

FOR SALE

**Sweetwater North
26.18 Acres Commercial - Retail
1075 & 1091 Edgefield Rd**

North Augusta, SC 29841



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$5,105,100
Lot Size:	26.18 Acres
Price/Acre:	\$195,000

PROPERTY HIGHLIGHTS

- Planned Development zoning
- Entitled and approved for commercial
- 26.18 acre Commercial property is cleared and level
- Anchors rapidly-growing area
- Outstanding retail, professional, general commercial potential
- Excellent site view and frontage
- 36K ADT on Hwy 25 and 47K ADT on I-20

DESCRIPTIONS



PROPERTY DESCRIPTION

Meybohm Commercial is proud to exclusively present this 26.18 acre retail development site for sale in North Augusta, SC. The site is well positioned for development such as grocery-anchored shopping centers, home improvement stores and retail shop space. The frontage of the site will allow for several out-parcels with great visibility. The land is cleared with almost level topography. Traffic counts on this part of Edgefield are 36,000 vehicles per day! \$195,000 per acre.

Adjoins Sweetwater Commons a neighborhood with 250 luxury cottages; Sweetwater Square with Walmart Supercenter, Holiday Inn Express, State Farm, GNC, Just Beds, Verizon, AT&T; and near University Hospital Prompt Care, SRP Federal Credit Union headquarters, hundreds of new residential rooftops, Sage Valley Golf Club, Sage Mill Industrial Park with Bridgestone's world flagship plant, new schools and public safety stations; minutes from downtown employment centers like Unisys, Cyber Range, Medac, Augusta University, University Hospital, and much more.

Aiken County parcel #'s 010-11-05-008 and 010-10-06-001

LOCATION DESCRIPTION

Located in North Augusta at Exit 5 at I-20, which is experiencing rapid growth with the recent addition of Walmart, Verizon, McDonald's, University Hospital prompt care, Wendy's, Dairy Queen, Zaxbys, etc. The 90,000 square foot SRP Federal Credit Union operations center and new Walmart Supercenter have anchored this vibrant market for several years along with restaurants and retail establishments. The location between Augusta and Aiken provides convenient access between the state capitals of Atlanta and Columbia.





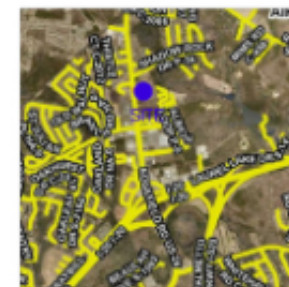
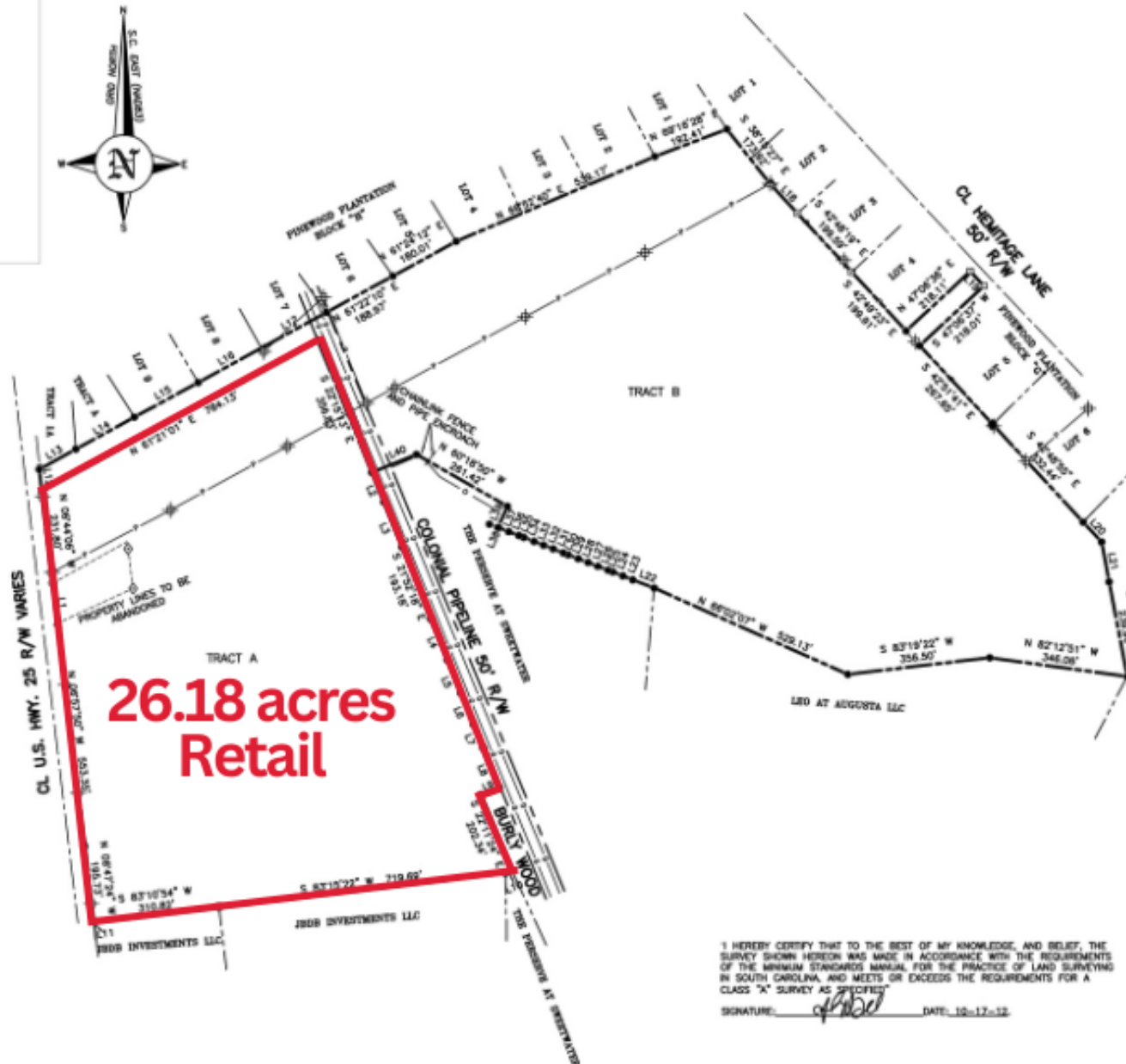
CLERK OF SUPERIOR COURT

LINE	BEARING	DISTANCE
1	N 89°10'00" W	100.00
2	N 22°15'13" E	78.11
3	N 22°15'13" E	143.50
4	N 22°15'13" E	113.08
5	N 22°15'13" E	88.13
6	N 22°15'13" E	63.18
7	N 22°15'13" E	38.23
8	N 22°15'13" E	13.28
9	N 89°10'00" W	100.00
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100	N 89°10'00" W	100.00

**26.18 acres
Retail**

SYMBOLS LEGEND

- OVERHEAD POWER LINE
- DOWN LINK FENCE
- BURIED GAS LINE
- POWER POLE
- P.O.B. = POINT OF BEGINNING
- ▲ = 1/2" REBAR SET
- = 1/2" REBAR FOUND
- = 3/4" REBAR FOUND
- = 1/2" PIPE FOUND
- = T POST FOUND
- ◇ = 2" PIPE FOUND
- ▲ = ANGLE IRON FOUND



SITE MAP
N.T.S.

REFERENCES	
• DEED BOOK 4851, PAGE 212.	
• PLAT BOOK 58, PAGE 932.	



****GENERAL NOTES****

1. ALL UTILITIES ARE NOT SHOWN ON THIS SURVEY.
2. ALL FENCES ARE NOT SHOWN ON THIS SURVEY.
3. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD.
4. THIS SURVEY IS NOT BASED ON A TITLE ABSTRACT.
5. FLOOD ZONE INFORMATION IS NOT SHOWN ON THIS SURVEY.
6. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-8-67 AND HB 78 (2017) FORMERLY HB 1004 BY SURVEYOR JOHN A. MCGILL #1753.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED.

SIGNATURE: *John A. McGill* DATE: 10-17-22



10/17/22

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING CARLSON SURV. ANGLES TURNED BY A CARLSON SURV. AND DISTANCES MEASURED WITH A CARLSON SURV.

PLAT FOR:

TRACT A 26.18 ACRES
TRACT B 36.26 ACRES
PROPERTY LOCATED IN THE CITY NORTH AUGUSTA
AIKEN COUNTY, SOUTH CAROLINA

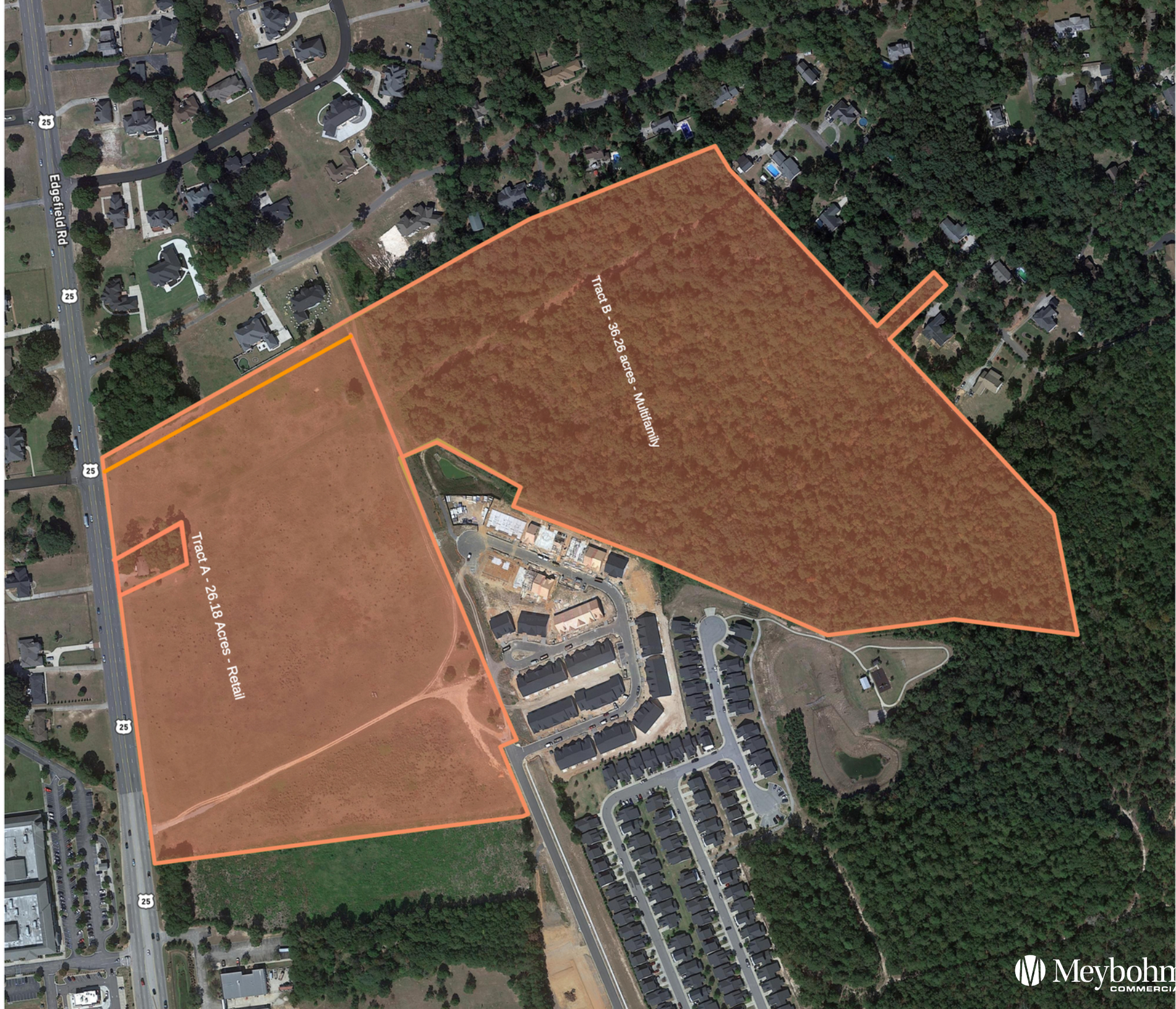
SURVEY DATE	SEPTEMBER 2, 2022
MAP CLOSURE	1/630,185
DRAWN BY	M.J.M.
JOB NO.	2022-2319
C.O.A. No.	LSF000082
SHEET NO.	1 OF 1
REVISIONS	



JOHN A. MCGILL, P.C.
Land Surveying
NPDES Monitoring

Mobile and Desktop, Est. 1972
200 Shiloh Road
Thomson, Ga. 30084
Phone: (706) 586-8819
Fax: (706) 586-7440
Email: jmcgill@mcgillpco.com

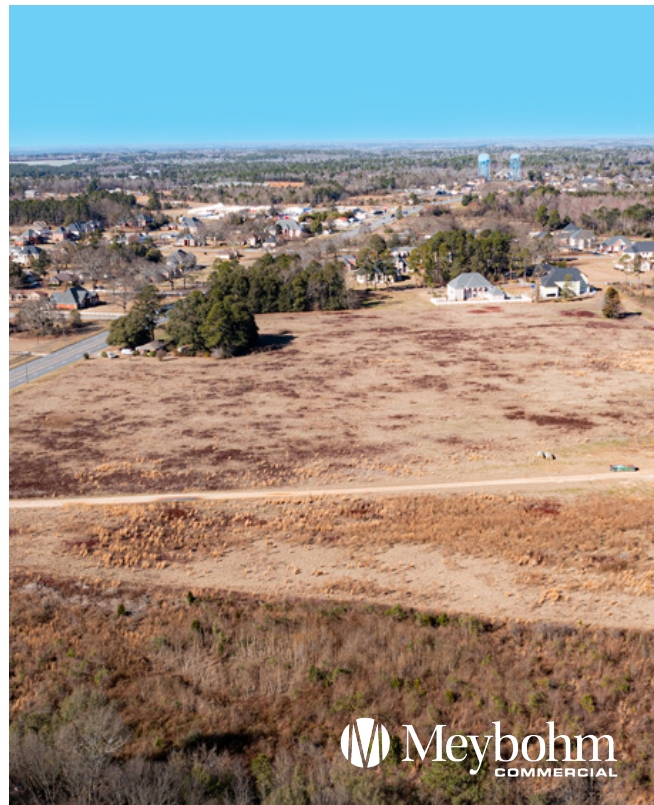




RETAILER MAP



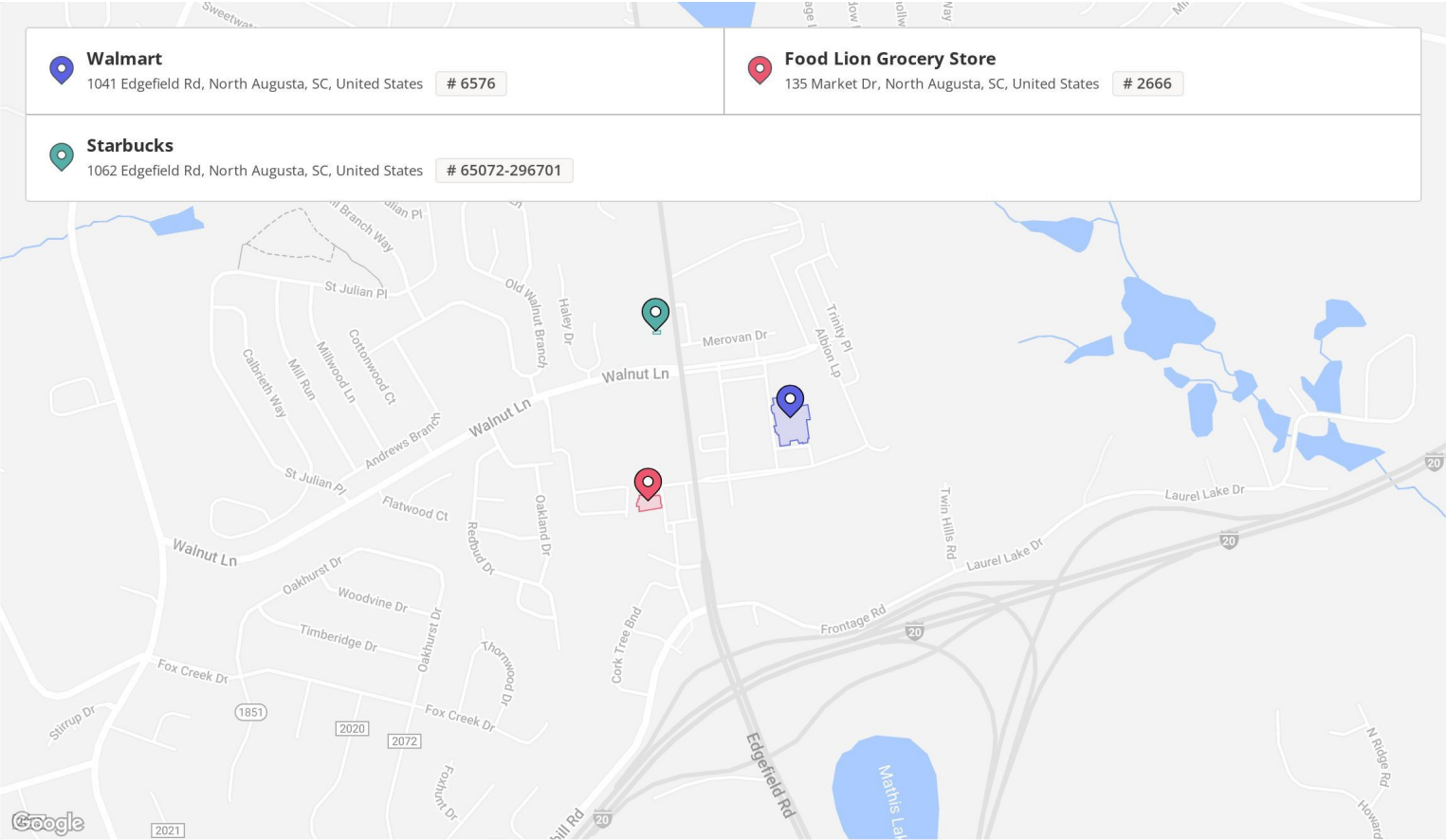










Property Overview

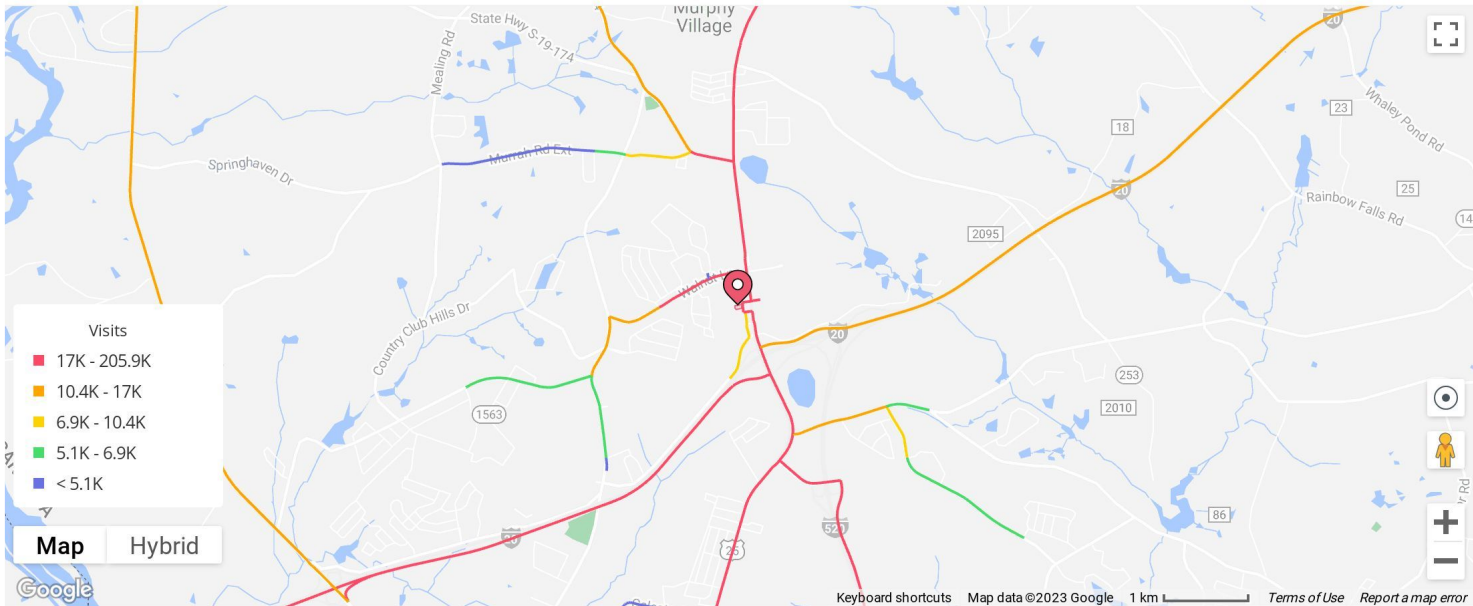
Jul 1, 2022 - Jun 30, 2023



Metrics			
Metric Name	 Walmart Edgefield Rd, North Augusta, SC	 Food Lion Grocery Store Market Dr, North Augusta, SC	 Starbucks Edgefield Rd, North Augusta, SC
Visits	1.6M	380.3K	137.1K
Visits / sq ft	9.63	11.05	61.01
Size - sq ft	162.1K	34.4K	2.2K
Visitors	197K	71.8K	64.9K
Visit Frequency	7.92	5.3	2.11
Avg. Dwell Time	37 min	32 min	29 min
Panel Visits	79.3K	19.8K	6K
Visits YoY	-1.2%	+9.2%	+36.3%
Visits Yo2Y	+4.2%	+18.6%	N/A
Visits Yo3Y	-2%	+33%	N/A
Jul 1st, 2022 - Jun 30th, 2023 Data provided by Placer Labs Inc. (www.placer.ai)			
			 Placer.ai

Jul 1, 2022 - Jun 30, 2023

Visitor Journey - Routes

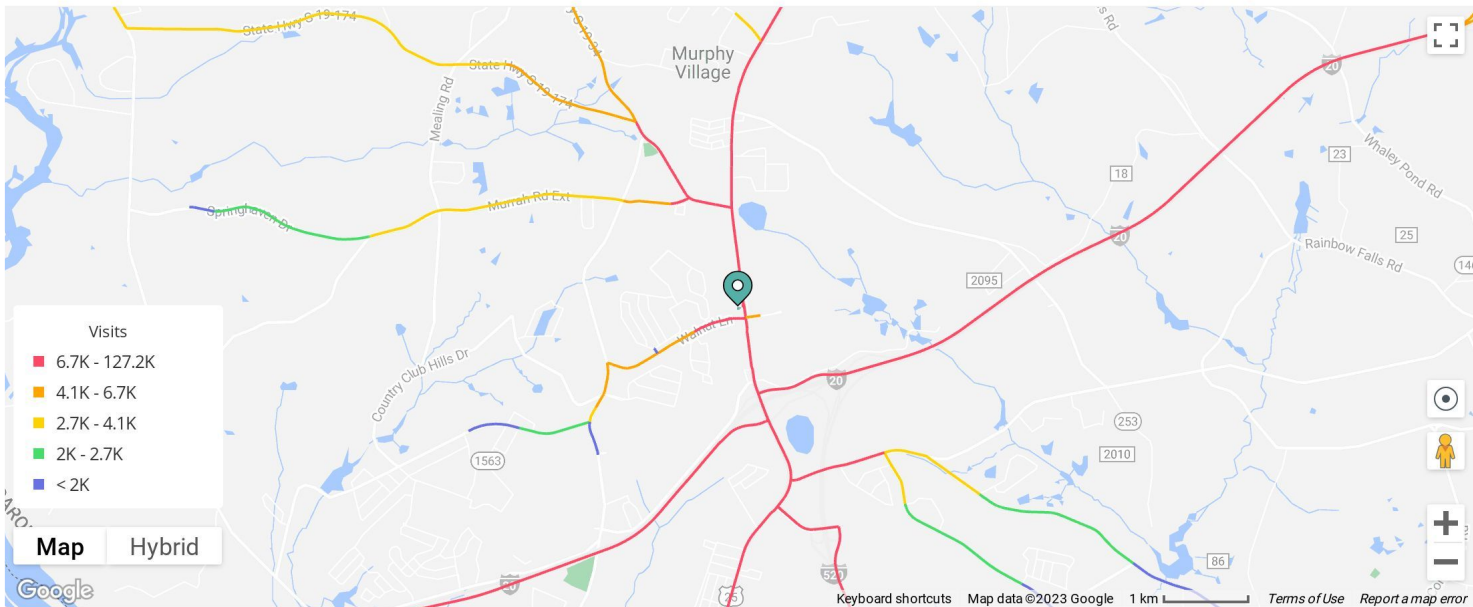


To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Journey Direction: To Property | Jul 1st, 2022 - Jun 30th, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Visitor Journey - Routes

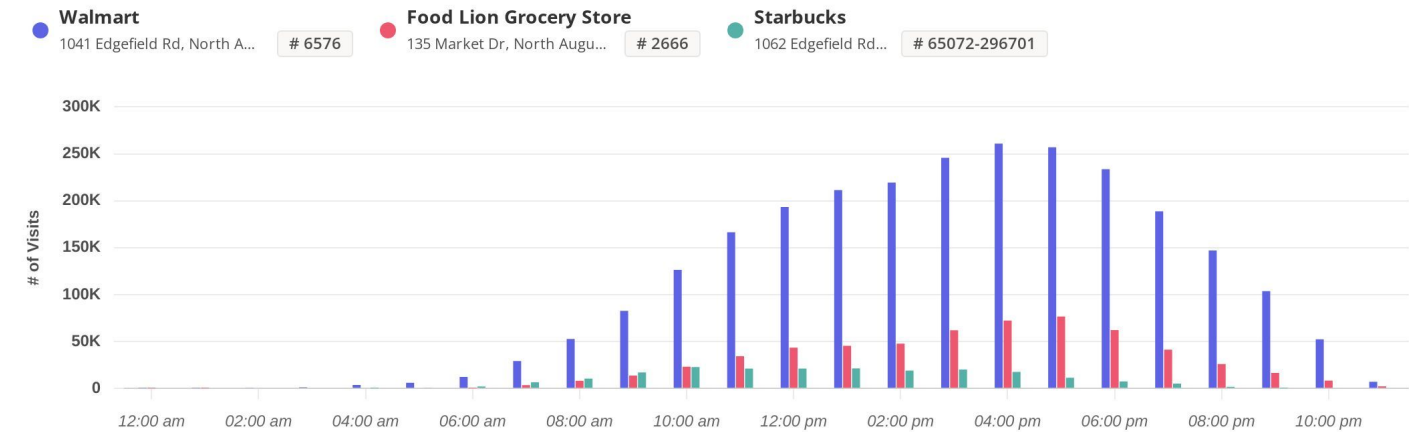


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Journey Direction: To Property | Jul 1st, 2022 - Jun 30th, 2023
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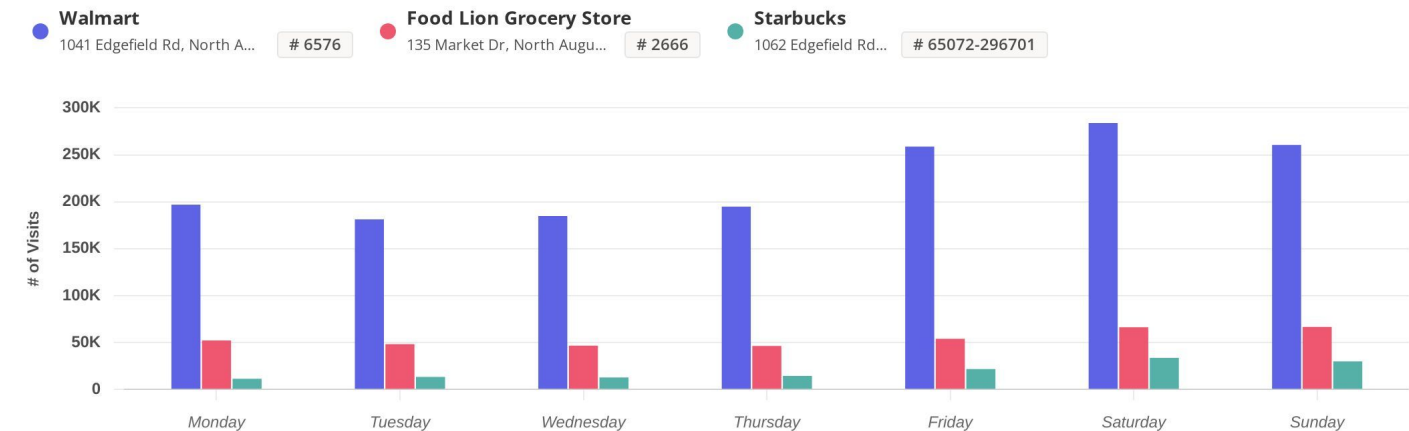
Hourly Visits



Visits | Jul 1st, 2022 - Jun 30th, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



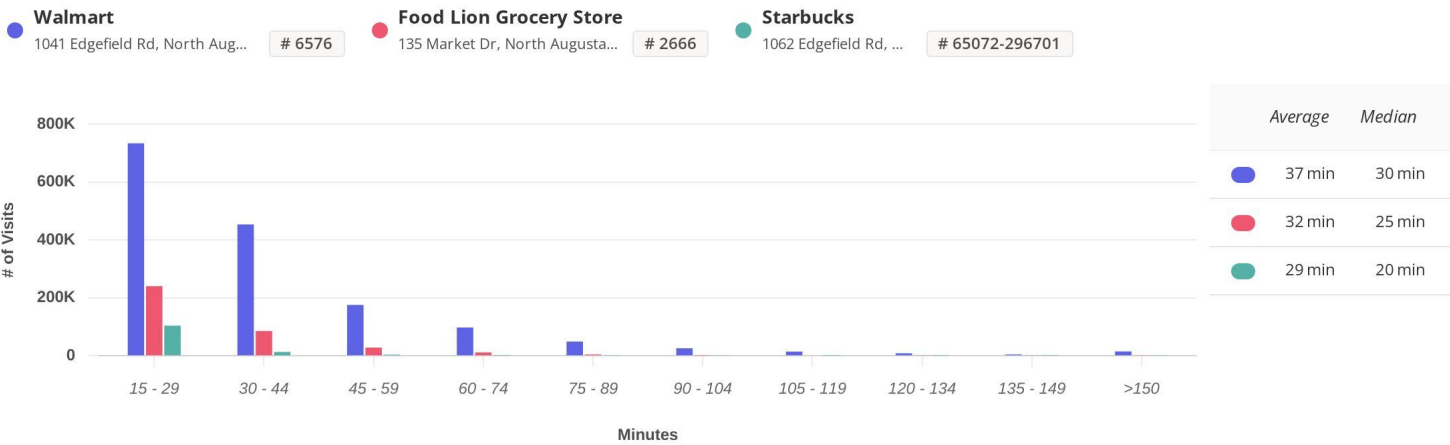
Daily Visits



Visits | Jul 1st, 2022 - Jun 30th, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Length of Stay

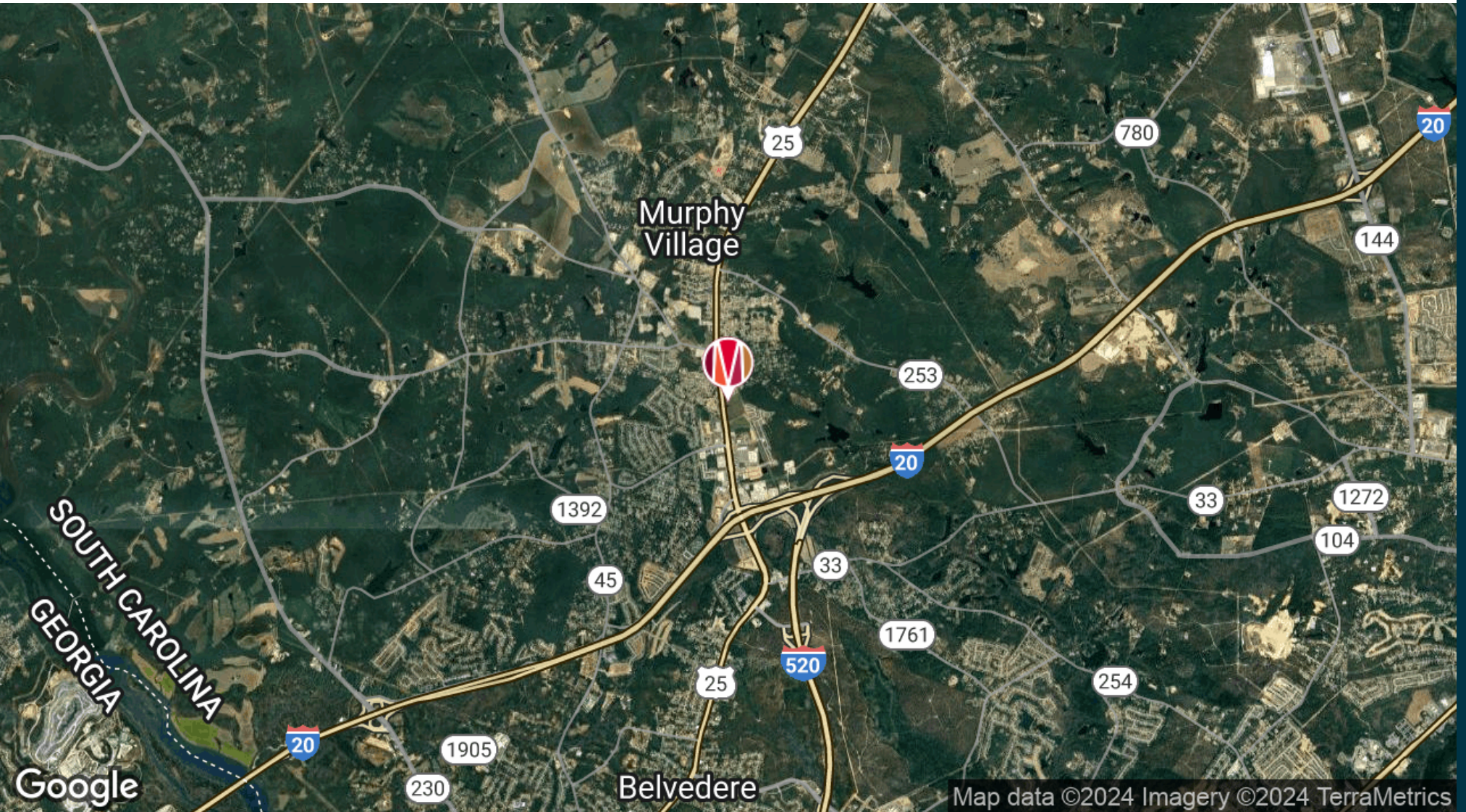


Visits | Jul 1st, 2022 - Jun 30th, 2023

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Placer.ai

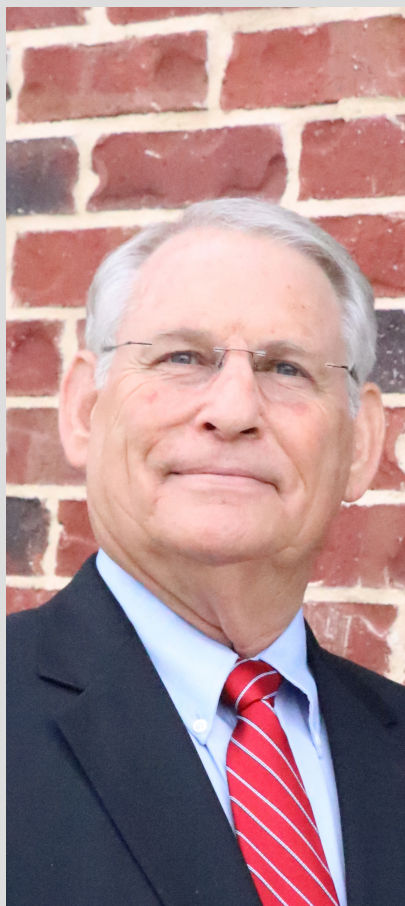
LOCATION MAP



DEMOGRAPHICS MAP & REPORT / 26.18 ACRES RETAIL TRACT A

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,219	15,702	75,918
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$100,829	\$96,477	\$96,395
Average House Value	\$262,651	\$243,533	\$263,721

[illegible]



TRAVIS REED, CCIM

Vice President, Associate Broker

Treed@Meybohm.Com

Cell: 706.836.8091

PROFESSIONAL BACKGROUND

Travis is a broker specializing in commercial properties, forestry, development and construction. A native of Lincolnton, Georgia, Travis earned a Bachelor of Science degree in Forest Resources from the University of Georgia and served as president of Reed Logging, Inc. for 25 years. Before joining the family logging business in the mid-1980s, Travis worked for Barco International, an international agricultural construction company, as head of its Middle Eastern/North African division, spending six years in Iraq and Egypt. After Barco, he spent time in England working with Middle East Econometrics Limited researching and writing feasibility studies for Middle Eastern clients of the World Bank. Travis has two daughters, Shelli and Whitney, and five grandchildren and lives with his wife, Gail, in Evans, Georgia. As a graduate forester and a lifetime spent in the forest industry, Travis is committed to land and timber conservation. He enjoys shooting trap and sporting clays and serves on the board of directors of Pinetucky Gun Club.

EDUCATION

BS in Forest Services, University of Georgia

MEMBERSHIPS & AFFILIATIONS

CCIM

SC #67337 // GA #302716

MEYBOHM COMMERCIAL PROPERTIES

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Augusta, GA 30909

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MeybohmCommercial.com