



±0.86 Pad



±0.86 ACRE DEVELOPMENT SITE GROVETOWN, GEORGIA

- 650K ANNUAL VISITS AT NEIGHBORHOOD WALMART
- 18,500 VPD | CORNER | THREE QUARTER ACCESS
- POTENTIAL REZONING FOR COMMERCIAL USE

FOR SALE

101 Leven Street, Grovetown, GA, 30813



FINEM
GROUP
MEYBOHM COMMERCIAL

TABLE OF CONTENTS

DEVELOPMENT SITE

- Executive Summary
- Aerial Maps
- Site Maps
- Demographics
- Area Overview
- The Finem Group

OFFER SUBMISSION

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

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



Jonathan Aceves, CCIM, MBA
Finem Group
V.P./Senior Broker
Jaceves@meybohm.com
706-294-1757



John Eckley, MBA, Civil Eng.
Finem Group
V.P./Senior Broker
Jeckley@meybohm.com
706-305-0054



Dustin Wright
Finem Group
Commercial Advisor
Dwright@meybohm.com
706-830-8266



Stephen Long
Finem Group
Investment Analyst
Slong@meybohm.com
706-513-3840



EXECUTIVE SUMMARY



101 LEVEN STREET, GROVETOWN, GA, 30813

±0.86 ACRE DEVELOPMENT SITE



\$900,000
Price



230 ft of Frontage
Great Visibility



G06-001
Tax Parcel ID



±0.86
Total Acres



R-2
Zoning



Developing Area
Prime Location



18,500
Traffic Count



Three Quarters
Access



34K Pop. \$79K MHI
3 Mile Demographics



SALES DESCRIPTION / LOCATION DESCRIPTION

Sales Description

The Finem Group at Meybohm Commercial is proud to exclusively present this 0.86-acre potential commercial development site for sale. The property is located across the street from Neighborhood Walmart, which sees around 650K annual visits a year (Placer AI), and a recently developed Dunkin Donuts and Sparkle Express Car Wash.

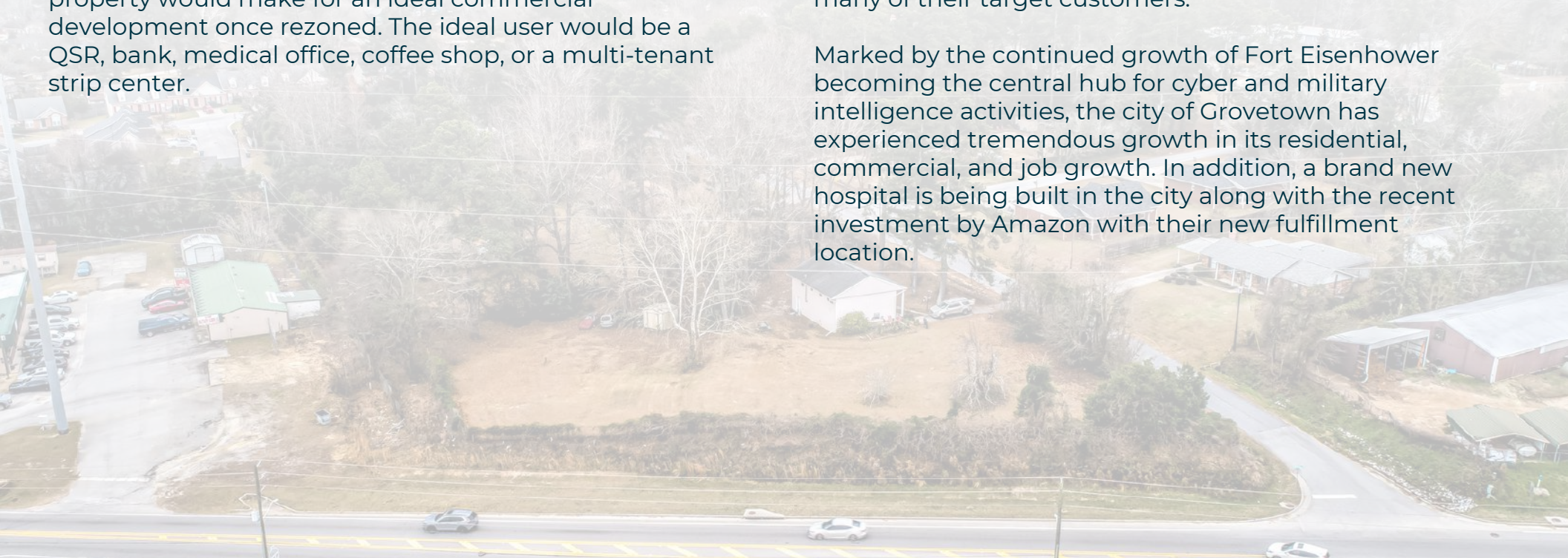
The property sees over 18,500 VPD on Wrightsboro Rd and is on the corner of Leven and Wrightsboro with three-quarters access; right in with right and left out. This property is currently zoned R-2, however, city officials have expressed openness to rezoning, and the property would make for an ideal commercial development once rezoned. The ideal user would be a QSR, bank, medical office, coffee shop, or a multi-tenant strip center.

Location Description

The property is located on Wrightsboro Rd in Grovetown, GA. Wrightsboro Rd connects Downtown Augusta with the city of Harlem. The property is located about 2 miles away from Fort Eisenhower and about a mile away from John Deere's industrial facilities and both Cedar Ridge Elementary and Grovetown Middle School.

The subject property is located within a high-density area surrounded by numerous residential neighborhoods. With many of the current retail users multiple miles away off I-20 Exit 190, this site offers a user the opportunity to be located closer to home for many of their target customers.

Marked by the continued growth of Fort Eisenhower becoming the central hub for cyber and military intelligence activities, the city of Grovetown has experienced tremendous growth in its residential, commercial, and job growth. In addition, a brand new hospital is being built in the city along with the recent investment by Amazon with their new fulfillment location.









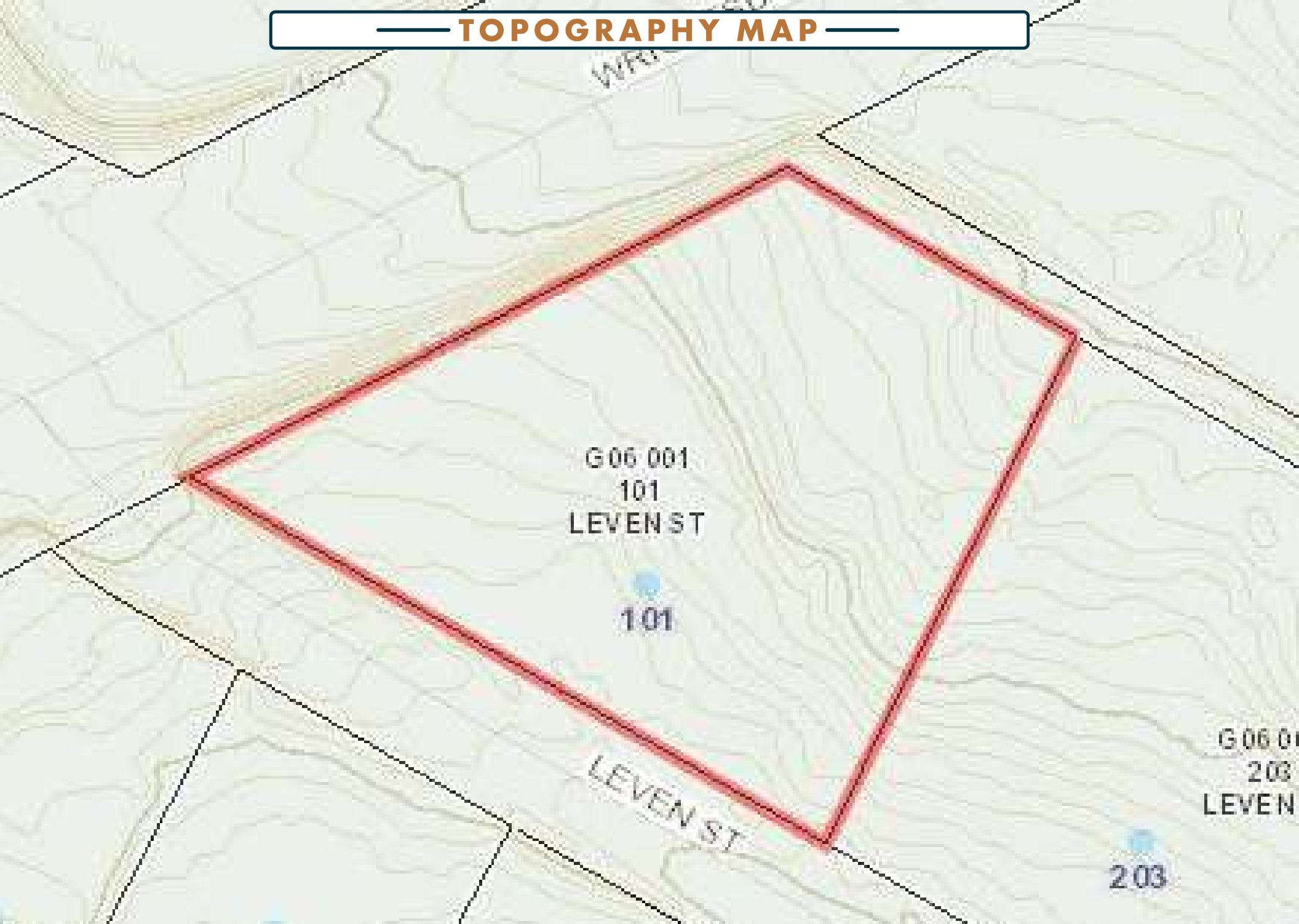








— **TOPOGRAPHY MAP** —



WRIGHTSBORO RD

ZONING MAP

WRIGHTSBORO RD

WRIGHTSBORO RD

G06 002
5230

WRIGHTSBORO RD

CC-2

G06 001
101
LEVEN ST

R-2

GROVETOWN

G05 024
5234

WRIGHTSBORO RD

CC-2

LEVEN ST

G06 003
203
LEVEN ST

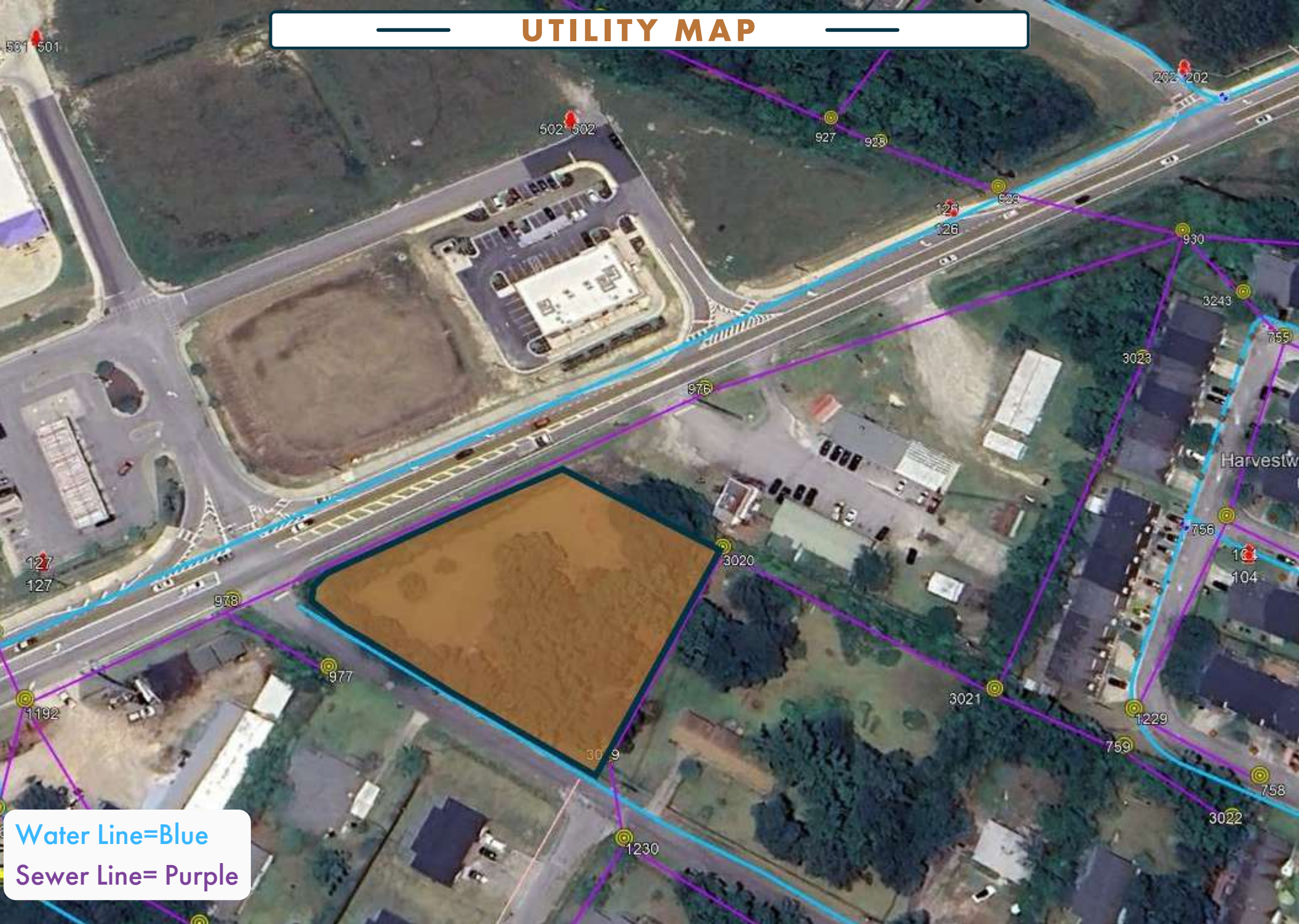
R-2

G05 024A
104

R-2

G05 026
203
GREEN ST

UTILITY MAP



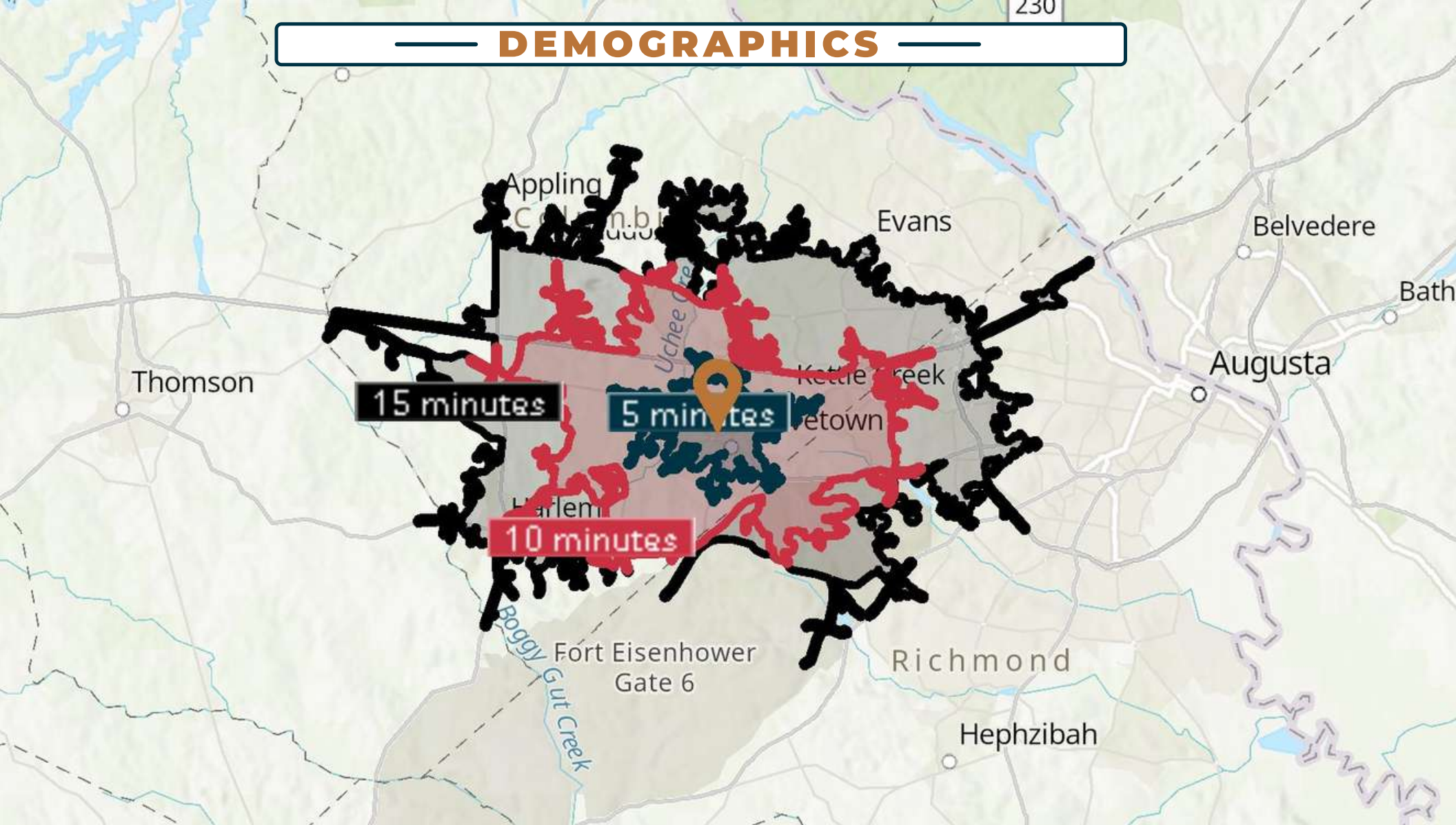
Water Line=Blue
Sewer Line= Purple



PROPERTY DEMOGRAPHICS



DEMOGRAPHICS



DEMOGRAPHICS	5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DRIVE TIME
Population	13,818	51,094	120,648
Med. Household Income	\$75,492	\$80,024	\$72,669
Population Med. Age	34.7 Years	34.3 Years	34.9 Years

Key Facts 10 Min Radius

KEY FACTS

56,037

Population

2.9

Average Number of Kids

34.3

Median Age

\$80,024

Median Household Income

7%

No High School Diploma

EDUCATION



21%

High School Graduate



38%

Some College



33%

Bachelor's/Grad /Prof Degree

BUSINESS



794

Total Businesses



11,636

Total Employees

EMPLOYMENT



White Collar

64.7%



Blue Collar

18.6%



Services

16.7%

5.8%

Unemployment Rate

INCOME



\$80,024

Median Household Income



\$33,870

Per Capita Income



\$167,812

Median Net Worth



92

Number of Restaurants

Key Facts 3 Mile Radius

KEY FACTS

33,939

Population

36.0

Median Age

8%

No High School Diploma



23%

High School Graduate



37%

Some College



32%

Bachelor's/Grad /Prof Degree

2.9

Average Number of Kids

\$79,290

Median Household Income

BUSINESS



429

Total Businesses



6,750

Total Employees



White Collar



Blue Collar



Services

EMPLOYMENT

65.1%

20.1%

14.8%

4.8%

Unemployment Rate

INCOME



\$79,290

Median Household Income



\$34,486

Per Capita Income



\$158,213

Median Net Worth



51

Number of Restaurants



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 a 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, Kimberly Clark, Graphic Packaging International, and more.



Kimberly-Clark



**GEORGIA
CYBER CENTER**



Piedmont
HEALTHCARE



Health
AUGUSTA UNIVERSITY

JOHN DEERE



TaxSlayer

MASTERS



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.



GEORGIA CYBER CENTER



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

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, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters.□□

Neither Meybohm Commercial Properties its directors, officers, agents, advisors, or affiliates make any representation or warranty, express or implied, as to the accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Meybohm Commercial Properties will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.□

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.

— 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.



Jonathan Aceves, CCIM, MBA
Finem Group
V.P./Senior Broker
Jaceves@meybohm.com
706-294-1757



John Eckley, MBA, Civil Eng.
Finem Group
V.P./Senior Broker
Jeckley@meybohm.com
706-305-0054



Dustin Wright
Finem Group
Commercial Advisor
Dwright@meybohm.com
706-830-8266



Stephen Long
Finem Group
Investment Analyst
Slong@meybohm.com
706-513-3840

**For inquiries,
contact us.**



www.finemgroup.com
finem@meybohm.com
706.305.0054

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