



Well Star Hospital
Under Construction



±17.51 ACRE DEVELOPMENT SITE
ADJACENT TO NEW WELLSTAR 100-BED HOSPITAL

- \$6,500,000 | \$371,216/Acre | Fully Entitled Land
- Adjacent to new Wellstar Hospital | Completion in 2025
- Wetlands Remediation & Stream Buffer Approved
- Multi-Pad & Multi-Story MOB Development Opp.

OFFERING MEMORANDUM
00 Gateway Boulevard
Grovetown, GA, 30909



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DEVELOPMENT SITE

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OFFER SUBMISSION



[Download LOI](#)

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



±17.51 ACRE MEDICAL OFFICE DEVELOPMENT SITE

 **\$6,500,000**
Pricing

ADDRESS

0 Gateway Blvd
Grovetown, GA

NEARBY ACTIVITY

New AU Health Hospital
Commercial Hub

LAND STATS

±17.51 Acres
±762,736 Square Feet
1,160 Feet of Visibility

ZONING

C-2
General Commercial

ACCESS

Full Motion
0.65 Miles From I-20

WETLANDS

Stream Buffer Approved
Wetlands Mitigation
Credits Purchased

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is proud to present this 17.51-acre medical office development site. Located in Grovetown on Gateway Boulevard, this land includes a proposed site plan to be developed into multitenant medical office space. This space is bordered by the in-progress development of the new AU Health Hospital that is currently being built in Grovetown and is scheduled to be finished in 2025. The land is fully entitled, and ready for development. This property presents the unique opportunity to develop medical office space adjacent to a new hospital in a highly desirable location.



SALES DESCRIPTION / LOCATION DESCRIPTION

Sales Description

Premium Medical Office Development Site – Adjacent to Grovetown’s Newest & First Hospital

The site is fully entitled and ready for development to begin. The growing area in Grovetown and the growing medical industry in the Augusta area presents this unique opportunity to develop highly desirable medical office space. The proposed new hospital is scheduled to finish construction in 2025. Many of the medical office spaces on this property will likely be leased before development goes underway.

Location Description

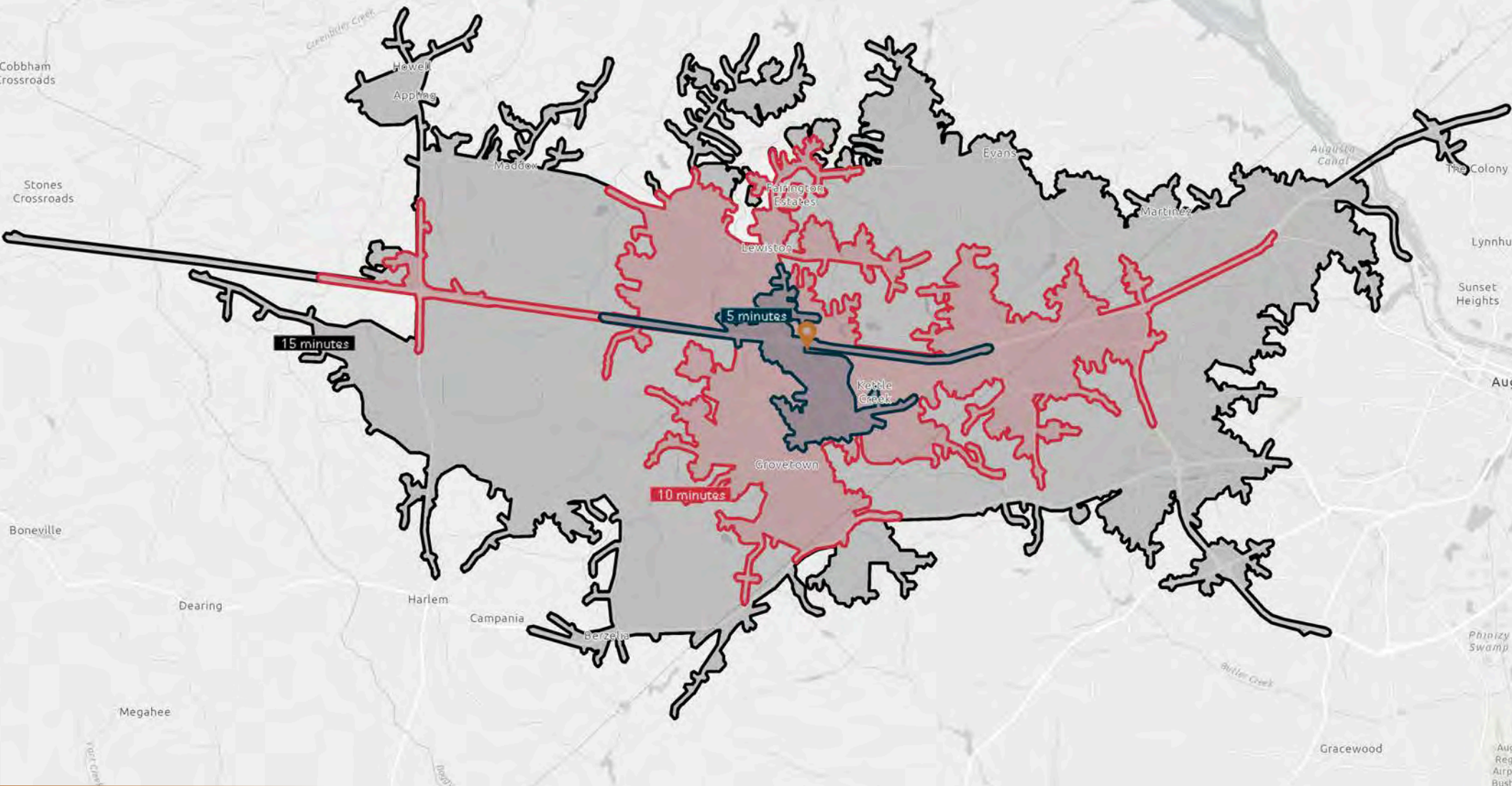
Grovetown's Prime Medical Corridor – Where Healthcare Meets Connectivity

Situated at the heart of Grovetown's burgeoning medical district, this premium medical office project boasts an enviable location right off I-20 at the Grovetown Exit. With a staggering 66,000 cars passing daily on I-20 and an additional 28,000 on Horizon South Pkwy, visibility and accessibility are unparalleled. Gateway Blvd also connects all the way around to Wrightsboro rd for two access points.

Notable Highlights:

- Direct adjacency to Grovetown’s brand-new 100-bed hospital, amplifying possibilities for inter-facility collaborations.
- A stone’s throw away from major retailers like Walmart, Chick-fil-A, Aldi, Tractor Supply, Taco Bell, and more, ensuring a consistent flow of foot traffic and conveniences for both staff and patients.
- Nestled within a thriving retail node and flanked by new residential developments, reflecting Grovetown's dynamic growth trajectory.
- Capitalize on the momentum of an area poised to be the medical mecca of Columbia County.

DEMOGRAPHICS



Drive Time Radii

5 Min

10 Min

15 Min

Drive Time Radii	5 Min	10 Min	15 Min
Population	1,320	47,053	148,362
Median HH Income	\$64,881	\$73,581	\$70,178
Median Age	36.4 Yrs	35.3 Yrs	36.8 Yrs





LOCATION OVERVIEW





- crumbl COOKIES
- FIVE GUYS
- YOUR DIB
- McALISTERS DELI
- Starbucks
- ALDI
- SUBWAY
- EXPRESS OIL CHANGE
- SHERWIN WILLIAMS
- Sparkle Express Car Wash
- Arby's
- Culver's
- TACO BELL
- tropical CAFE
- ZAXBY'S
- Walmart+
- Applebee's GRILL + BAR
- goodwill
- KFC
- Diablo's SOUTHWEST GRILL
- Piedmont HEALTHCARE
- DOLLAR TREE

I-20 West to Atlanta



I-20 East to Columbia

GATEWAY BLVD

Gateway Park



Wingstop
Dunkin' Donuts
McDonald's
DQ
Kroger

Longhorn Steakhouse
Popeye's
K
AutoZone

Walmart+
Arby's
Culver's
Diablo's
TSC
Tractor Supply Co
KFC

I-20
66,000 VPD

River stone
Apartments

Subject
Property

Coming Soon
AU Hospital

Gateway
Park

Columbia County
Exhibition Center

Quest
Church

Applebee's
Murphy USA
Grill + Bar

John Deer
Commercial
Products

Taco Bell
Home 2 Suites by Hilton
Aldi
Chick-fil-A
Starbucks
Five Guys
McAlister's Deli
Your Pie



ABOUT THE HOSPITAL

New 100-bed Hospital

- Approximately 30 Acre Site
 - Utility Infrastructure
 - Surface Parking
 - Helipad
- 240,000 Square Foot Building
- Patient Care Services
- 100 Patient Rooms
- Emergency Department

Scheduled for 2025, Broke Ground 2023

- Level II Trauma
- Diagnostic Services
- Imaging, Labs, etc
- Surgical Services
- Operating Rooms
- Administrative and Operational Services



HOSPITAL SITE PLAN



GROUND BREAKING 4/1/2024 / CURRENT PROGRESS



GROUND BREAKING 4/1/2024 / CURRENT PROGRESS

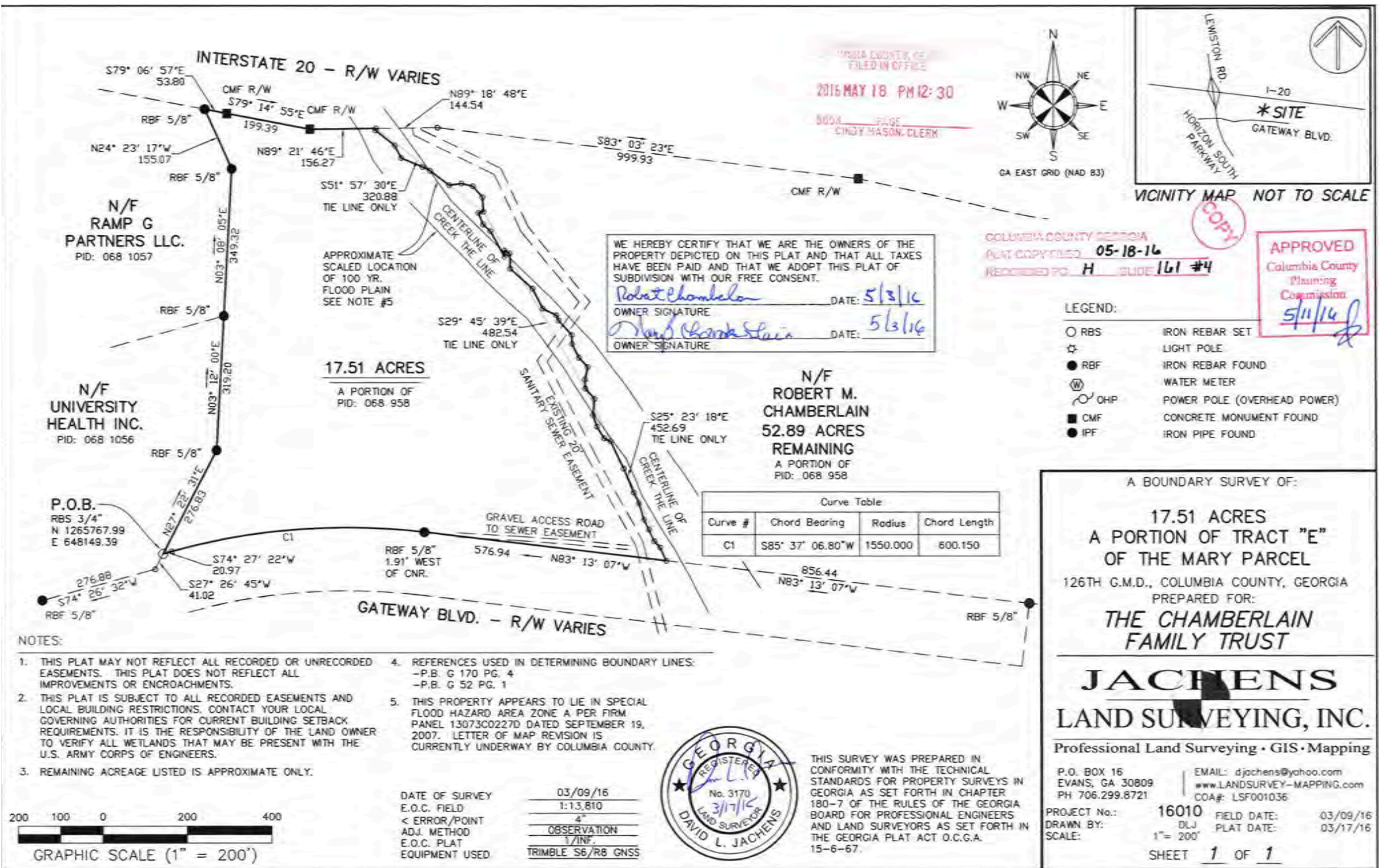


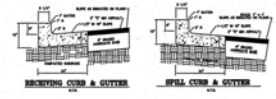
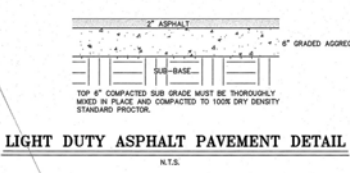
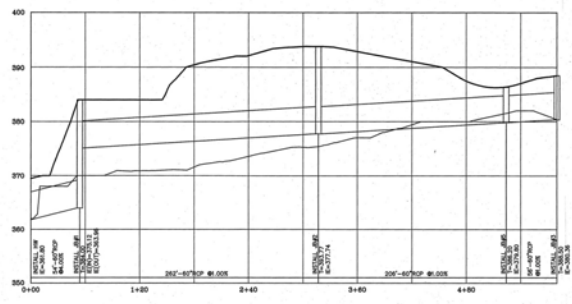
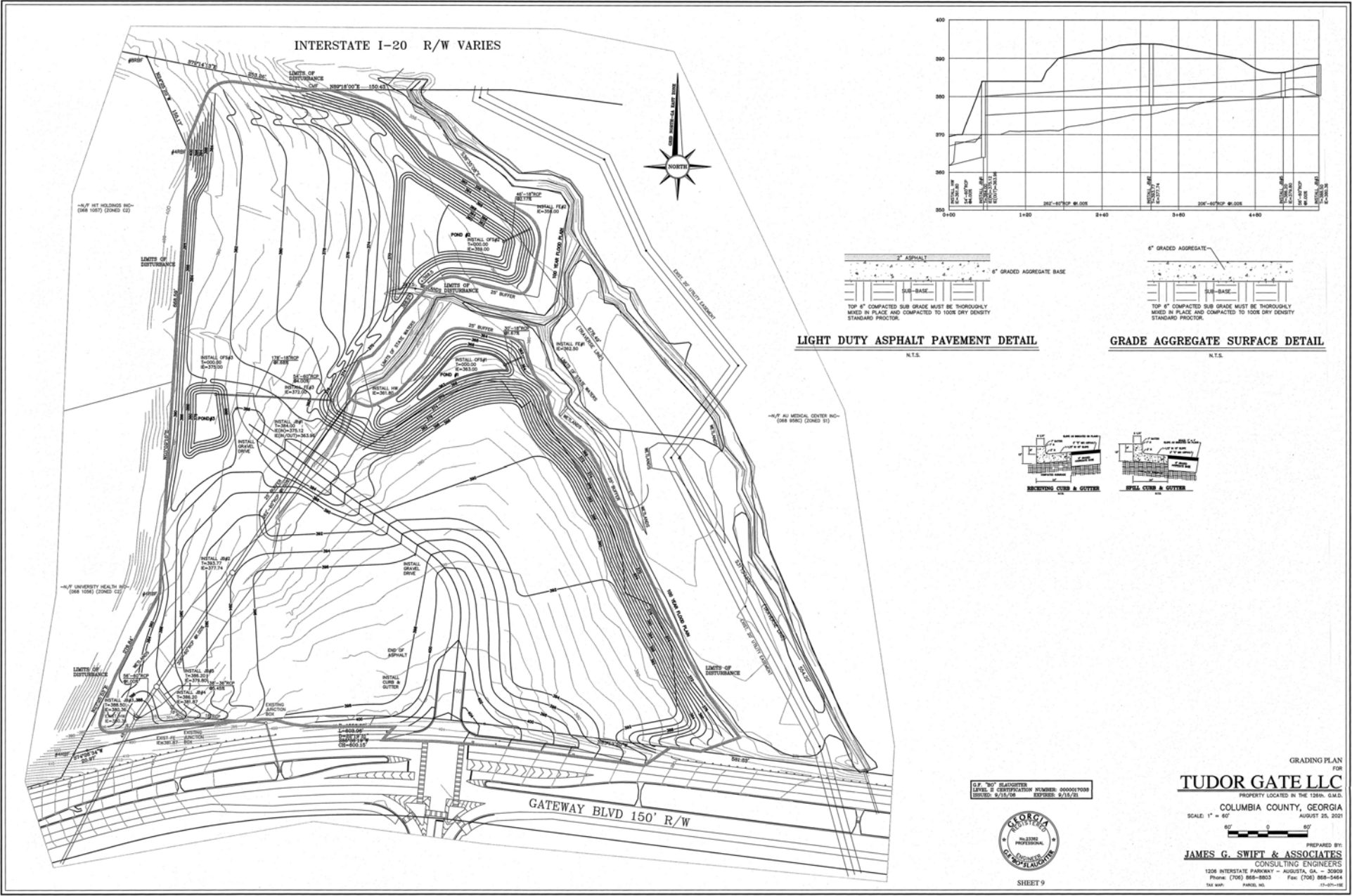
REPRESENTATIVE HOSPITAL PHOTOS











G.P. "D" SLIGHTER LEVEL & CERTIFICATION NUMBER: 000001908
ISSUED: 8/15/08 EXPIRES: 8/15/20



SHEET 9

GRADING PLAN FOR
TUDOR GATE LLC
 PROPERTY LOCATED IN THE 128th S.M.D.
 COLUMBIA COUNTY, GEORGIA
 SCALE: 1" = 40'
 AUGUST 25, 2021

PREPARED BY:
JAMES G. SWIFT & ASSOCIATES
 CONSULTING ENGINEERS
 1208 INTERSTATE PARKWAY - AUGUSTA, GA - 30909
 Phone: (706) 868-8803 Fax: (706) 868-5464
 TAX MAP: PARCEL NO. 17-07-15E

Stream buffer approval refers to the permission granted by regulatory authorities to alter, encroach upon, or develop land within a designated buffer zone around a stream. A stream buffer zone is an area of vegetation, usually required by law, that is maintained around the banks of a stream to protect water quality, control erosion, and provide habitat for wildlife.

This is important to have for a few reasons.

Environmental Protection: Stream buffers help filter pollutants, stabilize stream banks, and reduce sedimentation, protecting the water quality and ecosystem of the stream.

Regulatory Compliance: Many local, state, and federal regulations require developers to maintain a certain buffer around streams. Approval ensures compliance with these laws, avoiding potential legal issues and fines.

Community Relations: Demonstrating adherence to environmental regulations and protecting natural resources can enhance a developer’s reputation and foster good relations with the community and stakeholders.

Sustainable Development: Incorporating stream buffers into development plans supports sustainable development practices, which can be a selling point for environmentally conscious buyers and investors.



Richard E. Dunn, Director

EPD Director’s Office
2 Martin Luther King, Jr. Drive
Suite 1456, East Tower
Atlanta, Georgia 30334
404-656-4713

Oct 02, 2020

Dr. David Squires
Tudor Gate, LLC
3696 Wheeler Road
Augusta, GA 30909

RE: Request for Variance under Provisions O.C.G.A. 12-7-6(b)(15)
Tudor Gate, LLC – Grovetown Gateway Tract – Commercial Development
(Branch Court / Gateway Boulevard / Perimeter Road, Grovetown, GA 30813)
Columbia County
File: BV-036-20-03

Dear Dr. Squires:

The Georgia Environmental Protection Division’s Watershed Protection Branch has reviewed your stream buffer variance application for the subject project. The review was conducted to consider the potential impacts of the proposed project’s encroachment on State waters within the context of the Georgia Erosion and Sedimentation Act. This review, and the variance granted herein, is limited to only the request(s) in the stream buffer variance application for permission to conduct land-disturbing activities within 25-foot areas located immediately adjacent to the banks of State waters where vegetation has been wrested by normal stream flow or wave action. To the extent there is a request in the buffer variance application to conduct land-disturbing activities within 25-foot areas located immediately adjacent to State waters where there is no vegetation that has been wrested by normal stream flow or wave action, such request has not been considered, and is not included as a part of the variance granted herein.

Pursuant to DNR Rule 391-3-7-.05(2)(h), authorization is hereby granted to encroach within the 25-foot buffer adjacent to State waters as delineated in the revised application dated June 24, 2020 and the revised Erosion, Sedimentation and Pollution Control Plans dated July 1, 2020. ***Buffer impacts authorized by this variance must be completed within five years of the date of this approval letter. If the approved buffer impacts cannot be completed prior to the expiration date, a time extension must be requested in writing at least 90 calendar days prior to the expiration date with justifiable cause demonstrated.***

Authorization for the above referenced project is subject to the following conditions:

- 1) All graded slopes 3:1 or greater must be hydroseeded and covered with Georgia DOT approved wood fiber matting or coconut fiber matting. If not hydroseeded, Georgia DOT approved matting that has been incorporated with seed and fertilizer must be used. All slopes must be properly protected until a permanent vegetative stand is established;
- 2) The amount of land cleared during construction must be kept to a minimum;



A wetland mitigation credit is earned through the restoration, creation, enhancement, or preservation of wetlands. The purpose of this is to compensate for the loss of wetlands due to development or other land-use changes, this ensures that when a wetland is mitigated, there is not a net loss of wetland function or value.

This is important to have for a few reasons.

Regulatory compliance: wetland mitigation credits help developers comply with federal, state, and local regulations that require compensation for the impact on wetlands. This is mandated under the Clean Water Act.

Streamlined Permitting Process: having mitigation credits can expedite the permitting process, as developers can demonstrate that they have already addressed environmental impacts.

Environmental Responsibility: A mitigation permit shows commitment to environmental stewardship, which can enhance the developer's reputation and support community relations.

Cost and Time Efficiency: Purchasing existing mitigation credits can be more cost-effective and quicker than undertaking on-site wetland restoration projects, which can be complex and time-consuming.



As Owned by: Georgia L. Flanders, LLC
PO Box 510, Swainsboro, GA 30401

October 21, 2020

US Army Corps of Engineers, Savannah
Regulatory Division, Coastal Branch
Attn: Mr. Brian Moore
100 W. Oglethorpe Ave.
Savannah, GA 31401

**RE: Credit Sale Statement
Yam Grandy Wetland & Stream Mitigation Bank (Reg. No.: SAS-2010-00167)**

Dear Mr. Moore:

As the authorized agent for Georgia L. Flanders, LLC, owner of the Yam Grandy Wetland & Stream Mitigation Bank, Hodges, Harbin, Newberry & Tribble, Inc. (HHNT) hereby submits this notification of a credit sale to the U.S. Army Corps of Engineers (USACE).

In accordance with the Savannah District's instructions for reporting credit sales, we are providing the following to document a mitigation bank credit sale:

Date of Sale:	October 19, 2020
Dept. of Army File Number:	SAS-2017-00730
Permittee:	Tudor Gate, LLC
County:	Columbia County
Watershed:	03060106
Type of Credits:	Stream
Number of Credits Sold:	1,307 Stream Credits
Project Service Area of Bank:	Secondary
Impact meets sales restrictions on bank:	Yes

Please note, as a condition of the issued Section 404 Permit for the above-referenced project and in consultation with the USACE, the Yam Grandy Wetland & Stream Mitigation Bank's secondary service area is appropriate for use in satisfying stream mitigation obligations for this project. Also please find attached an updated credit ledger for the Yam Grandy Wetland & Stream Mitigation Bank and as always please contact me should you have any questions.

Sincerely,

HODGES, HARBIN, NEWBERRY & TRIBBLE, INC.

Brandon F. Smith, PWS
Sr. Environmental Consultant

BFS/



STORM PIPE ESTIMATE

Storm Pipe Estimate

Item	Quantity	Cost	Total
1 Clearing	1.8	\$ 8,500	\$ 15,300
2 Grading	1	\$ 20,800	\$ 20,800
3 36" HP Pipe	38	\$ 300	\$ 11,400
4 60" HP Pipe	578	\$ 400	\$ 231,200
5 6.5' x 6.5' Inside Dim JB	42.5	\$ 700	\$ 29,750
6 9' x 9' x 1' Conc. Base	1	\$ 3,600	\$ 3,600
7 9' x 9' x 0.67' Conc. Base	3	\$ 2,400	\$ 7,200
8 Conc. Headwall	1	\$ 18,000	\$ 18,000
9 Remove Flared Ends	2	\$ 1,200	\$ 2,400
10 Compaction Tests	1	\$ 3,500	\$ 3,500
11 Soil Erosion	1	\$ 22,000	\$ 22,000
12 Misc	1	\$ 50,000	\$ 50,000
Total			\$ 415,150
1 Engineering - Revise Utility Plan, Submit to County, obtain approval		\$	6,500

QUOTE BY:
BO SLAUGHTER, PE, RLS
JAMES G SWIFT & ASSOCIATES
1206 INTERSTATE PKWY
AUGUSTA, GA 30909
706-868-8803 EXT 103



1 REV. FIGURE F1

CLIENT: COLUMBIA COUNTY, GEORGIA

MAP PROJECTION: STATE PLAN TRANSVERSE MERCATOR, GEORGIA EAST ZONE (FIPS ZONE 1001) NORTH AMERICAN DATUM 1983, VERTICAL DATUM NAVD 88

DATE: 2020-08-26

PREPARED BY: MTC



REVIEW BY: SPS

APPROVED BY: SJC

PROJECT: TUDOR BRANCH

TITLE: ANNOTATED FIRM MAP
MAP NUMBER 13073C0227E & 13073C0231E

PROJECT NO.: 1417897

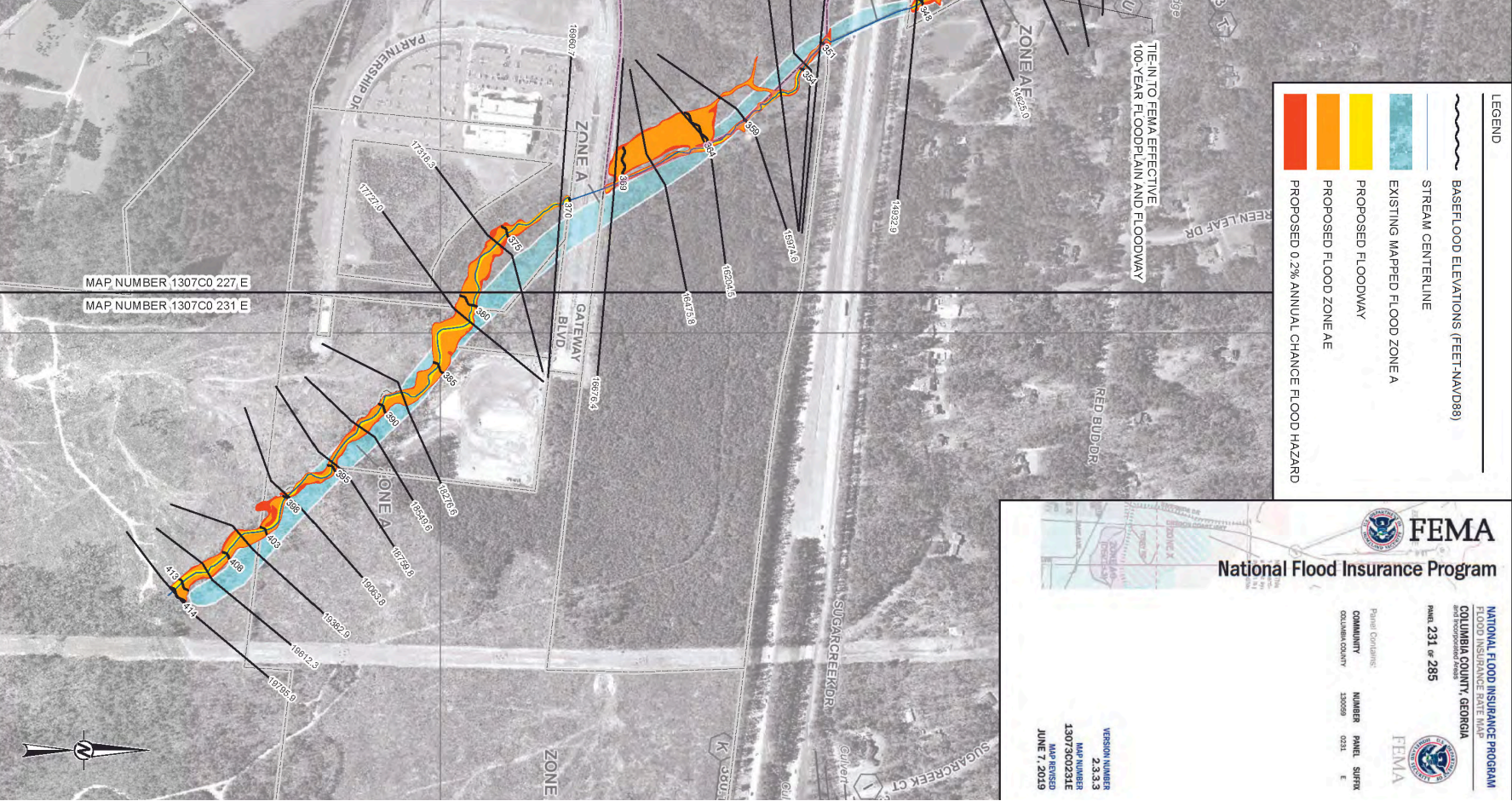




National Flood Insurance Program

Panel Contents:
 COMMUNITY: COLUMBIA COUNTY
 COUNTY: COLUMBIA COUNTY
 PANEL: 0227
 NUMBER: 130059
 PANEL SUFFIX: E
 MAP NUMBER: 13073C0227E
 MAP REVISION: JUNE 7, 2019

VERSION NUMBER: 2.3.3.3
 MAP NUMBER: 13073C0227E
 MAP REVISION: JUNE 7, 2019

MAP NUMBER 1307C0 227 E
 MAP NUMBER 1307C0 231 E

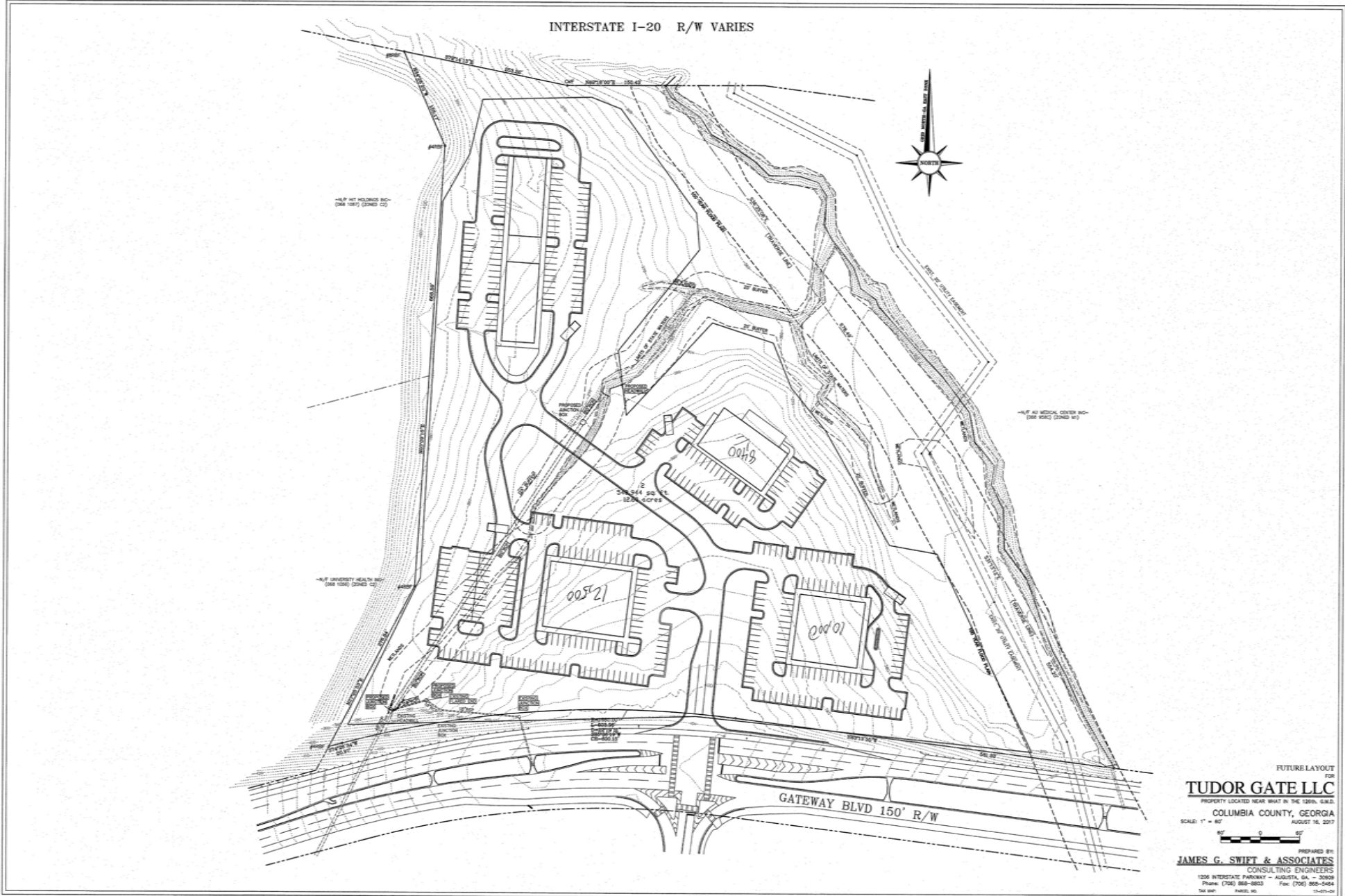



National Flood Insurance Program

Panel Contents:
 COMMUNITY: COLUMBIA COUNTY
 COUNTY: COLUMBIA COUNTY
 PANEL: 0231
 NUMBER: 130059
 PANEL SUFFIX: E
 MAP NUMBER: 13073C0231E
 MAP REVISION: JUNE 7, 2019

VERSION NUMBER: 2.3.3.3
 MAP NUMBER: 13073C0231E
 MAP REVISION: JUNE 7, 2019

MAP NUMBER 1307C0 227 E
 MAP NUMBER 1307C0 231 E





Purpose

To provide for highway commercial and planned commercial centers that cater to community and regional shoppers, occupy relatively large sites, and require access to major thoroughfares.

Lot Requirements

- Minimum Lot Size: 20,000 square feet
- Minimum Lot Frontage: 100 feet
- Minimum Front Setback:
 - 125 feet from an arterial street (measured from the street centerline)
 - 90 feet from a collector road centerline
 - 55 feet from all other streets
 - 20 feet from a service drive (measured from property line)

Allowed Uses

- Hospice
- Institutional residential uses
- College/university
- Nonprofit club or lodge
- Museum or library
- Nonprofit service organizations
- Schools, private or special
- Adult care or day care centers
- Indoor recreation
- Medical offices (except social service medical)
- Professional offices
- Outdoor recreation (exceptions apply)
- Boutique hotel (7 to 30 rooms)
- Hotel/motel (more than 30 rooms)
- Personal services
- Restaurants
- Retail sales
- Convenience store without gas pumps
- On-site parking
- Helicopter landing area

Conditional Uses

- (Must contact the Planning Department for an application)
- Single-family detached home
- Multifamily residential
- Social service and educational uses
- Place of worship
- Firearm training and sports facilities (indoor)
- Massage and tattoo businesses
- Microbrewery
- Sale or rental of machinery

Limited Uses

- Community recreation
- Minor utilities
- Commercial parking
- Animal care (outdoor)
- Convenience store with gas pumps
- Mobile vending
- Pawnshop
- Title loans/check cashing
- Vehicle rental
- Vehicle sales and leasing
- Vehicle repair
- Car wash
- Drive-through facility
- Home occupations
- Outdoor dining
- Outdoor display
- Outdoor storage, limited



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.



GEORGIA
CYBER CENTER



JOHN DEERE



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 hosts 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

COLUMBIA COUNTY EXHIBITION CENTER

Whether a concert, trade show, theatrical performance, wedding, or family function, the Columbia County Exhibition Center is the perfect venue to meet your needs.

The 47,000-square-foot building shares its roof with the Steiner Branch Family Y and is located immediately off of Exit Number 190 on Interstate 20. The dividable trade show space offers 15,600 square feet of open space, as well as three break-out rooms for seminars or demonstrations. The beautiful reception and pre-function area greet visitors with high ceilings and grand Palladian windows. Specially designed carpet with neutral colors offers the opportunity for casual or formal events alike.

No matter what type of large event you are planning, this open trade show space offers 34-foot high ceilings with light-colored walls and finished concrete flooring which is perfect for various exhibitions, tournaments, and forums alike. This area can seat up to 1,250 guests theater style or up to 75, 10 feet by 10 feet trade show booths. Two separate concession areas can accommodate events with up to 2,500 attendees.



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.

Welcome to Fort Gordon
U.S. Army
Cyber Center of Excellence



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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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.

**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

Our team, in partnership with Meybohm Commercial, provides modern brokerage tools and local expertise to our clients from our home base in Augusta, GA.



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 interested 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