



±5.87 AC DEVELOPMENT LAND AUGUSTA, GA

FOR SALE

1810 Phinizy Rd, Augusta, GA

- 5.87 ACRES ZONED B2 IN RICHMOND COUNTY
- SIGNALIZED INTERSECTION
- MIKE PADGETT HWY 29,900 VPD



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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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EXECUTIVE SUMMARY



INVESTMENT DETAILS



Price
\$240,000



Lot Size
±5.87 Acres



Traffic Count
30,000 VPD

INVESTMENT HIGHLIGHTS

SIGNALLED CORNER LOT

This site sits on the signaled corner of Mike Padgett Hwy and Phinizy Road.

HIGH TRAFFIC COUNTS

Mike Padgett hwy sees over 29,900 Vehicles per day and Phinizy rd sees over 4,070 Vehicles per day.

NEAR I-520

This site is located only a mile away from I-520 which sees over 47,000 Vehicles per day and is the main road for many workers traveling to and from work.

POTENTIAL FOR REZONING

Although this site is currently zoned B-2, it is possible to potentially get it rezoned for industrial use due to it being surrounded by similar use.

GREAT ROAD FRONTAGE

This site has over 222' feet of road frontage on Mike Padgett Hwy with great visibility to over 29,900 VPD.

Property Information:

Address	1810 Phinizy Rd
City	Augusta
State	Georgia
County	Richmond County
Acres	±5.87
Topography	Rolling
Wet Lands	Small Portion on South
Zoning	B-2
Road Frontage	222'
Access Points	One Access in Rear
Traffic	29,900
Distance to I-520	1.5 Miles
Location	South Augusta
Lot Type	Signaled Corner



OPPORTUNITY OVERVIEW

The Finem Group at Meybohm Commercial is proud to exclusively present this 5.87 Acre tract of commercial land for sale on Mike Padgett Highway in Augusta, Georgia. Located at the signalized intersection of Phinizy Road (4,070 cars per day) and Mike Padgett (29,900 cars per day), with access to Phinizy Road.

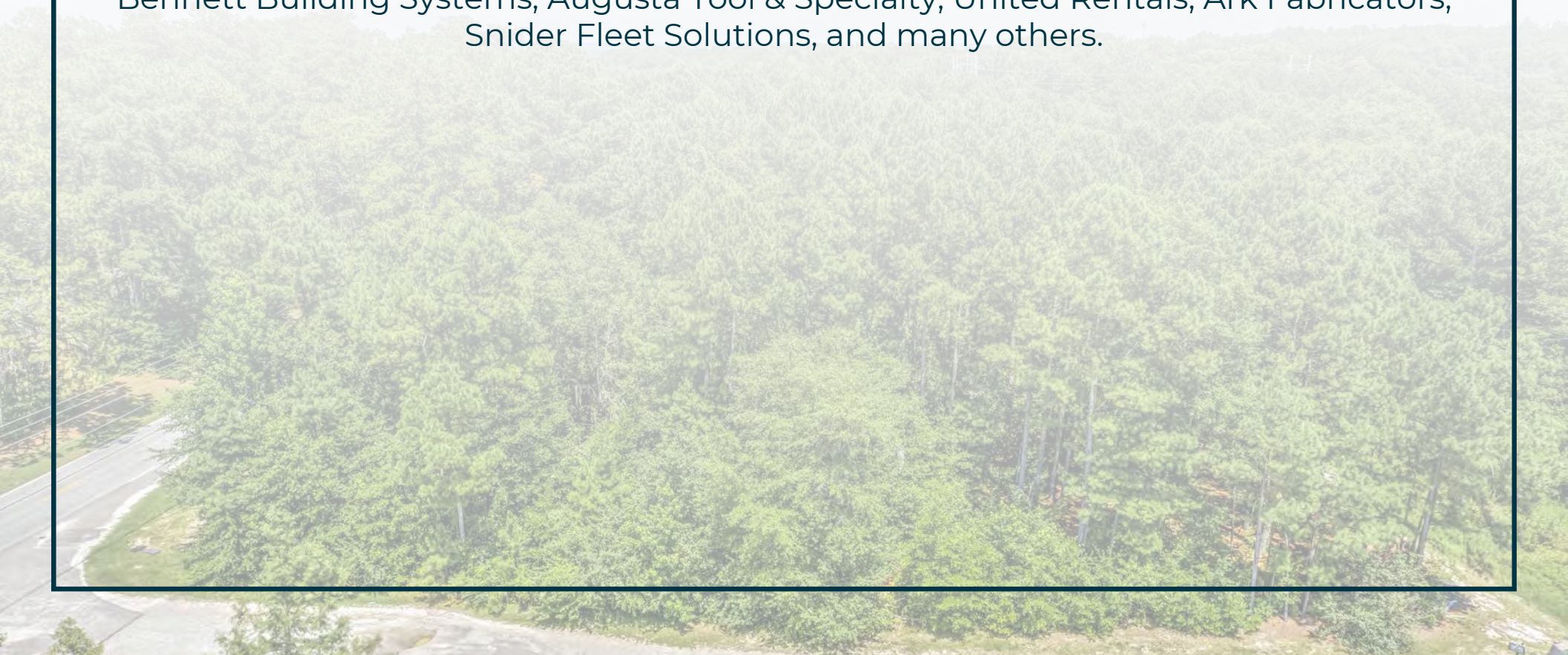
The property is zoned B-2 (General Business) in Richmond County, which is appropriate for most retail and commercial uses. The property would be ideal for retail development, including car wash, medical, fast food, or any other retail use. The property is also surrounded by light industrial and heavy industrial users, and could very likely be rezoned for industrial use given use by neighboring properties. The property contains a portion of Butler Creek, and a portion of the property closest to Mike Padgett is in the floodplain.

The property is bordered to the west by an access road to Butler Creek Park, which is owned by the City of Augusta. The property contains a sewer line easement about 120' from the rear of the property, running parallel to Phinizy. The property was originally 8.22 acres (see plat) when it was purchased. In 2009, the owners subdivided and sold a 2-acre tract of land on the Western side, and in 2011 gave the city of Augusta a 40' 0.35 Acre access to the Butler Creek Park (see easement plat), resulting in the 5.87-acre property the owners have today.

LOCATION DESCRIPTION

The property is located at the intersection of Phinizy and Mike Padgett, almost exactly one mile from I-520. Phinizy Road connects Peach Orchard Road (33K DTC) to Mike Padgett Highway (29K DTC). Located in the southern portion of Richmond County (Augusta, GA).

The property is 2.3 miles from the Augusta Regional Airport (AGS), which is a limited service Fixed Base Operator owned and operated by the City of Augusta. Nearby businesses include Textron Specialized Vehicles, Univar USA, Tri-Fast Systems, Covidian, Bennett Building Systems, Augusta Tool & Specialty, United Rentals, Ark Fabricators, Snider Fleet Solutions, and many others.





ACCESS MAP

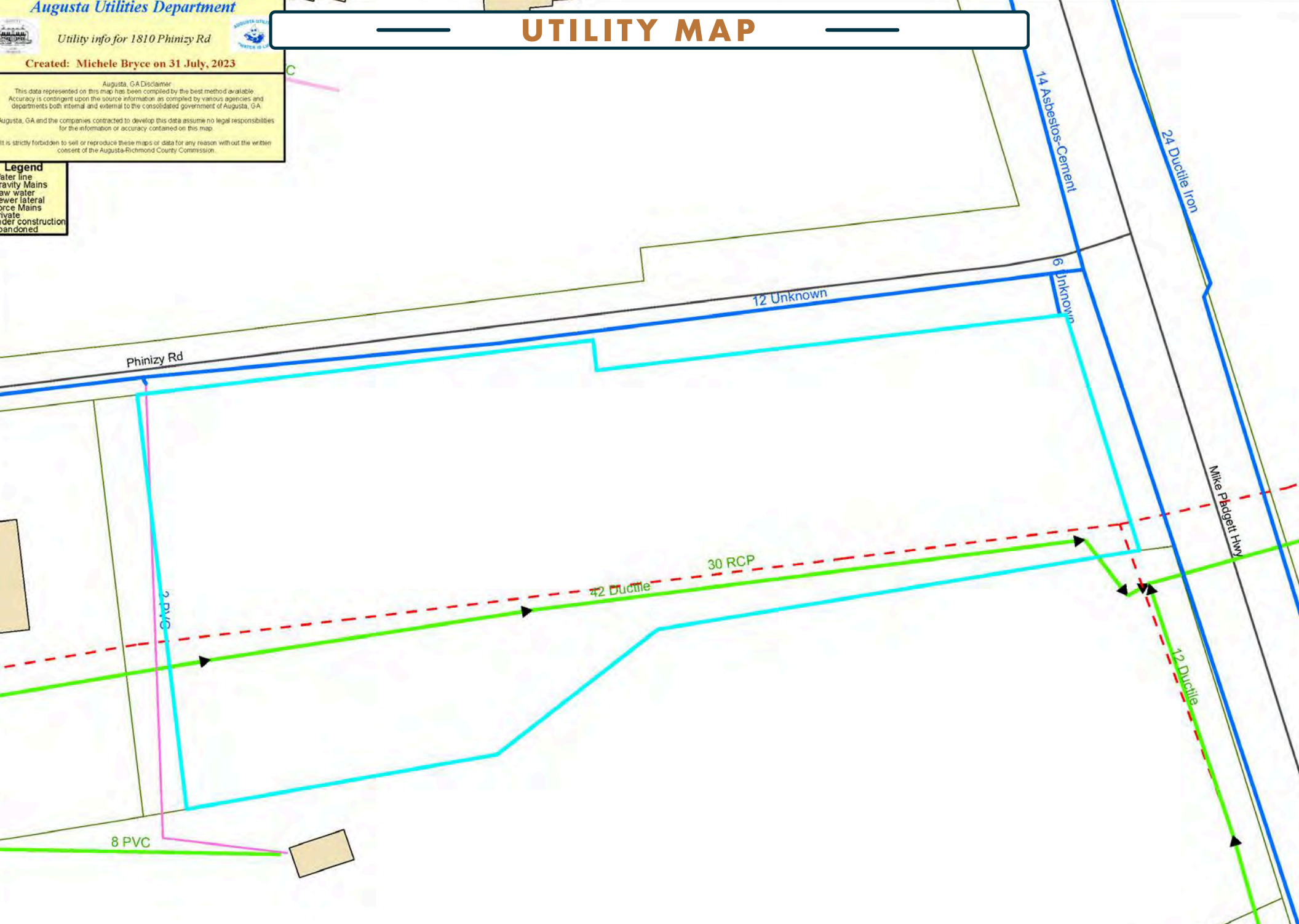
The subject property is located on a signaled corner of Mike Padgett Hwy and Phinizy Rd. However, the property does not have access via Mike Padgett Hwy and only has access on Phinizy Rd on the rear of the property.

New owners could potentially try for new access points but it may be unlikely.

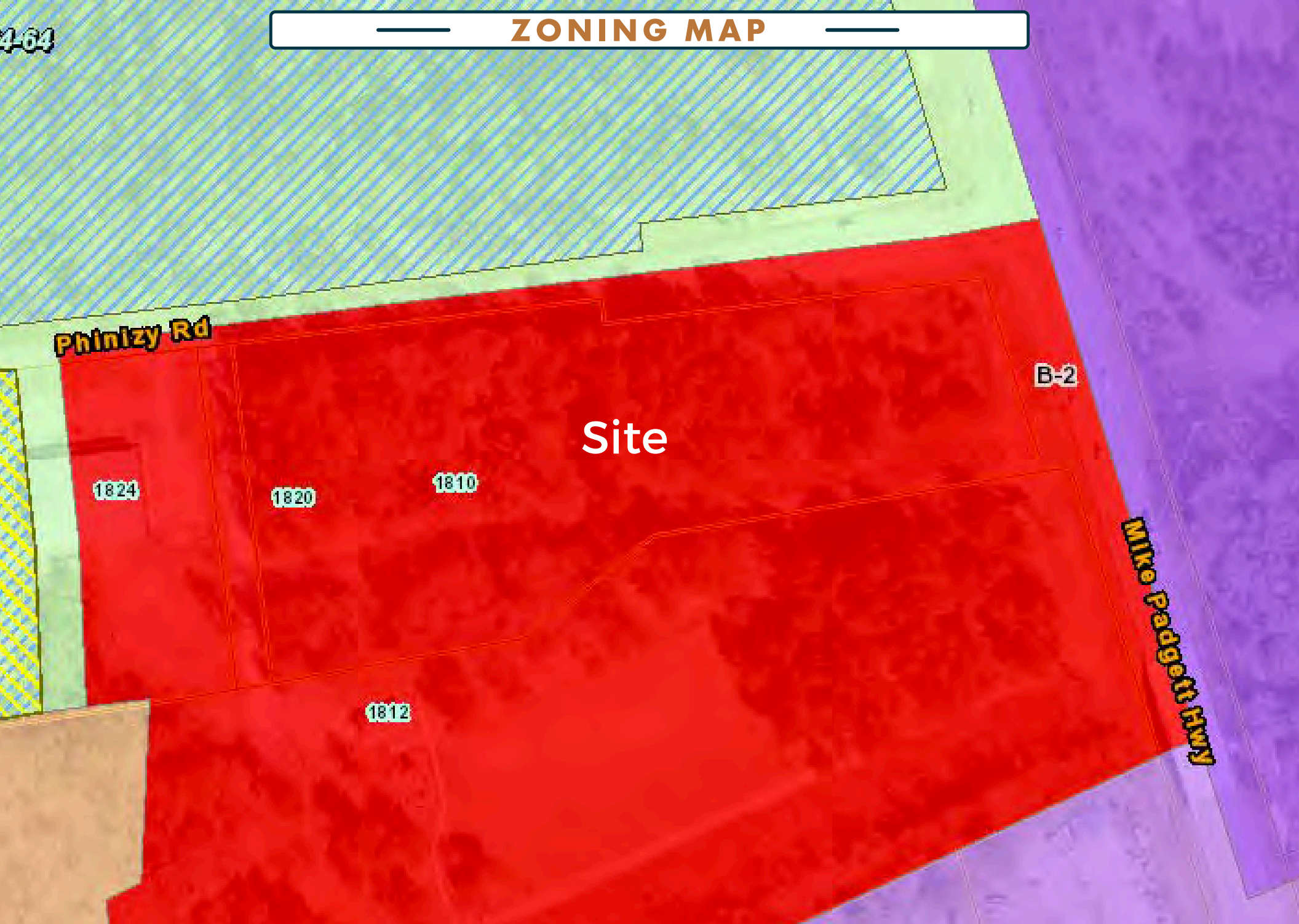


UTILITY MAP

Legend
 Water line
 Gravity Mains
 Sewer water
 Sewer lateral
 Storm Mains
 Private
 Under construction
 Abandoned



ZONING MAP



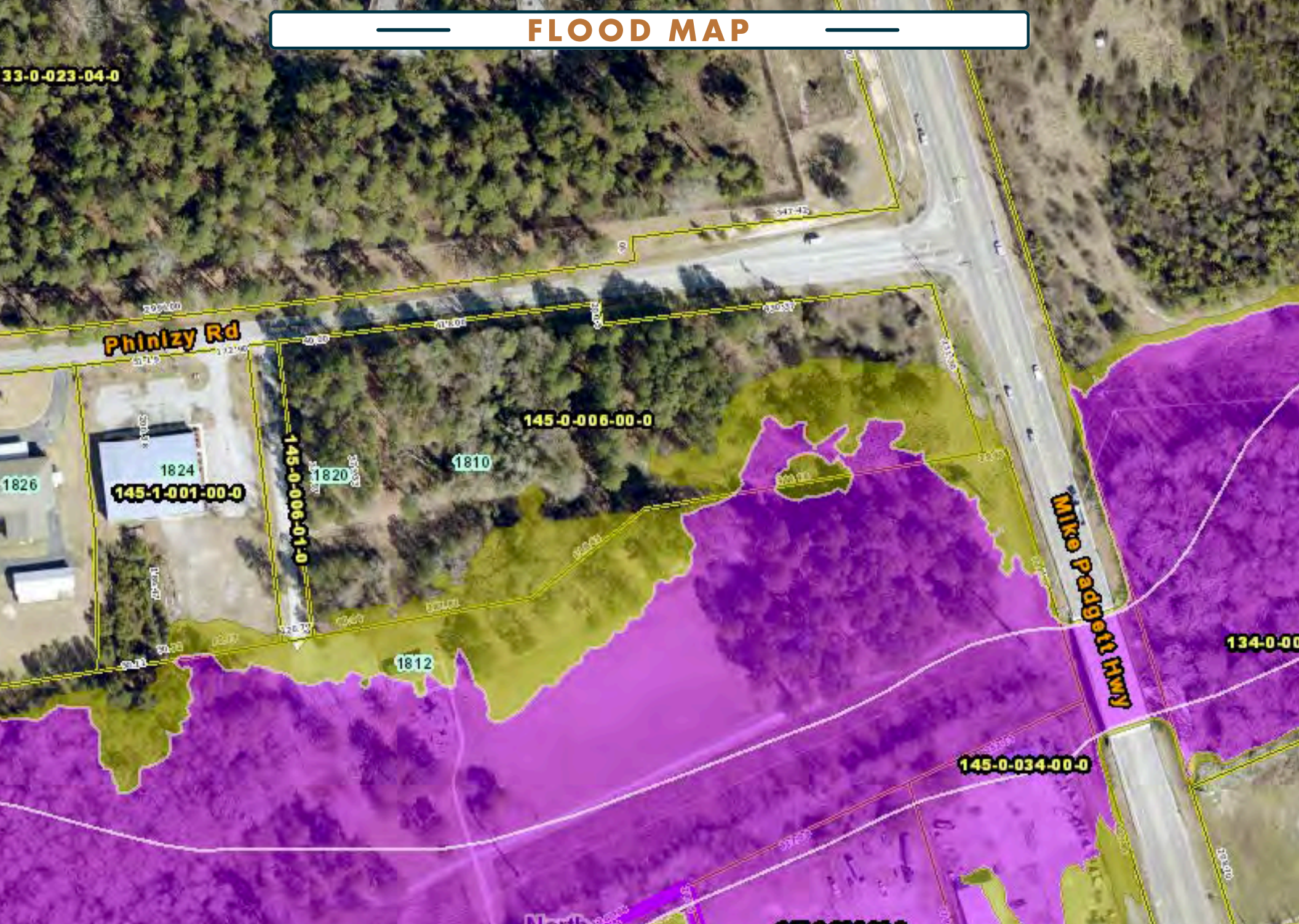
TOPOGRAPHY MAP

Two Foot Contours



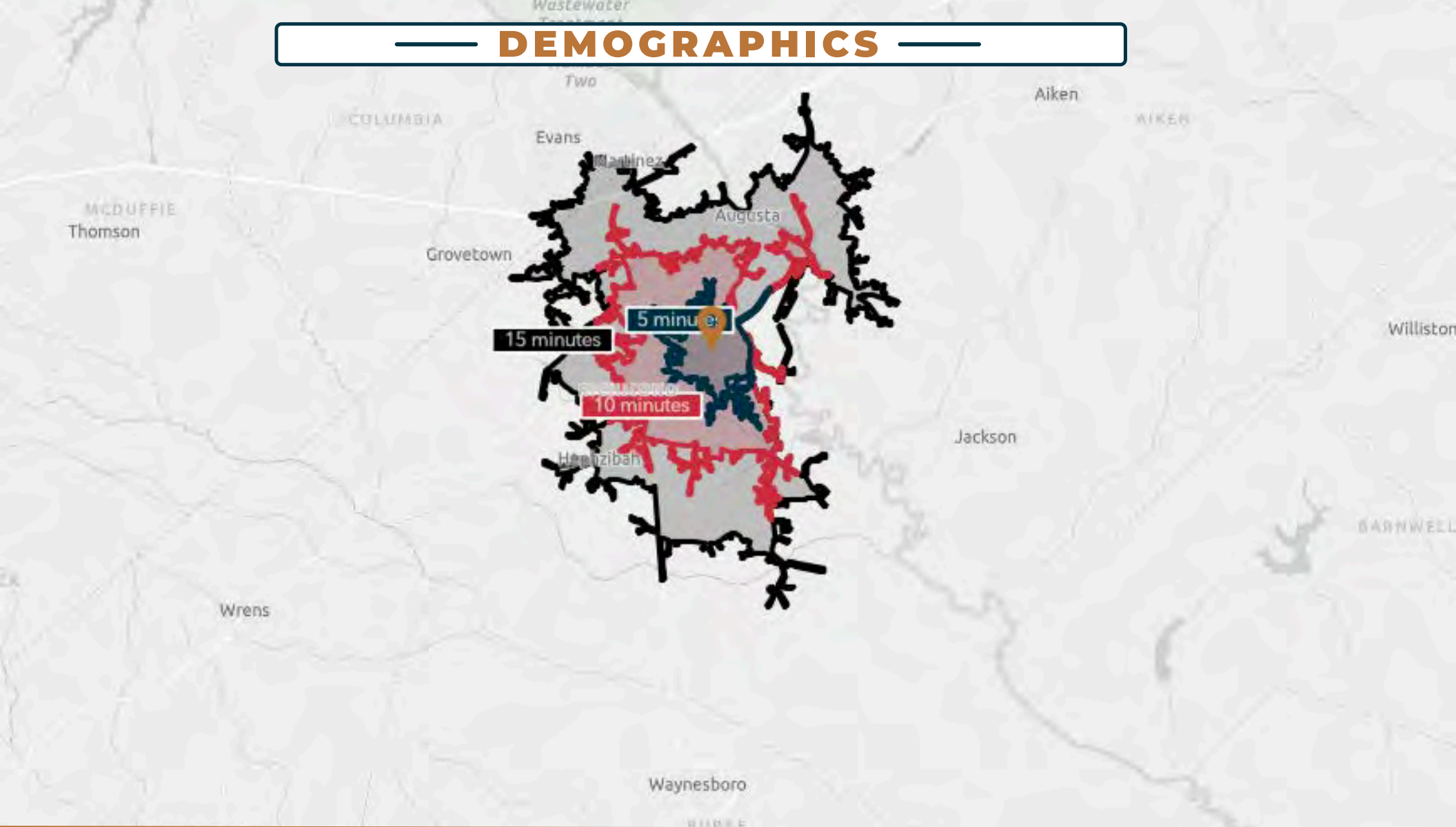
FLOOD MAP

33-0-023-04-0





DEMOGRAPHICS



DEMOGRAPHICS	5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DRIVE TIME
Population	15,055	75,099	178,355
Med. Household Income	\$40,230	\$39,550	\$46,246
Population Med. Age	36.8 Years	37.0 Years	37.1 Years

Key Facts 3 Mile Radius

KEY FACTS

26,832

Population

36.9

Median Age

14%

No High School Diploma



38%

High School Graduate



32%

Some College



15%

Bachelor's/Grad /Prof Degree

2.6

Average Number of Kids

\$45,150

Median Household Income

BUSINESS



875

Total Businesses



17,788

Total Employees



White Collar



Blue Collar



Services

52.6%

23.4%

24.1%

8.0%

Unemployment Rate

INCOME



\$45,150

Median Household Income



\$24,504

Per Capita Income



\$70,909

Median Net Worth



59

Number of Restaurants



Key Facts

10 Min Drive Time

KEYFACTS

70,670

Population

37.0

Median Age

15%

No High School Diploma



40%

High School Graduate



33%

Some College



12%

Bachelor's/Grad/Prof Degree

\$39,550

Median Household Income

2.6

Average Number of Kids

BUSINESS



2,034

Total Businesses



30,462

Total Employees



White Collar



Blue Collar



Services

49.0%

26.8%

24.3%

7.8%

Unemployment Rate

EMPLOYMENT

INCOME



\$39,550

Median Household Income



\$23,365

Per Capita Income



\$43,125

Median Net Worth



169

Number of Restaurants



AREA OVERVIEW

Augusta, MSA



THE CSRA OVERVIEW



622,275

CSRA Population



\$61,473

CSRA Med. Income



\$198,719

Med. Home Value



0.43%

Ann. Growth Rate



4

Total Colleges



9,921

College Studets



269,031

Labor Force



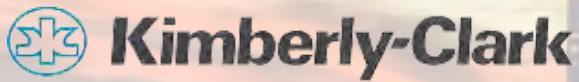
3.7%

Unemployment Rate

MSA BUSINESS OVERVIEW

Augusta is a regional center of medicine, biotechnology, and cyber security. Augusta University, the state's only public health sciences graduate university, employs over 7,000 people. Along with University Hospital, the Medical District of Augusta employs over 25,000 people and has an economic impact of over \$1.8 billion. Within the next few years, the city is expected to have rapid population growth of 10,000+ residents due to the announcement of the United States Army Cyber Command that will be located in Fort Gordon.

The city's three largest employers are Augusta University, the Savannah River Site (a Department of Energy nuclear facility), and the U.S. Army Cyber Center of Excellence at Fort Gordon, which oversees training for Cyber, Signal Corps, and Electronic Warfare. Other Companies with headquarters or distribution centers in the CSRA are but limited to, EZ-Go, Bridgestone, Tax Slayer, John Deere, Amazon, Kellogg's Kimberly Clark, Graphic Packaging International, and more.



GEORGIA
CYBER CENTER



JOHN DEERE



VA



U.S. Department
of Veterans Affairs



RICHMOND COUNTY, GA

Augusta, GA is in the midst of a renaissance of sorts fueled by a few different major drivers. One is the influx of all things cyber with the relocation of the U.S. Army's Cyber Command Headquarters to nearby Fort Gordon. This fairly recent development has and continues to fuel growth in the area, but has only served to accelerate a trend that was already underway. The city's downtown was already fastly developing, but now many more projects are set to break ground. The greater MSA, including surrounding Columbia and Richmond Counties on the GA side, and Aiken and Edgefield counties on the SC side, seem to all be seeing impacts in this already very affordable place to live.

Traditionally, Healthcare, Military, Manufacturing, Energy, and Customer Service have represented the primary nodes of the Augusta Economy. Cyber has recently taken its place at the table next to the others and has fueled much of the recent change. Amazon has plans for two separate distribution warehouses off of I-20 in Columbia County. Over 51,000 jobs are provided by healthcare alone in the Augusta MSA. Manufacturing entities in the area include EZ GO Textron, Kimberly-Clark, John Deere, Starbucks, Graphic Packaging, Cardinal Health, Kellogs and more. Entities like Sitel, ADP, Unisys and Taxslayer specialize in customer-service-based work. The economy is greatly supported by a couple of different large energy projects: Savannah River Site and Plant Vogle providing 12,000 and 6,000 jobs respectively.



\$46,237

MHI



205,673

Population




3.5%

Unemployment

CYBER CITY

U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command. The Army Cyber Command Headquarters located at Fort Gordon operates and defends Army networks and delivers cyberspace effects against adversaries to defend the nation. ARCYBER, led by Fort Gordon, conducts global operations 24/7 with approximately 16,500 Soldiers, civilian employees, and contractors worldwide. The Pentagon's 2013 announcement led to the relocation of the U.S. Army Cyber Command from Fort Meade in Maryland to Fort Gordon in Augusta. Fort Gordon is fast becoming a center for joint forces activities, training, and operations and is a huge employer in east Georgia. With a workforce of 31,155, much of the installation's annual economic impact of nearly \$2.4 billion goes directly into area shops, real estate, banks, and other businesses.

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. Located on the Nathan Deal Campus for Innovation, the center is a unique public/private partnership involving academia, state and federal government, law enforcement, the U.S Army, and the private sector. Other cyber-focused businesses are paying attention and taking advantage of the expanding field by moving their headquarters and establishing branches in the Augusta Region. The \$100 million Georgia Cyber Center, the single largest investment in a cybersecurity facility by a state government to date, is a unique public/private partnership involving academia, state and federal government, law enforcement, the U.S. Army and the private sector.



Welcome to Fort Gordon
U.S. Army
Cyber Center of Excellence



**GEORGIA
CYBER CENTER**



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.

Augusta National Golf Club sometimes referred to as Augusta or the National, is a golf club in Augusta, Georgia, United States. Unlike most private clubs which operate as non-profits, Augusta National is a for-profit corporation, and it does not disclose its income, holdings, membership list, or ticket sales. Founded by Bobby Jones and Clifford Roberts, the course was designed by Jones and Alister MacKenzie[3] and opened for play in 1932. Since 1934, the club has played host to the annual Master's Tournament, one of the four men's major championships in professional golf, and the only major played each year at the same course. It was the top-ranked course in Golf Digest's 2009 list of America's 100 greatest courses and was the number ten-ranked course based on course architecture on Golfweek Magazine's 2011 list of best classic courses in the United States.



MASTERS

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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.