



## RARE I-20 REDEVELOPMENT SITE

### ±4.95 Acre Site | Owner Will Subdivide

- \$6,000,000 | \$1,212,000/Acre
- Larger Corner Site with Full Motion Access
- Perfect for Large C-Store or Truck Stop
- I-20 82K VPD | Washington Rd 34K VPD

OFFERING MEMORANDUM

3030 Washington Rd  
Augusta, Ga, 30907





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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





# RARE I-20 REDEVELOPMENT SITE

## ADDRESS

3030 Washington Rd  
Augusta, GA, 30907

## TAX ID

012-0-076-08-0  
012-0-482-00-0

## ACRES

±4.95 Acres  
Can be Subdivided

## TRAFFIC COUNTS

34K, Washington Rd  
60K-82K, I-20

## ACCESS

Full Motion - Corner  
Deceleration Lane

## ZONING

B-2  
High Commercial



# \$6,000,000

Asking Price

## OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is proud to exclusively present this property for sale or ground lease in Augusta, Georgia. The commercial redevelopment tract is located at a corner on Washington Road (34,300 VPD) and is the largest available tract to I-20 on this primary thoroughfare (Just 0.22 miles from the intersection of I-20 and Washington Rd). This property is located next to a new Seven Brew Development one parcel to the left. This site offers a rare opportunity for a C-Store to develop a brand new truck stop off of I-20 which is only 2 miles from the South Carolina Border.





# SALES DESCRIPTION / LOCATION DESCRIPTION

## Sales Description

The owners would be willing to sell the whole property, subdivide off some of the land, or ground lease. The owners are flexible.

The property is  $\pm 4.95$  acres in size and zoned B-2. The tract is dry with no streams or floodplains according to county records and has flat topography.

The property commands a high vantage point on Washington Road, with incredible visibility and 190' of frontage. It also benefits from the close proximity to Columbia County Via Washington Rd, Furys Ferry Rd, Riverwatch Pkwy, and Stevens Creek Rd.



## Location Description

The property is located on a corner of Washington in Augusta GA.

The property is located 0.22 miles from I-20 which sees anywhere from 59,400 - 80,400 VPD. I-20 connects Augusta to both Columbia SC (1Hr) and Atlanta GA (2Hrs). On the other side of I-20 is the Augusta National, the world's most prestigious golf tournament, which draws huge crowds to the city for the tournament.

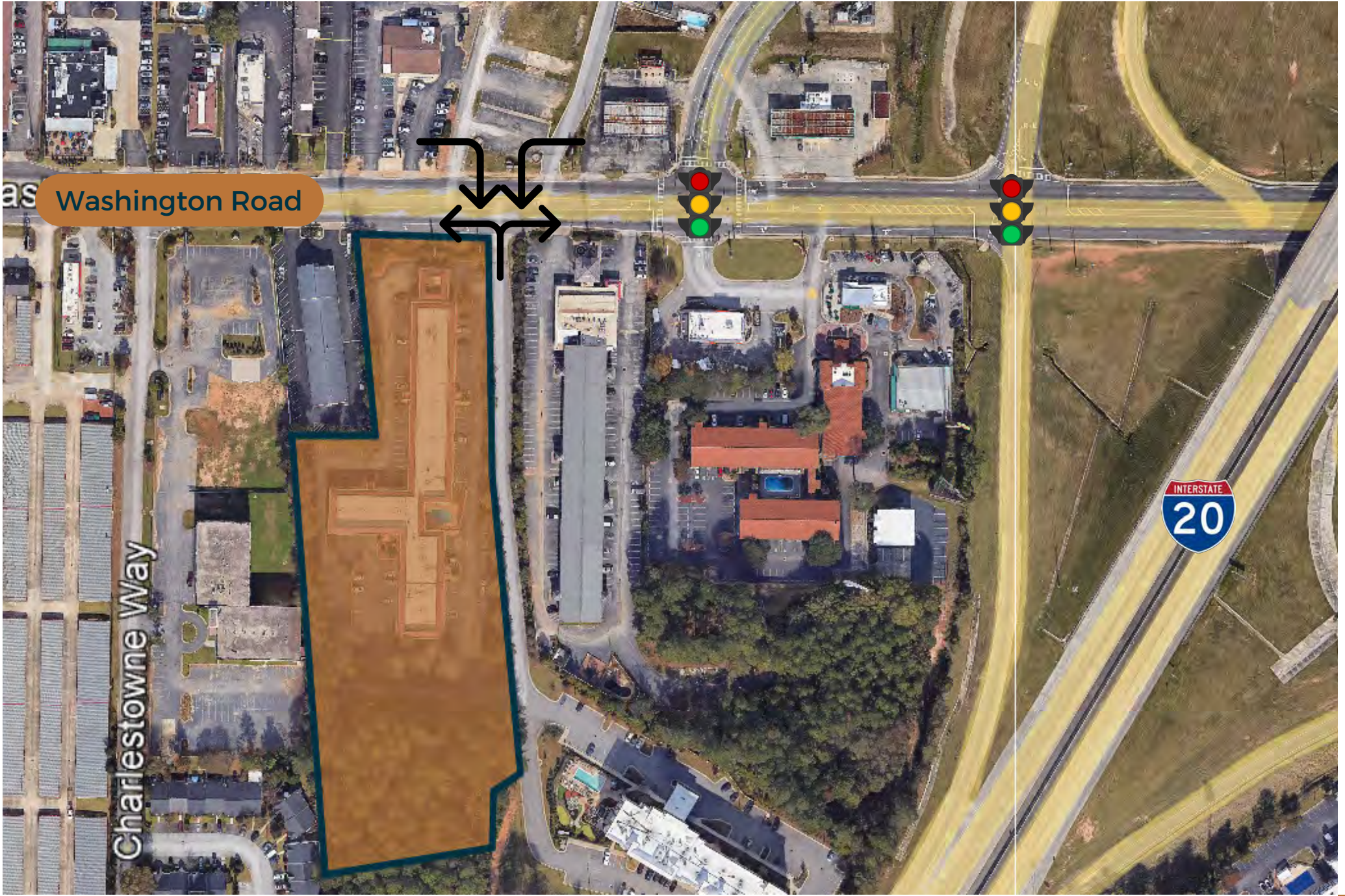
Washington Rd sees over 34,300 VPD and is the main thoroughfare between Columbia County and Richmond County. Washington Rd connects to Downtown Augusta (which consists of the central business district, medical district, and colleges) and to the heart of Evans, GA which has a prominent amount of commuters to the downtown area for work.

The property is surrounded by other strong retailers: 7-Brew, Chick-fil-A, Waffle House, Doc's Porchside, Dunkin Donuts, Starbucks, Checkers, and many others.













Redevelopment Site





Redevelopment Site

Westside Highschool















# TOPOGRAPHY MAP









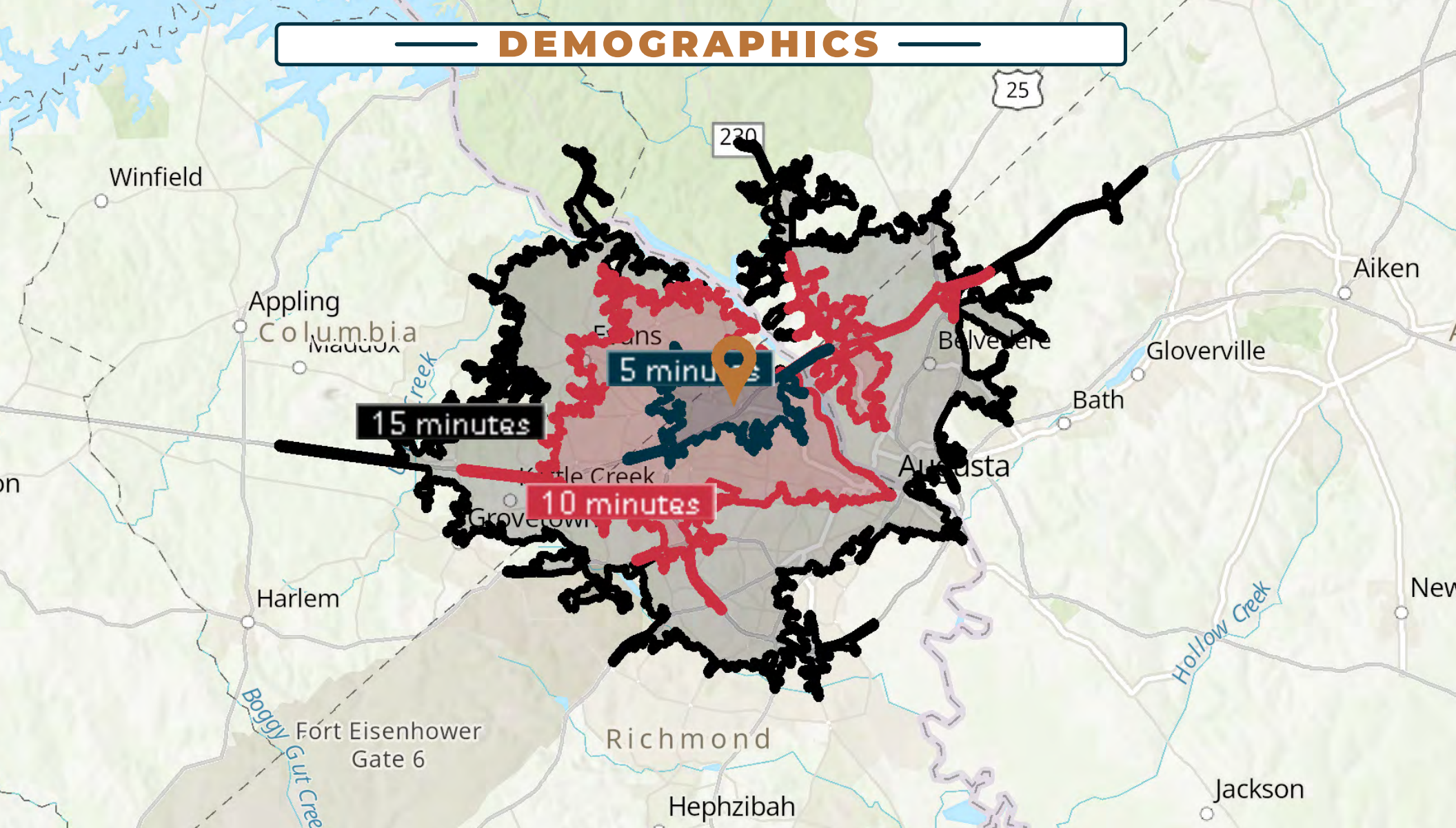


# PROPERTY DEMOGRAPHICS





## DEMOGRAPHICS



### Drive Time Radii

	5 Min	10 Min	15 Min
Population	18,565	106,254	254,102
Median HH Income	\$61,410	\$65,996	\$60,787
Median Age	36.9 Yrs	39.2 Yrs	38.8 Yrs



# Key Facts 10 Min Radius

## KEY FACTS

**102,918**

Population

**39.2**

Median Age

**7%**

No High School  
Diploma



**21%**

High School  
Graduate



**27%**

Some College



**45%**

Bachelor's/Grad  
/Prof Degree

**2.2**

Average Number of  
Kids

**\$65,915**

Median  
Household  
Income

## BUSINESS



**5,213**

Total Businesses



**83,202**

Total Employees



White Collar



Blue Collar



Services

## EMPLOYMENT

**68.0%**

**15.6%**

**16.4%**

**3.0%**

Unemploye  
nt Rate

## INCOME



**\$65,915**

Median  
Household  
Income



**\$45,903**

Per Capita  
Income



**\$113,800**

Median Net  
Worth



**413**

Number of Restaurants



# Key Facts 3 Mile Radius

## KEY FACTS

**54,615**

Population

**39.0**

Median Age

**5%**

No High School  
Diploma



**20%**

High School  
Graduate



**25%**

Some College



**50%**

Bachelor's/Grad  
/Prof Degree

**2.2**

Average Number of  
Kids

**\$69,177**

Median  
Household  
Income

## BUSINESS



**2,581**

Total Businesses



**29,026**

Total Employees



White Collar



Blue Collar



Services

## EMPLOYMENT

**70.5%**

**14.2%**

**15.3%**

**2.5%**

Unemploye  
nt Rate

## INCOME



**\$69,177**

Median  
Household  
Income



**\$51,441**

Per Capita  
Income



**\$121,481**

Median Net  
Worth



**200**

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



**JOHN DEERE**



**TaxSlayer**

*MASTERS*



**Health**  
AUGUSTA UNIVERSITY



AUGUSTA UNIVERSITY  
**MEDICAL COLLEGE  
OF GEORGIA**

**VA**



U.S. Department  
of Veterans Affairs



## RICHMOND COUNTY, GA

Augusta, GA is in the midst of a renaissance of sorts fueled by a few different major drivers. One is the influx of all things cyber with the relocation of the U.S. Army's Cyber Command Headquarters to nearby Fort Gordon. This fairly recent development has and continues to fuel growth in the area, but has only served to accelerate a trend that was already underway. The city's downtown was already fastly developing, but now many more projects are set to break ground. The greater MSA, including surrounding Columbia and Richmond Counties on the GA side, and Aiken and Edgefield counties on the SC side, seem to all be seeing impacts in this already very affordable place to live.

Traditionally, Healthcare, Military, Manufacturing, Energy, and Customer Service have represented the primary nodes of the Augusta Economy. Cyber has recently taken its place at the table next to the others and has fueled much of the recent change. Amazon has plans for two separate distribution warehouses off of I-20 in Columbia County. Over 51,000 jobs are provided by healthcare alone in the Augusta MSA. Manufacturing entities in the area include EZ GO Textron, Kimberly-Clark, John Deere, Starbucks, Graphic Packaging, Cardinal Health, Kellogs and more. Entities like Sitel, ADP, Unisys and Taxslayer specialize in customer-service-based work. The economy is greatly supported by a couple of different large energy projects: Savannah River Site and Plant Vogle providing 12,000 and 6,000 jobs respectively.



**\$46,237**  
**MHI**



**205,673**  
**Population**



**3.5%**  
**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



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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