



32 ACRES | M-2 ZONED INDUSTRIAL LAND

4301 EVANS TO LOCK, EVANS, GA 30809



SITE OPTIONS

Options	Size	Availability	Ideal Use
Land Sale	32 Acres	For Sale	Industrial
Build-To-Suit	Subject to Offer	For Lease	Industrial

OFFERING MEMORANDUM

32 ACRE INDUSTRIAL LAND SITE
EVANS INDUSTRIAL PARK INDUSTRIAL OPPORTUNITY
OWNERS HAVE THE ABILITY TO BUILD-TO-SUIT FOR TENANT

OFFERING MEMORANDUM TABLE OF CONTENTS

SECTION 01 EXECUTIVE SUMMARY

SECTION 02 SITE MAPS

SECTION 03 AREA OVERVIEW

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

- Lease Rate
- Lease Term
- Lease Guarantor
- Special Stipulations

TEAM LEAD



DUSTIN WRIGHT

ASSOCIATE BROKER
706-830-8266
DWRIGHT@FINEMGROUP.COM



JOHN ECKLEY

VICE PRESIDENT, CCIM, MBA
706-214-2937
JECKLEY@FINEMGROUP.COM



JONATHAN ACEVES

VICE PRESIDENT, CCIM, MBA
706-294-1757
JACEVES@FINEMGROUP.COM

BROKERAGE SUPPORT STAFF



STEPHEN LONG

SENIOR INVESTMENT ANALYST
706-513-3840
SLONG@FINEMGROUP.COM



KEVIN CRAW

INVESTMENT ANALYST
706-840-2198
KCRAW@FINEMGROUP.COM



JUDY MONIS

TRANSACTION COORDINATOR
706-214-2937
JMONIS@FINEMGROUP.COM



EXECUTIVE SUMMARY



INDUSTRIAL OPPORTUNITY

WHY THIS SITE?



LAND SIZE

32.13 Acres



DISTANCE TO INTERSTATE

4.3 Miles to I-20



ZONING

M-2 (Heavy Industrial)



STRONG SYNERGY

Established Industrial Corridor



STRONG DEMOGRAPHICS

\$111K Income in 3 Mile Radius



SECURITY GATE

Shared Gated Entrance



ACCESS

Shared Full Motion Access

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 4301 Evans to Locks Road in Evans, Georgia—a ±32.13-acre industrial site zoned M-2 in Columbia County's most active industrial corridor. Located directly behind RecTek's national headquarters and the Durty Girl Cocktail Co. facility, this parcel offers development flexibility for a wide range of industrial users, including warehouse, manufacturing, logistics, and contractor yard applications.

The property features two primary areas totaling ±18.46 usable acres, with the remainder serving as natural buffer. With M-2 zoning, utilities nearby, and direct access to Evans to Locks Road, the site is well suited for build-to-suit development or phased lot subdivision. Industrial land of this scale and zoning is increasingly scarce within Evans and the greater Augusta metro, making this a strategic opportunity for users or developers seeking immediate access to infrastructure, workforce, and regional logistics.

Positioned just behind RecTek's ±652,000 SF headquarters and Durty Girl's production facility, the site sits in the core of Evans' industrial district. Located 0.7 miles from Washington Road, 1.9 miles from Fury's Ferry Road, and 4.3 miles from I-20, it offers direct access to the region's major commuter and freight corridors. With nearby industrial growth and continued residential expansion in Columbia County, this site delivers connectivity, labor access, and visibility in one of the fastest-growing markets in the Southeast.

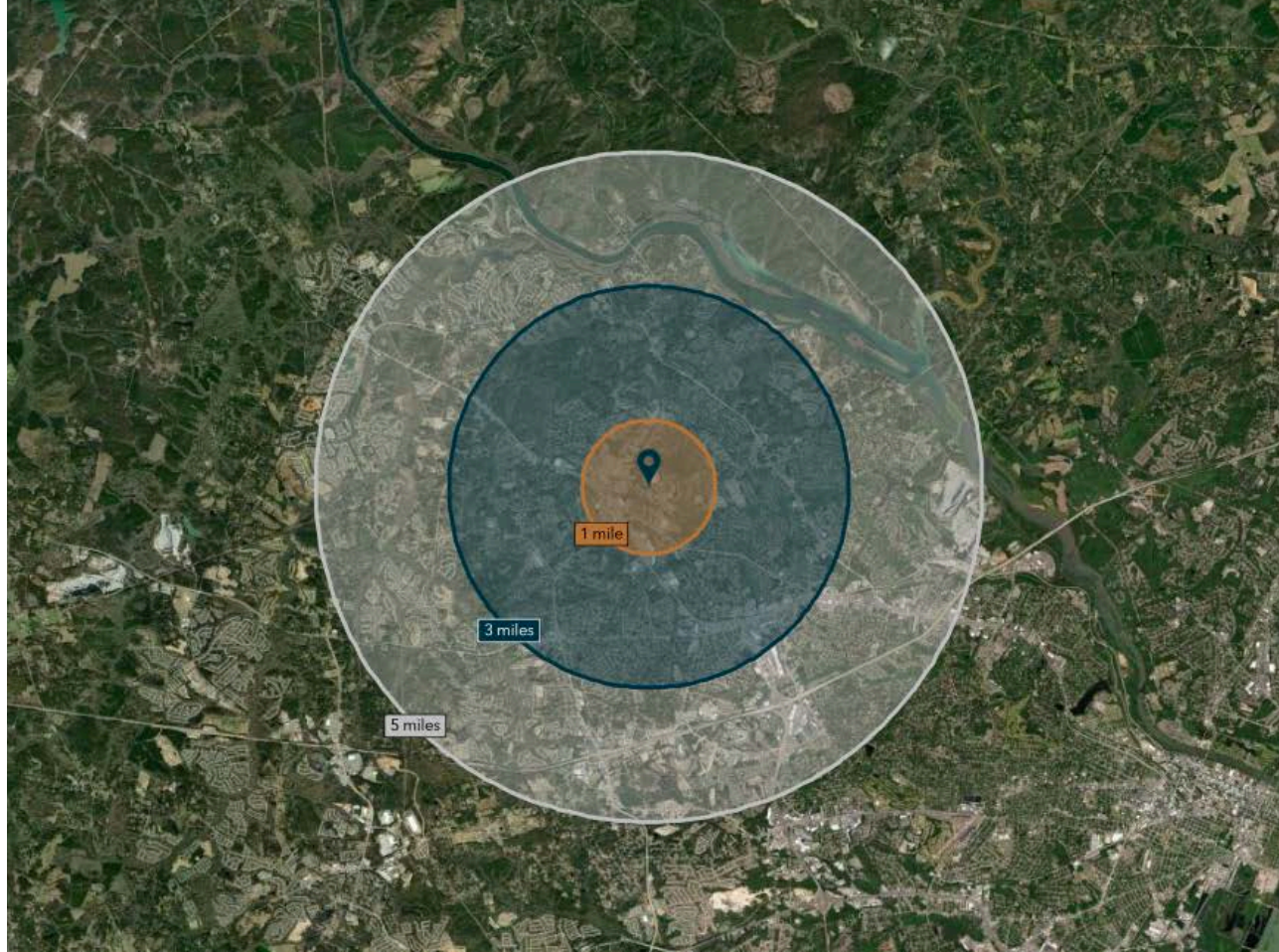
LOCATION OVERVIEW

HIGH TRAFFIC TRADE AREA



NOTABLE FEATURES WITHIN A 10 MIN DRIVE TIME

Washington Road	0.7 Miles
Riverwatch Parkway	0.9 Miles
Downtown Evans	1.0 Miles
Walmart	1.6 Miles
Mullins Crossing	1.9 Miles
Westlake Golf Course & Neighborhood	2.8 Miles
I-20	4.3 Miles
Downtown Augusta	10.8 Miles



Demographics	1 Mile	3 Mile	5 Mile
Population	4,460	55,351	123,114
Median HH Income	\$99,219	\$102,399	\$93,755
2020-2025 Growth	16.02%	8.96%	7.49%
Households	1,806	20,539	47,768



32 ACRES

DURTY GURL
COCKTAIL MIXERS

recteq


Georgia
Power

Evans Trade Center



HOWARD
LUMBER CO

Evans Trade Center

General
Fasteners
Company

JA Discovery
Center of the
CSRA

Club Car

TARGET
Marshalls

Riverwatch
Parkway

Blair
Construction

KOHL'S

belk

Mullins Crossing

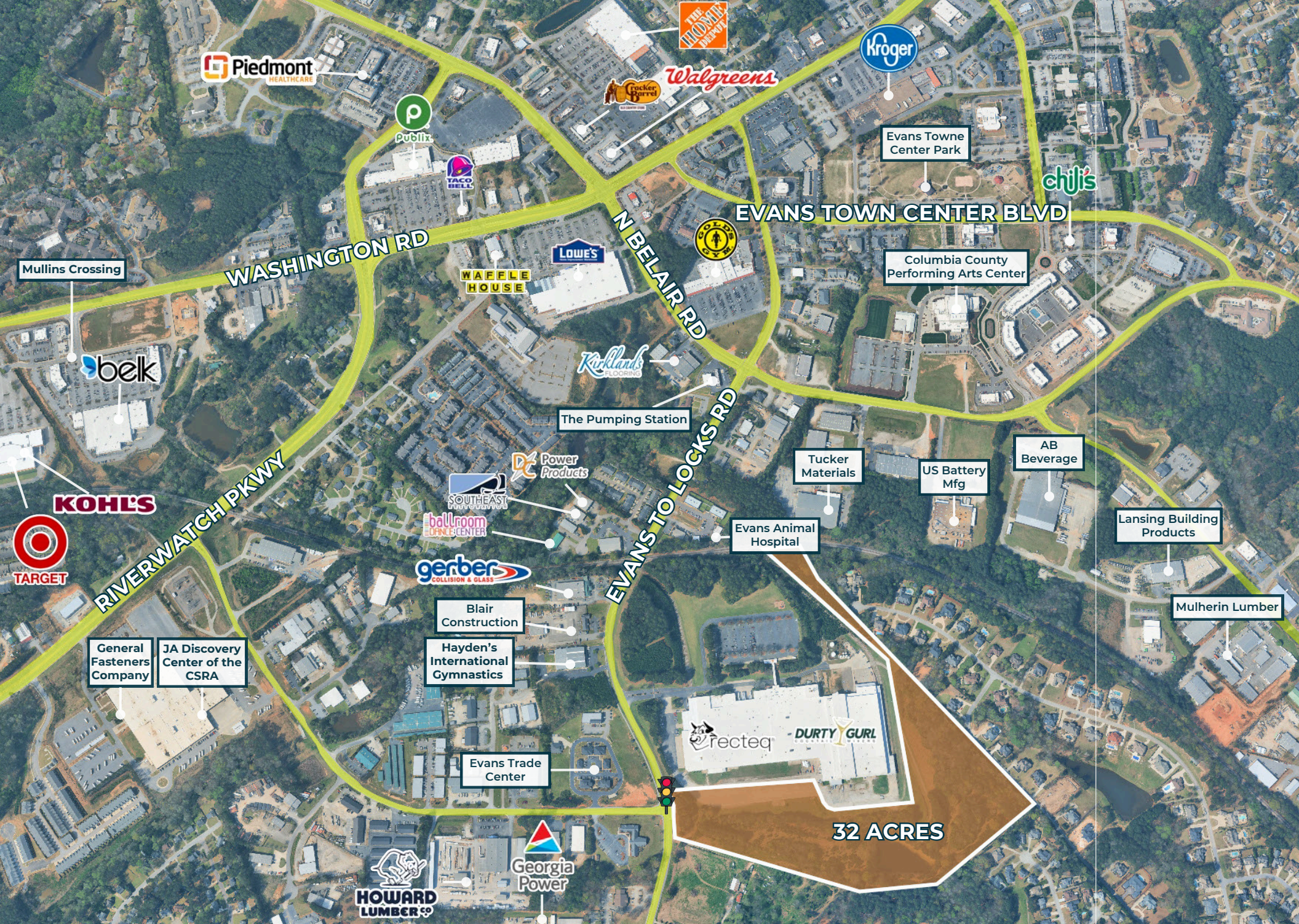
gerber
COLLISION & GLASS

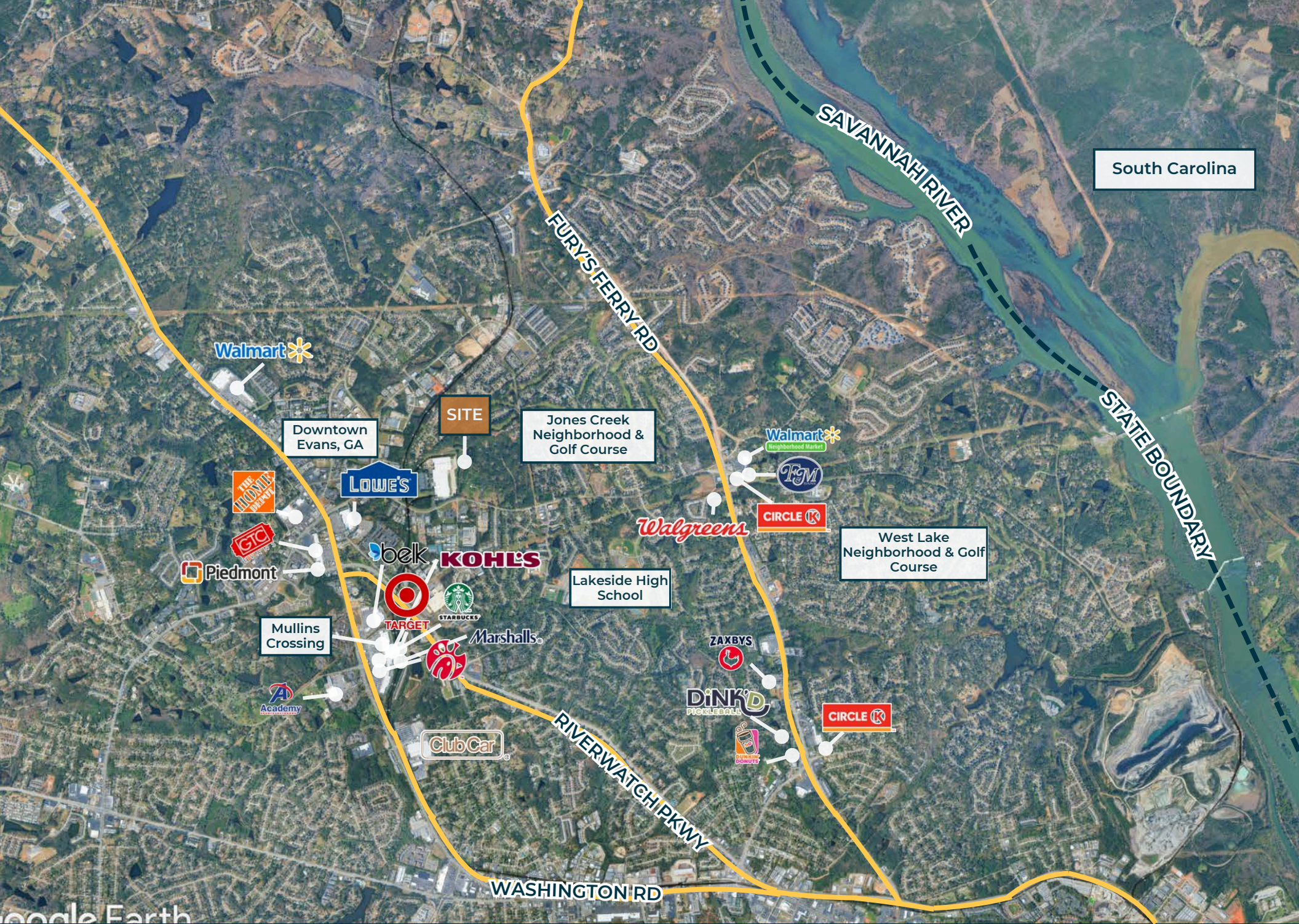
Hayden's
International
Gymnastics

recteq

DURTY GURL
COCKTAIL MIXERS

32 ACRES





South Carolina

SAVANNAH RIVER

STATE BOUNDARY

FURYS FERRY RD

RIVERWATCH PKWY

WASHINGTON RD

SITE

Downtown
Evans, GA

Jones Creek
Neighborhood &
Golf Course

West Lake
Neighborhood & Golf
Course

Lakeside High
School

Mullins
Crossing





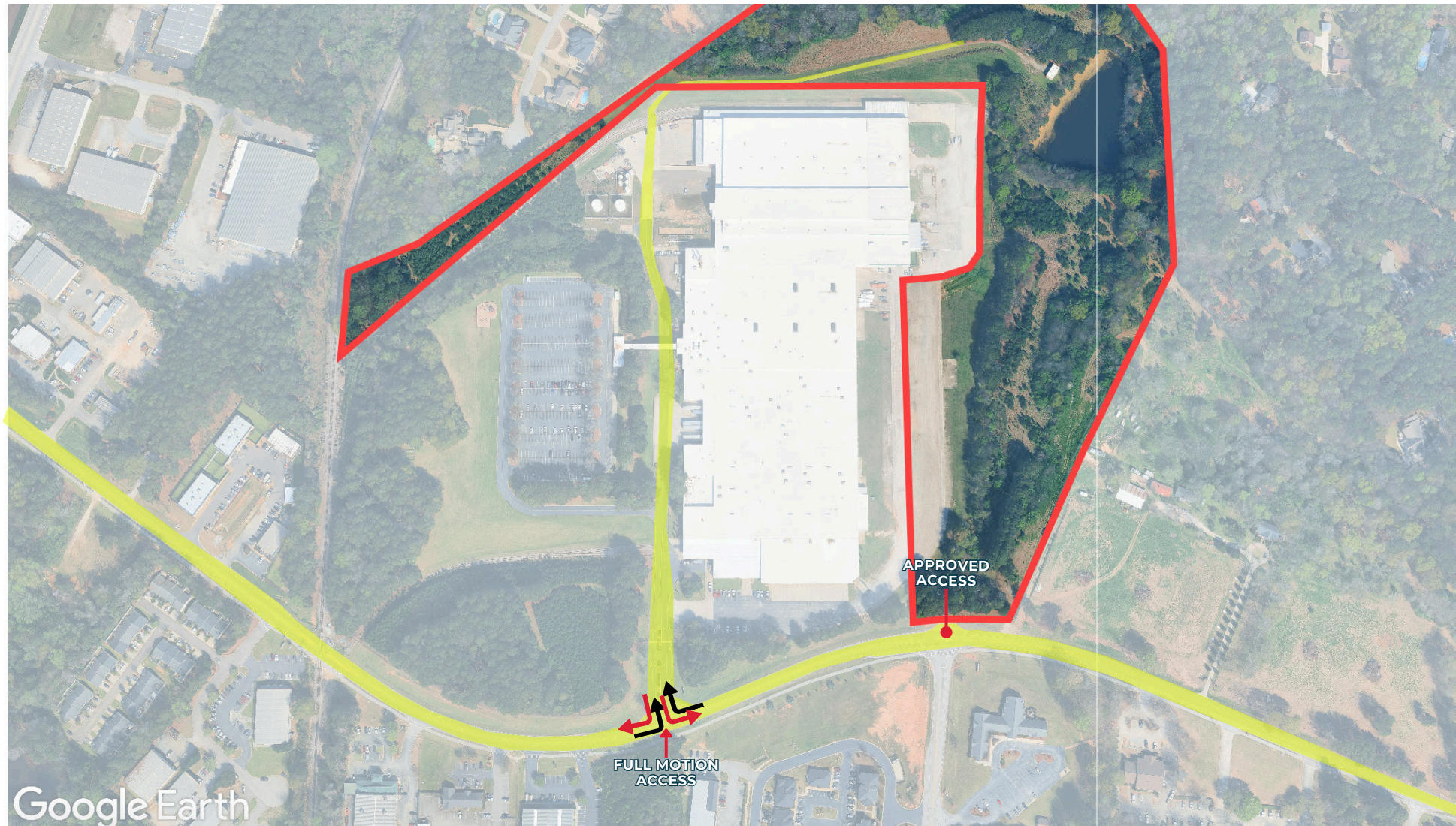
32 ACRES

00 EVANS TO LOCK RD



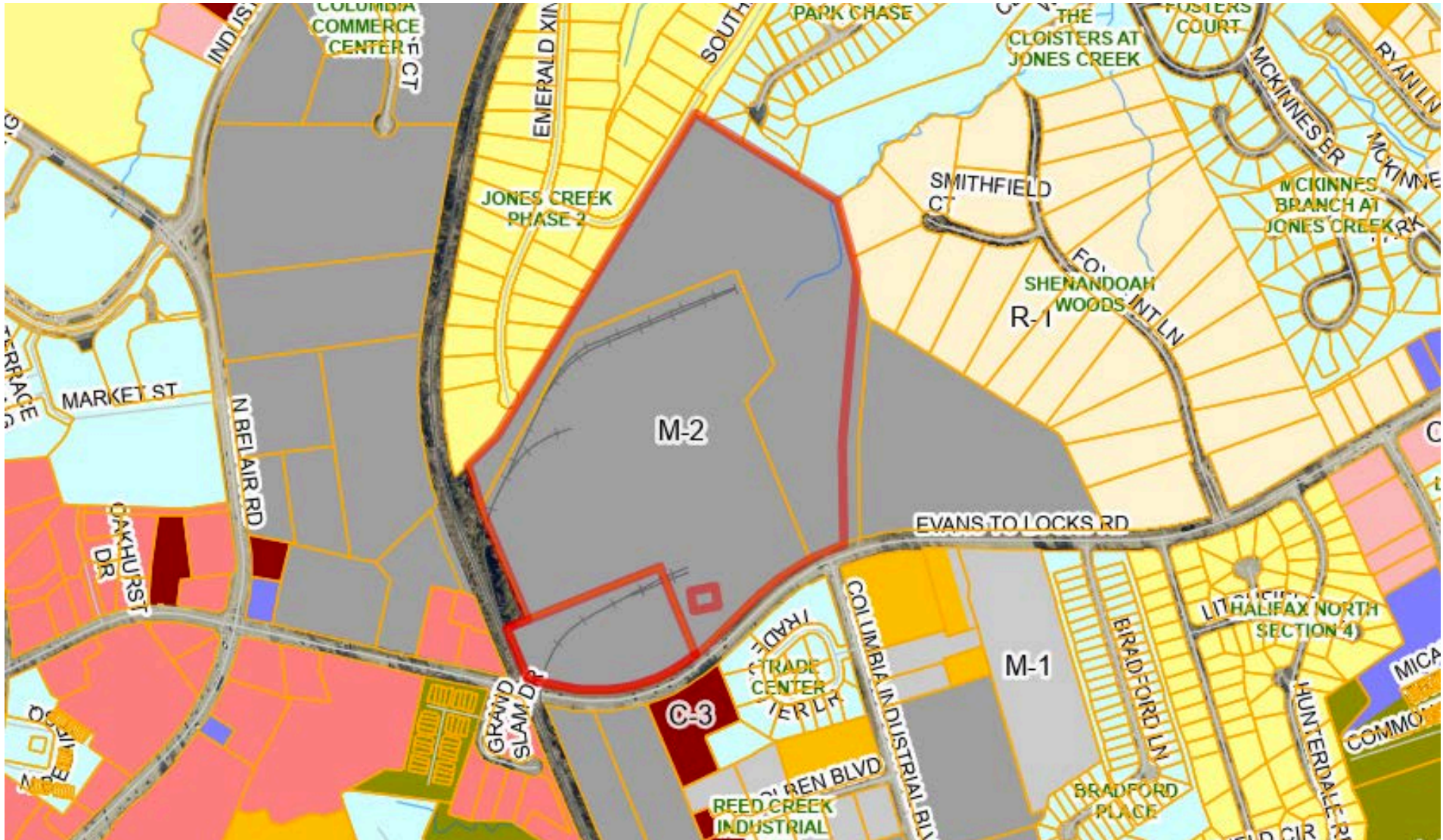
32 ACRE INDUSTRIAL LAND

ACCESS MAP



32 ACRE INDUSTRIAL LAND

ZONING MAP



32 ACRE INDUSTRIAL LAND

UTILITIES MAP





AREA OVERVIEW



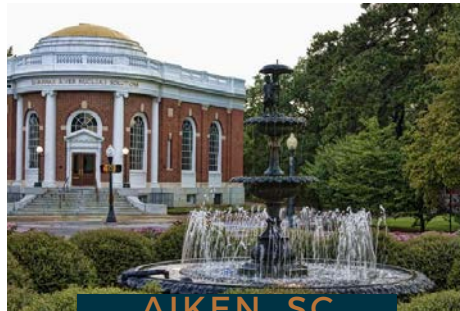
WHY? THE CSRA

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

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

**For inquiries,
contact us.**



www.finemgroup.com
dwright@finemgroup.com
706.214.2922



DUSTIN WRIGHT
ASSOCIATE BROKER
DRWRIGHT@FINEMGROUP.COM
706.214.2922