



±56 ACRE RESIDENTIAL 75 PROPOSED LOTS

0 BAKER PLACE, GROVETOWN, GA



±55.58 ACRES



PROPERTY DETAILS

Size	±55.58 Acres	County	Columbia County
Price/Acre	25,000	Topography	Rolling
Proposed Lots	75 Lots	Condition	Shovel Ready
Zoning	R-A	10-Min Population	22,061
Utilities	On-Site	10-Min MHI	\$102,959

OFFERING MEMORANDUM

SALE PRICE: \$25,000/ACRE

ZONED RA IN COLUMBIA COUNTY

UTILITIES ON-SITE | 75 PROPOSED LOTS





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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



EXECUTIVE SUMMARY



DEVELOPMENT OPPORTUNITY

WHY THIS SITE?



LAND SIZE

55.58 Acres | 75 SFH Lots



ZONING

R-A



ACCESS

Planned Continuation of Road



FLOOD ZONES

No Impact on Proposed Sites



SEWER

8" On-Site



WATER

On-Site



DEMOGRAPHICS

Strong, Growing Demographics

OFFERING SUMMARY

Address:	0 Baker Place Rd, Grovetown, GA, 30813
Price/Acre	\$25,000
Land Size:	±55.58 Acres
Sewer:	8" Main On-Site
Water:	On-Site

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present this ±55.58-acre residential development tract located in Columbia County, Georgia. Situated near the intersection of Bundoran Drive and Dublin Loop, this property was previously envisioned as a future phase of the Kellarie subdivision. Zoned R-A, the tract benefits from on-site 8" water and sewer utilities and proximity to growing residential demand in one of the region's strongest school districts.

The property includes a conceptual layout for 75 single-family lots—42 measuring 60' wide and 33 measuring 70' wide—offering a solid foundation for phased development. This plan supports efficient lot absorption and flexible builder options. Bundoran Drive currently terminates at the site's boundary and was originally designed to extend into this tract. A FEMA flood zone separates this parcel from the Kellarie section to the south but does not impact the proposed lots or building areas.

With its R-A zoning and available utilities, this site is positioned for reduced entitlement risk and expedited delivery. Its scale allows for a range of development strategies—from single-phase to staggered multi-builder rollouts—within a submarket showing strong absorption and pricing trends.

This offering presents a strategic opportunity for residential developers and builders to enter or expand within Columbia County. The site is equipped for execution, with infrastructure and land use alignment already in place.

LOCATION OVERVIEW

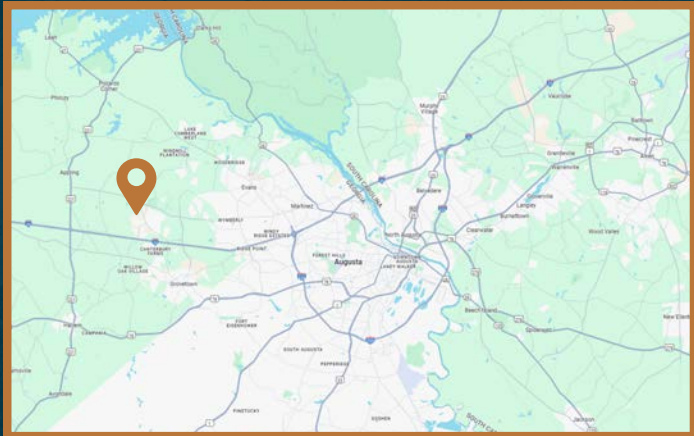
ESTABLISHED TRADE AREA



TRAVEL DISTANCES

To Areas within the CSRA

Riverwood	8.0 Miles
Appling	8.0 Miles
Harlem	9.0 Miles
Evans	10.0 Miles
Fort Eisenhower	13.7 Miles
Augusta	16.0 Miles
Thomson	19.8 Miles



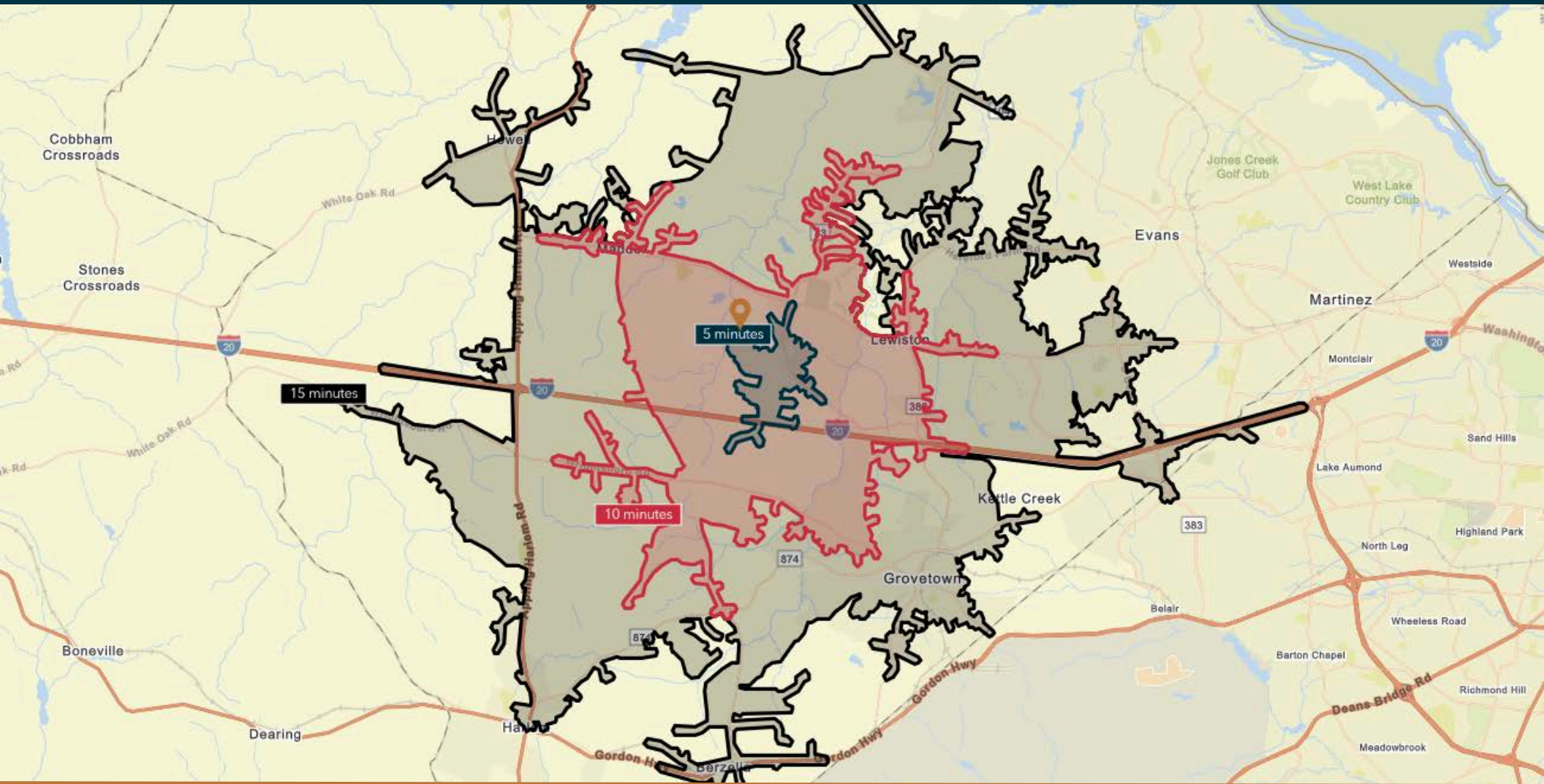
The site lies within Columbia County, one of the most rapidly expanding suburban markets in Georgia. Positioned just minutes from Grovetown, I-20, and Fort Eisenhower, this area continues to see robust housing demand driven by excellent schools, job growth, and regional amenities.

Nearby residential development includes the established Kellarie subdivision, with this parcel offering natural continuity for further expansion. The property benefits from close proximity to shopping, schools, and major roadways, with the infrastructure in place to support new development.

The property is located in Grovetown, just off William Few Parkway on the north side of I-20. The Columbia County Fairgrounds lie just to the north, while Lewiston Road and the Gateway commercial district are a few minutes to the southeast.



DRIVE TIME DEMOGRAPHICS



Drive Time Radii

	5 Min	10 Min	15 Min
Population	4,561	22,061	69,260
Median HH Income	\$97,426	\$102,959	\$96,689
Median Age	32.9 Yrs	32.6 Yrs	34.6 Yrs





SITE

Kelarie Subdivision

The Retreat at Baker Place

Columbia County Water Utility

Columbia County Fairground

High Meadows Subdivision

Grovetown High School

Patriots Park

Chamblin Ridge Subdivision

Ivy Falls Subdivision

Bartram Trail Subdivision

Bartram Trail Golf Course

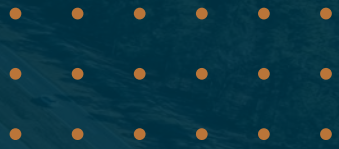
Ashbrooke Subdivision

0 BAKER PLACE RD



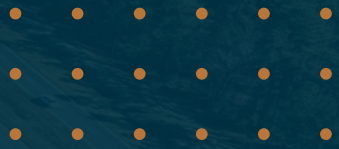
±55 AC | 75 PROPOSED LOTS

75 LOT SITE PLAN



±55 AC | 75 PROPOSED LOTS

WETLAND MAP



±55 AC | 75 PROPOSED LOTS

ZONING MAP



±55 AC | 75 PROPOSED LOTS

ZONING FACT SHEET

Lot Requirements

Minimum Lot Size:	2.5 acres
Minimum Lot Frontage:	150 feet
Minimum Front Setback:	125 feet from an arterial street
(measured from street centerline)	90 feet from a collector road
	75 feet from a local street
	25 feet from a service drive (measured from property line)
Minimum Rear Setback:	25 feet
Minimum Side Setback:	10 feet

Allowed Uses

- Agricultural uses
- Single family detached dwellings
- Manufactured home, double wide
- Group home
- Riding stable
- Check for covenants on your property that may further limit the permitted uses

Limited Uses

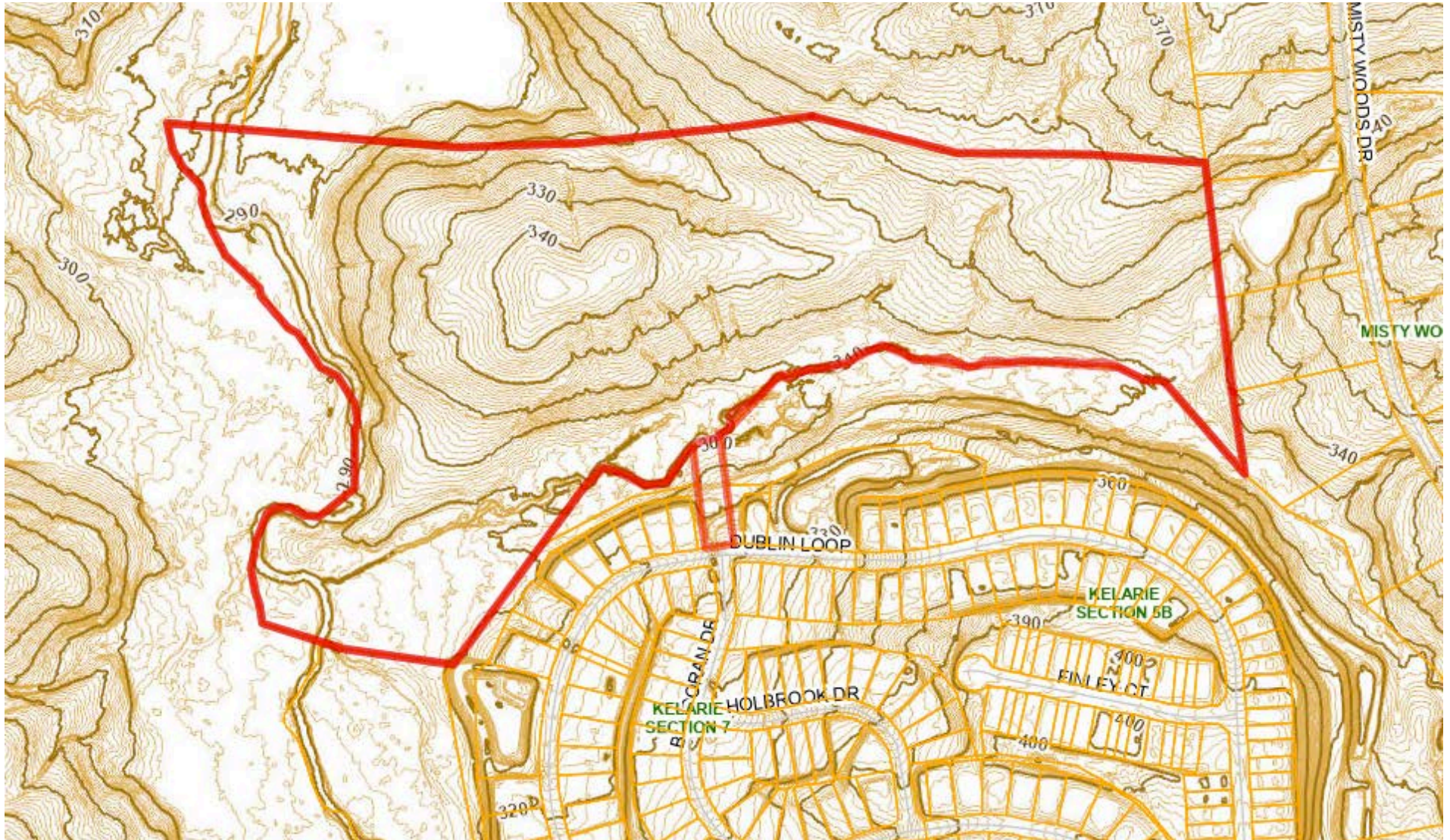
- Barn, pole barn, storage structure
- Small scale agriculture
- Timber harvesting
- Manufactured home, single wide
- Minor utilities
- Adult care or day care center (fewer than 7 individuals)
- Ancillary dwelling
- Home occupations

Conditional Uses

- Must contact the Planning Department for an application
- Bed and breakfast (up to 6 rooms)

±55 AC | 75 PROPOSED LOTS

TOPOGRAPHY MAP



0 BAKER PLACE RD



PROPERTY PHOTOS











AREA OVERVIEW



WHY? CSRA

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.



MASTERS



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

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

**For inquiries,
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