



FOR SALE

±1.5 AC COMMERCIAL DEVELOPMENT TRACT

COLUMBIA, SC

1.5 Acre
Commercial
Outparcel

7442 Nates Road, Columbia, SC

- Subject to Offer
- Excellent Visibility, 29K DTC
- Full Motion Access | Right Off I-20

VIEW
VIRTUAL
TOUR

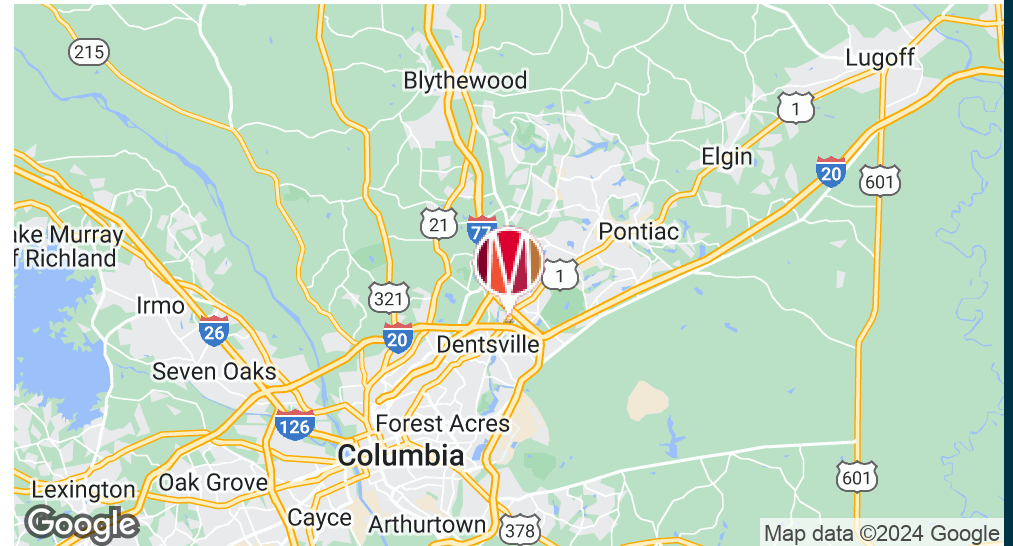


VIEW
PROPERTY
OVERVIEW
VIDEO



FINEM
GROUP
MEYBOHM COMMERCIAL

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$1,295,000

Lot Size: 1.5 - 7.26 Acres

- Utilities: Sewer and Water Onsite, Flat Topo
- Traffic: 29.2K VPD on Two Notch Rd, 61.8K VPD on I-20 Zoning: GC (Richland County)
- Access: Full Motion access via Signalized Intersection from Two Notch Road via Nates Road
- Features: Fantastic visibility and access to both Two Notch Road and Interstate 20

PROPERTY OVERVIEW

The Finem Group at Meybohm Commercial is proud to present this 1.5 acre commercial development parcel with sewer on-site, flat topography, great visibility with 200 feet of frontage, access & visibility to busy Two Notch Road and Interstate 20, and the potential for additional acreage as needed. The site boasts a traffic count of 29.2K cars on Two Notch Rd (61.8K on I-20), features excellent visibility, and full-motion access (via Nates road from Two Notch). Two Notch Road is one of Columbia, SC's primary thoroughfares, and this corridor is prime for continued development and features a number of quality national retailers including Home Depot, Best Western, Outback Steakhouse, the Red Lion Hotel, etc. The property is currently zoned GC (Richland County) allowing for most potential commercial uses. The property is accessible from Two Notch Road via Nates Road and is located at the corner of Nates Road and Berkshire Drive. Ideal potential usages include retail, hotel/motel, restaurant, and general commercial. The parcel is part of a greater 7.24 acre tract.



PROPERTY OVERVIEW

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PROPERTY HIGHLIGHTS

- Utilities: Sewer and Water Onsite
- Traffic: 29.2K VPD on Two Notch Rd, 61.8K VPD on I-20
- Zoning: GC (Richland County)
- Access: Full Motion access via Signalized Intersection from Two Notch Road via Nates Road
- Topography: Flat
- Features: Fantastic visibility and access to both Two Notch Road and Interstate 20
- Flexible Offering: Additional acreage available as needed

OFFERING SUMMARY

Sale Price:	\$1,295,000
Lot Size:	1.5 Acres
Price/Acre:	\$863,333



LOCATION OVERVIEW

Located directly off of Two Notch Rd (29.2K vehicles per day AADT) and with great visibility and access to Interstate 20 (61.8K vehicles per day AADT). Located at the corner of Nates Road and Berkshire Drive. Full Motion access via Signalized Intersection from Two Notch Road via Nates Rd. The property sits between the Lizard's Thicket, a popular local restaurant chain and U.S. Patriot Tactical's 34K square foot retail facility. Located directly next to I-20 with great visibility and access to the interstate.



Two Notch Rd

1.5 AC
Outparcel

Nates Rd

I-20

Trenholm Rd

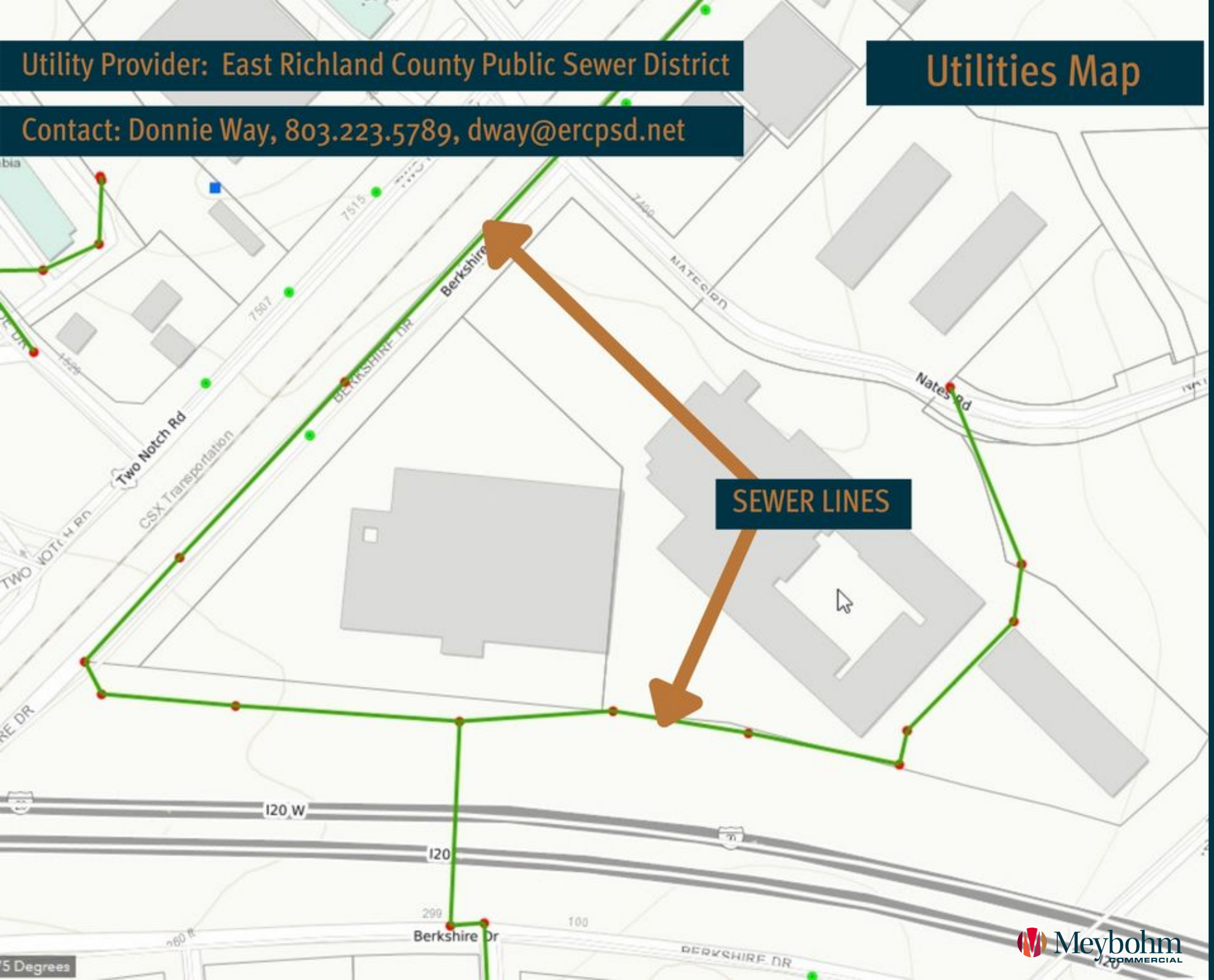




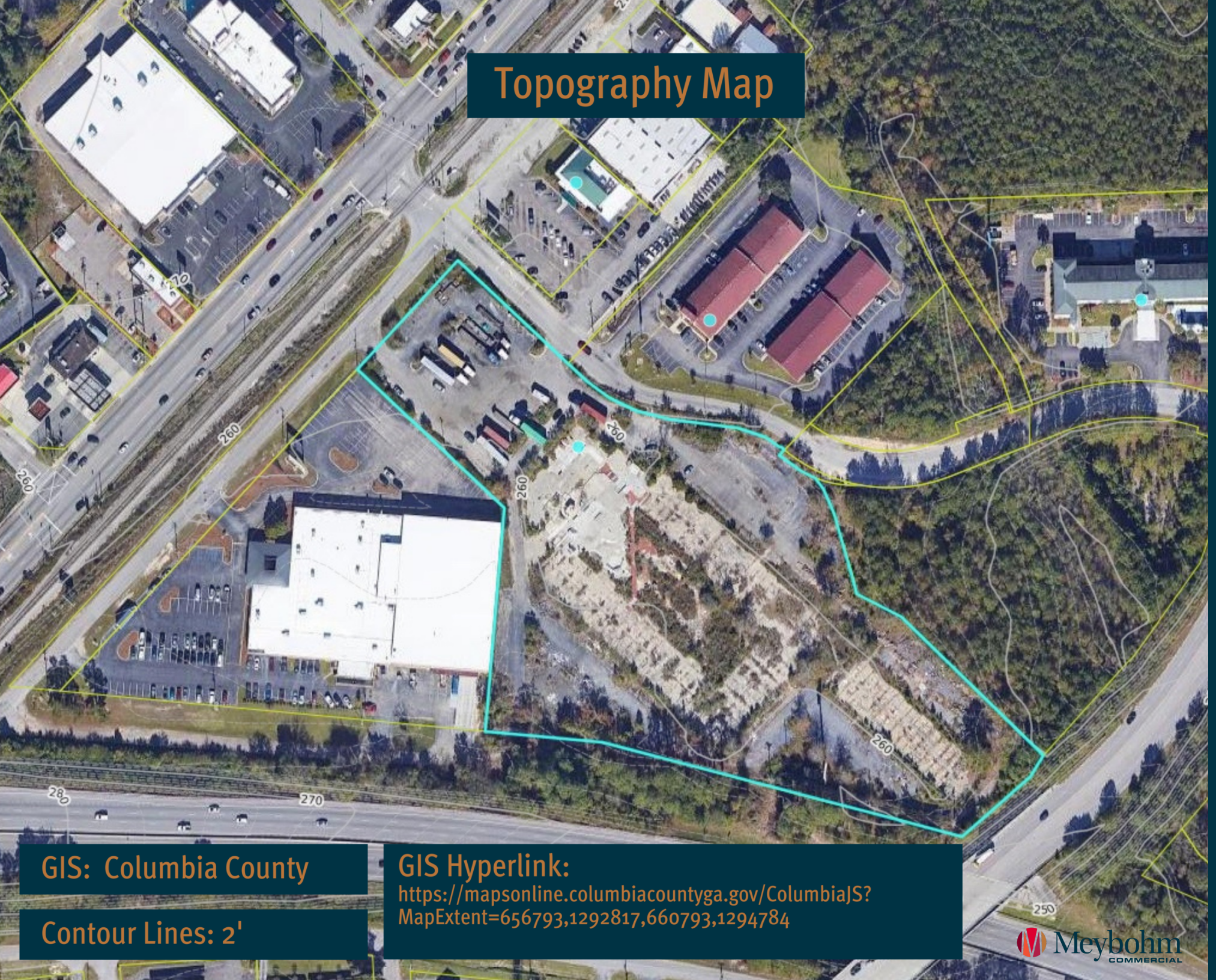
Utility Provider: East Richland County Public Sewer District

Contact: Donnie Way, 803.223.5789, dway@ercpsd.net

Utilities Map



Topography Map



GIS: Columbia County

Contour Lines: 2'

GIS Hyperlink:

<https://mapsonline.columbiacountyga.gov/ColumbiaJS?MapExtent=656793,1292817,660793,1294784>

Traffic & Access Map



★ Site Location

★ Site Location

Traffic: 29.2K Vehicles AADT (Two Notch Rd)

Source: SCDOT

Access Details: Land is accessible via Nates Road, directly from Two Notch Rd

Zoning Map

Current Zoning: GC (Richland County)

GIS Map
Hyperlink

<https://www.richlandmaps.com/apps/dataviewer/?lat=34.07603&lon=-80.94453&zoom=20&base=aerial&taxid=R17011-05-08&expanded=41435|24966|26937|53759|52088|18518|38669|39665&layers=3384|24029|34462|57431>

Zoning Primary: GC
Zoning Secondary:
Tax District: 2ER

Richland County
Zoning Guideline Hyperlink

<https://richlandcountysc.gov/DevServ/Quick-Links/Codes-and-Regulations>



COLUMBIA, SC OVERVIEW

Area Overview

Columbia is the capital of the U.S. state of South Carolina. With a population of 136,632 as of the 2020 U.S. Census, it is the second-largest city in South Carolina.[4][5] The city serves as the county seat of Richland County, and a portion of the city extends into neighboring Lexington County. It is the center of the Columbia metropolitan statistical area, which had a population of 829,470 and is the 72nd-largest metropolitan statistical area in the nation.[6] The name Columbia is a poetic term used for the United States, derived from the name of Christopher Columbus, who explored for the Spanish Crown. Columbia is often abbreviated as Cola, leading to its nickname as "Soda City." [1]

The city is located about 13 miles (21 km) northwest of the geographic center of South Carolina, and is the primary city of the Midlands region of the state. It lies at the confluence of the Saluda River and the Broad River, which merge at Columbia to form the Congaree River. As the state capital, Columbia is the site of the South Carolina State House, the center of government for the state. In 1860, the South Carolina Secession Convention took place in Columbia; delegates voted for secession, making South Carolina the first state to leave the Union in the events leading up to the Civil War.

Columbia is home to the University of South Carolina, the state's flagship public university and the largest in the state. The area has benefited from Congressional support for Southern military installations. Columbia is the site of Fort Jackson, the largest United States Army installation for Basic Combat Training. Twenty miles to the east of the city is McEntire Joint National Guard Base, which is operated by the U.S. Air Force and is used as a training base for the 169th Fighter Wing of the South Carolina Air National Guard.

Workforce and Industry

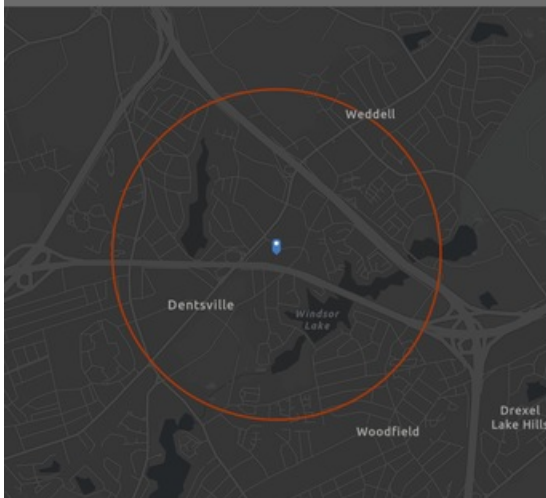
Columbia enjoys a diversified economy, with the major employers in the area being South Carolina state government, the Palmetto Health hospital system, Blue Cross Blue Shield of South Carolina, Palmetto GBA, and the University of South Carolina. Other major employers in the Columbia area include Computer Sciences Corporation, Fort Jackson, the U.S. Army's largest and most active initial entry training installation,[33] Richland School District One, Humana/TriCare, and the United Parcel Service, which operates its Southeastern Regional Hub at the Columbia Metropolitan Airport. Major manufacturers such as Square D, CMC Steel, Spirax Sarco, Michelin, International Paper, Pirelli Cables, Honeywell, Westinghouse Electric, Harsco Track Tech, Trane, Intertape Polymer Group, Union Switch & Signal, FN Herstal, Solectron, and Bose Technology have facilities in the Columbia area. There are over 70 foreign affiliated companies and fourteen Fortune 500 companies in the region.

Several companies have their global, continental, or national headquarters in Columbia, including Colonial Life & Accident Insurance Company, the second-largest supplemental insurance company in the nation; the Ritedose Corporation, a pharmaceutical industry services company; AgFirst Farm Credit Bank, the largest bank headquartered in the state with over \$30 billion in assets (the non-commercial bank is part of the Farm Credit System, the largest agricultural lending organization in the United States which was established by Congress in 1916); South State Bank, the largest commercial bank headquartered in South Carolina; Nexsen Pruet, LLC, a multi-specialty business law firm in the Carolinas; Spectrum Medical, an international medical software company; Wilbur Smith Associates, a full-service transportation and infrastructure consulting firm; and Nelson Mullins, a major national law firm. CSC's Financial Services Group, a major provider of software and outsourcing services to the insurance industry, is headquartered in the Columbia suburb of Blythewood.

Data Series	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022
Labor Force Data					
Civilian Labor Force(1)	(2)399.8	(2)398.4	(2)399.5	397.5	(P)402.8
Employment(1)	(2)387.4	(2)386.6	(2)387.2	383.6	(P)387.5
Unemployment(1)	(2)12.3	(2)11.8	(2)12.3	13.8	(P)15.3
Unemployment Rate(3)	(2)3.1	(2)3.0	(2)3.1	3.5	(P)3.8
Nonfarm Wage and Salary Employment					
Total Nonfarm(4)	398.1	400.3	400.8	391.5	397.9
12-month % change	1.8	1.6	1.5	0.4	1.1
Mining, Logging, and Cons	16.5	16.6	16.5	16.3	16.3
12-month % change	-1.8	-1.2	-1.8	-1.8	-1.8
Manufacturing(4)	31.7	32	32.2	32	32.1
12-month % change	3.3	3.9	3.5	2.9	2.9
Trade, Transportation, and	74.3	75.5	76.5	75.1	75.2
12-month % change	0	-0.4	0.3	1.3	2.3
Information(4)	5.1	5.1	5.1	5.2	5.1
12-month % change	8.5	8.5	8.5	6.1	6.3
Financial Activities(4)	33.2	33.6	34	34.4	34.9
12-month % change	2.8	3.7	4.9	6.5	7.4
Professional and Business	51.9	51.3	51.2	49.7	51.7
12-month % change	6.6	5.1	5.1	-4.4	-1.5
Education and Health Serv	50.7	50.8	50.6	50	50.8
12-month % change	1.4	1	0.8	1.2	-0.6
Leisure and Hospitality(4)	37.6	37.4	37	36.7	37.7
12-month % change	11.2	8.7	8.2	9.9	10.2
Other Services(4)	16	16	16.1	16.2	16.3
12-month % change	5.3	3.9	3.9	5.9	5.8
Government(4)	81.1	82	81.6	75.9	77.8
12-month % change	-4	-3.1	-3.9	-6.1	-5

DEMOGRAPHIC PROFILE

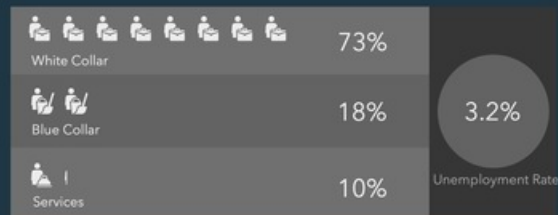
7422 Nates Rd, Columbia, South Carolina,
Ring of 1 mile



EDUCATION



EMPLOYMENT



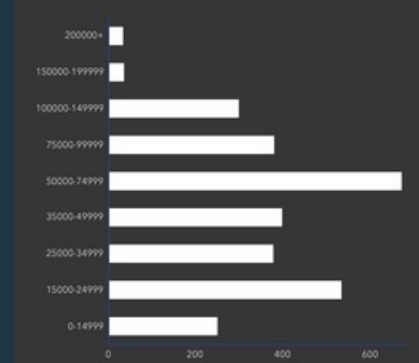
KEY FACTS



INCOME

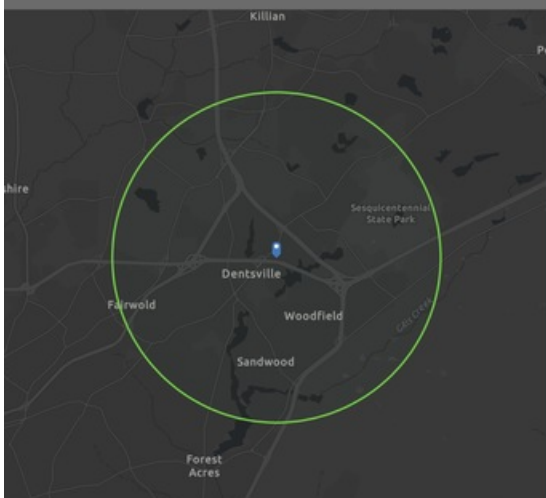


HOUSEHOLD INCOME (\$)



DEMOGRAPHIC PROFILE

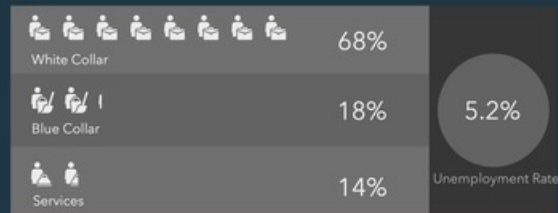
7422 Nates Rd, Columbia, South Carolina,
Ring of 3 miles



EDUCATION



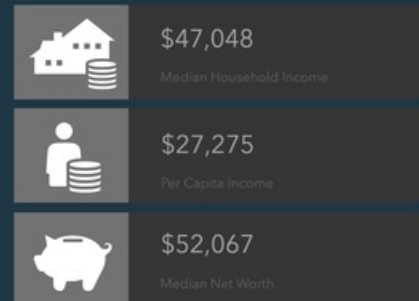
EMPLOYMENT



KEY FACTS



INCOME



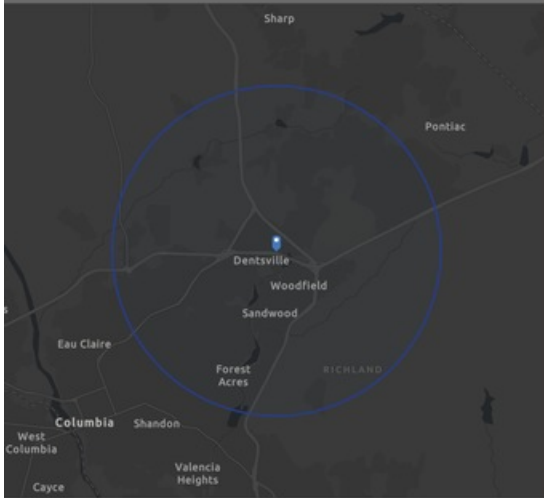
HOUSEHOLD INCOME (\$)



DEMOGRAPHIC PROFILE

7422 Nates Rd, Columbia, South Carolina,

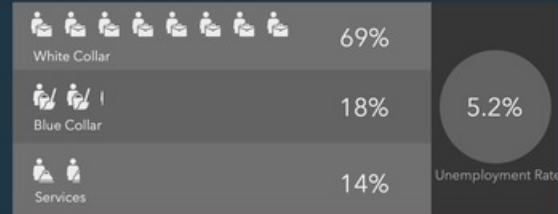
Ring of 5 miles



EDUCATION



EMPLOYMENT



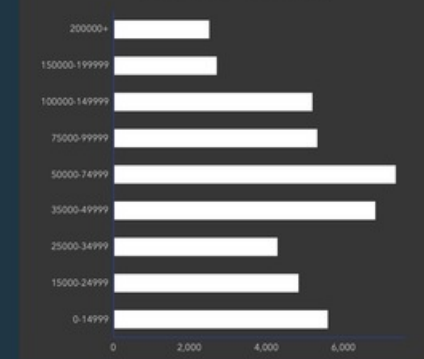
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)





**MEYBOHM COMMERCIAL
PROPERTIES**

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com

JONATHAN ACEVES, CCIM, MBA

Commercial Brokerage Advisor

Jonathan@Meybohm.Com

Phone: 706.294.1757

PROFESSIONAL BACKGROUND

As Commercial Sales and Leasing Advisor with Meybohm Commercial, Jonathan thrives on putting the pieces together—sometimes in unexpected ways—to solve problems and connect buyers and sellers with the right properties.

Originally licensed in 2005, Jonathan has built his business by specializing in portfolio planning, land & site selection, multifamily brokerage, and downtown development—with a work ethic inspired by his mother, who raised their family as a single parent.

Jonathan's portfolio planning has mostly centered around advising owners and developers of commercial properties on sales and 1031 exchanges, along with underwriting potential transactions, to further their investment interests.

Jonathan's approach to site selection and commercial land brokerage differs from that of many of his competitors: 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. Notable site selection clients including Domino's Pizza, SRP Federal Credit Union, Hardees, Popeyes, Whit's Frozen Custard, and many others.

In representing sellers for multifamily brokerage, Jonathan's approach is to accomplish the due-diligence work up front to make it easier for buyers to evaluate and underwrite potential properties—leading to higher prices and faster sales. That due diligence includes 3-D virtual tours, photos of roofs and utility systems, cleaning up financial statements, and more. He also works to justify pricing by proactively handling potential appraisal issues, with the result that many of his sales are well above market price. His track record includes numerous downtown duplexes and quads, along with Cedar Pines and Ridgewood Apartments.

Before working in commercial real estate, Jonathan was the CFO at downtown Augusta's Christ Community Health Services for 6 years, overseeing finance and operations for a community health center employing 60 staff and serving over 20,000 patients annually. He was responsible for financial modeling, annual budgeting, and compliance, along with HR & IT.

Jonathan also makes his home in downtown Augusta's Olde Town neighborhood with his wife, Emily, and five children, Libby, Manny, Daniel, Witt, and Matthew. He has lived in Augusta for more than 20 years, has served as a deacon at First Presbyterian Church, and is an active member of the Olde Town Neighborhood Association. He earned his BBA and MBA from Augusta University.

Jonathan received his CCIM (Certified Commercial Investment Member) designation in 2020. He was named to the Meybohm Presidents Club 2020, and his team received the 2020 Commercial Elite Agents of the Year – Silver for Meybohm Commercial.

In his spare time, Jonathan enjoys reading, cycling with his kids, and spending time with family.

SC #90747 // GA #285735



MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com

JOHN ECKLEY, MBA, CIVIL ENG.

Industrial And Commercial Advisor

John@Meybohm.Com

Phone: 706.305.0054

PROFESSIONAL BACKGROUND

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. He accomplishes this through a deep conviction that any client's goal or need is his own, and that ultimately they are to be treated to a level of service that he would want himself or a near family member to experience. "At a high level, I am passionate about helping owners and business leaders accomplish their greater goals through strategic decision making and relish the opportunity to serve them as a valued member of their greater financial team, especially as it relates to real estate."

John was named to the Meybohm Presidents Club 2020, and his team received the 2020 Commercial Elite Agents of the Year – Silver for Meybohm Commercial. In his previous roles, John provided consultation and marketing services to small businesses and managed a team of training experts at Augusta University.

John and his family have a particular love for downtown Augusta, having built the first new home in the Olde Town neighborhood in several generations. He and his wife Sarah, three sons, Sanders, Luke and Daniel, and daughter Anna Patten, have made their home in Olde Town for the past nine years.

John is also a member and deacon at First Presbyterian Church in downtown Augusta. He serves as treasurer of the Olde Town Neighborhood Association, is a member of the Heritage Academy Junior Board, and serves on the board of directors for Saving Grace in Uganda, a street children's ministry in East Africa.

SC #111774 // GA #366880

WHO IS THE FINEM GROUP?

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 as a part of their greater life horizon.

HOW WE HELP OUR CLIENTS

LOCAL EXPERTISE MEETS ADVANCED ANALYTICS & MARKETING



DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR. Our staff of brokers and analyst advise and analyze so you can know the best course given the data.



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 with experience running our own businesses



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 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.



ASSET-CLASS-FOCUSED

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.

DISCLAIMER

All materials and information received or derived from Meybohm Commercial Properties its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Meybohm Commercial Properties makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Meybohm Commercial Properties does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.