting of Chick-fil-a, Outback, Wyndham, I-Hop, Waffle House, Circle K, Hooters, and Chili's Grill and Bar. The property is also located in close proximity to a medical hub including physician's offices and a large veterinary emergency clinic (CVETS).

INVESTMENT DESCRIPTION

The Finem Group at Meybohm Commercial is proud to exclusively present these four development parcels in Columbia, SC.


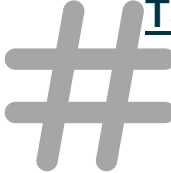




These parcels are located on Nates Rd which is right off I-20 and Two Notch Rd. This area is a major thoroughfare in Columbia with a lot of retail synergy. These sites are located in an area with a strong quantity and quality of retailers in Columbia.

This property has full access to Nates Rd. & Berkshire Drive. Two Notch Road boasts over 29K VPD and runs in parallel to Berkshire Drive. This property is right off the exit at I-20 which has over 69K VPD traveling on it. It is also only half a mile south of I-77 which has over 62K VPD.

This site is zoned General Commercial in the city of Columbia, SC.

This property would be good for a variety of development opportunities, some of the ideal users of these sites may be a premium C-Store, fast food restaurant, or a hotel. The possibilities are endless with these development sites.

PROPERTY DETAILS

<p><u>Address</u> 7442 Nates Rd, Columbia, SC</p> 	<p><u>Tax Parcel ID</u> # R17011-05-08</p> 
<p><u>Property Access</u> Access on Nates Rd</p> 	<p><u>Property Zoning</u> GC General Commercial</p> 
<p><u>3 Mile Population</u> 42,916</p> 	<p><u>3 Mile MHI</u> \$66,206</p> 

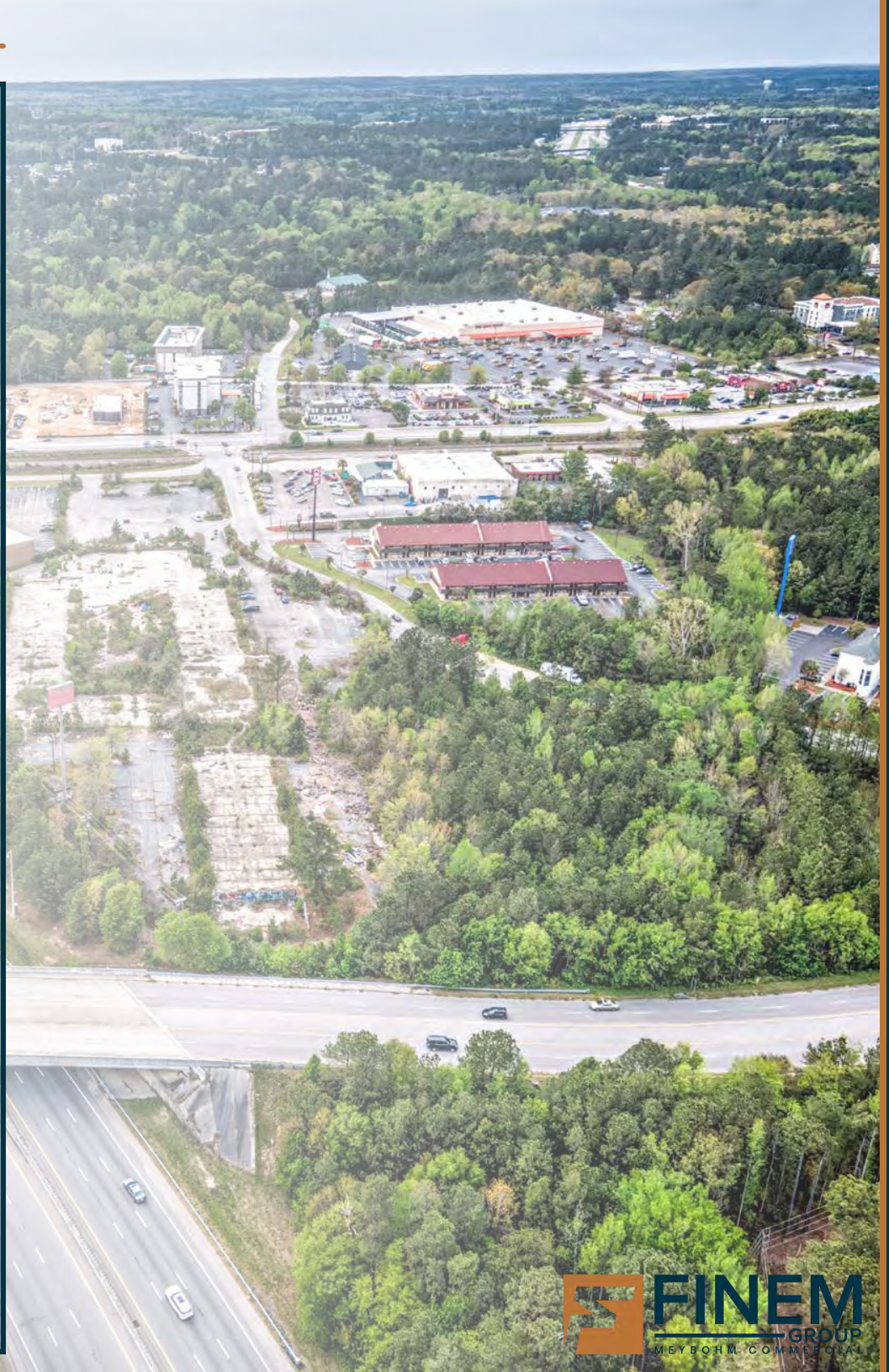
LOCATION DESCRIPTION

Located on the North corner of Nates Rd and Berkshire Drive, and just off of Two Notch Rd, in close proximity to I-20 exit 74, this site is located in a premium location. With full motion access to over 29K VPD on Two Notch Rd and over 69K VPD passing the site via I-20, this site has ideal traffic counts for any user.

These sites are located in Columbia, Sc, which is the capital of South Carolina. Columbia has been one of the most prominent cities for manufacturing and transporting materials due to its location. Being only 100 miles from Charleston, SC (one of the major ports) and being situated in the middle of the state, it is the ideal location for many businesses to be located. Columbia is, also, home to the University of South Carolina which has 37,000 students as well as Fort Jackson, which is the Army's primary training base.

This site is surrounded by a strong retail synergy consisting of Chick-Fil-A, Chili's, Home Depot, Outback, Lowes, Longhorn, Texas Roadhouse, and more.

This property sits between two major interstates running north/south and east/west. I-77 which is only 0.5 miles away runs north to Charlotte and is only an hour and a half drive away. I-20 runs West to Augusta and Atlanta in Georgia only being one and three hours away.







LOCATION OVERVIEW





REDEVELOPMENT SITES / OFFERING MEMORANDUM

Columbia Place Mall



REDEVELOPMENT SITES / OFFERING MEMORANDUM

arth

TRAFFIC COUNTS

I de Quincey
Newman Fwy

59.9 K

62.4 K

I-77

37.5 K

Trenholm Rd

94.5 K

Site

29.5 K

10.3 K

Two Notch Rd

I-20

69.2 K

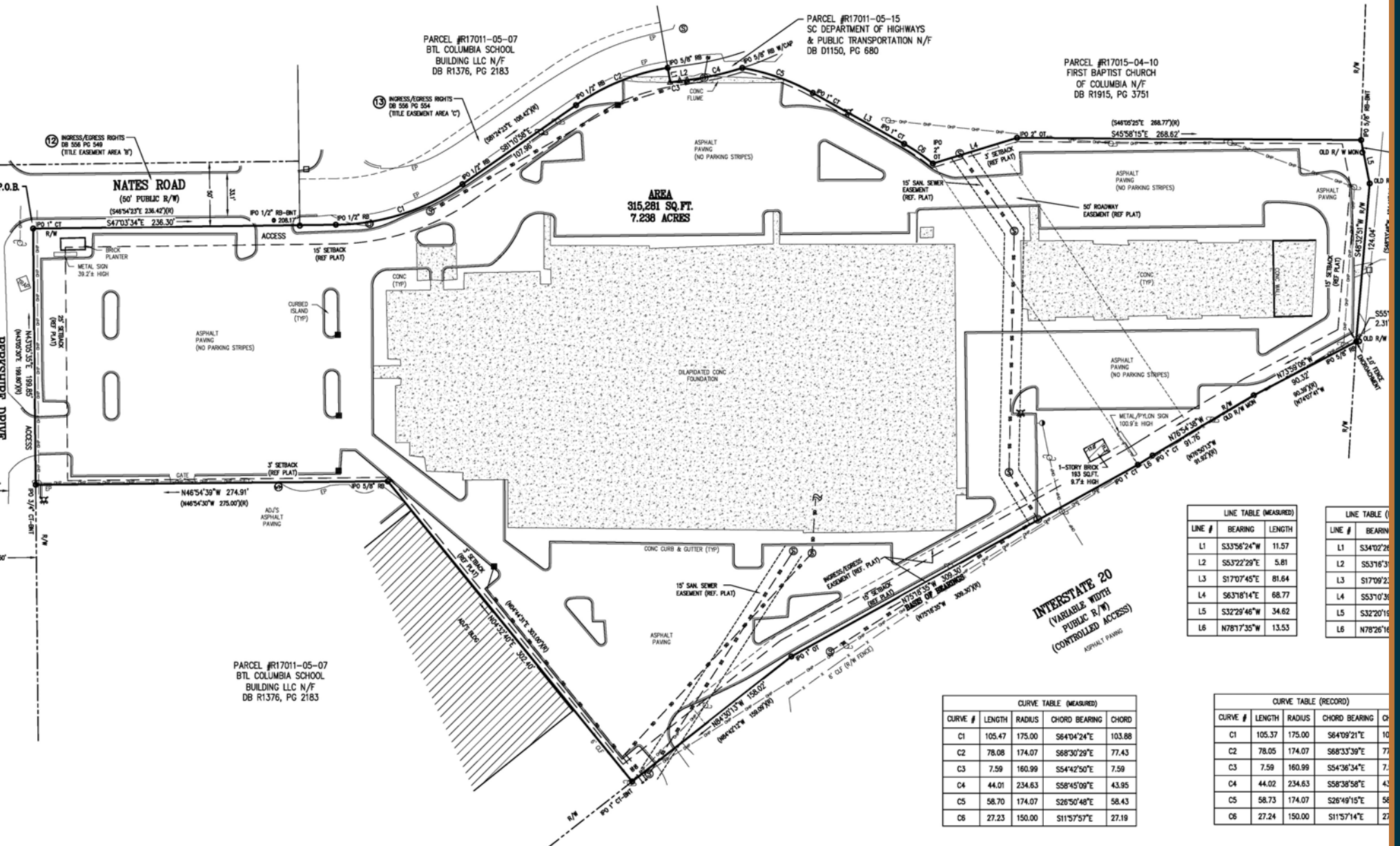
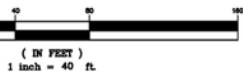
90.8 K





PROPERTY PLAT

GRAPHIC SCALE



LINE TABLE (MEASURED)

LINE #	BEARING	LENGTH
L1	S33°56'24"W	11.57
L2	S53°22'29"E	5.81
L3	S17°07'45"E	81.64
L4	S63°18'14"E	68.77
L5	S32°29'46"W	34.62
L6	N78°17'35"W	13.53

LINE TABLE (RECORD)

LINE #	BEARING	LENGTH
L1	S34°02'26"	
L2	S53°18'3"	
L3	S17°09'2"	
L4	S53°10'3"	
L5	S32°20'16"	
L6	N78°28'16"	

CURVE TABLE (MEASURED)

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	105.47	175.00	S64°04'24"E	103.88
C2	78.08	174.07	S68°30'29"E	77.43
C3	7.59	160.99	S54°42'50"E	7.59
C4	44.01	234.63	S58°45'09"E	43.95
C5	58.70	174.07	S26°50'48"E	58.43
C6	27.23	150.00	S11°57'57"E	27.19

CURVE TABLE (RECORD)

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	105.37	175.00	S64°09'21"E	103.88
C2	78.05	174.07	S68°33'39"E	77.43
C3	7.59	160.99	S54°36'34"E	7.59
C4	44.02	234.63	S58°38'58"E	43.95
C5	58.73	174.07	S26°49'15"E	58.43
C6	27.24	150.00	S11°57'14"E	27.19

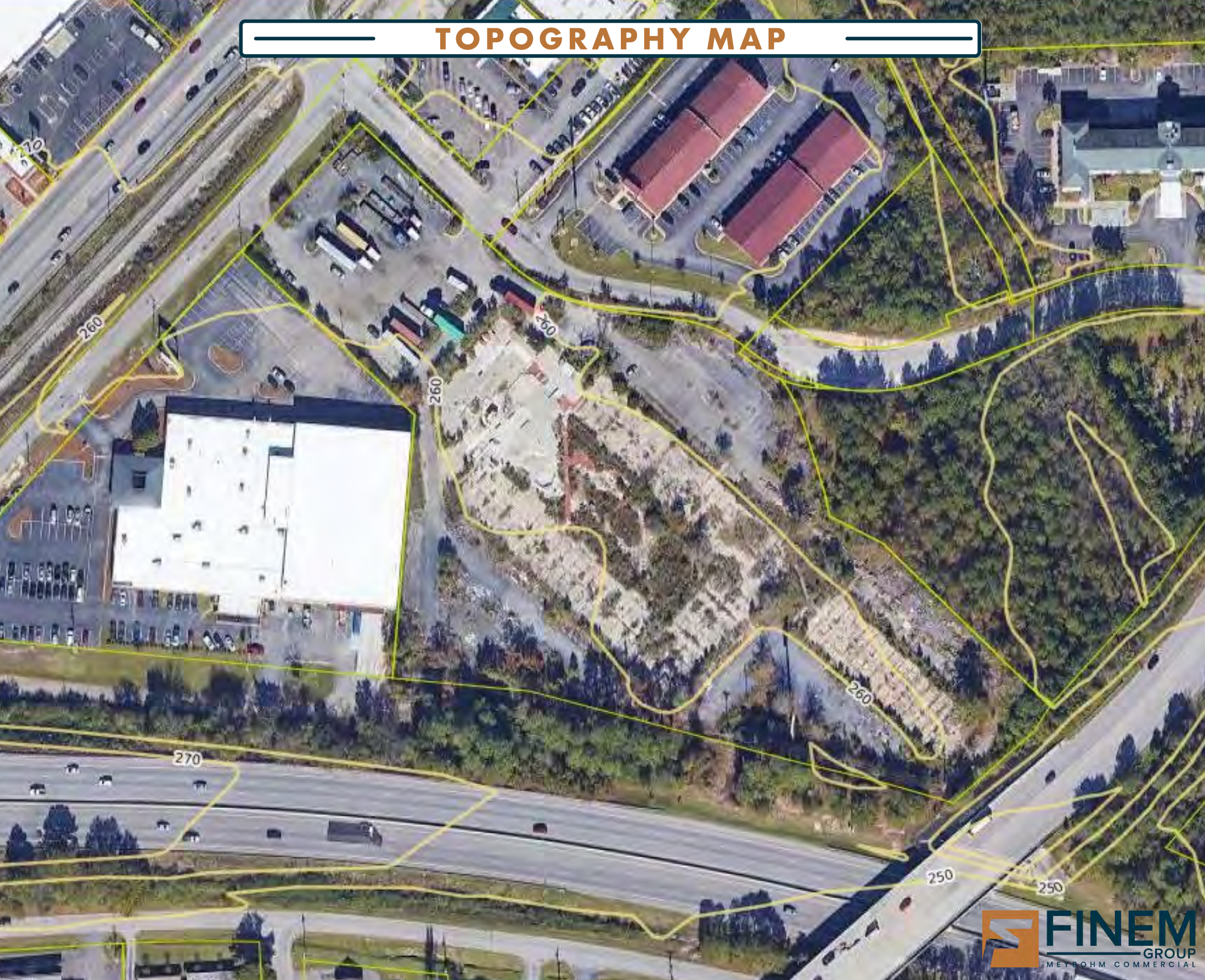
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REDEVELOPMENT SITES / OFFERING MEMORANDUM

TOPOGRAPHY MAP

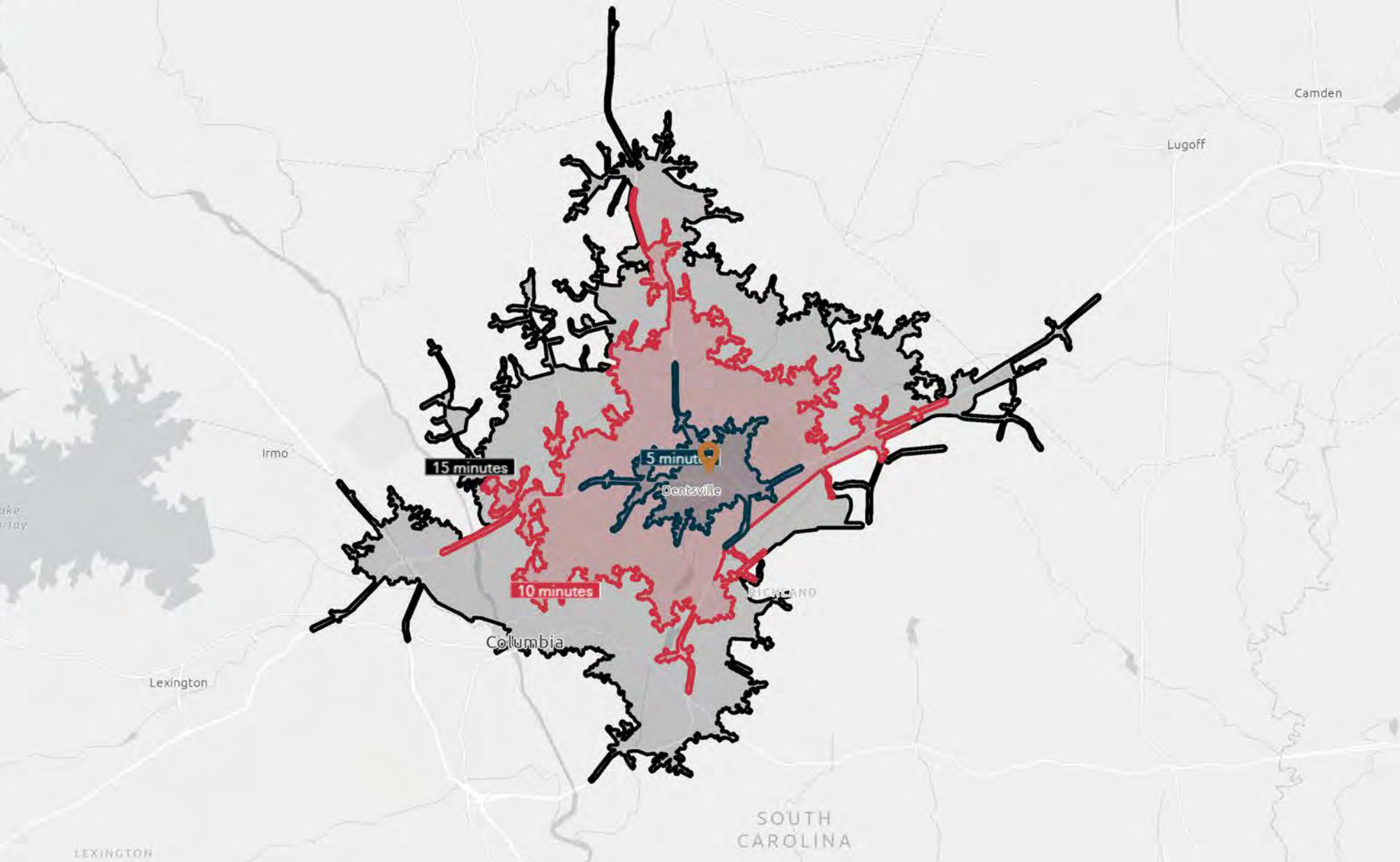


SEWER MAP





DEMOGRAPHICS



DEMOGRAPHICS	5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DRIVE TIME
Population	12,720	99,593	260,947
Med. Household Income	\$49,374	\$49,426	\$53,807
Population Med. Age	36.3 Years	37.6 Years	35.8 Years



Key Facts

3 Mile Radius

KEY FACTS

45,835

Population

38.3

Median Age

9%

No High School Diploma



24%
High School Graduate



33%
Some College



34%
Bachelor's/Grad /Prof Degree

2.3

Average Number of Kids

\$49,565

Median Household Income

BUSINESS



1,618

Total Businesses



23,113

Total Employees



White Collar



Blue Collar



Services

60.5%

20.7%

18.8%

EMPLOYMENT

3.9%

Unemployment Rate

INCOME



\$49,565

Median Household Income



\$30,816

Per Capita Income



\$56,421

Median Net Worth



93

Number of Restaurants



Key Facts

10 Min Drive Time

KEY FACTS

99,593

Population

37.6

Median Age

9%

No High School Diploma



24%
High School Graduate



29%
Some College



38%
Bachelor's/Grad /Prof Degree

2.3

Average Number of Kids

\$49,426

Median Household Income

BUSINESS



3,576

Total Businesses



54,843

Total Employees



White Collar



Blue Collar



Services

61.5%

19.7%

18.9%

4.6%

Unemployment Rate

INCOME



\$49,426

Median Household Income



\$32,097

Per Capita Income



\$56,882

Median Net Worth



274

Number of Restaurants



AREA OVERVIEW

Columbia MSA



COLUMBIA MSA OVERVIEW



836,324

MSA Population



\$58,213

MSA Med. Income



\$185,800

Med. Home Value



\$39,506,122

Gross Metro Product



11

Total Colleges



Manufacturing

Leading Industry



419,800

Labor Force



1.7%

Unemployment Rate

MSA BUSINESS OVERVIEW

Columbia, SC MSA is the second largest MSA in South Carolina and includes Columbia, SC which is the capital of South Carolina. For decades, Columbia has been one of the most prominent cities for manufacturing and transporting materials due to its location. Being only 100 miles from Charleston, SC (one of the major ports) and being situated in the middle of the state, it is the ideal location for many businesses to be located. Columbia is, also, home to the University of South Carolina which has 37,000 students as well as Fort Jackson, which is the Army's primary training base.

The city's three largest employers are the State of South Carolina with 25,000 employees, Prisma Health with 15,000 employees, and BlueCross BlueShield with 6,500 employees. Other Companies with headquarters or distribution centers in the Columbia MSA are but are not limited to, the University of South Carolina, Aflac, Fort Jackson, the VA, Michelin, AT&T, International Paper, and many more.

INTERNATIONAL PAPER



UNIVERSITY OF
SOUTH CAROLINA

PRISMA
HEALTH SM

Aflac



BlueCross[®]
BlueShield[®]



AT&T



MICHELIN



MIDLANDS VA
TECHNICAL COLLEGE



U.S. Department
of Veterans Affairs



— RICHLAND COUNTY, SC —

Originally chartered in 1785, Richland County is the second largest county in South Carolina (behind Greenville) and is a part of the Columbia, SC Metropolitan Statistical Area. It has a total population of 418,000 people and is the largest county in the MSA. Downtown Columbia, SC is located in Richland County which offers plenty of businesses, health care systems, college, and more. Residents of Richland have the ability to either live in the downtown area or live in the suburbs.

The University of South Carolina is located in Richland County and has over 35,000 students. Downtown Columbia is home to a large medical district that attracts many young nurses and doctors to the area. Overall these two aspects continue to draw a younger generation to the city and give way to more development and growth.

Richland County also has three major interstates running through the county, I-20, I-26, and I-77. I-20 provides access west to cities like Augusta, Ga, and Atlanta, Ga. I-26 provides north and south access to Greenville/Spartanburg, SC, and Charleston, SC. Lastly, I-77 ends in Lexington, SC, and goes north through Charlotte, NC.



\$56,137

MHI



418,307

Population



3.6%

**Unemployment
nt**

DISCLAIMER

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Meybohm Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.

FINEM GROUP OVERVIEW

Finem- Latin Phrase meaning "consider the end":
live so that your life will be approved after your death.

The Finem Group is a team of brokers and support staff at Meybohm Commercial who believe that everyone should be surrounded by a group of trusted advisors. With a team of three licensed commercial agents, a licensed investment analyst, a financial analyst intern, a professional photographer, and a transaction coordinator our team is vastly equipped to advise our clients on any of their real estate needs.

With our team of highly skilled agents and staff, we pride ourselves on being the best at what we do. We provide top-of-the-line photography, some of the best marketing packages, incredibly thorough and analytical valuations, and most importantly, honest and transparent advice to our clients. Like our team name, Finem, we aim to consider the end of every transaction we handle. We hope to live our lives in a way that honors our clients from the beginning to the end. For us, this isn't simply a job with a commission, it is our chance to help steward the assets of our clients in a way that will benefit them in the long run.

Based in Augusta, GA, The Finem Group has made a name for themselves as regional brokers in Georgia and South Carolina with plans to expand to other states.



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MEET THE BROKERS



Jonathan Aceves,
CCIM, MBA

Jonathan serves as a Commercial Sales and Leasing Advisor with Meybohm Commercial. Originally licensed in 2005, Jonathan specializes in downtown development, portfolio planning, multifamily brokerage, and land & site selection. Jonathan's portfolio planning has mostly centered around advising owners with portfolios of commercial properties regarding sales and 1031 exchanges, along with underwriting potential transactions. Jonathan has worked extensively in Site Selection and Commercial Land Brokerage. Notable site selection clients include Domino's Pizza, SRP Federal Credit Union, Hardees, Popeyes, Whit's Frozen Custard, and many others. Jonathan's approach to site selection differs from that of many of his competitors in that 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. Jonathan also focuses on Multifamily brokerage, with his track record including numerous downtown duplexes and quads, along with Cedar Pines Apartments and Ridgewood Apartments. His approach with multifamily is to reduce the work required by a buyer to underwrite—leading to faster sales and higher prices.



John Eckley,
MBA, Civil Eng.

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. His approach is unique because it combines his process-oriented, engineering brain with his interest in developing strong relationships with clients.

MEET THE BROKERS



Dustin Wright
Commercial Advisor

Dustin joins Meybohm Commercial and will be working to represent his clients in land site selection, development, and retail/industrial property brokerage. He most recently worked in the Central Nervous System division of Abbvie Pharmaceuticals where he advised Health Care Providers in the CSRA. Prior to pharmaceuticals, Dustin was a Territory Manager for Richmond Supply Company where he served the Kaolin, Lumber, Farming, Chemical, Power, and Water industries. Dustin joined the U.S. Navy as a Yeoman after graduating from Harlem High School. He received an AS in Business Administration from Georgia Military College and BS in Industrial/Business from Southern Polytech. He was previously a Project Manager in the Industrial/Commercial Construction sector in both Augusta and Atlanta and has also provided scheduling analytical work for Southern Nuclear Company. Dustin enjoys strategizing, and solving problems and doesn't meet many strangers. He resides in the Summerville Historic District with his amazing wife Caroline and their two children, Cole and Emmaline. Dustin believes that strong faith, integrity, and honesty are the keys to success in any business. He is an active member of the First Presbyterian Church of Augusta and enjoys golf, fishing, hunting, and spending time with friends and family.



Stephen Long
Financial Analyst

Stephen joined the team at Meybohm Commercial two years ago as a financial analyst. In college, he earned his real estate license and began as a residential agent on the side while he focused on graduating college. He graduated from Augusta University with a BS in Corporate Finance and he has two certifications in financial modeling. One is ACRE's commercial real estate financial modeling course (one of the most sought-after CRE modeling certifications) and he has CFI's FMVA (financial modeling valuation analyst) certification which is a sought-after certification for corporate financial modeling. He is in the process of completing two other certifications as he believes that in order to be an excellent analyst he needs to be continuously growing his skills. Along with the team's analysis and underwriting, Stephen is also in charge of creating all Offering Memorandums and informational content. In his free time, Stephen loves to read, work out, and watch movies. Additionally, for the past year, he has been learning Spanish with the goal of becoming fluent in the future. Lastly, he has volunteered for Younglife, a nonprofit, for 6 years.

The Finem Group is a team of brokers at Meybohm Commercial that have partnered to provide modern brokerage tools coupled with local expertise to their clients. Whether you have interest in understanding a single property, or wish to plan a greater real estate investment strategy, our team of seasoned brokers, financial analysts, and support staff exist to help our clients make wise decisions.

HOW WE HELP OUR CLIENTS

Regional Expertise Meets Advanced Analytics & Marketing



DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR. Our team of brokers and on staff analysts advise and analyze the data for you.



SEGMENTED, DETERMINED MARKETING

Augusta's largest team of commercial brokers includes a team of the area's most sophisticated real estate marketers. We collect, target and market our listings with determination and intentionality.



BUSINESS-MINDED EXPERTISE

We are a team of CCIM-educated brokers with MBAs and the experience running our own businesses with our own support staff.



TOP-OF-MARKET LISTING PRESENTATION

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be interested in a matter of seconds.



EXPERIENCED NEGOTIATORS/DEAL-MAKERS

We negotiate on behalf of our clients, making sure their best interests are closely guarded, while creatively working with others to get deals done!



ASSET-CLASS- FOCUSED

Being connected to the buyers, sellers, landlords and tenants, and understanding your particular type of asset matters. We are a team of brokers with specific asset-type focus.