

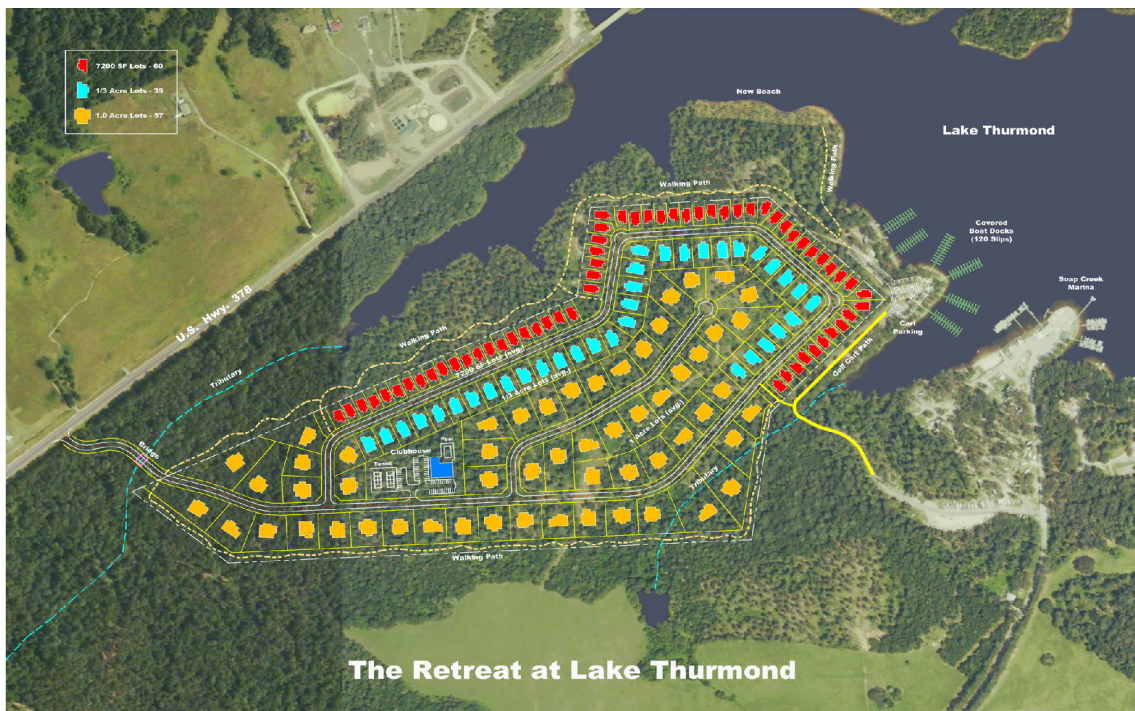
THE RETREAT

0 US Hwy 378 & Ann Scott Drive
Lincolnton, Georgia 30817





The Retreat at Lake Thurmond - Concept Plan #3



128.75± ACRES | CLARKS HILL / STROM THURMOND LAKE AREA | DEVELOPMENT OPPORTUNITY

GOLD OAK REAL ESTATE | OFFERING MEMORANDUM



Presented by Gold Oak Real Estate
Sandy J. Butler, Broker
706.833.5313 | sandy@goldoakrealestate.com

Summary

128.75 Acres

4,500 +/- Road Frontage

6,800 +/- Lake Frontage

Mixed Use possibility of Estate Lots, Recreational Use, and Commercial Exposure

Adjacent to Soap Creek Marina

Parcels 45 048A, 45 048B, and 45 051

Investment Highlights

- Large contiguous lake-area holding with significant frontage and multiple access/development possibilities.
- U.S. Highway 378 exposure provides regional connectivity and potential visibility for future development.
- County water access
- Prior engineering and conceptual development work provides a meaningful starting point for purchaser evaluation.
- Concept planning illustrates the capacity for a substantial master-planned residential community with varied lot sizes and amenities.
- Proximity to Soap Creek recreation, marina access, golf, Lincolnton, and the greater Evans/Augusta market enhances the property's lifestyle and development story.

Growing Lake-Area Market

Lincoln County has experienced renewed population growth, increasing approximately 5.5% between the 2020 Census and the Census Bureau's 2025 population estimate. The trend supports a broader investment thesis centered on lifestyle migration, recreational demand, second-home ownership and residential growth within the Clarks Hill Lake market. -US Census

Positioned Within the Greater Augusta Growth Corridor

Although The Retreat offers the privacy and recreational character of a lake-oriented community, the property is positioned within the broader economic influence of the Augusta metropolitan region. Augusta was recently ranked the nation's No. 1 "City on the Rise" by LinkedIn, reflecting increasing employment opportunity and workforce growth. This regional momentum strengthens the long-term case for residential and recreational development within surrounding lifestyle markets. -Southern Living Magazine

Development Foundation Already in Place

Significant planning and engineering work has previously been undertaken for the property, providing prospective purchasers with a valuable foundation from which to evaluate future development opportunities. The concept illustrates a clubhouse, swimming pool, tennis courts, walking paths/trails, and an internal street system.

Previous Conceptual Development Plan – For Illustrative Purposes Only. The plan is not represented as a current approval, entitlement, permit, or guarantee of achievable density.

Boundary survey exhibit – historic survey material provided for purchaser review.

Location & Development Positioning

The Retreat is positioned within one of the Southeast's premier freshwater recreational markets. Clarks Hill Lake—also known as J. Strom Thurmond Lake—encompasses more than 70,000 acres of water and approximately 1,200 miles of shoreline, supporting boating, fishing, swimming, kayaking and year-round outdoor recreation. This property is adjacent to Soap Creek Marina.

THE RETREAT AT LAKE THURMOND

0 US Hwy 378 & Ann Scott Drive
Lincolnton, Georgia 30817



For additional information:

Sandy J. Butler
Broker
Gold Oak Real Estate
706.833.5313
sandy@goldoakrealestate.com

Confidentiality & Disclaimer

This Offering Memorandum has been prepared for informational and marketing purposes only. Information contained herein has been obtained from sources believed to be reliable; however, Gold Oak Real Estate, the seller, and their respective representatives make no representation or warranty, express or implied, as to its accuracy or completeness. Acreage, dimensions, frontage, zoning, utilities, development potential, conceptual plans, engineering information, environmental conditions, shoreline matters, and all other property characteristics are subject to independent verification. Prospective purchasers should conduct their own investigation and consult appropriate legal, engineering, surveying, environmental, tax, governmental, and other professional advisors. Prior conceptual plans are illustrative only and are not represented as current approvals, entitlements, permits, or guarantees of future development rights. The property is offered subject to prior sale, withdrawal, modification, or change in terms without notice.