 **346 ACRES**



PROPERTY DETAILS

Address:	1745 Barton Chapel Rd	Total Properties:	10 Property Assemblage
City:	Augusta	Assembledge Size:	±346 Acres
State:	Georgia	Dark Fiber Provider:	DC Blox
Zip Code:	30909	Power Availability:	Heavy MW Capacity via Georgia Power
Tax ID:	053-0-085-01-0	Water Availability:	36" & 16" Water Mains Proximate

SALE OFFERING MEMORANDUM

346 ACRES OF DATA CENTER LAND
HEAVY POWER | DARK FIBER | RAIL | I-20 ACCESS
WATER AND SEWER AVAILABLE | SITE TO BE GRADED





FINEM INDUSTRIAL ADVISORY TEAM



JOHN ECKLEY, CCIM, MBA
FINEM GROUP
VICE PRESIDENT
JECKLEY@FINEMGROUP.COM
706-214-2937



JONATHAN ACEVES, CCIM, MBA
FINEM GROUP
VICE PRESIDENT
JACEVES@FINEMGROUP.COM
706-214-2927



DUSTIN WRIGHT
FINEM GROUP
COMMERCIAL ADVISOR
DWRIGHT@MEYBOHM.COM
706-214-2922



STEPHEN LONG
FINEM GROUP
INVESTMENT ANALYST
SLONG@MEYBOHM.COM
706-513-3840

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

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

A RARE INVESTMENT OPPORTUNITY

WHY THIS SITE?

 **RARE ASSEMBLEDGE**
346 Acres Made of 10 Properties

 **DATA CENTER POTENTIAL**
Dark Fiber Line Along Property

 **HEAVY POWER**
230KV Transmission

 **UTILITIES ON SITE**
36" & 16" Water Prox. + Sewer

 **STRONG WORKFORCE**
252K Workers in 30 Mile Radius

 **INTERSTATE ACCESS**
1.1 Miles to 5-I20 | 3 Miles to I-20

 **LOW MARKET INVENTORY**
High Demand / Low Supply

INVESTMENT SUMMARY

Total Acreage	346 Acres
Pricing	\$80,000/Acre
Subdividing the Property:	Contact Broker
Build-to-Suit Industrial Available:	Contact Broker

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is proud to exclusively present this exceptional 346-acre site, strategically positioned for data center development in Augusta, GA. This property offers direct access to Dark Fiber(optic cable) via DC Blox, providing high-speed, scalable fiber optic infrastructure ideal for mass data processing and secure communications.

Located across from Fort Eisenhower, the site benefits from proximity to the critical infrastructure supporting the U.S. Army's Cyber Command headquarters. This positioning makes it especially attractive for data-intensive industries requiring secure, reliable connectivity, bolstered by the site's direct integration into a robust fiber network.

With immediate access to I-520 and close connections to I-20, this site offers seamless connectivity between Atlanta, Columbia, and beyond. It also features a strong power infrastructure and other on-site utilities including a proximate 30-inch water main, further enhancing its suitability for high-tech, energy-intensive operations. Additionally, the site has the potential for rail access.

This property can accommodate up to 4,000,000 square feet of Class A build-to-suit space, making it highly flexible for data center or other technology-driven development. In addition to its superior infrastructure, the location benefits from proximity to the skilled workforce of Augusta and regional accessibility to both the Port of Savannah and the Port of Charleston, supporting efficient logistical operations.

The unique combination of Dark Fiber access, secure location adjacent to a major military installation, and prime infrastructure makes this property an unparalleled opportunity for data center investment in one of the Southeast's most strategic locations.



SITE OVERVIEW

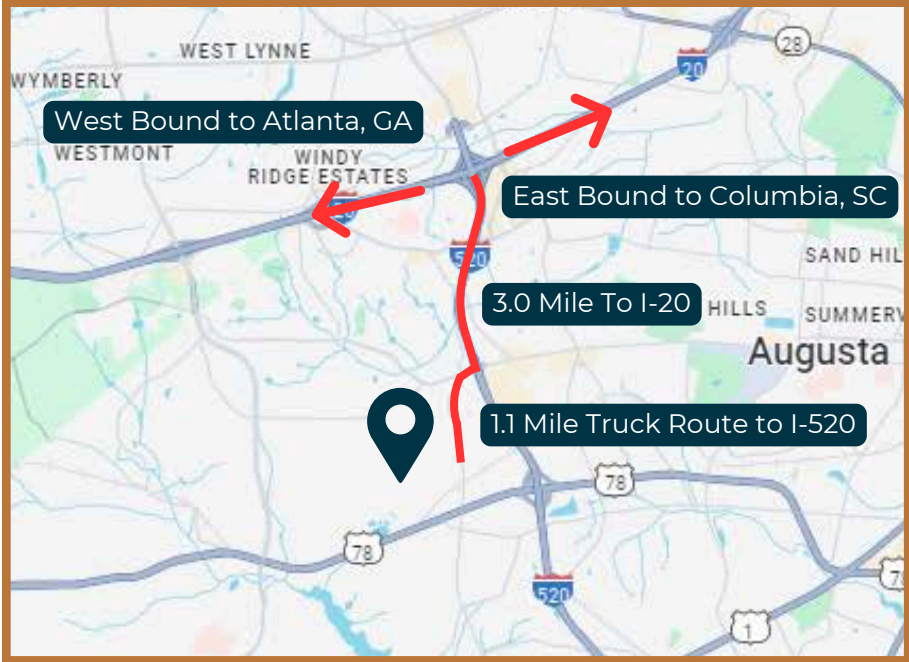
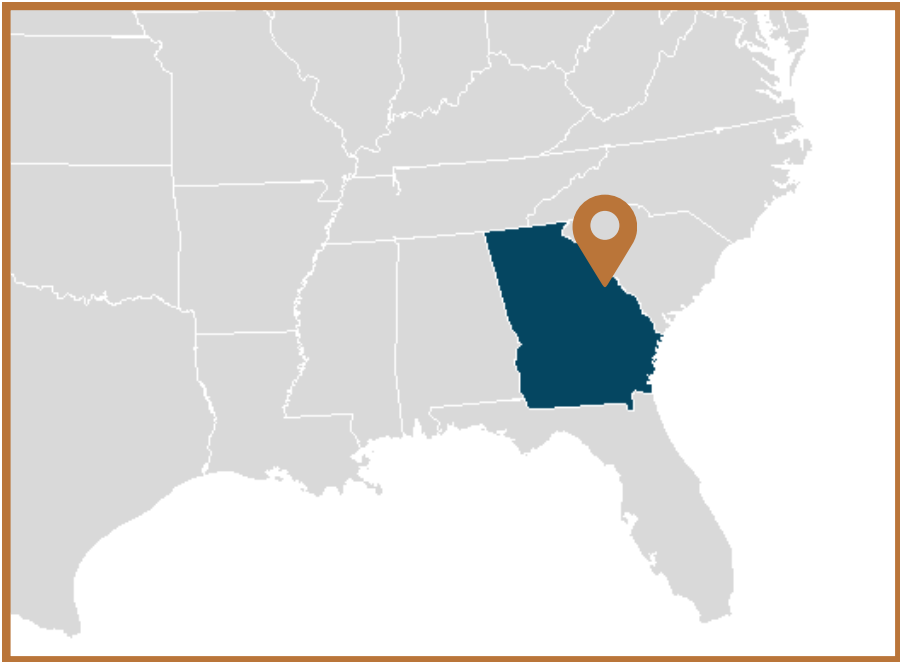


GEORGIALINA GATEWAY PARK

LOCATION SUMMARY



- This property benefits from a highly strategic location off I-520 in Augusta, GA, offering exceptional connectivity and accessibility. Positioned just minutes from I-20, the site provides direct routes to major metropolitan areas, including Atlanta and Columbia, enhancing its appeal for logistics and distribution operations.
- The property is located directly across from Fort Eisenhower, adding to its security and strategic significance. Additionally, it is within a two-hour drive from both the Port of Savannah and the Port of Charleston, two of the busiest ports on the East Coast, facilitating efficient transportation and supply chain management.
- The area surrounding the property is well-known for its robust and skilled workforce, offering industrial businesses access to a large pool of qualified employees. The property is also situated in a highly desirable part of Augusta, close to a new Super Kroger and just one exit away from the Augusta Mall, providing convenience and amenities for employees and businesses alike.



GEORGIALINA GATEWAY PARK

SITE DETAILS

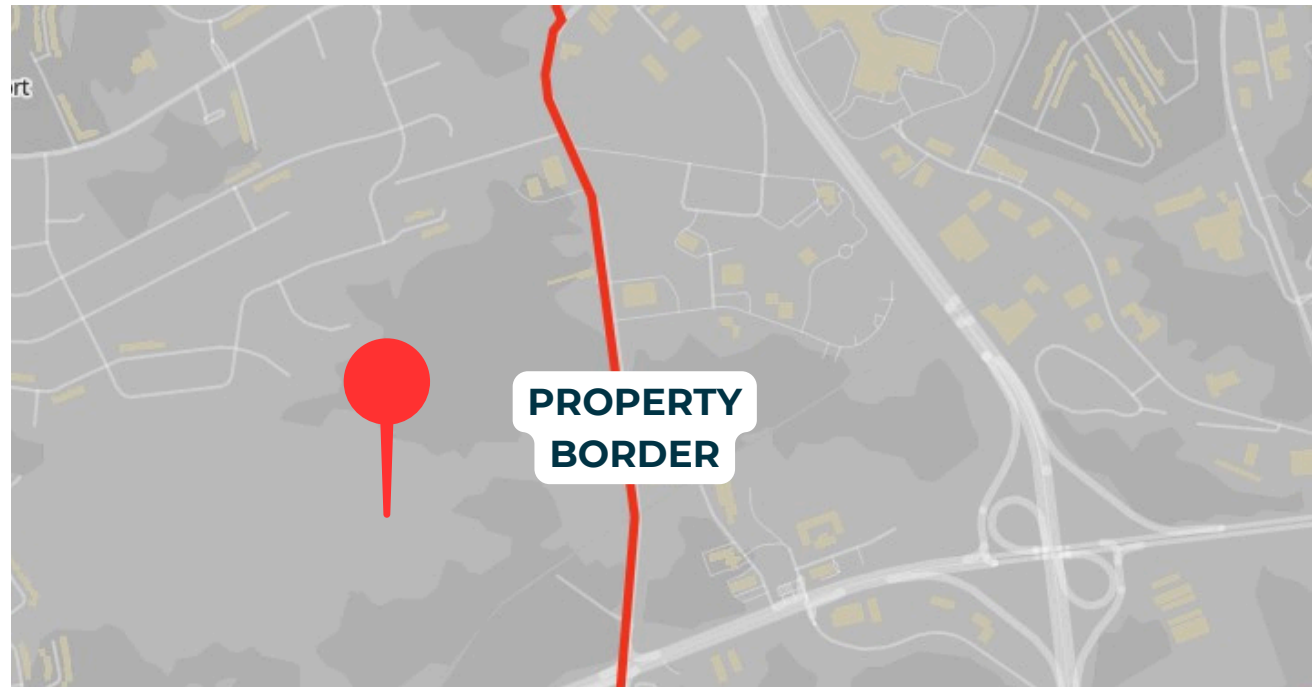


GEORGIALINA GATEWAY PARK

DARK FIBER LINE via DC BLOX



- DC Blox provides AI Powered and Connected Data Centers for Digital Business. They are a digital infrastructure provider in the Southeast that delivers integrated data center and fiber network solutions at scale to enable hyperscalers, enterprises, communications providers, and technology companies to offer enhanced digital services to their customers and accelerate the region's economic growth.



GEORGIALINA GATEWAY PARK

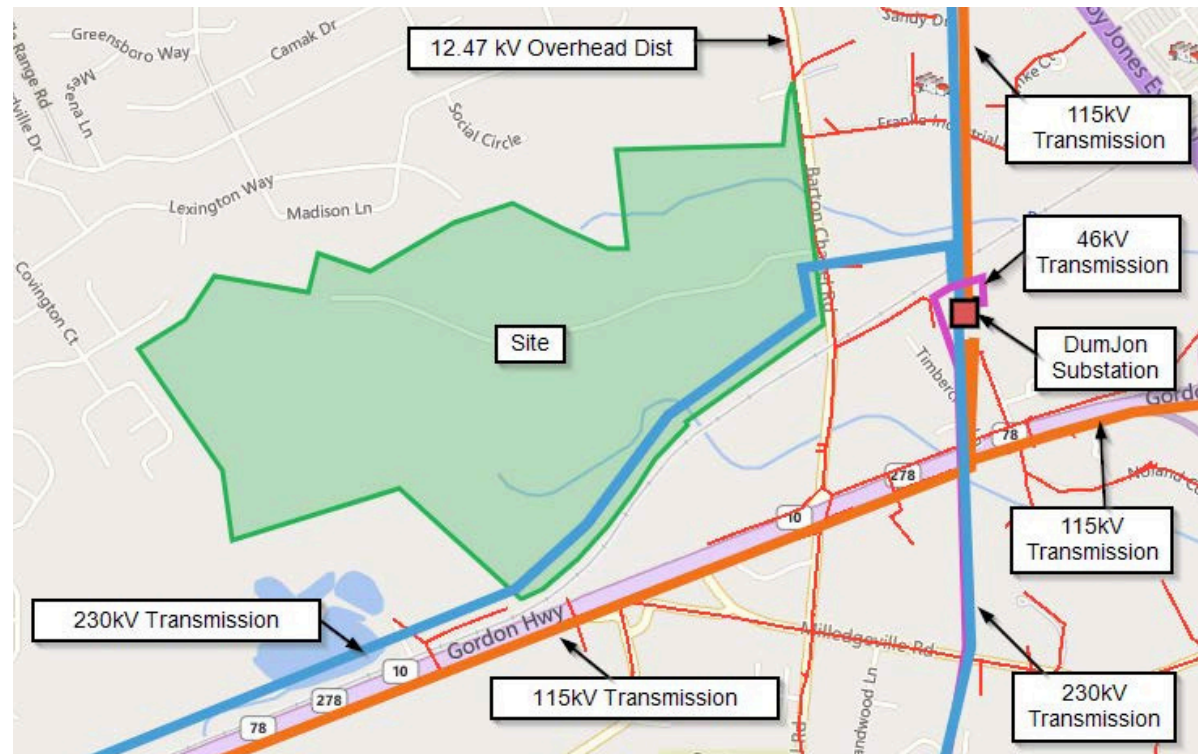
POWER via  Georgia Power



Per Georgia Power, prospective high-capacity power users will need to follow these steps to confirm power availability and timing:

1. Complete a Georgia Power Customer Intake Form: This form should be filled out in as much detail as possible to outline the project's power demand and timeline.
2. Establish control of the property: A PSA or LOI must be in place to demonstrate the project's commitment to moving forward if the requested power can be provided. Georgia Power will then conduct a detailed study of the capacity and transmission system, which requires significant resources.
3. Disclose the end user: Georgia Power requires information about the end user's requirements. They are willing to sign an NDA if needed.

Georgia Power understands that some details may evolve over time as the project develops. They also have a team specifically focused on data center projects and are available to schedule a call to explain the process and timeline in more detail. Additionally, the Georgia Power team will proactively review the site as part of their internal data center planning.



GEORGIA POWER CONTACT:

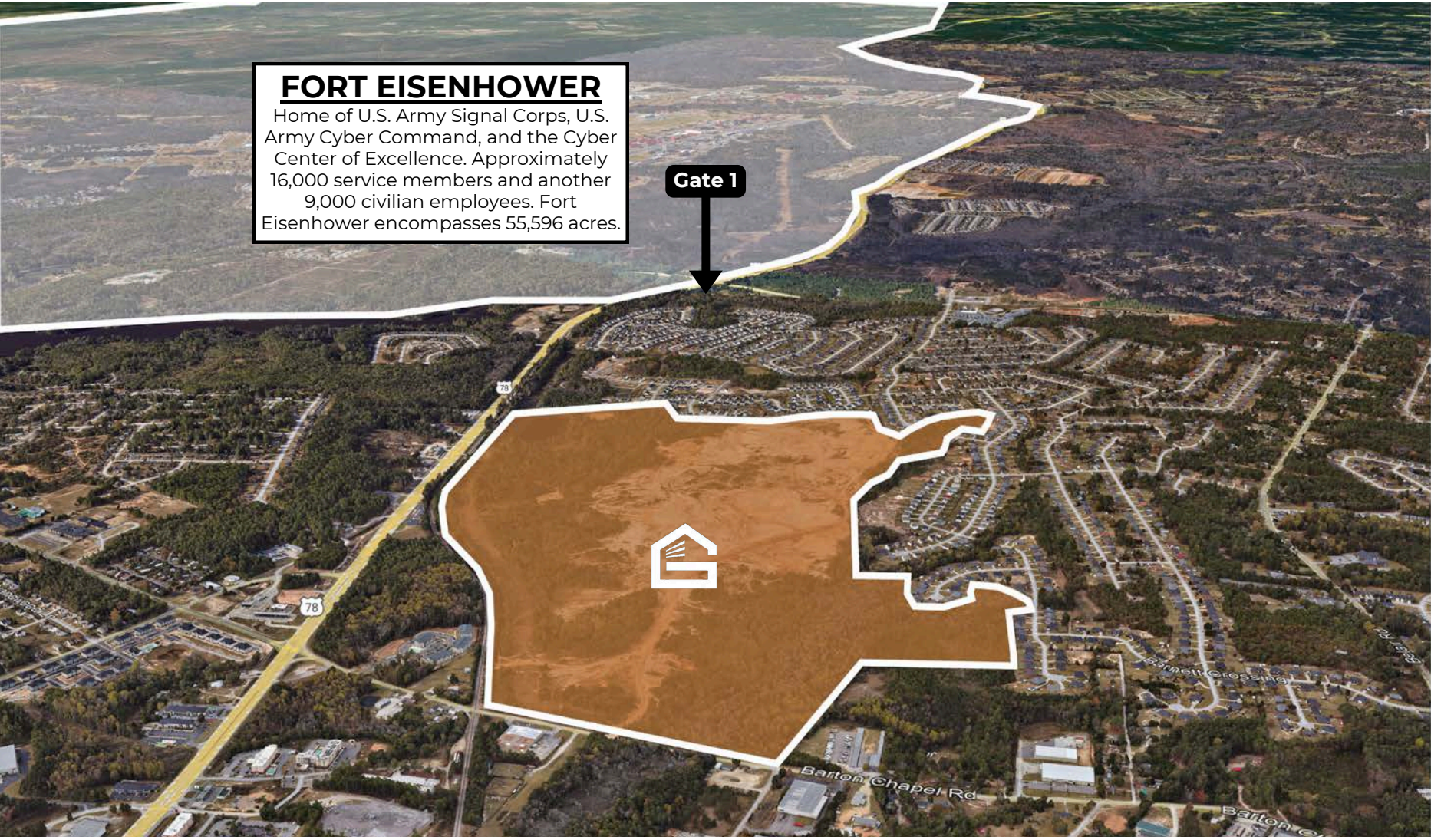
Matt Forshee

Regional Economic Development Manager,
East Region

Georgia Power | Economic Development
mwforshe@southernco.com | C: 706.831.0752

GEORGIALINA GATEWAY PARK

PROXIMITY TO FORT EISENHOWER



FORT EISENHOWER
Home of U.S. Army Signal Corps, U.S. Army Cyber Command, and the Cyber Center of Excellence. Approximately 16,000 service members and another 9,000 civilian employees. Fort Eisenhower encompasses 55,596 acres.

Gate 1





CONVENIENTLY LOCATED TO CITIES AND PORTS



MAJOR CITIES

Atlanta, GA	147 Miles
Charlotte, NC	165 Miles
Greenville, SC	114 Miles
Raleigh, NC	300 Miles
Columbia, SC	70 Miles



MAJOR PORTS

Port of Savannah	143 Miles
Port of Charleston	140 Miles
Port of Brunswick	201 Miles
Port of Jacksonville	262 Miles



MAJOR AIRPORTS

Atlanta Airport	154 Miles
Charlotte Airport	165 Miles



GEORGIALINA GATEWAY PARK

LABOR FORCE

AVAILABLE WORKFORCE

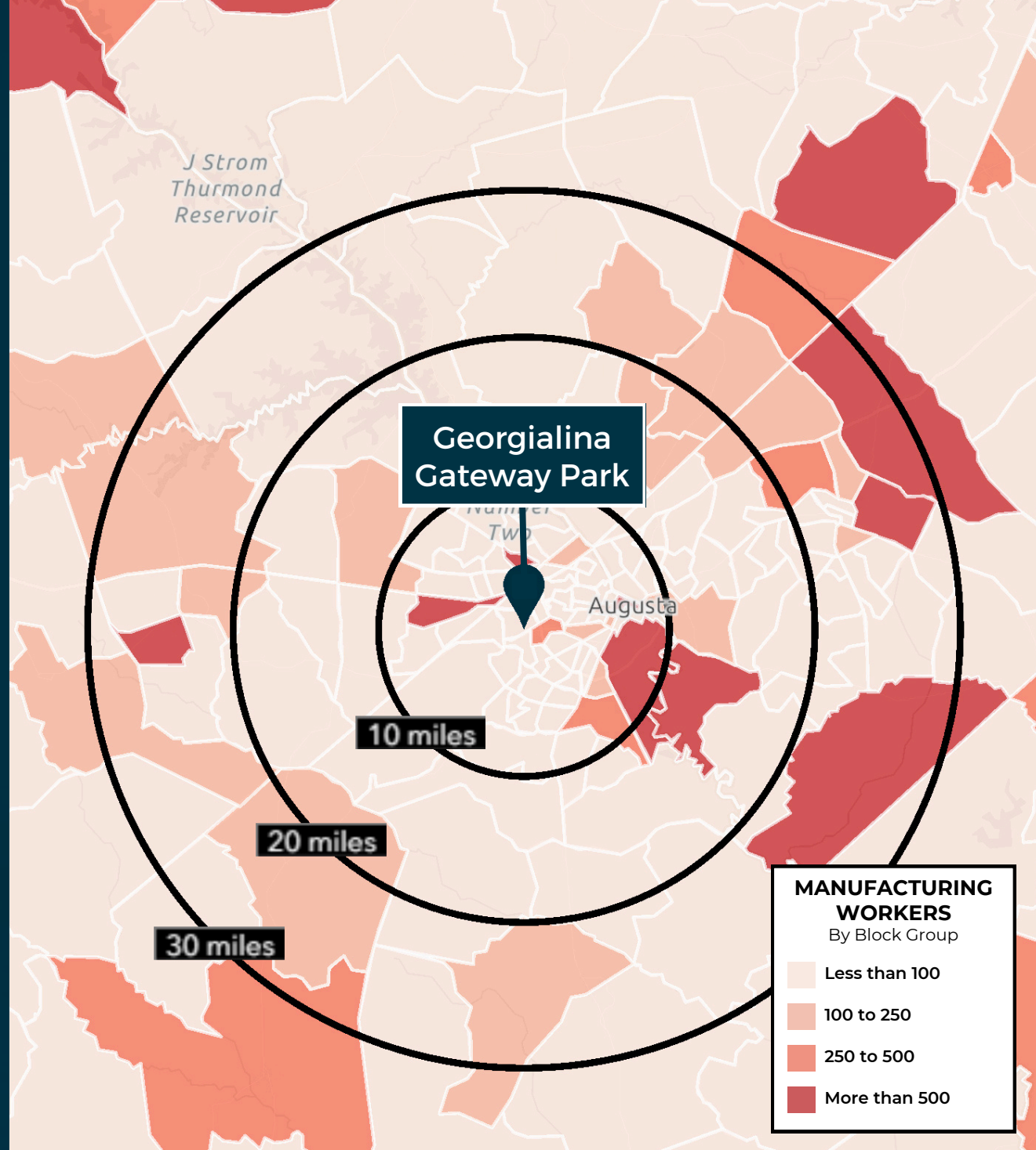
10 Miles	150,605
20 Miles	203,890
30 Miles	252,955

MANUFACTURING WORKFORCE

10 Miles	15,169 10.1% of Work Force
20 Miles	22,014 10.8% of Work Force
30 Miles	29,055 11.5% of Work Force

ESTIMATED POPULATION

10 Miles	288,619
20 Miles	389,408
30 Miles	491,607



GEORGIALINA GATEWAY PARK TRANSPORTATION ROUTES

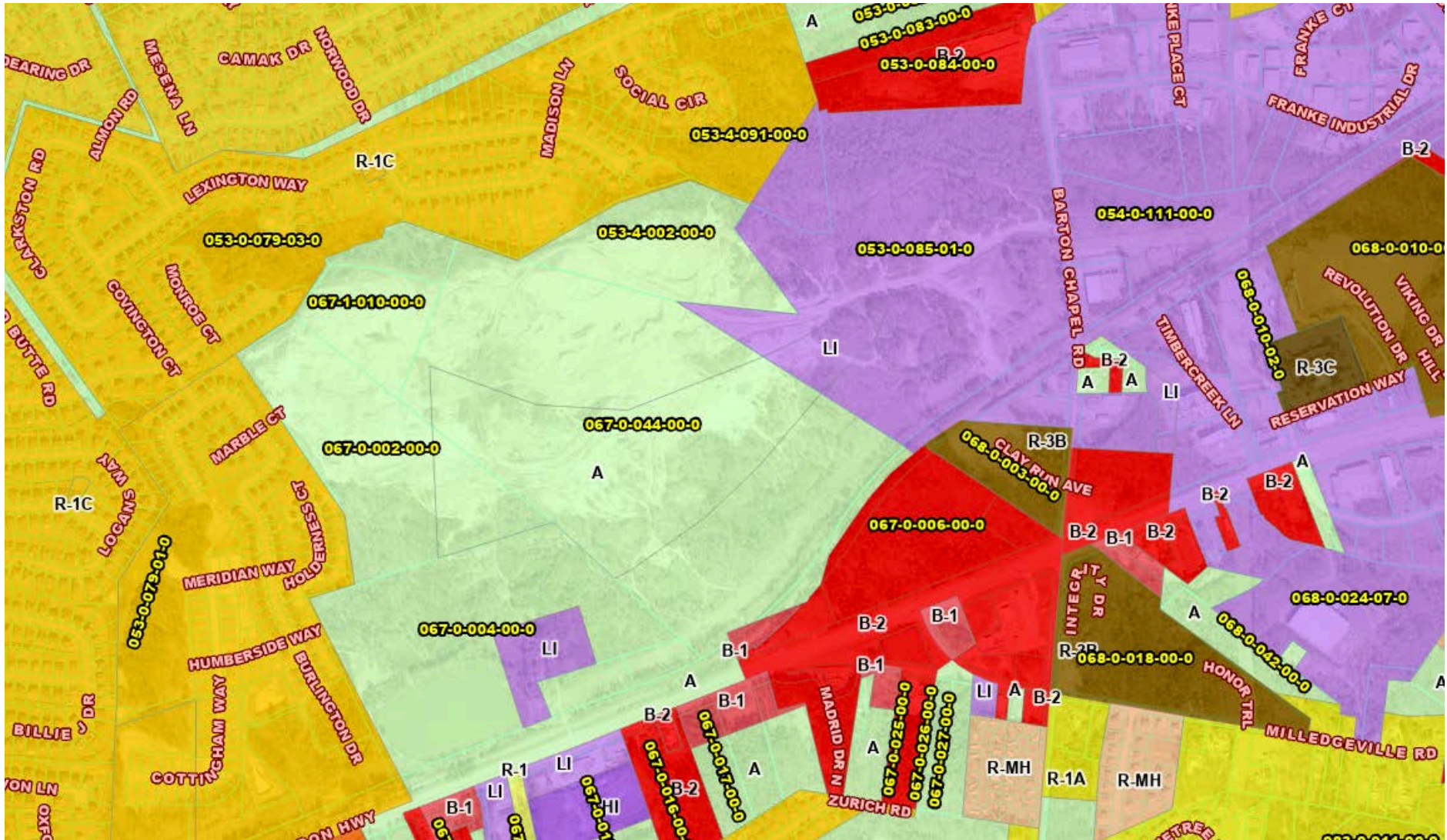


GEORGIALINA GATEWAY PARK

SITE MAP



GEORGIALINA GATEWAY PARK ZONING MAP



GEORGIALINA GATEWAY PARK

AERIAL MAP



GEORGIALINA GATEWAY PARK RETAIL MAP





AREA OVERVIEW



WHY? AUGUSTA

OVERVIEW

Augusta is in a perfect phase for business. Right-sized, ideally strategically located, with a backbone of education, medical, and military pumping out a solid labor force, the city has become a beacon for companies to set up shop. **Infrastructure, labor force, cost of living, location, education, industry- they are all leading companies large and small to Augusta.**



HOME OF THE 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.



MASTERS



A WELL CONNECTED CITY

Few places are as ideally located as Augusta. The city sits on I-20 between Atlanta (eastbound) and Columbia (westbound), with every major artery of Southeastern Interstate within easy reach, especially I-95 and I-77.

Augusta is less than 150 miles from the Ports of Savannah and Charleston.

Augusta's regional airport has direct flights to Atlanta, Charlotte, Washington DC, and Dallas.



CYBER CITY

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 Gordon and the newly completed Georgia Cyber Center, a \$100 million investment and the largest government cybersecurity facility in the United States.

U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command.



HEALTHCARE

Augusta University is Georgia's health sciences university, offering resources and services for those throughout the state and beyond. It features the Medical College of Georgia, the Dental College of Georgia, and a highly sought-after nursing program.

There are 12 total Hospitals in the area with a brand new one being constructed.

Doctor's Hospital in Augusta is the largest burn center in the United States and the third largest in the world.



LOW HOUSING COSTS

One of the biggest jewels in Augusta's crown is our low housing cost. Here, a broad variety of options are available, encompassing everything from new TND neighborhoods to established communities of antebellum and craftsman style homes.

Our market is more than 50% less than the national average, complimenting the low cost of living and doing business in Augusta.

2nd

Most Populated MSA in GA

611K

CSRA Population

270K

CSRA Labor Force

5.7%

Percentage Unemployed

13K

Projected Job Growth in Next 5 Years

27K

Projected Population Growth in Next the 5 Years

WHY? GEORGIA

KEY DRIVERS

By 2050 Georgia's Population is projected to increase by nearly 2.5 Million people and Georgia's workforce is expected to grow by 3.1 million jobs. This incredible growth puts increased demands on Georgia's freight and logistics infrastructure which transports personal goods for families, raw materials to Georgia businesses, and moves products across the state and nation



Annual Georgia Freight Tonnage will increase 91% by 2050



Congestion costs for Georgia based traffic are projected to increase more than 100% by 2050



Manufacturing is expected to grow by 77% by 2050



Agriculture is expected to grow by 43% by 2050



Distribution freight flows are expected to more than triple from 2019 to 2050

TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

Per Site Selection

Site Selection Magazine's most annual Site Selectors Survey is out as of this past January, and the prospects for GA and the greater Southeast continue to shine!

Key stats for GA as follows:

- Top State Business Climate: GA#3
- Best Manufacturing Workforce States: GA#4
- Best States for Manufacturing: GA#3

Other items of interest:

- Atlanta ranked as #2 city for HQ Projects behind Dallas
- U.S. #1 for International Investment
- Most important factors for location (in order): Tax Policy, Workforce, Incentives and Quality of Life



ECONOMIC OVERVIEW

Georgia's Population is robust, making it the 8th most populous state with the majority of Georgians in prime working ages, 25-44 Years Old.

By 2050, the State is projected to Grow to 13,390,283, an increase of nearly 2.5 Million.

The state has experienced strong economic growth evidenced by being ranked 11th for GDP growth and Georgia continues to be ranked 8th nationally for its tax burden keeping the state competitive.



ECONOMIC COMPETITIVENESS

Georgia ranks highly on various metrics related to the creation of new businesses in the state, which is a strong indicator of a dynamic economy.

The state ranks 6th nationally for net new businesses created and 3rd in the percentage of adults becoming entrepreneurs each month.

Georgia ranks 8th for change in capital invested over the last 5 years indication the attraction of investment and innovation.



FUTURE OF TALENT

The state ranks 7th in terms of job growth of non-agriculture employment, ahead of most southern states.

Georgia continues to be a leader in job growth.

Georgia ranks 14th in the growth of high-tech employment and ranks 11th for the number of STEM doctorates. These are important indicators of a strong talent base



INFRASTRUCTURE OF THE FUTURE

The State's Logistics infrastructure continues to be a significant strength. Monthly TEU throughput in the port of Savannah has increased by 90% over the last decade.

Georgia ranks 4th in terms of growth in jobs in the warehouse sector over the last 5 years.

11M
Total State
Population

61%
Labor Force
Participation

268K
Jobs Created
Last 5 Years

134B
Invested in GA
in Last 5 Years

13M
2050 Projected
State Pop.

90%
Growth in Trade at
Port of Savannah
Over the Last Decade

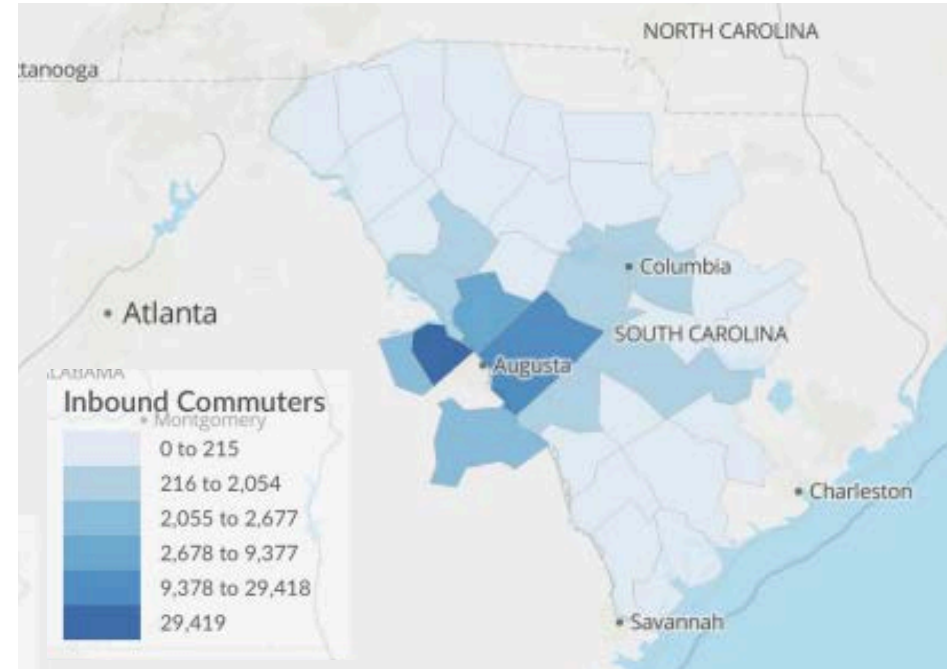
WORKFORCE

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 University 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 rapid population growth of 10,000+ residents due to the announcement of the United States Army Cyber Command that will be located in Fort Gordon.

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 CSRA are but limited to, EZ-Go, Bridgestone, Tax Slayer, John Deere, Amazon, Kellogg's Kimberly Clark, Graphic Packaging International, and more.

“Georgia earned a No. 1 ranking for the 14th year in a row for its nationally recognized workforce development program -- Georgia Quick Start -- in addition to a No. 1 ranking for competitive labor market.”

48,779 individuals commute into Richmond County on a daily basis with an outbound total of 18,225 individuals, meaning there is substantial potential for capturing quality labor currently leaving the county.



Inbound Commuters	Outbound Commuters	Net Commuters
48,779	18,225	30,554

NON-INDUSTRIAL TOP 10 EMPLOYERS

1. Fort Eisenhower	29,252
2. Savannah River Site	11,200
3. Augusta University	6,775
4. NSA Augusta	6,000
5. AU Hospitals	5,341
6. RCBOE	4,398
7. CCBOE	4,070
8. Piedmont Hospital	3,000
9. City of Augusta	2,840
10. VA Medical Center	2,082

INDUSTRIAL TOP 10 EMPLOYERS

1. Amazon	4,500
2. Bridgestone	1,900
3. John Deere	1,400
4. EZGO Textron	1,350
5. Graphic Packaging	963
6. Ferrara USA	900
7. FPL Food LLC	660
8. UPS	600
9. GIW Industries	500
10. Morgan Thermal Ceramics	400



THE PORT OF SAVANNAH

PORT OF SAVANNAH OVERVIEW

The Port of Savannah is one of the most critical logistics hubs on the U.S. East Coast, offering direct access to major transportation networks, including railways and interstates. Over the past decade, the Port has grown over 90% with layers of continued expansion capability. Its strategic location and status as the largest single-terminal container port in North America make it a key asset for industrial users, particularly those involved in manufacturing, distribution, and e-commerce. The port's capacity to handle high volumes of cargo efficiently helps industrial businesses reduce shipping costs and improve supply chain reliability, making it an attractive area for warehouses, distribution centers, and manufacturing facilities.

TOP 5 US CONTAINER PORT

1. Los Angeles, CA
2. Long Beach, CA
3. New York/Jersey
4. Savannah, GA
5. Seattle, WA



4 Hour Drive to Major Markets: Atlanta, Orlando, and Charlotte



The Largest Concentration of Retail Imports on the East Coast



Georgia Has One of the Highest Over the Road Weight Allowances (80K Lbs)

20% of the US Population and Industry is best served by the Port of Savannah

44% Fast and Easy Access to 44% of US Consumers & Manufacturers

THE PORT OF CHARLESTON

PORT OF CHARLESTON OVERVIEW

The Port of Charleston, SC is one of the fastest-growing ports in the United States and it now has the deepest harbor on the East Coast which allows it to handle the largest ships in the world. This port alone supports about 10% of the jobs in the state and has an economic impact of over \$33 Billion on the Upstate economies.

South Carolina is a manufacturing and exporting state and one of the main reasons for this is the Port of Charleston. Not only is there a high demand for industrial and warehouse space in Charleston, SC but industrial buildings all over the state are positively affected by the Port of Charleston.

TOP 10 US CONTAINER PORT

6. Houston, TX
7. Charleston, SC
8. Oakland, CA
9. Norfolk, VA
10. Miami, FL



Top 10 Fastest Growing Container Port in the US For the Last 10 Years

52

52' Draft Deepest in the Southeast & Handles Post-Panamax Ships



100 Foreign Ports Served Directly From the Port of Charleston

11%

of all jobs in South Carolina are Connected to the Port of Charleston

8th

largest Maritime Hub in the US (2022)

For inquiries,
contact us.



www.finemindustrial.com
jeckley@finemgroup.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 industrial properties, 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 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