

8 PAD-READY RETAIL DEVELOPMENT PADS

UTILITIES | ZONING | GRADING | SIGNAL

- Can be Sold as a Whole or Individual Pads
- Full Motion Access | Approved Signal | 20,600 VPD
- Across from Fort Eisenhower | Gate 2
- Surrounded by Residential Growth

OFFERING MEMORANDUM

2933 Gordon Hwy
Grovetown, GA, 30813



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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



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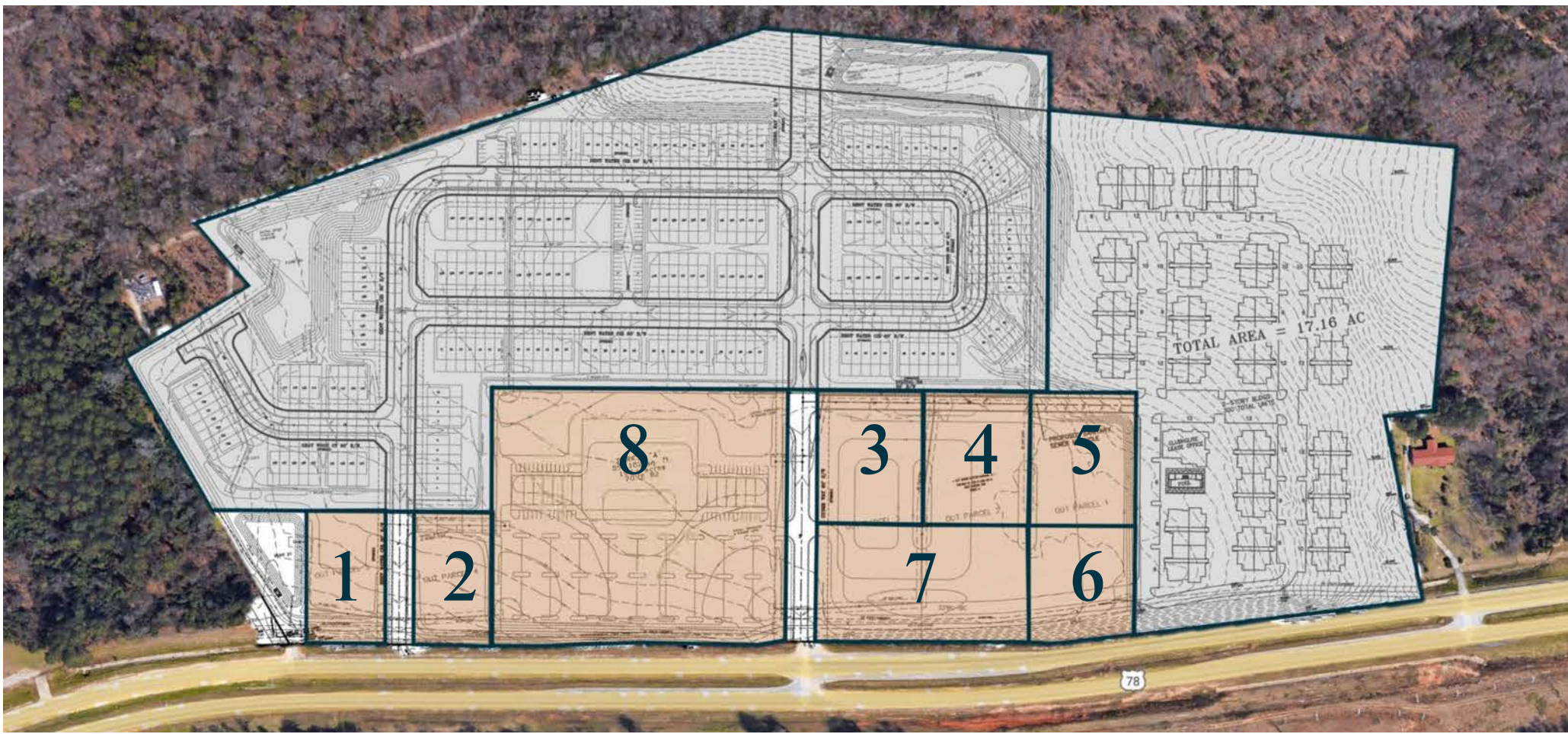
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EXECUTIVE SUMMARY



PRICING OVERVIEW



1	AVAILABLE Price: \$445,000 Size: 1.00 Acres	3	AVAILABLE Price: \$650,000 Size: 1.32 Acres	5	AVAILABLE Price: \$500,000 Size: 1.32 Acres	7	AVAILABLE Price: \$2,075,000 Size: 2.62 Acres
2	AVAILABLE Price: \$445,000 Size: 1.00 Acres	4	AVAILABLE Price: \$500,000 Size: 1.32 Acres	6	AVAILABLE Price: \$1,050,000 Size: 1.26 Acres	8	AVAILABLE Price: \$3,400,000 Size: 7.50 Acres

8 PAD-READY RETAIL DEVELOPMENT PADS

 **See Page 4**
Pricing

ADDRESS

2933 Gordon Hwy
Augusta, GA, 30907

TAX ID

078-0-006-00-0

ACRES

±19.23 Acres
Pads 1 Ac to 7.5 Ac

TRAFFIC COUNTS

20K VPD Gordon Hwy
17K VPD Robinson Ave

ACCESS

Full Motion -
Signalized Intersection

ZONING

B-2
High Commercial

OFFERING OVERVIEW

The Finem Group at Meybohm commercial is proud to present eight retail development pads, located in Grovetown, Georgia. Varying in size from 1 to 7.5 acres, these pads are part of a comprehensive 19.23-acre commercial site available for acquisition either in its entirety or as individual segments. Located on Gordon Highway (20,600 VPD), the property will have full motion access from a signalized intersection and an additional right-in right-out access.



SALES DESCRIPTION / LOCATION DESCRIPTION

Sales Description

The property benefits from its proximity to two residential projects, with a proposed 320-unit apartment complex and a 199-unit townhome development, further enhancing its appeal to retailers.

These pad-ready sites are meticulously prepared, boasting full access to utilities, comprehensive grading, and well-established road infrastructure, complemented by an approved traffic light installation. The site is entitled (Zoned B-2 in Richmond County) and there are no current use restrictions.



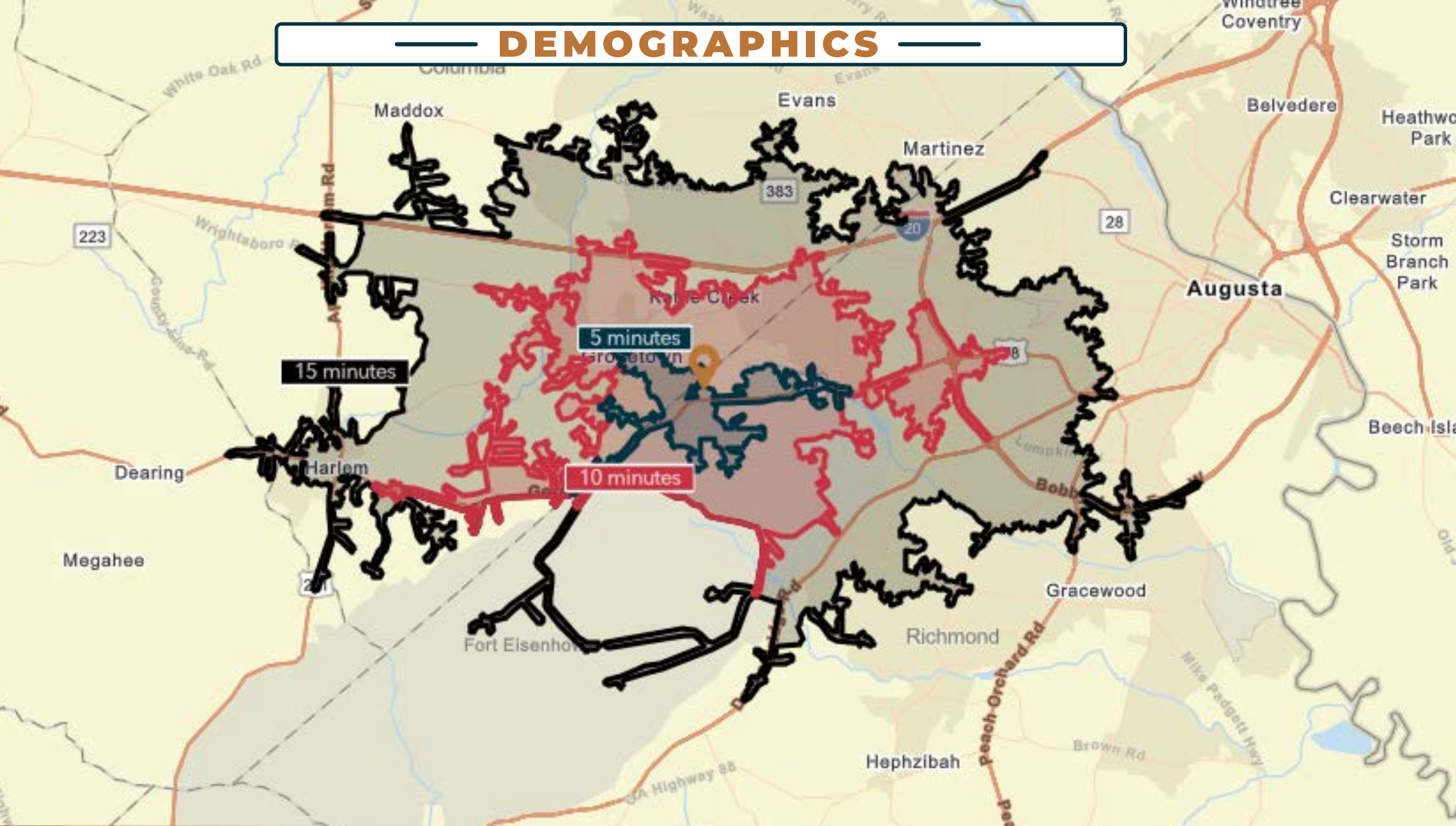
Location Description

This premier commercial property is strategically positioned across the street from Fort Eisenhower (formerly Fort Gordon), a significant military installation in Augusta, Georgia, enhancing its appeal to a substantial and steady customer base. Located merely half a mile from Gate Two, it offers unmatched accessibility for both the active military and civilian workforce at the fort.

Surrounding the property is a burgeoning residential scene, characterized by a wave of new developments. Notably, the area includes a proposed 340-unit apartment complex and a 199-unit townhouse development, both set to inject a fresh influx of residents upon completion. Adding to this residential growth is a brand new 190-unit neighborhood situated directly behind the property, further enriching the community fabric.

This influx of new housing establishes a dynamic and expanding consumer base, presenting a unique and timely opportunity for investors and developers. The combination of the property's prime location near Fort Eisenhower, the ongoing residential development, and the blend of new and existing homes in the vicinity position it as a highly attractive site for a variety of commercial ventures.

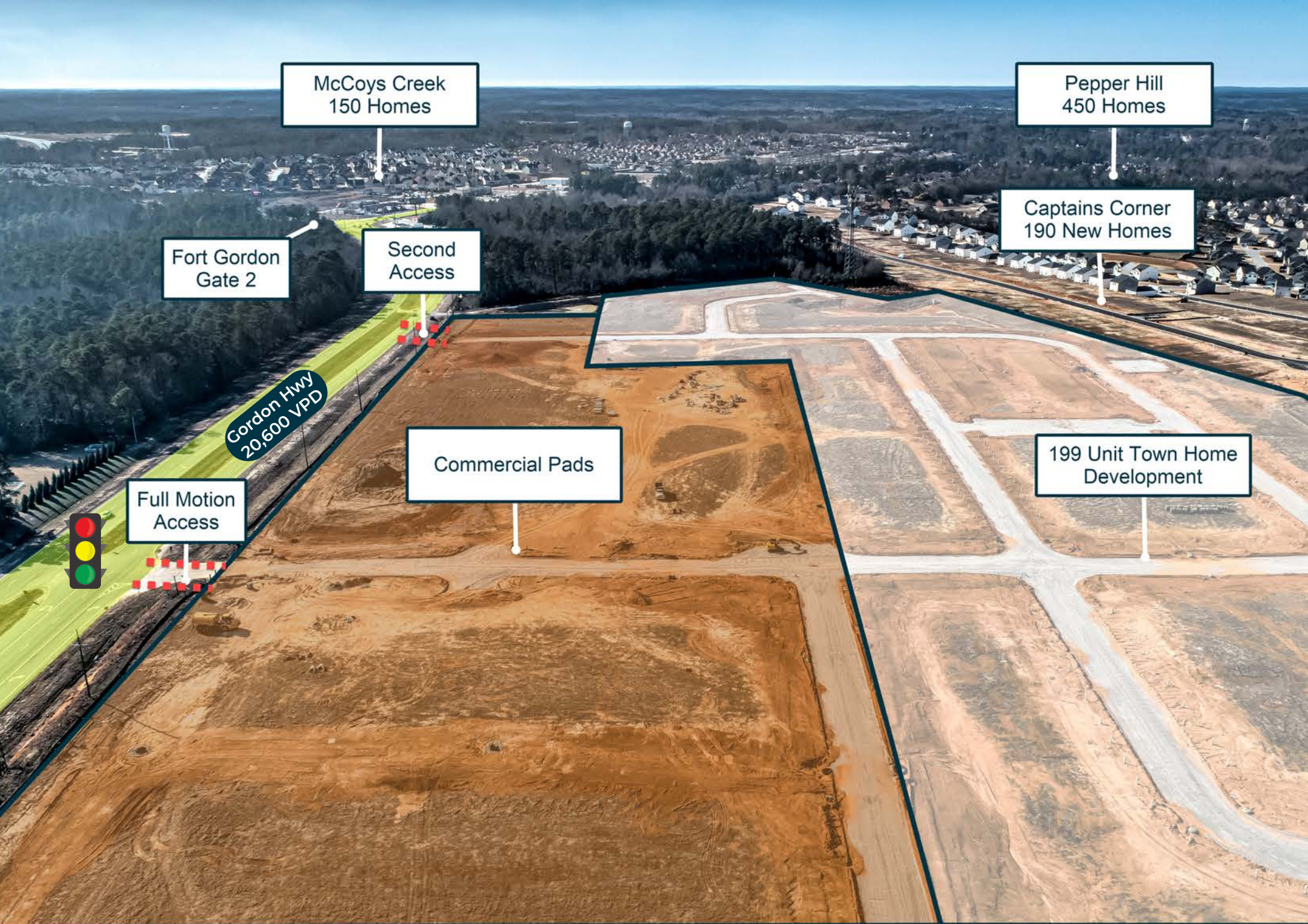
DEMOCRAPHICS



Drive Time Radii

	5 Min	10 Min	15 Min
Population	10,392	41,077	153,168
Median HH Income	\$86,145	\$73,927	\$59,188
Median Age	34.8 Yrs	31.1 Yrs	34.5 Yrs





McCoy's Creek
150 Homes

Pepper Hill
450 Homes

Captains Corner
190 New Homes

Fort Gordon
Gate 2

Second
Access

Gordon Hwy
20,600 VPD

Commercial Pads

199 Unit Town Home
Development

Full Motion
Access



Haynes Station
1,000 Homes

Sims Landing
500 Homes

Fort Eisenhower

320 Unit Apartment
Development Site
Available

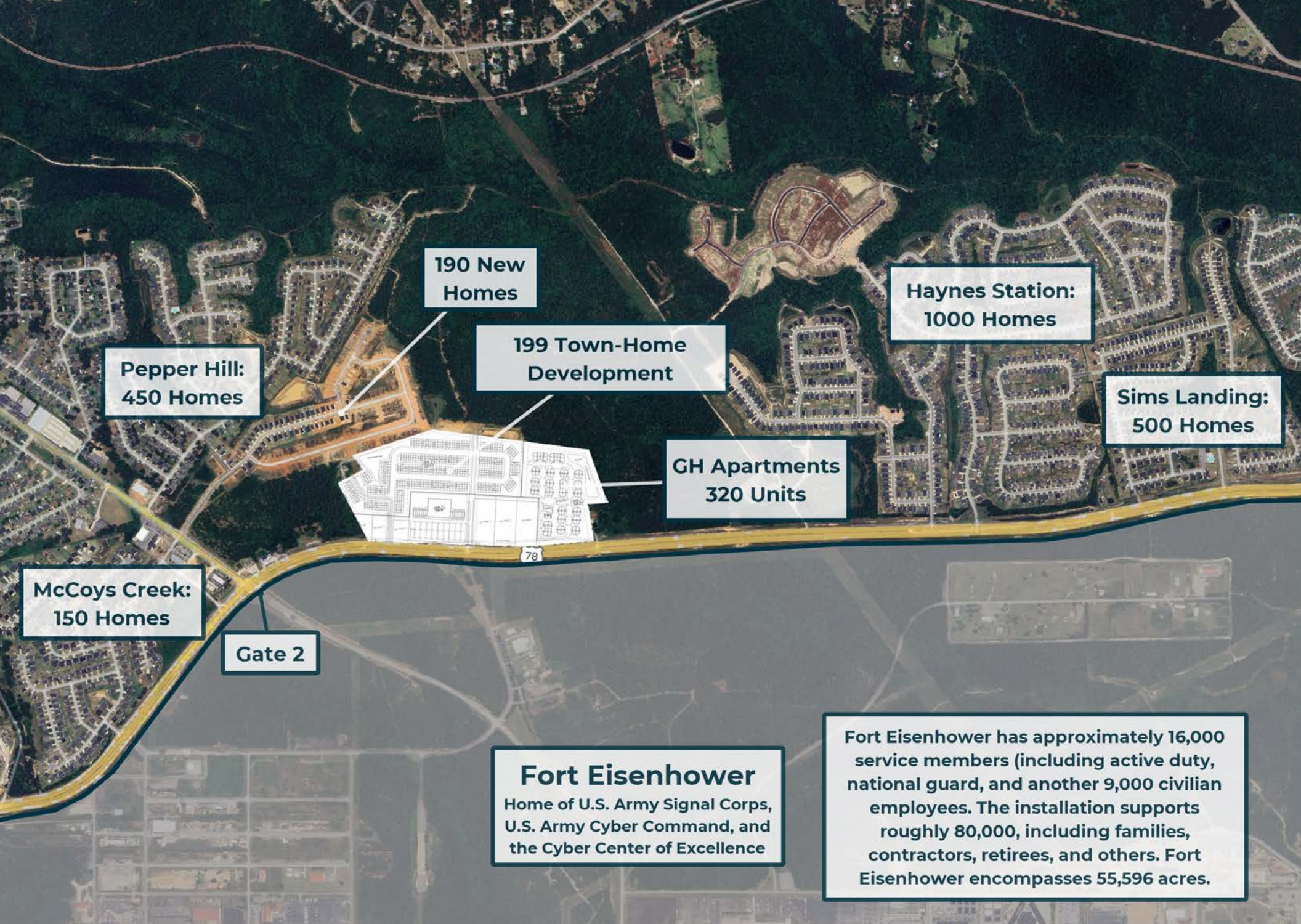
Full Motion
Access

Subject Property
±19.23 Acres

199 Unit Town-home
Development

Gordon Hwy
20,600 VPD

Second
Access



Pepper Hill:
450 Homes

**190 New
Homes**

**199 Town-Home
Development**

**GH Apartments
320 Units**

Haynes Station:
1000 Homes

Sims Landing:
500 Homes

McCoy's Creek:
150 Homes

Gate 2

Fort Eisenhower

Home of U.S. Army Signal Corps,
U.S. Army Cyber Command, and
the Cyber Center of Excellence

Fort Eisenhower has approximately 16,000 service members (including active duty, national guard, and another 9,000 civilian employees). The installation supports roughly 80,000, including families, contractors, retirees, and others. Fort Eisenhower encompasses 55,596 acres.



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

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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**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