



29.7 AC INDUSTRIAL DEVELOPMENT SITE

3218 MIKE PADGETT HWY, AUGUSTA, GA



Meybohm
COMMERCIAL

OFFERING MEMORANDUM
29.7 ACRE DEVELOPMENT SITE
HEAVY INDUSTRIAL ZONING RIGHT OFF I-520



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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

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EXECUTIVE SUMMARY



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3218 MIKE PADGETT HWY



DEVELOPMENT OPPORTUNITY

WHY THIS SITE?



LAND SIZE
29.70 Acres



TRAFFIC COUNT
14,400 VPD



ZONING
HI (Heavy Industrial)



STRONG SYNERGY
Established Industrial Corridor



PROXIMITY TO INTERSTATE
0.4 Miles to I-520

OFFERING OVERVIEW

Meybohm Commercial is pleased to exclusively present ±29.70 acres of industrial land located along Mike Padgett Highway in Augusta, Georgia. Zoned HI (Heavy Industrial), the property allows for a wide range of industrial and manufacturing uses without the need for rezoning.

The site includes an existing ±1,800-square-foot office building and a detached canopy shed, providing immediate utility for operational users or staging. Full-motion access is available directly on Mike Padgett Highway, and the site is positioned just 0.4 miles from Interstate 520 (Bobby Jones Expressway), offering direct connectivity to I-20, the Augusta Regional Airport, and Southeastern logistics routes including the Ports of Savannah and Charleston.

All major utilities are available onsite. Traffic counts exceed 14,800 vehicles per day (VPD) along Mike Padgett Highway and over 30,000 VPD on I-520, supporting strong regional access and visibility.

Situated within Augusta's southern industrial corridor, the property is surrounded by active heavy and light industrial operations, reinforcing continuity of use and long-term site viability. With a strong industrial base, robust transportation infrastructure, and positioning in one of Georgia's fastest-growing regions, this site is ideally suited for logistics users, warehouse developers, or manufacturing operations seeking access-oriented land in a proven market.

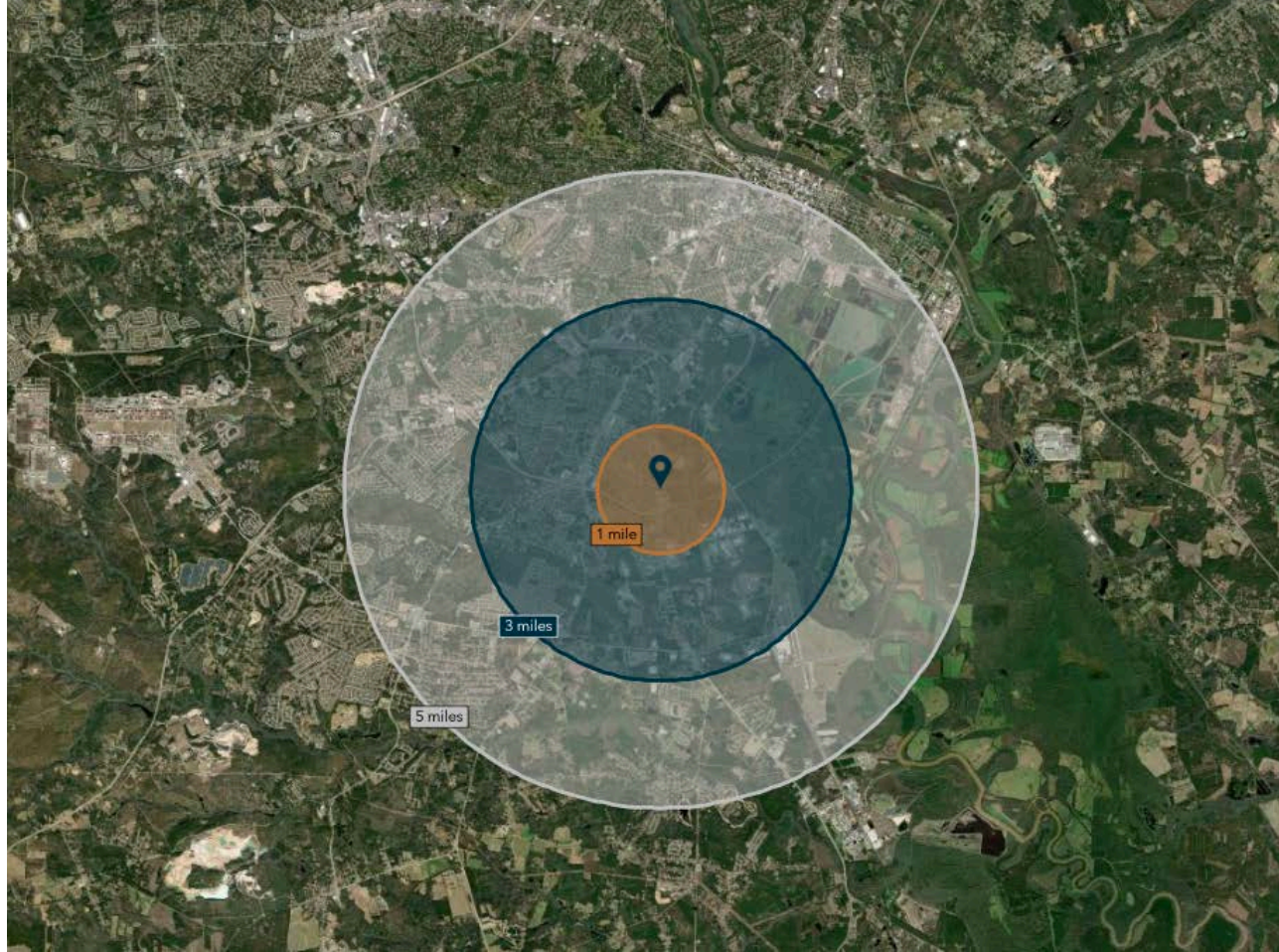
LOCATION OVERVIEW

HIGH TRAFFIC TRADE AREA



NOTABLE FEATURES WITHIN A 10 MIN DRIVE TIME

I-520	0.5 Miles
Peach Orchard Retail Corridor	1.6 Miles
Augusta Industrial Park	2.0 Miles
Augusta Regional Airport	4.0 Miles
Downtown Augusta	6.5 Miles
Augusta Mall	7.8 Miles
I-20	9.3 Miles
Fort Eisenhower	10.0 Miles



Demographics	1 Mile	3 Mile	5 Mile
Population	4,730	30,990	87,204
Median HH Income	\$39,805	\$40,426	\$45,352
Households	1,728	11,927	34,999





Herc Rentals

Waffle House

CIRCLE K

INTERSTATE
520

The Flippin Egg

IRELAND ELECTRIC CORPORATION
ELECTRICAL CONSTRUCTION

Automatic Fire Systems

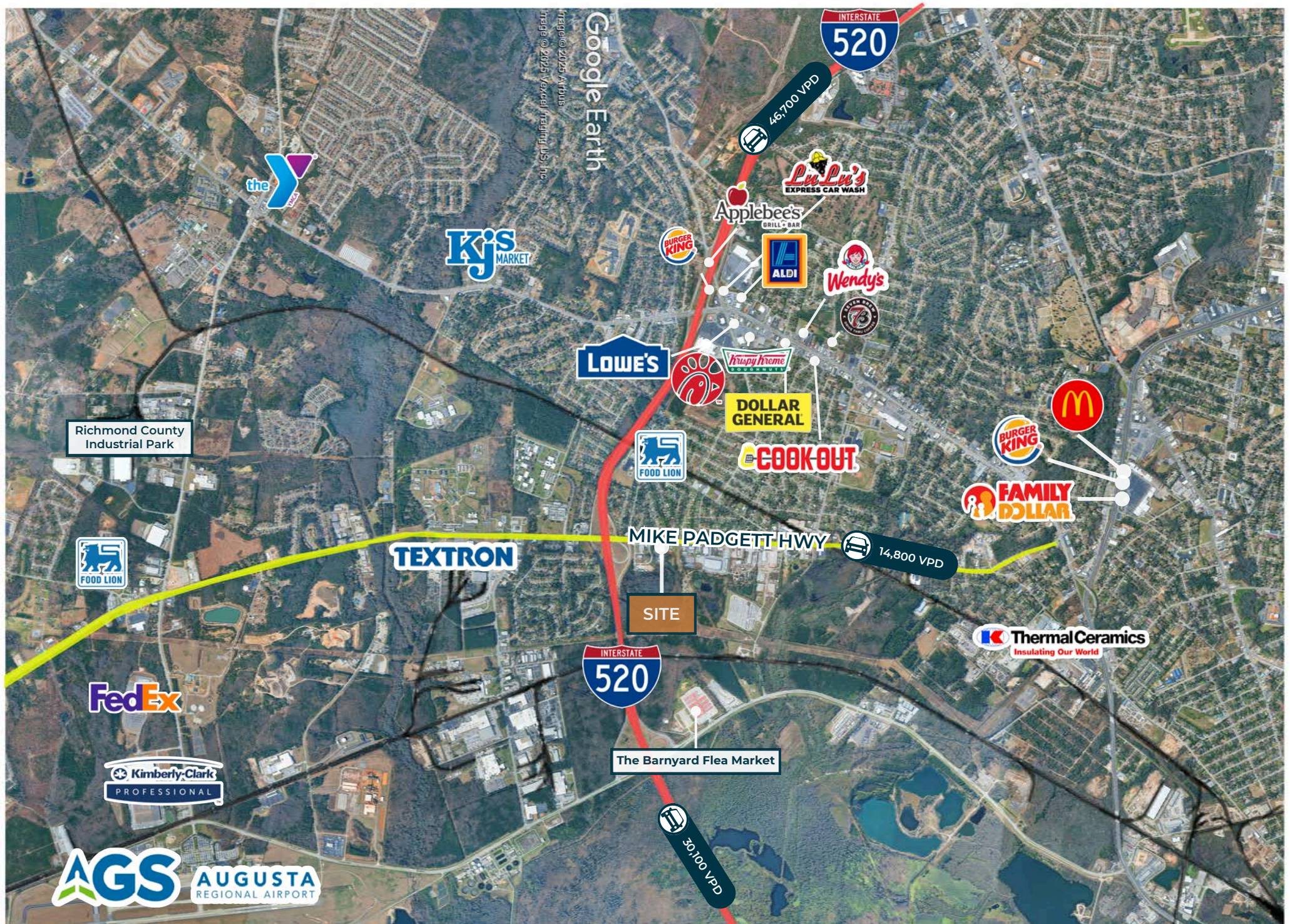
GraybaR

Augusta Storage







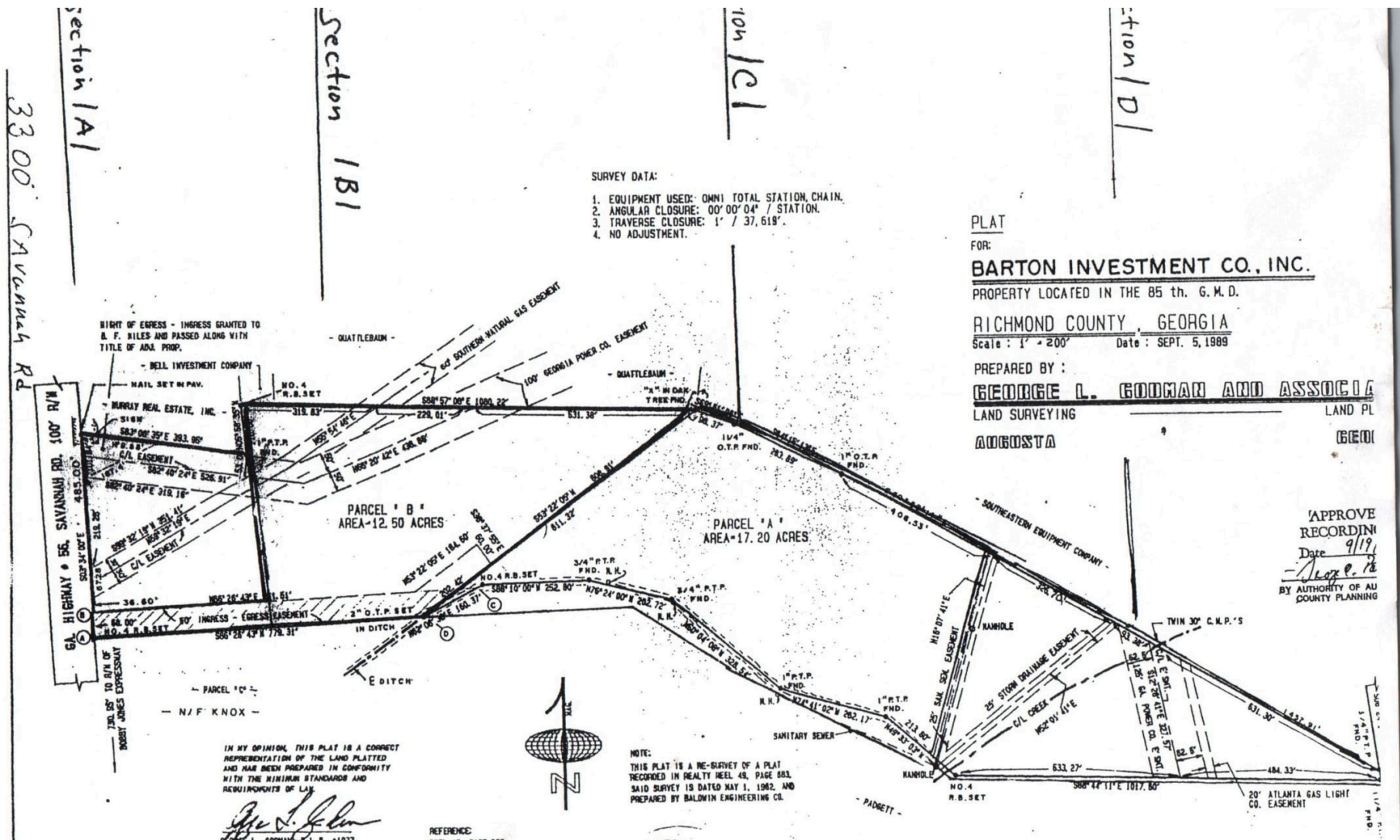




SITE MAPS

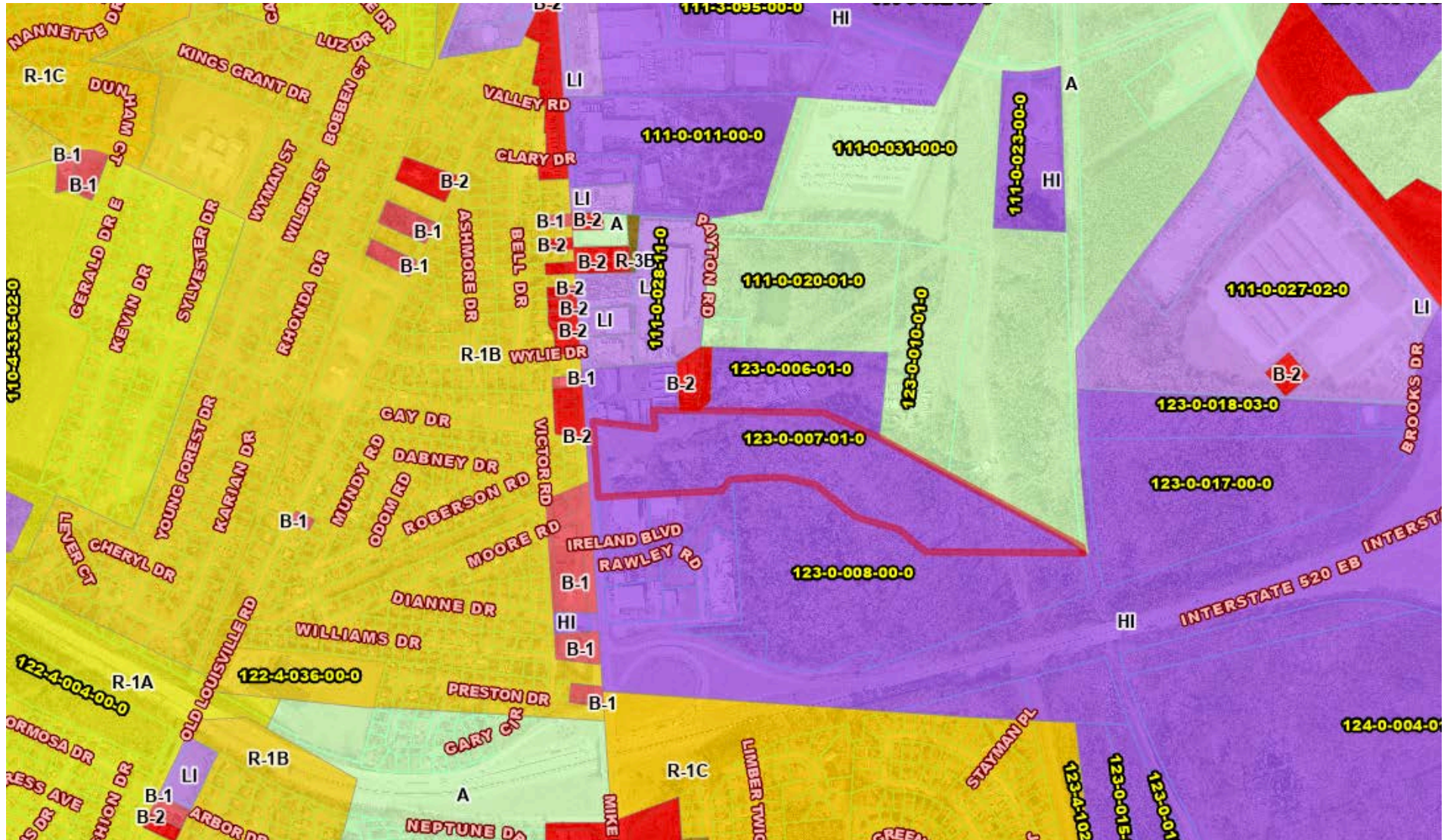


29.7 ACRE DEVELOPMENT SITE PLAT



29.7 ACRE DEVELOPMENT SITE

ZONING MAP





29.7 ACRE DEVELOPMENT SITE

TOPOGRAPHY







AREA OVERVIEW



Meybohm
COMMERCIAL

3218 MIKE PADGETT HWY



WHY? THE CSRA

OVERVIEW

The Central Savannah River Area (CSRA) which includes Augusta, GA, Aiken, SC and more, 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 the CSRA.**



AUGUSTA, GA



AIKEN, SC

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.



A WELL CONNECTED CITY

Few places are as ideally located as The CSRA. It 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 CSRA 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 the CSRA 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, complementing 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

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