



Lot 6  
±0.18 AC  
\$325,000

SOLD

Lot 5  
±0.13 AC  
\$275,000

Lot 4  
±0.12 AC  
\$265,000

Lot 3  
±0.13 AC  
\$265,000

Lot 2  
±0.13 AC  
\$275,000

Lot 1  
±0.15 AC  
\$325,000



## 6 OFFICE DEVELOPMENT LOTS EVANS, GA (RIVERWOOD)

- 1.9M ANNUAL VISITS AT RIVERWOOD TOWN CENTER
- 6 INDIVIDUAL LOTS AVAILABLE FOR SALE
- PARKING & UTILITIES AVAILABLE FOR ALL SITES

# FOR SALE

00 Addison Square, Evans, GA



**FINEM**  
GROUP  
MEYBOHM COMMERCIAL

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## DEVELOPMENT SITE/RETAIL

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## OFFER SUBMISSION

Please submit all offers as a non-binding letter of intent (LOI).  
Including:

- Price
- DD Time Frame
- Earnest Money
- Special Stipulations



# EXECUTIVE SUMMARY



# 00 ADDISON SQUARE, EVANS, GA

## 6 OFFICE DEVELOPMENT LOTS



**\$265K-\$325K**  
Price



**Publix**  
Anchor



**6**  
Lots Available



**±0.12-±0.18**  
Lot Sizes



**Growing Area**  
Attractive Site



**Riverwood**  
Prime Location



**Utility Lines**  
Utilities Available



**140 Spaces**  
Shared Parking



**23K Pop. \$119K MHI**  
3 Mile Demographics



# SALES DESCRIPTION / LOCATION DESCRIPTION

## Sales Description

The Finem Group at Meybohm Commercial is pleased to present Addison Square, a mixed-use Development at the Corner of Riverwood and William Few Parkway.

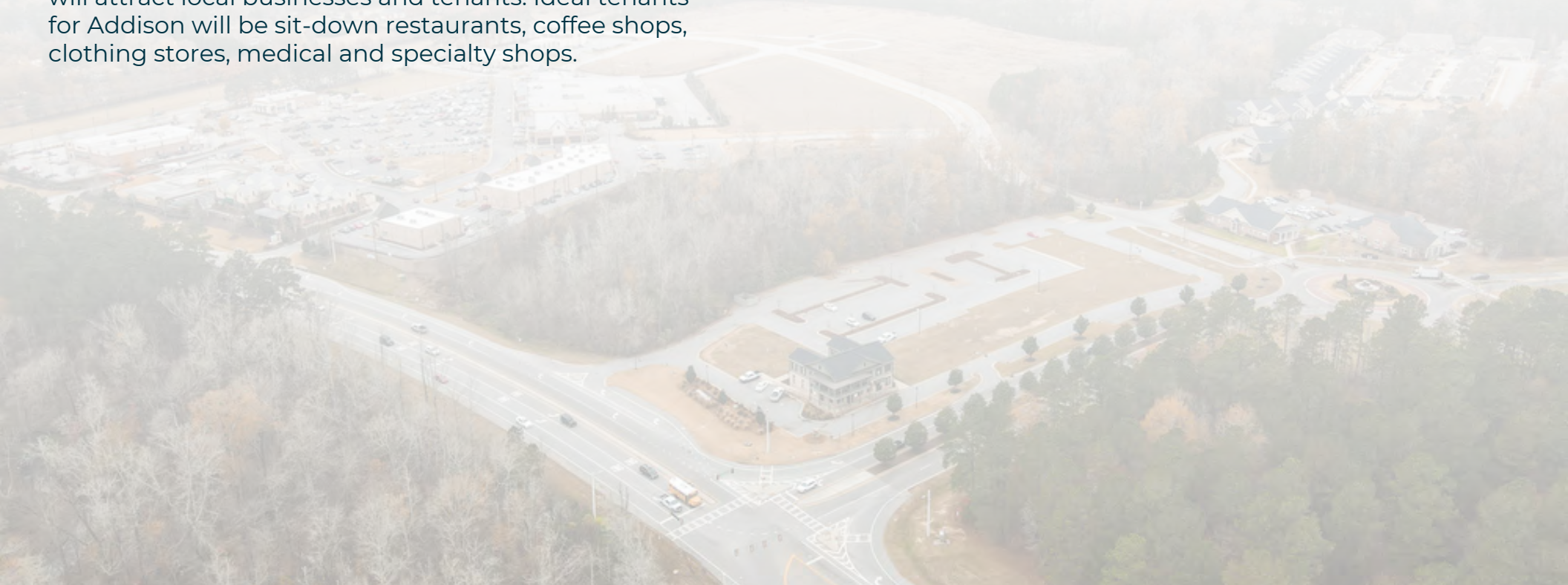
Addison has 6 fee simple buildable pads with all utilities in place which are available for sale. Parking will be available to all pads which will be governed and maintained by an association. The entire development will have over 140 parking places. The area is zoned for retail, professional, and live/work units.

Addison is designed as an area community center that will attract local businesses and tenants. Ideal tenants for Addison will be sit-down restaurants, coffee shops, clothing stores, medical and specialty shops.

## Location Description

Addison Square is a mixed-use Development at the Corner of Riverwood Parkway and William Few Parkway in Evans, Georgia. Evans is located about 10 miles from downtown Augusta, Georgia. Addison Square is situated at the entrance of Riverwood Plantation which boasts over 1,500 homes.

It is anchored by a Publix Shopping Center which is the only shopping center within 3 miles and is able to capitalize off some of the strongest demographics in the CSRA. The Greenbrier area is a continually growing community in Evans, GA.



# INVESTMENT HIGHLIGHTS

## Perfect For Medical/Office Users

This property would be perfect for a wide range of potential users. It would be a great site for a medical office such as a primary care or specialty office. It would also be a great dental practice location. It would even be a great site to build a professional office use for a law office of financial advisor.

## Fantastic Demographics

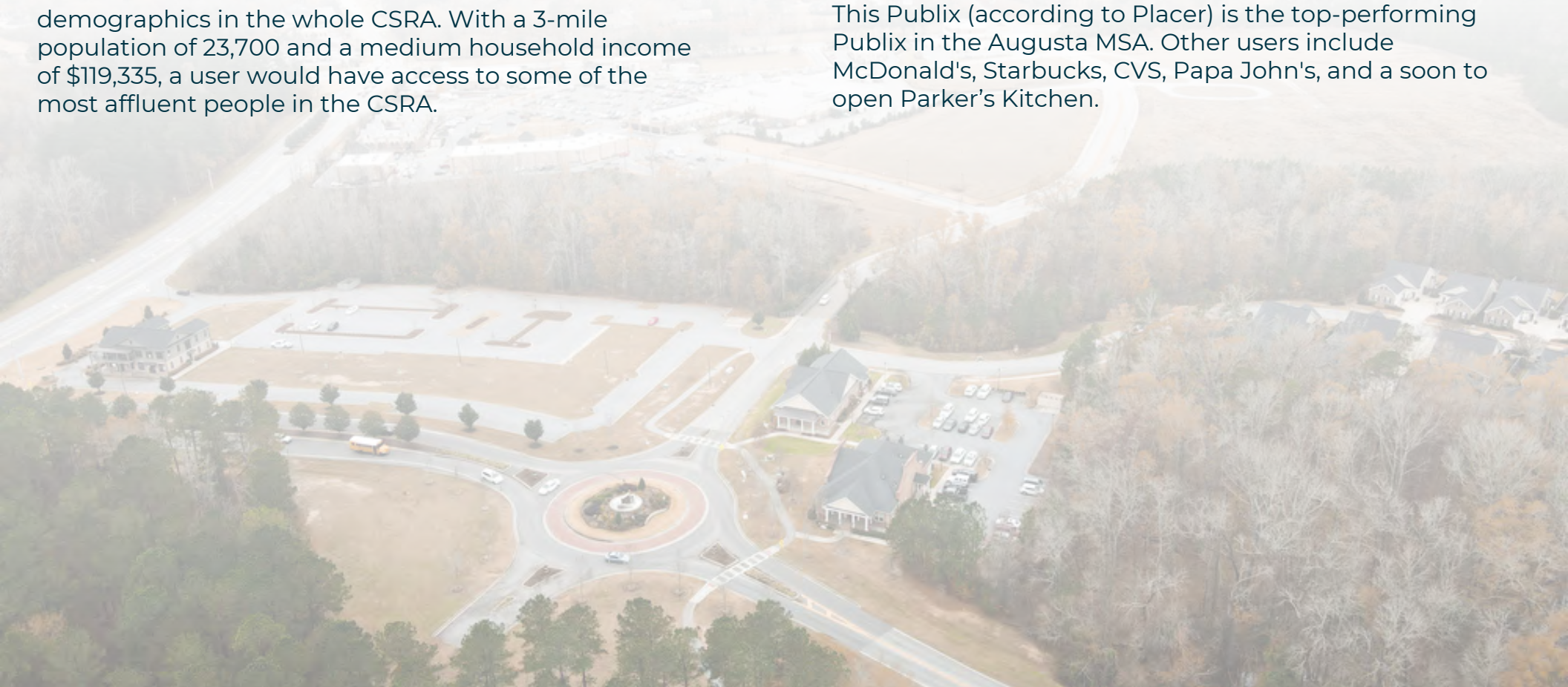
These lots are located in the heart of the Greenbrier area of Evans Ga and boast some of the best demographics in the whole CSRA. With a 3-mile population of 23,700 and a medium household income of \$119,335, a user would have access to some of the most affluent people in the CSRA.

## Share Parking and Utilities on Site

Addison Square is a mixed-use community center designed to join together various users and tenants. This means there are over 140 shared parking spots and utilities already on site so potential users only have to build their building and not worry about additional space for parking.

## Located on a Strong Retail Corridor

Riverwood Town Center is one of the strongest retail nodes in the Augusta MSA and is anchored by Publix. This Publix (according to Placer) is the top-performing Publix in the Augusta MSA. Other users include McDonald's, Starbucks, CVS, Papa John's, and a soon to open Parker's Kitchen.



## RIVERWOOD TOWN CENTER



Neighborhood Center  
Property Category



1,900,000  
Annual Visits



226,400 / 8.45  
Visitors / Visit Frequency



1,049/9,551 | 89th Percentile  
Nation Wide Rankings Per Visits



131/480 | 93rd Percentile  
State Wide Rankings Per Visits



3/19 | 89th Percentile  
Local Rankings Per Visits

## ANCHOR TENANT



Publix  
Anchor Store



943,500  
Annual Visits



131,400 / 7.18  
Visitors / Visit Frequency



182/1282 | 85th Percentile  
Nation-Wide Rankings Per Visits



29/195 | 85th Percentile  
State-Wide Rankings Per Visits

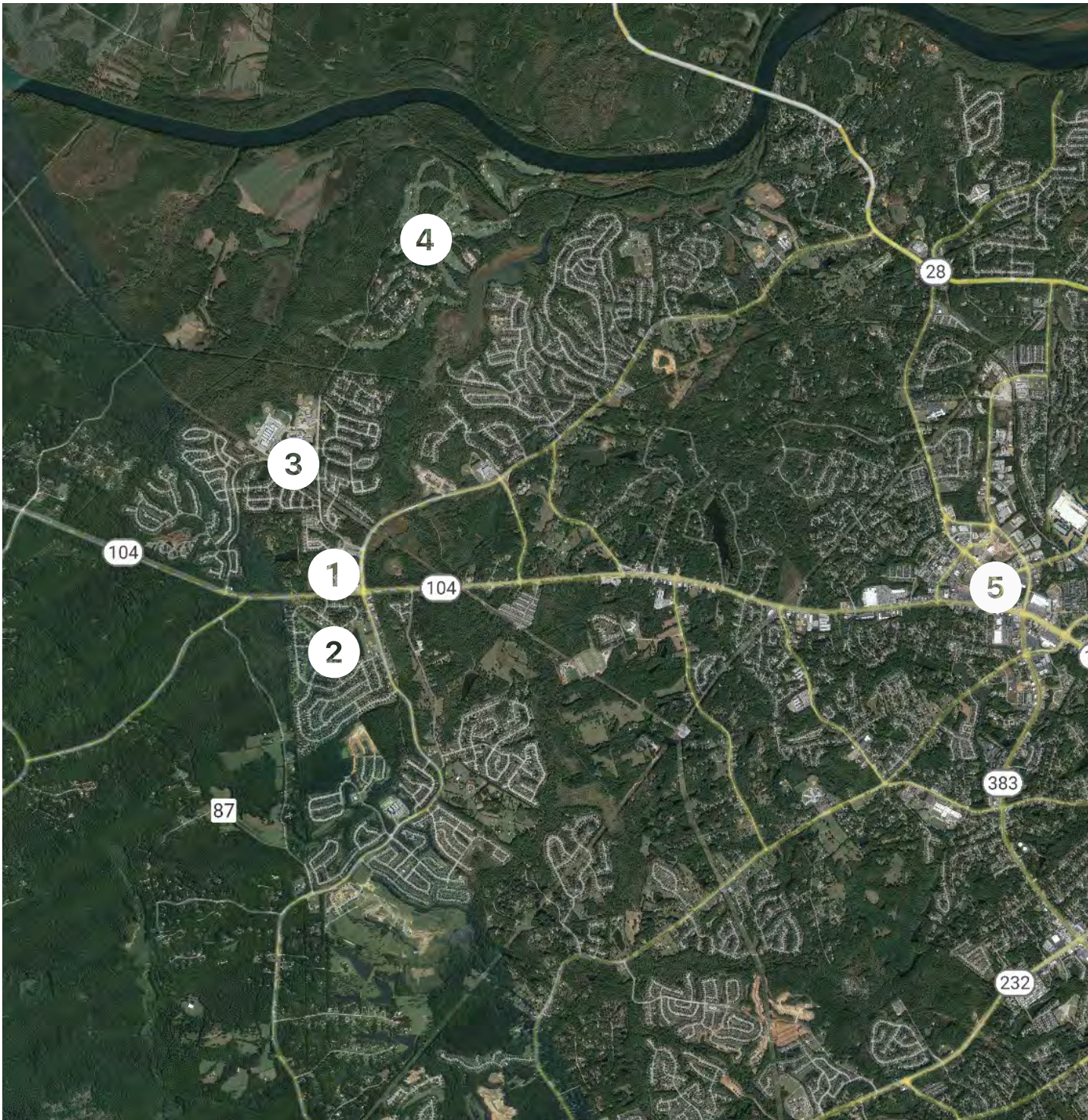


1/5 | 100th Percentile  
Local Rankings Per Visits

**CLICK HERE TO DOWNLOAD  
PLACER OVERVIEW REPORT**







## Notable Locations

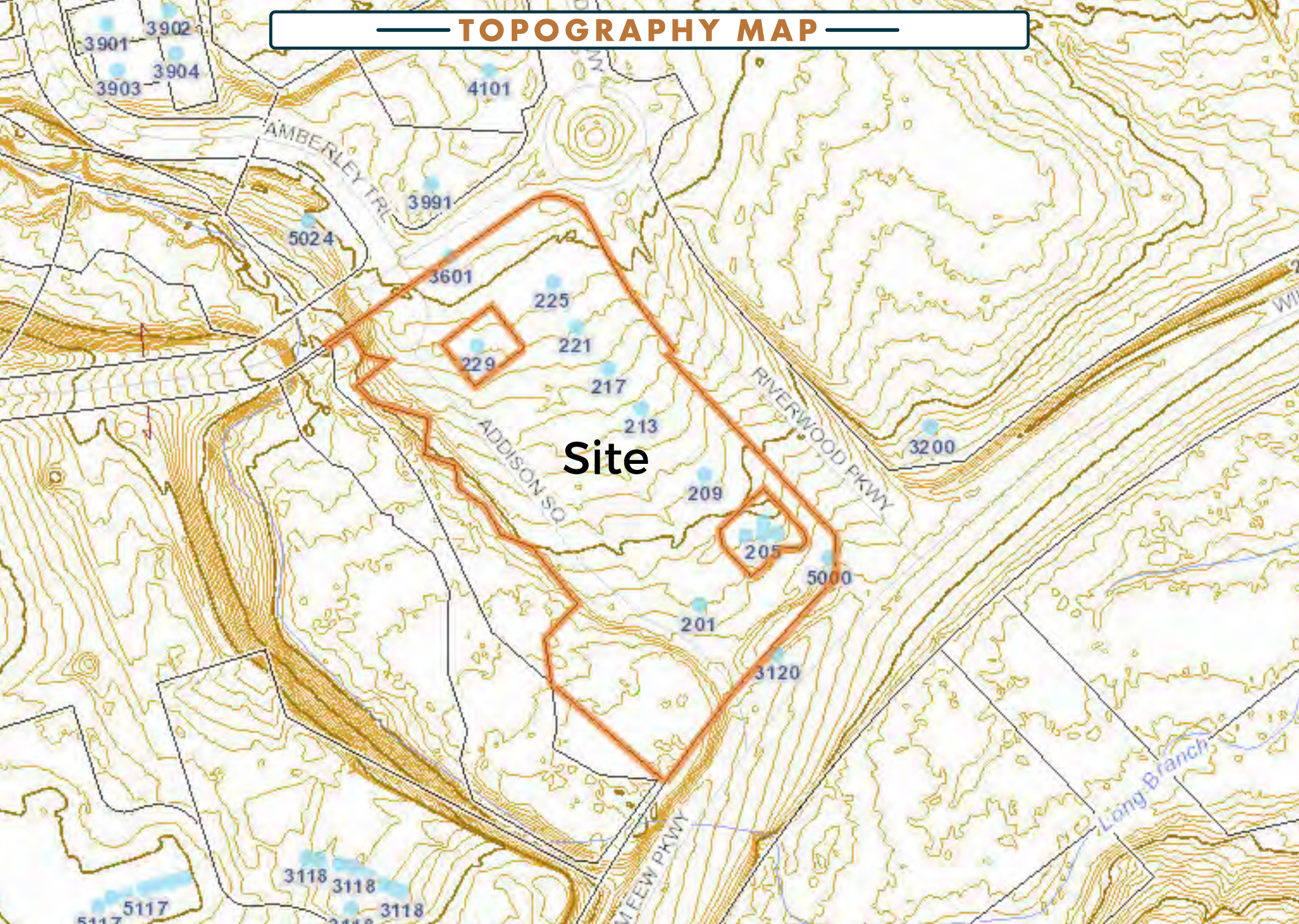
- 1** Riverwood Shopping Center  
Subject Property Here
- 2** Windmill Plantation  
Over 300 homes  
315k-804k
- 3** Riverwood Subdivision  
3000 acres of residential Real Estate  
Still being developed
- 4** Champions Retreat  
Golf Club and Private Neighborhood
- 5** Evans Town Center  
Downtown Area, Greenspace, Retail, Office, etc.



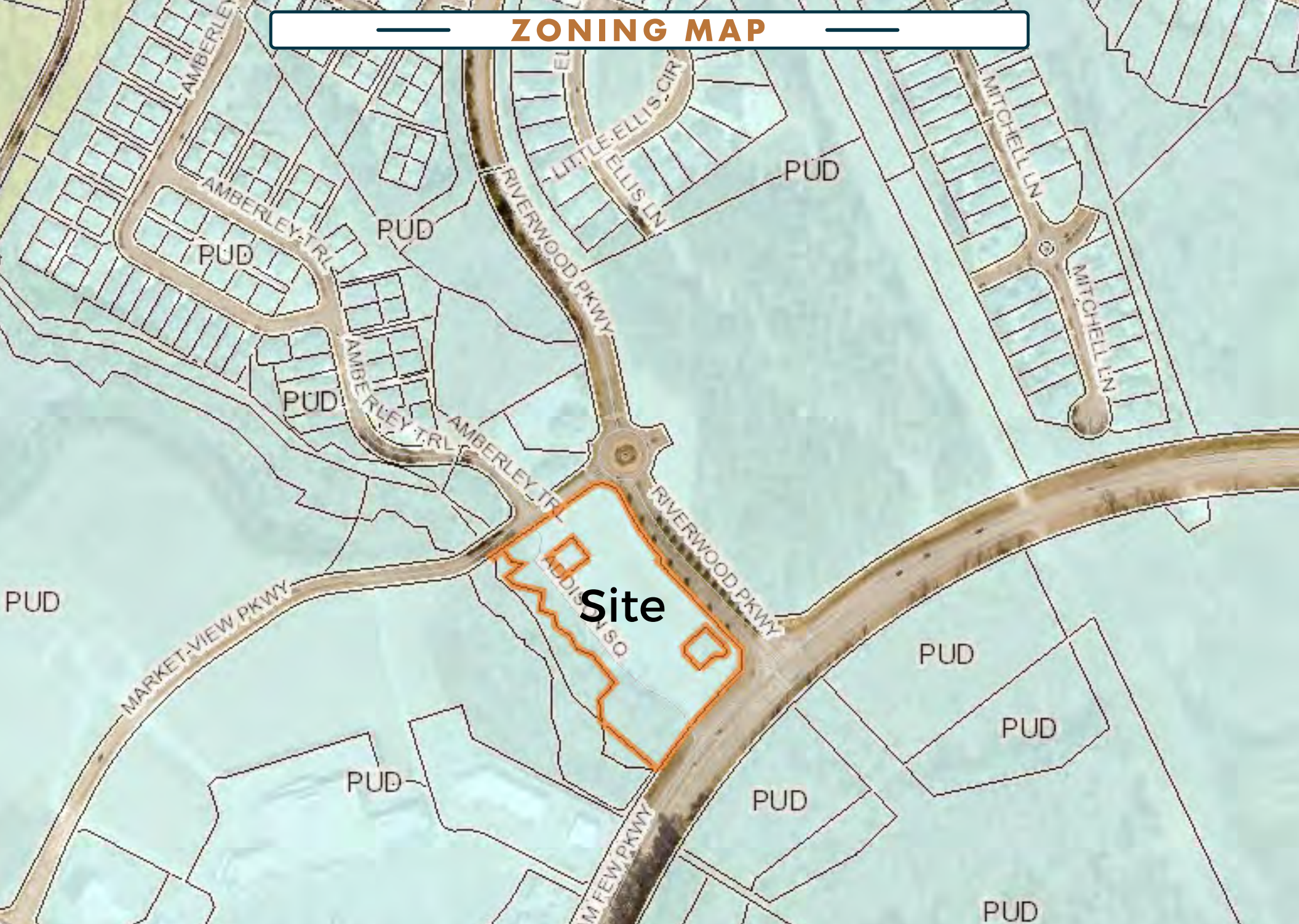
# SITE MAPS



— TOPOGRAPHY MAP —

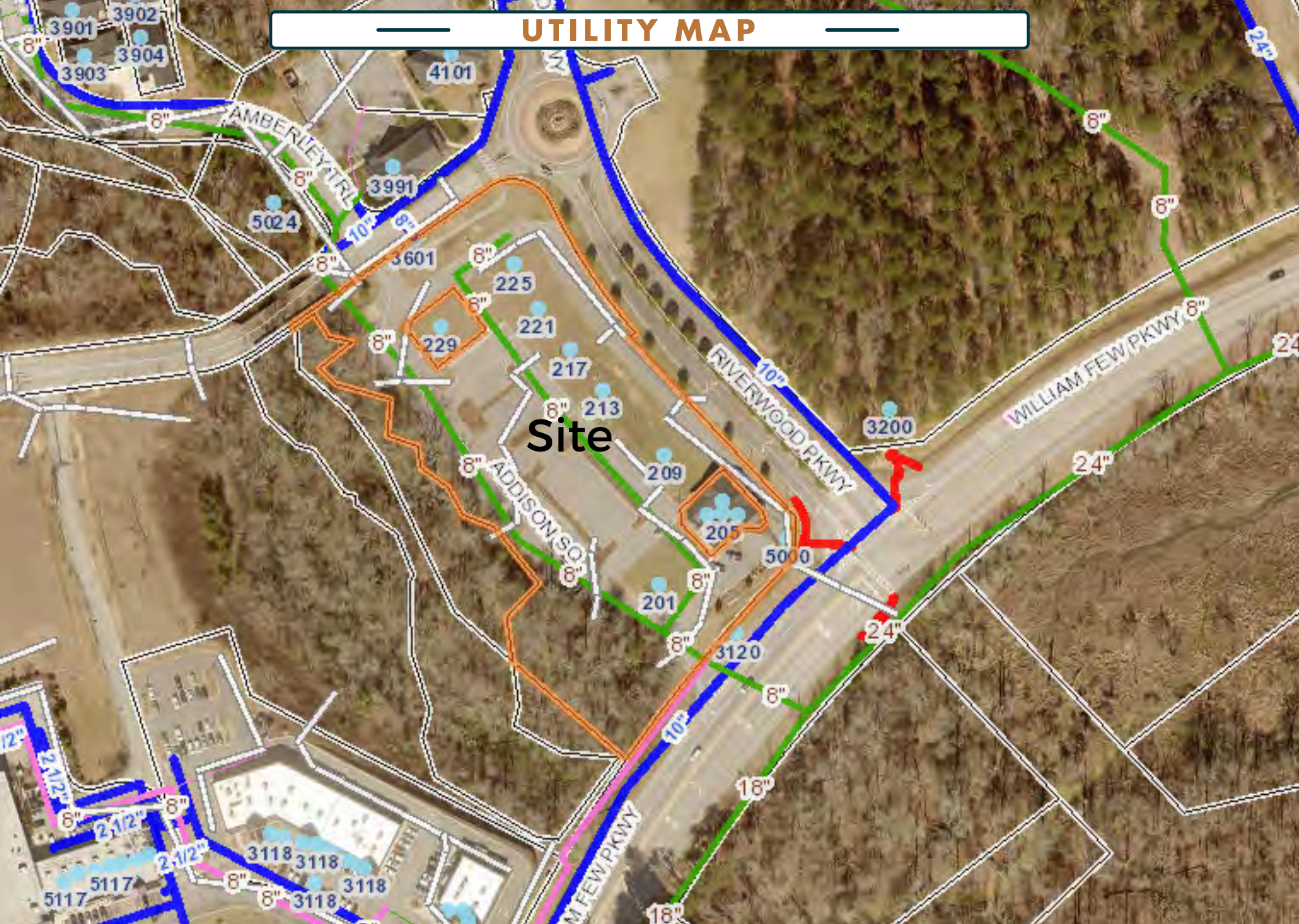


# ZONING MAP



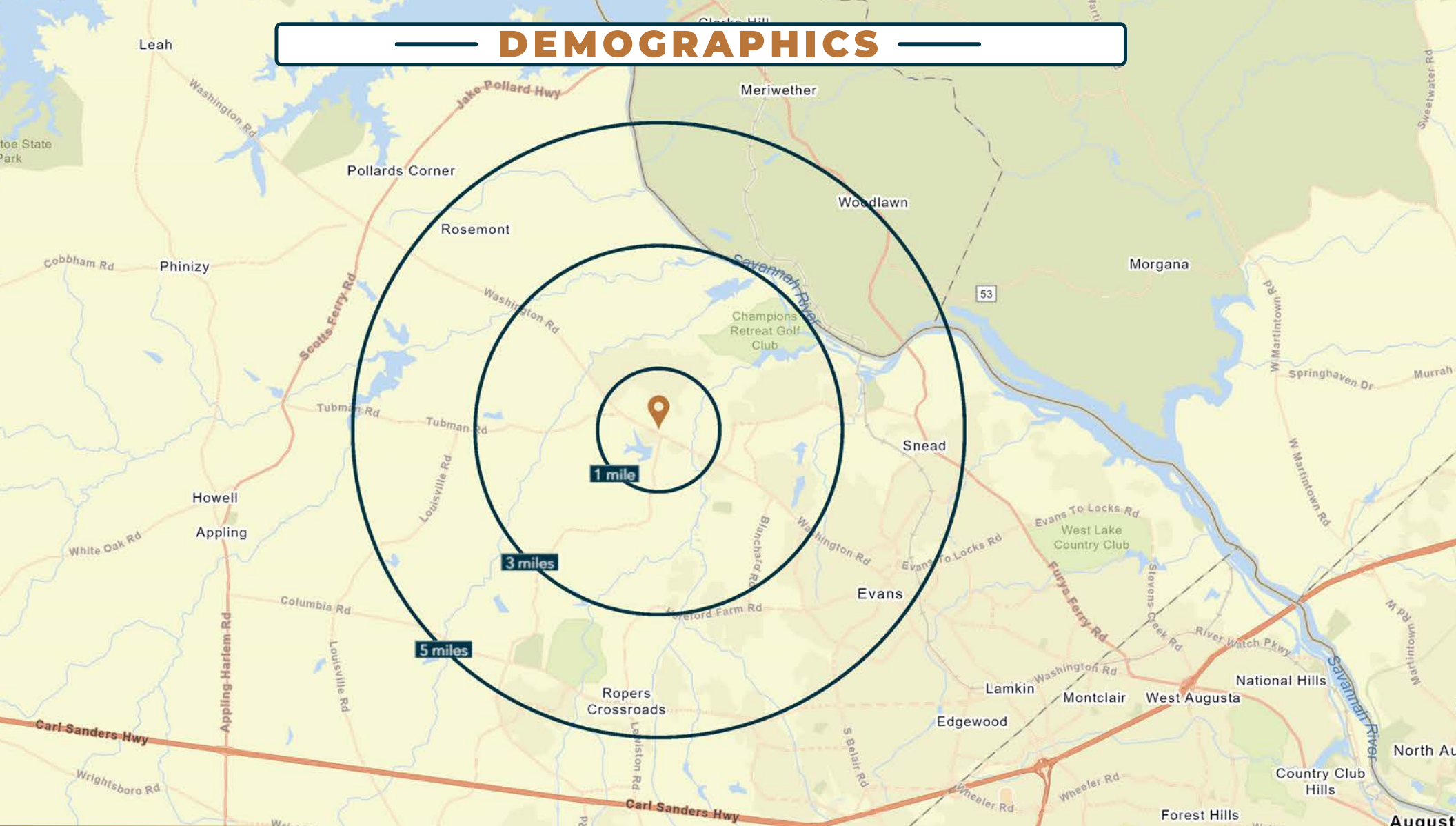
Site

# UTILITY MAP



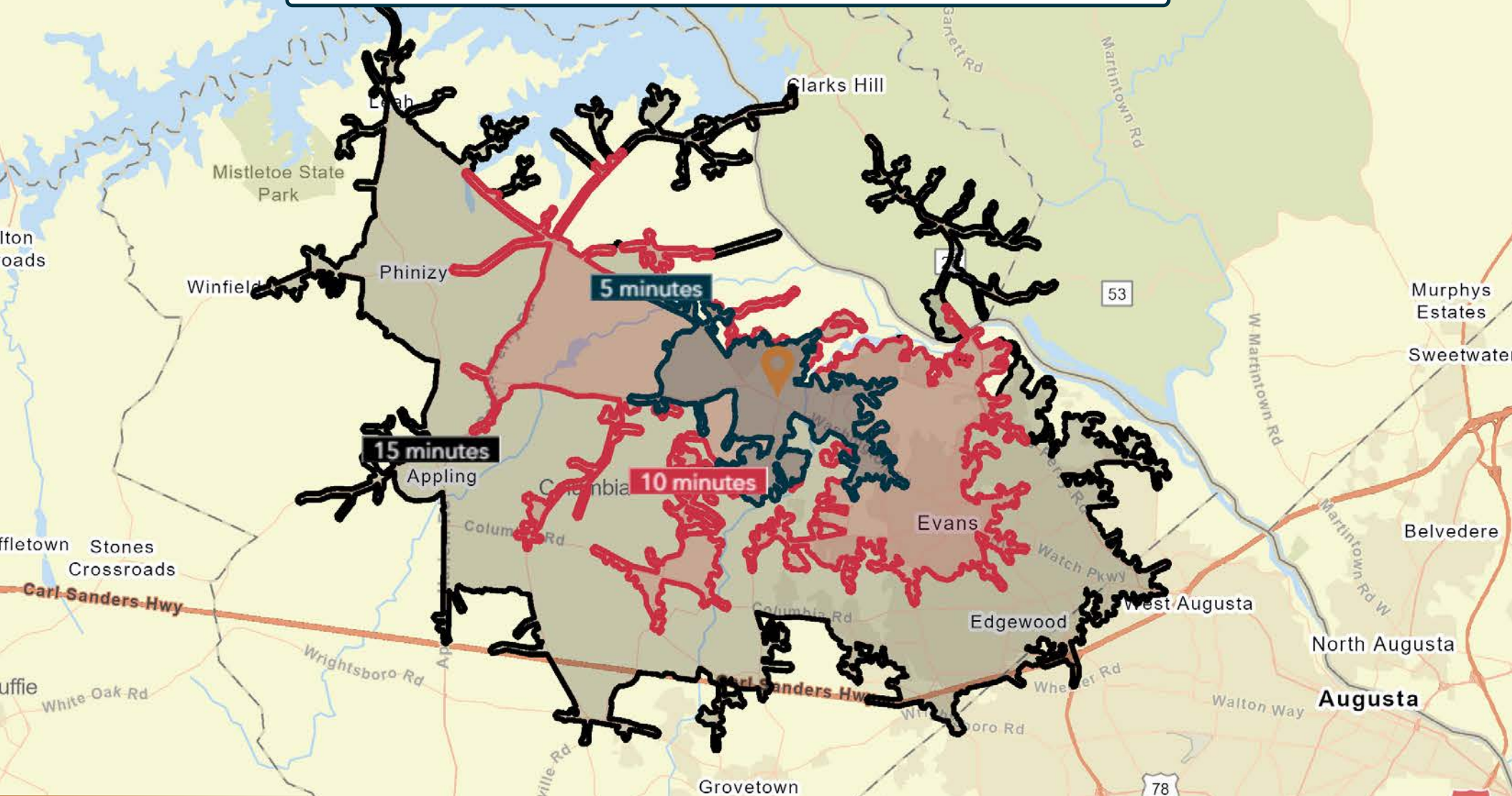


# DEMOGRAPHICS



DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	3,991	23,455	52,713
Med. Household Income	\$129,220	\$119,811	\$114,381
Population Med. Age	36.4 Years	37.4 Years	38.2 Years

# DEMOGRAPHICS



DEMOGRAPHICS	5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DRIVE TIME
Population	10,955	37,306	103,357
Med. Household Income	\$120,390	\$115,503	\$95,733
Population Med. Age	36.9 Years	39.5 Years	38.9 Years



# 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 Piedmont 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 Eisenhower.

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 region are EZ-Go, Bridgestone, Tax Slayer, John Deere, Amazon, Kellogg's Kimberly Clark, Graphic Packaging International, and more.



**Kimberly-Clark**



**GEORGIA  
CYBER CENTER**



**Piedmont**  
HEALTHCARE



**JOHN DEERE**



**TaxSlayer**

*MASTERS*



**Health**  
AUGUSTA UNIVERSITY



AUGUSTA UNIVERSITY  
**MEDICAL COLLEGE  
OF GEORGIA**

**VA**



U.S. Department  
of Veterans Affairs

## COLUMBIA COUNTY, GA

Just 2 hours from Atlanta, GA, Columbia County is a suburb of Augusta, GA, and the Gateway to Fort Eisenhower—Home of the U.S Army Cyber Center of Excellence. Columbia County is made up of 5 communities; Appling, Evans, Grovetown, Harlem, and Martinez. While Augusta's median household income is \$46,108, Columbia County has an average household income of \$85,928. In 2020, Evans, GA was rated by Money Magazine as the #1 place to live in the United States.

Along with it being a fantastic place to live, Columbia County has seen much development and growth in the last decade. They are in the process of constructing their own downtown area consisting of a performing arts center, retail and office space, green space. Soon to open are apartment buildings and more retail space. The Lady A pavilion often host concerts and events and is largely used by people in all of the Augusta MSA for exercise, and entertainment.

Columbia County also has plenty to offer in regard to jobs. Along with Fort Eisenhower, Club Car has its national headquarters in Columbia County. Additionally, both John Deere and Amazon have recently built new facilities that will continue to provide jobs, and economic growth for the foreseeable future.



**\$85,928**

**MHI**



**159,639**

**Population**



**2.4%**

**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 Eisenhower operates and defends Army networks and delivers cyberspace effects against adversaries to defend the nation. ARCYBER, led by Fort Eisenhower, 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 Eisenhower in Augusta. Fort Eisenhower 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 Eisenhower 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.



## 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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## — 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.

**For inquiries,  
contact us.**



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## HOW WE HELP OUR CLIENTS

### REGIONAL EXPERTISE MEETS ADVANCED DATA & MARKETING



#### REGIONAL EXPERTISE & KNOWLEDGE

By way of our particular regional focus on warehouse space, we are track space availabilities, tenant needs, off-market properties and more.



#### 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 intersted in a matter of seconds.



#### EXPERIENCED NEGOTIATORS/DEAL-MAKERS

We negotiated on behalf of our clients, making sure their best interests are closely guarded, while creatively working with others to get deals done!



#### SEGMENTED, DETERMINED MARKETING

Our proprietary database of regional businesses, tenants and buyers affords us the ability target and market our listings directly to those most likely to be in need.



#### BUSINESS-MINDED EXPERTISE

We are a team of SIOR & CCIM-educated brokers with MBAs and with experience running our own businesses



#### DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR, so you can know the best course given the data