



# 9.17 ACRE PRIME RETAIL DEVELOPMENT SITE

3950 EVANS TO LOCK, EVANS, GA 30809



## SITE OPTIONS

Options	Size	Availability	Ideal Use
Bulk Sale	9.17 Acres	For Sale	Retail / Office / Medical
Subdivide	0.75 - 6.38 Acres	For Sale or Lease	QSR / Coffee / Retail
Lease	1,500 - 15,000 SF	For Lease	Retail / Office / Medical

## OFFERING MEMORANDUM

9.17 ACRE RETAIL DEVELOPMENT SITE  
HIGH INCOME TRADE AREA AND POPULATION  
FURYS FERRY 25.6K VPD | EVANS TO LOCKS 15.8K VPD



 **Meybohm**  
COMMERCIAL

# OFFERING MEMORANDUM TABLE OF CONTENTS

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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

### POINT OF CONTACT



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# EXECUTIVE SUMMARY



# DEVELOPMENT OPPORTUNITY

## WHY THIS SITE?



### LAND SIZE

9.17 Acres



### TRAFFIC COUNT

15.8K VPD & 25.6K VPD



### ACCESS

Full Motion & RI-RO Access



### STRONG SYNERGY

Established Retail Corridor



### STRONG DEMOGRAPHICS

\$111K Income in 3 Mile Radius



### TRAFFIC SIGNAL

Adjacent to Signalized Intersection



### ZONING

C-1 (Commercial Zoning)

## OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present Preakness Plaza, a ±9.17-acre retail development site at 3950 Evans to Locks Road in Evans, Georgia, available for sale, ground lease, or build-to-suit. Located directly next to Walgreens at a signalized intersection and adjacent to a Neighborhood Walmart shopping center that receives over 1 million annual visits, the site offers exceptional visibility and connectivity in one of the Augusta MSA's most affluent submarkets.

The property is zoned C-1 in Columbia County and features multiple access points, including existing and proposed full-motion and right-in/right-out configurations on both Evans to Locks Road and Furys Ferry Road. With water and sewer on-site, flat topography, and a cleared landscape, Preakness Plaza is development-ready and adaptable for retail, office, or daycare uses. Options include a sale of the entire site, the sale or lease of a portion of the property, or potential build-to-suit opportunities.

Located just 2.2 miles from the heart of downtown Evans, the property benefits from a three-mile population of 46,000 and a median household income exceeding \$111,000. Strong residential density, high traffic counts, and adjacency to national retailers make this an ideal site for commercial users seeking long-term growth in one of Columbia County's most desirable communities.



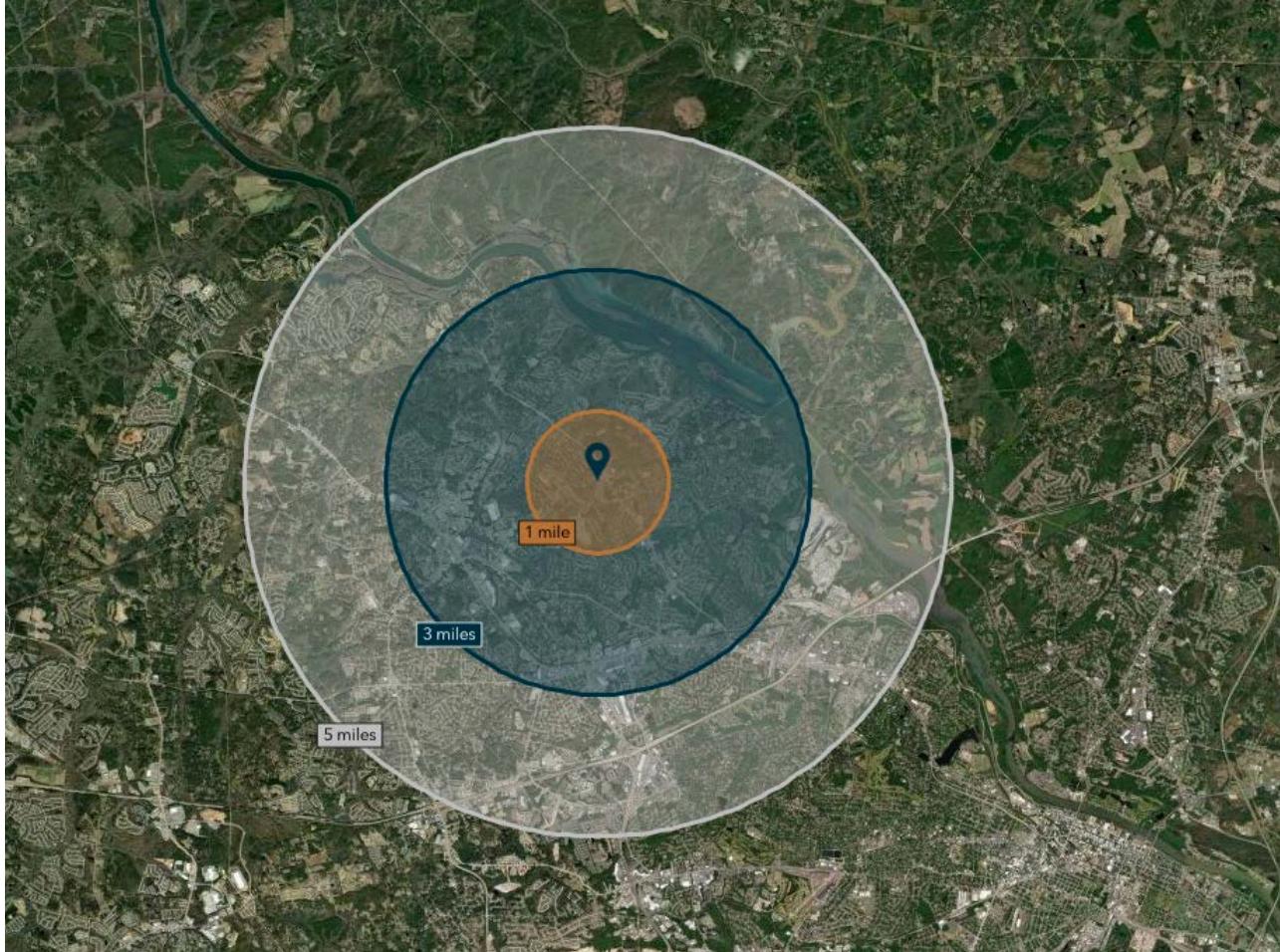
# LOCATION OVERVIEW

## HIGH TRAFFIC TRADE AREA

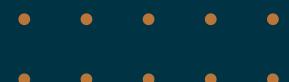


### NOTABLE FEATURES WITHIN A 10 MIN DRIVE TIME

Jones Creek Neighborhood and Golf	0.3 Miles
Neighborhood Walmart	0.3 Miles
Westlake Neighborhood and Golf	1.0 Miles
Publix	1.8 Miles
Lakeside Highschool	1.8 Miles
Downtown Evans, GA	2.5 Miles
Savannah River	2.5 Miles
I-20	4.2 Miles



Demographics	1 Mile	3 Mile	5 Mile
Population	6,118	46,218	103,807
Median HH Income	\$119,203	\$111,454	\$88,330
2020-2025 Growth	7.82%	8.74%	6.32%
Households	2,150	17,173	42,585



West Lake  
A Prestigious Gated Community



El Alazan  
Restaurant



FURY'S FERRY/RD



Camelia Walk  
of Evans

EVANS TO LOCK RD

RETAIL SITE  
9.17 ACRES



West Lake  
A Prestigious Gated Community



25,600 VPD

FURY'S FERRY RD

Walgreens



RETAIL SITE  
9.17 ACRES

EVANS TO LOCK RD



15,800 VPD

Camelia Walk  
of Evans





Jones Creek  
Neighborhood and Golf Course



25,600 VPD

**CHEERS**  
WINE & SPIRITS

FURYS FERRY RD

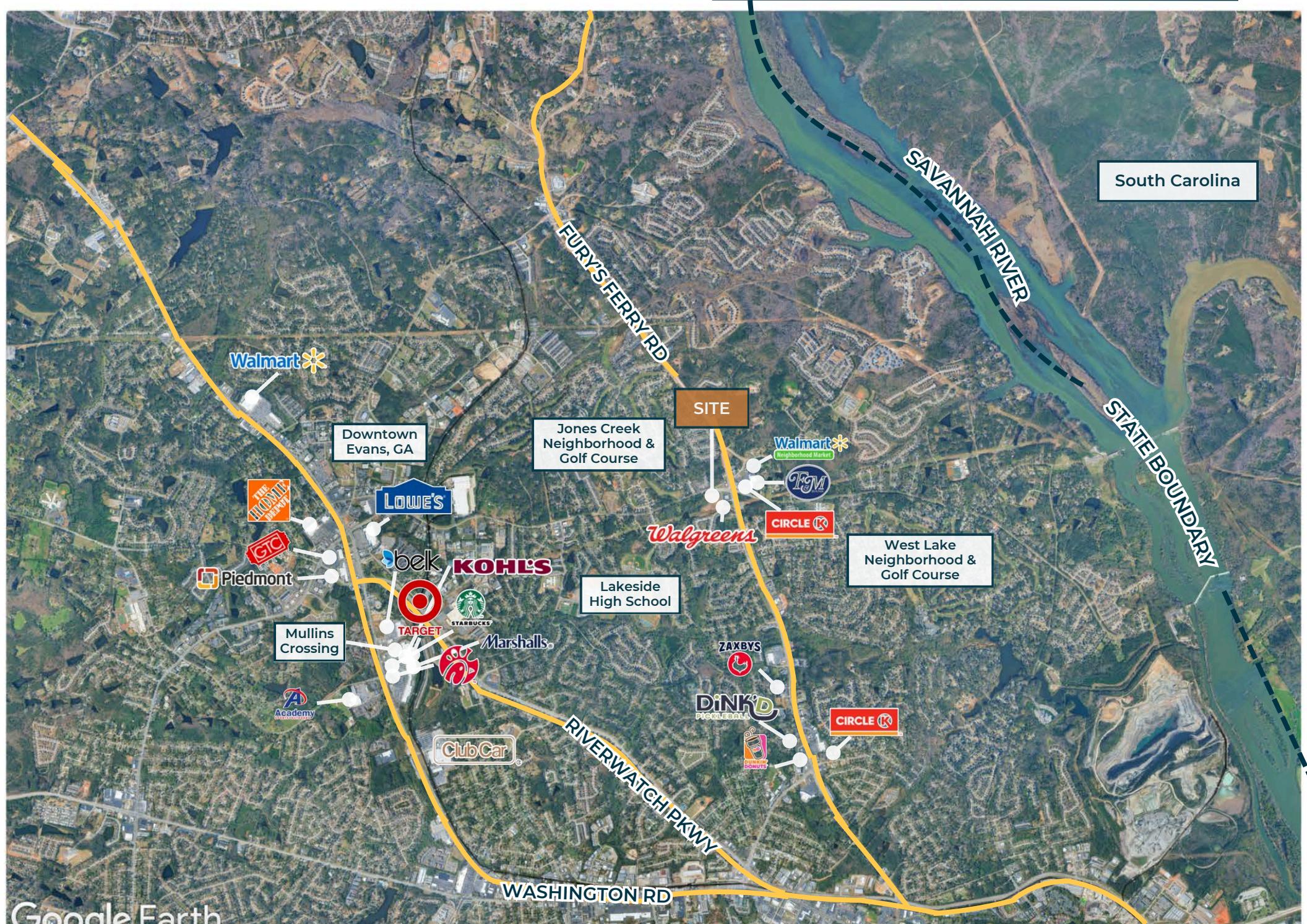
EVANS TO LOCK RD



15,800 VPD

RETAIL SITE  
9.17 ACRES

3950 EVANS TO LOCK RD





# SITE MAPS



# 9.17 ACRE RETAIL DEVELOPMENT CONCEPTUAL SITE PLAN



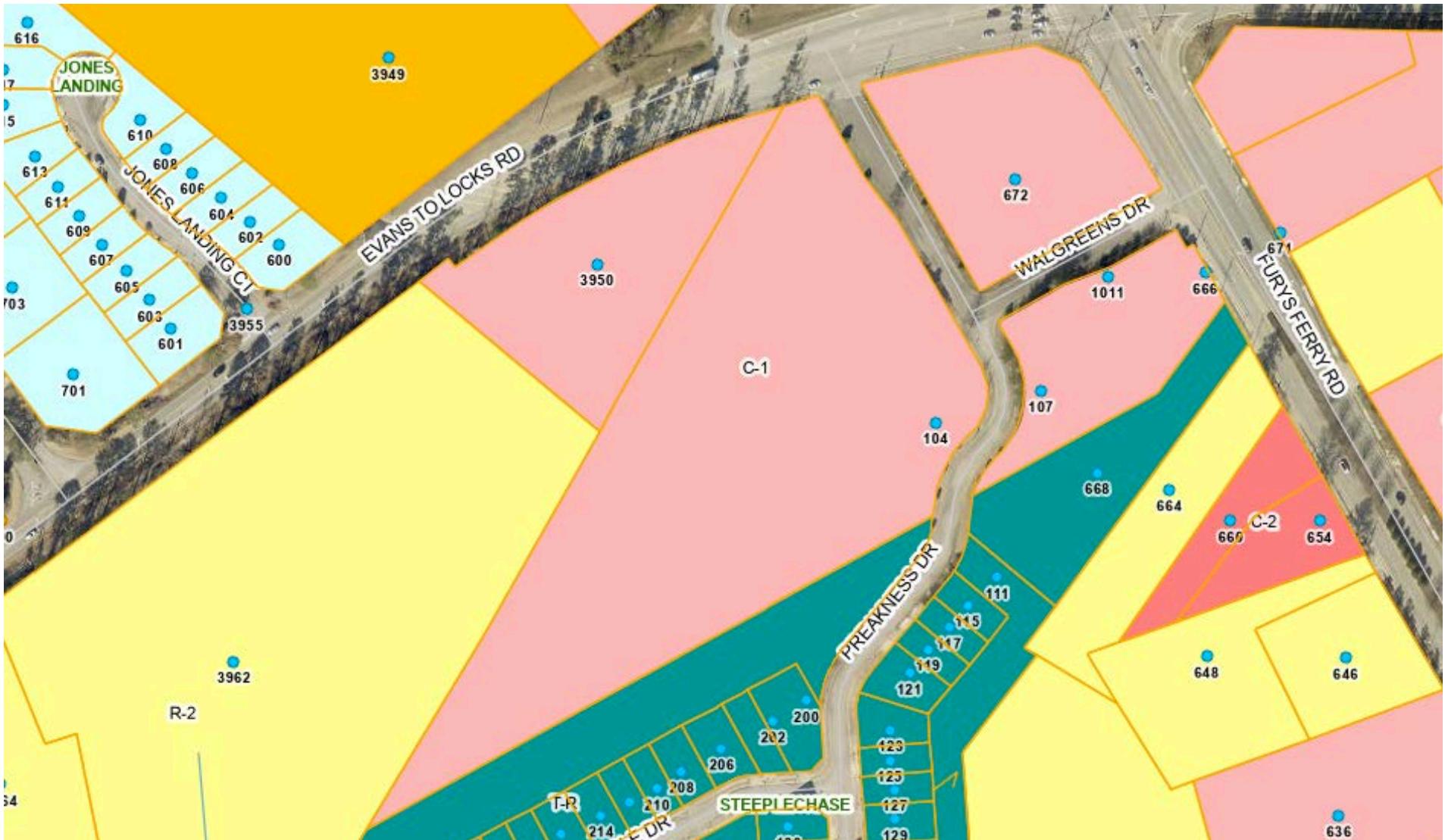
# 9.17 ACRE RETAIL DEVELOPMENT POTENTIAL SITE LAYOUT



# 9.17 ACRE RETAIL DEVELOPMENT ACCESS MAP



# 9.17 ACRE RETAIL DEVELOPMENT **ZONING MAP**



# 9.17 ACRE RETAIL DEVELOPMENT UTILITIES MAP





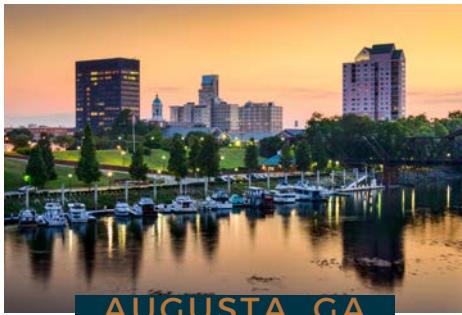
# AREA OVERVIEW



# 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



## MASTERS

2<sup>nd</sup>

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



### 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.



### 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.

# 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 indicating 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

**For inquiries,  
contact us.**



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