



**±0.90 ACRE DEVELOPMENT SITE**  
**PERFECT FOR INDUSTRIAL/FLEX USE**

- \$85,000 | \$94,444/Acre
- Fully Fenced Perimeter and Gated Entrance
- Close Proximity to I-520
- Suitable for Light Industrial Development

**OFFERING MEMORANDUM**  
**2610 Mike Padgett Highway**  
**Augusta, GA 30906**





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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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# EXECUTIVE SUMMARY





# ±0.90 INDUSTRIAL DEVELOPMENT SITE

 **85,000**  
List Price

## ADDRESS

2610 Mike Padgett  
Hwy, Augusta, GA

## TAX ID

111-1-032-00-0

## AREA

±0.90 Acres  
±32,904 SF

## TRAFFIC COUNTS

11.5 K VPD Mike  
Padgett Highway

## ACCESS

Full Motion  
Gated Entrance

## ZONING

LI  
Light Industrial

## OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is proud to present an exceptional industrial development opportunity: a 0.90-acre tract of land strategically located in South Augusta. This parcel is fully enclosed with a secure, drive-through gate, ensuring both accessibility and security. The land is relatively level and free of wetland complications, which simplifies development considerations. Zoned for light industrial use, this site is exceptionally suited for the development of industrial or flex space.





# SALES DESCRIPTION / LOCATION DESCRIPTION

## Sales Description

This property benefits from a variety of potential uses. This site could be developed into a flex/light industrial building. It also presents an opportunity for establishing a truck parking facility, catering to the logistical needs of the region.

This site is located off of Mike Padgett Highway in an industrial hub of Augusta. The area also contains a residential neighborhood directly across Mike Padgett Hwy.



## Location Description

This parcel of land, strategically positioned on Mike Padgett Highway, provides unparalleled access to both Augusta and the broader Central Savannah River Area (CSRA).

The site is situated in a dynamic industrial hub, surrounded by numerous established businesses. These include Cains Towing, Hathaway Corporation, Fletcher and Sons Truck and Car Wash Center, AMX Solutions, Hydraulic Supply Company, and several other prominent industrial players. This cluster of industrial users not only underscores the site's suitability for similar operations but also offers potential synergies and business opportunities for new entrants.

Directly opposite the site, across Mike Padgett Highway, lies a residential neighborhood. This proximity presents a unique advantage for businesses that have a customer-facing element or offer services such as automotive repair shops. For these businesses, the site offers exceptional convenience for local residents, potentially driving increased customer traffic and enhanced visibility in the community.



**FINEM**  
GROUP  
MEYBOHM COMMERCIAL























# 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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**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