



RIVERWOOD COMMERCIAL DEVELOPMENT SITES

5119 WASHINGTON RD, EVANS, GA 30809

CHAMPIONS RETREAT GOLF CLUB



RIVERWOOD PKWY | 10,000 VPD

WILLIAM FEW PKWY | 13,215 VPD

3,000 ADDITIONAL UNITS TO BE DELIVERED OVER THE NEXT 8 YEARS

12 REMAINING PUBLIX OUT-PARCELS 0.95 - 2.50 ACRES GROUND LEASE / BUILD-TO-SUIT

RIVERWOOD WEST

0.50 MILES

COMING SOON STRIP CENTER

UNDER CONTRACT

Security Federal Bank

WASHINGTON RD | 20,000 VPD

FULL MOTION ACCESS POINT



WASHINGTON RD 26,400 VPD

WILLIAM FEW PKWY | 15,840 VPD

PARCEL LEGEND (SEE PAGE 6 FOR MORE DETAILS)

Lot 1 2.00 Acres Under Contract	Lot 5 1.27 Acres Available	Lot 9 1.66 Acres Available	Lot 13 1.05 Acres Available
Lot 2 1.84 Acres Available	Lot 6 2.50 Acres Available	Lot 10 1.16 Acres Available	Lot 14 1.24 Acres Available
Lot 3 0.95 Acres Available	Lot 7 1.22 Acres Available	Lot 11 1.15 Acres Available	
Lot 4 1.27 Acres Available	Lot 8 1.26 Acres Available	Lot 12 1.40 Acres Coming Soon Strip Center	

OFFERING MEMORANDUM

20K VPD | \$140K MHI & 26K POP. IN 3 MILE RADIUS
SINGLE TENANT OR MULTI-TENANT SPACES FOR LEASE
PUBLIX ANCHORED RETAIL CENTER 2.8M ANNUAL VISITS



OFFERING MEMORANDUM TABLE OF CONTENTS

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

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

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EXECUTIVE SUMMARY



RETAIL OPPORTUNITY

WHY THESE SITES?



LOCATION IN RIVERWOOD

Highly Desirable Area



ANCHORED BY PUBLIX

1.3M Visits | 97th/ 1,358 Nationwide



RIVERWOOD TOWN CENTER

2.8M Visits Annually



3,000 ADDITIONAL HOMES

To be Delivered Over 8 Years



STRONG DEMOGRAPHICS

\$140K Median Household Income



ACCESS

Full Motion & Add. Access Points



ZONING

PUD - Approved Commercial Use

OFFERING OVERVIEW

Meybohm Commercial is pleased to exclusively present 13 remaining commercial pads within Riverwood Town Center, a Publix-anchored shopping center located in Evans, Georgia. Positioned in Columbia County's highest-income trade area—with a median household income of \$140,000—this development offers unmatched location, attractive demographics, and tenant synergy.

Pad sizes range from ±0.95 to ±2.50 acres and are available for ground lease, build-to-suit, or select rear-parcel sale opportunities. All sites are zoned PUD and fully entitled for commercial development, with utilities stubbed to each pad and minimal topographic constraints. Pad 1 is under contract to a national QSR, and a retail strip center is under development on Pad 12. Parker's Kitchen, McDonald's, Starbucks, CVS, Papa John's, and Wendy's (coming soon) further enhance the tenant mix.

Riverwood Town Center sees 2.8 million annual visits and ranks in the top 10% of neighborhood centers nationwide. The Publix alone draws 1.3 million visits annually, ranking in the top 8% of all Publix locations and #1 within a 30-mile radius.

Located along Washington Road (20K–26K VPD) and William Few Parkway (13K–15K VPD), the center is just 4 miles from the nearest retail node and 0.5 miles from the planned 3,000-home Riverwood West development, which begins construction in 2025. This strategic location links Evans to Downtown Augusta, the medical district, and West Augusta via one of the region's primary commuter corridors.

LOCATION OVERVIEW

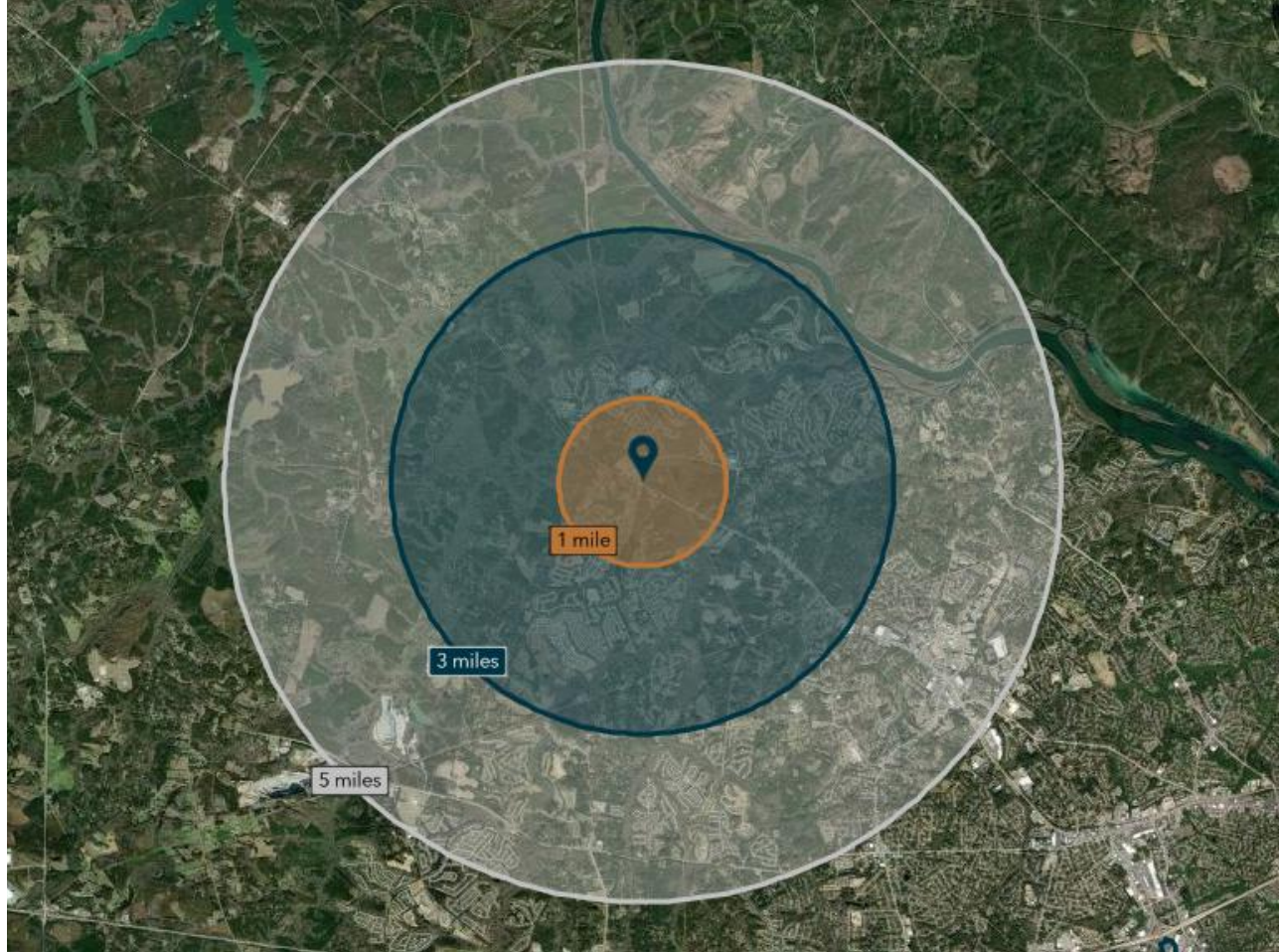
HIGH INCOME TRADE AREA



NOTABLE FEATURES

WITHIN A 3 MILE DRIVE TIME

Riverwood Town Center	2.8M Visits (Top 10%)
Publix	1.3M Visits (Top 8%)
Champions Retreat	ANWA Tournament
Total Homes	6,839 Homes
Planned Development	3K Additional Units
Schools	Elementary - High School
Total Students	3,449 Students
Competing Retail Nodes	None



Demographics	1 Mile	3 Mile	5 Mile
Population	2,990	26,369	56,184
Median HH Income	\$154,218	\$140,970	\$129,400
2020-2025 Growth	4%	11%	10%
HouseHolds	945	8,396	18,962



PUBLIX ANCHORED RETAIL PADS

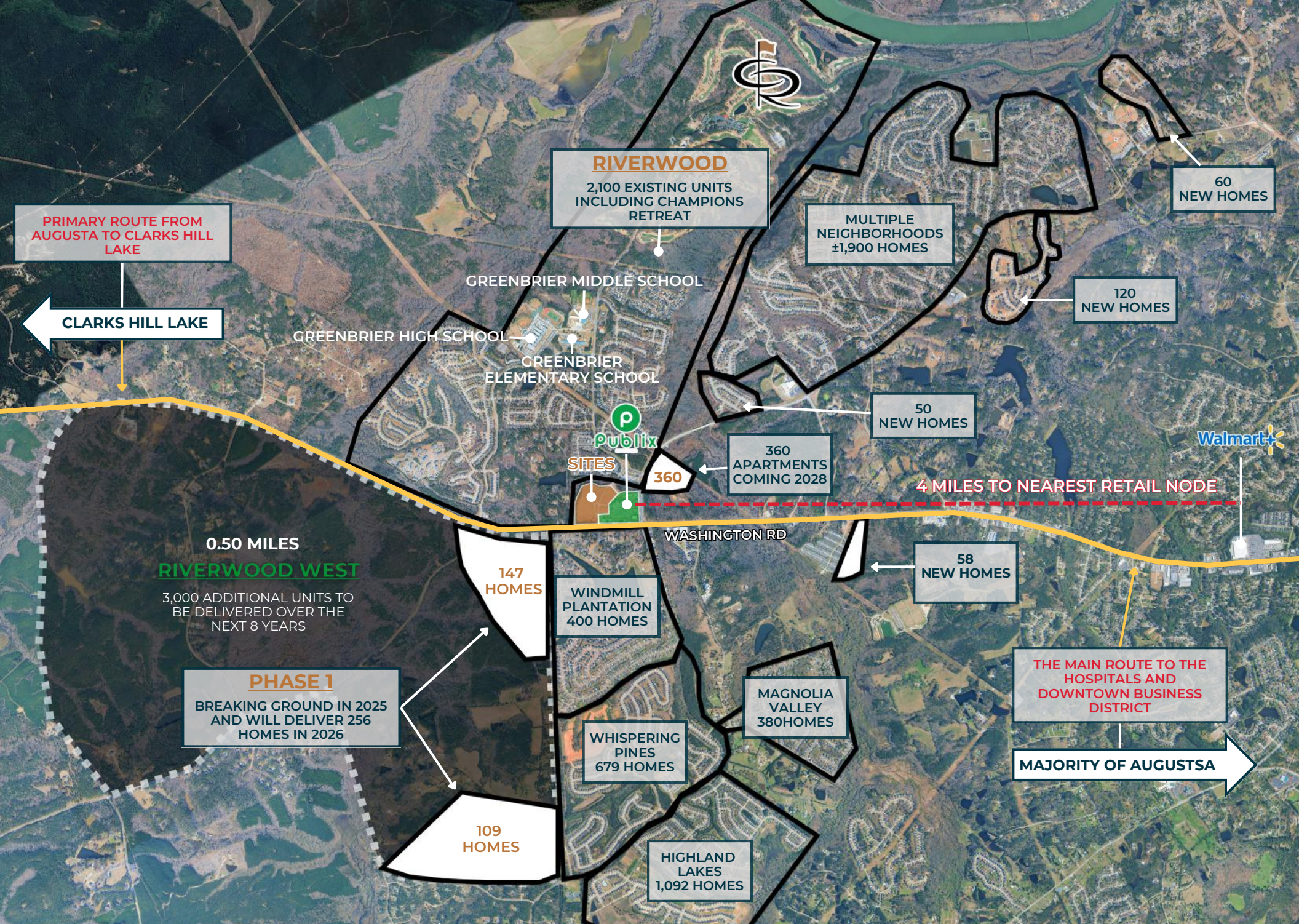
PARCEL LEGEND



PARCEL LEGEND			
Lot	Size	Status	Ideal Use
1	2.00 Ac	Under Contract	Retail
2	1.84 Ac	Available	Car Wash / Retail
3	0.95 Ac	Available	Office / Retail
4	1.27 Ac	Available	Office / Retail
5	1.27 Ac	Available	Office / Retail
6	2.50 Ac	Available	Hotel
7	1.22 Ac	Available	Retail
8	1.26 Ac	Available	Retail
9	1.66 Ac	Available	Retail
10	1.16 Ac	Available	Retail
11	1.15 Ac	Available	Retail
12	1.40 Ac	Coming Soon Strip Center	Retail
13	1.05 Ac	Available	Retail
14	1.24 Ac	Available	Retail



Pads can be developed into single tenant or multi-tenant buildings depending on the tenant and additional demand for retail strip center spaces.



GREENBRIER HIGH SCHOOL

GREENBRIER MIDDLE SCHOOL

CHAMPIONS RETREAT



GREENBRIER ELEMENTARY SCHOOL

RIVERWOOD PKWY | 10,000 VPD

12 REMAINING PUBLIX OUT-PARCELS
0.95 - 2.50 ACRES
GROUND LEASE / BUILD-TO-SUIT

WILLIAM FEW PKWY | 13,215 VPD

3,000 ADDITIONAL UNITS TO BE DELIVERED OVER THE NEXT 8 YEARS

RIVERWOOD WEST

0.50 MILES



COMING SOON STRIP CENTER

UNDER CONTRACT

Security Federal Bank



Parker's kitchen BRAND NEW



WASHINGTON RD | 20,000 VPD

FULL MOTION ACCESS POINT

WASHINGTON RD 26,400 VPD

WILLIAM FEW PKWY | 15,840 VPD



RIVERWOOD WEST

3,000 ADDITIONAL UNITS TO BE DELIVERED OVER THE NEXT 8 YEARS

0.50 MILES

FULL MOTION ACCESS POINT

UNDER CONTRACT

13 REMAINING PUBLIX OUT-PARCELS
0.95 - 2.50 ACRES

GROUND LEASE / BUILD-TO-SUIT

COMING SOON STRIP CENTER

RIVERWOOD TOWN CENTER

2.8M Annual Visits
Top 10% Neighborhood Center

Publix Anchored | 1.3M Visits
Top 8% Nationwide Publix



WASHINGTON RD | 20,000 VPD







SITE MAPS



RIVERWOOD

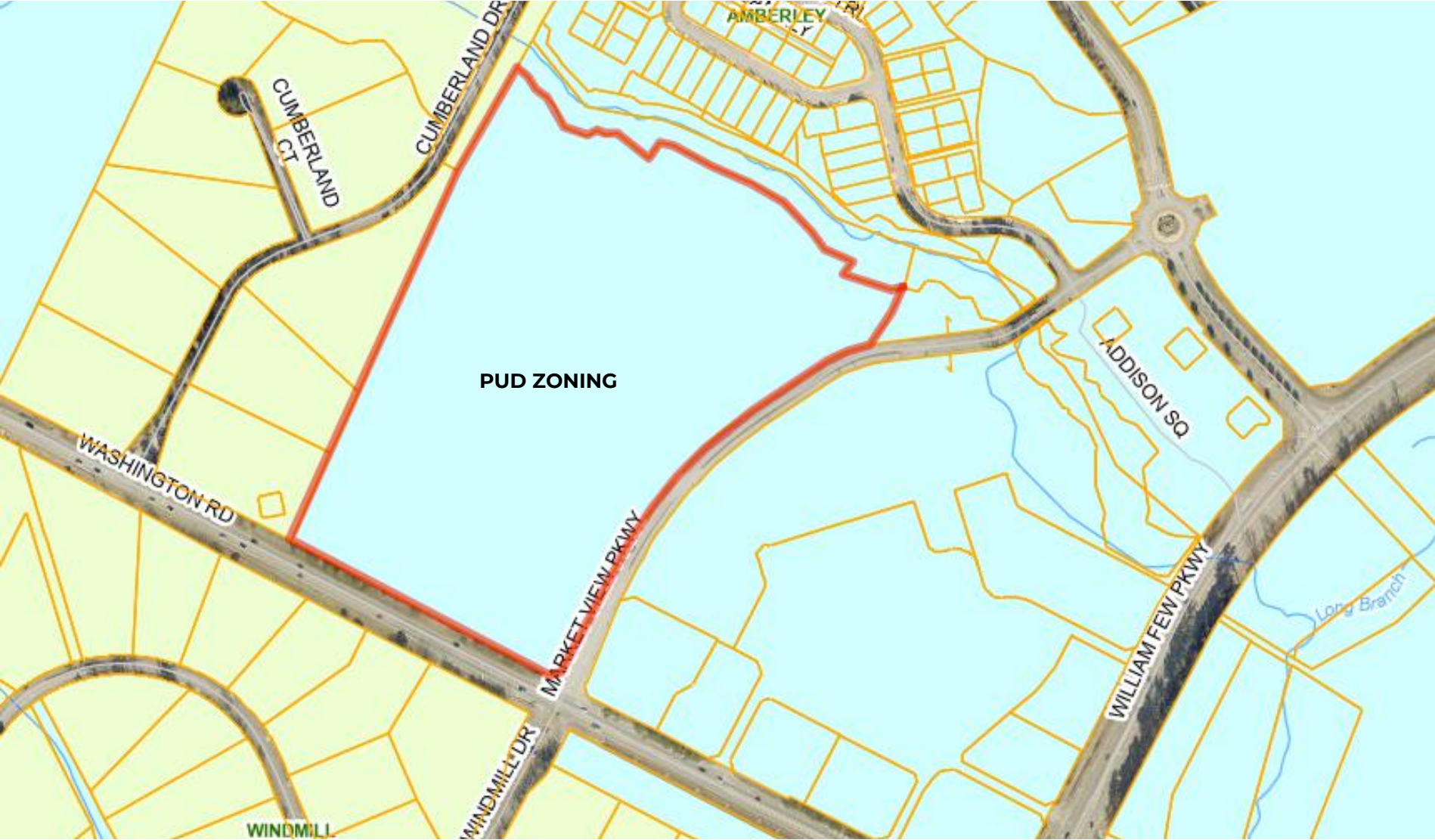


PUBLIX ANCHORED RETAIL PADS

ACCESS MAP



PUBLIX ANCHORED RETAIL PADS ZONING MAP



PUBLIX ANCHORED RETAIL PADS

TOPOGRAPHY MAP

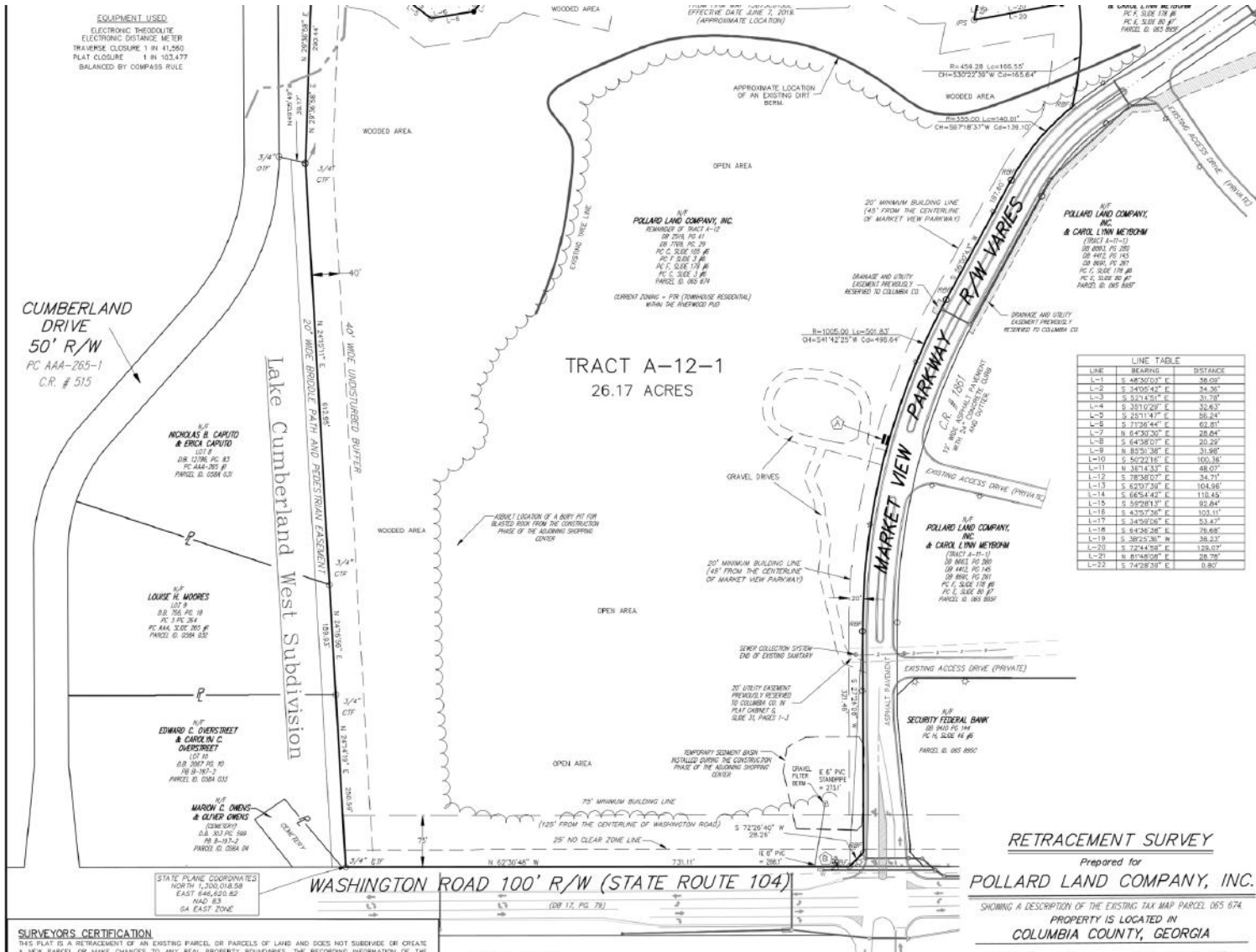


PUBLIX ANCHORED RETAIL PADS UTILITIES MAP



PUBLIX ANCHORED RETAIL PADS

PLAT





AREA OVERVIEW



RIVERWOOD



WHY?

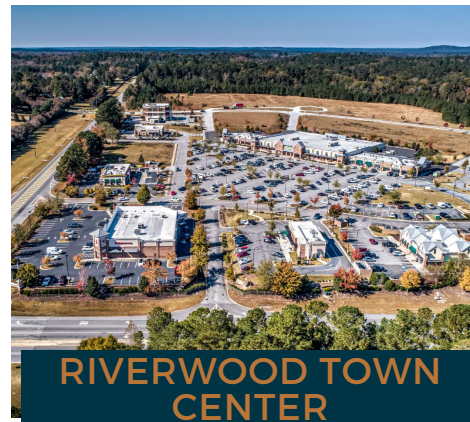


RIVERWOOD

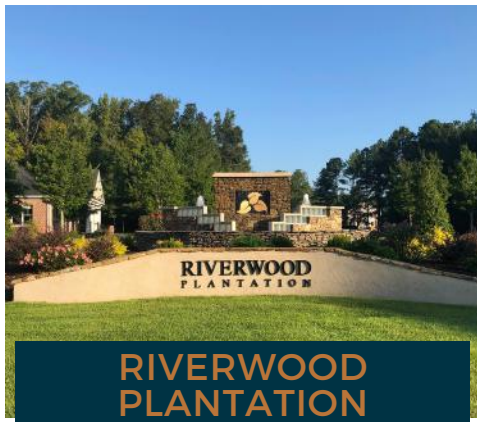


Encompassing some 1,200 acres graced by Georgia pines and wetlands along the winding waters of the Savannah River, Champions Retreat Golf Club **is the only golf facility in the world with three nine-hole courses individually designed by Arnold Palmer, Jack Nicklaus and Gary Player.**

Home of the Augusta National Women's Amateur Tournament.



Riverwood Town Center is a high-performing **Publix-anchored shopping center** in Evans, GA, drawing over 2.8 million annual visits. Publix ranks in the top 8% nationally, with 1.3 million visits per year. Located in Columbia County's most affluent area, the center features **strong co-tenants like Chick-fil-A (under contract), Starbucks, and CVS, with major residential growth underway nearby.**



A Master Planned Community nestled on 3,000 acres of stately pines and hardwoods that stand tall, attesting to the historical beauty of our site located along the Savannah River in Augusta, Georgia. Returning to the design and dream of the American Community, Riverwood's unique neighborhoods offer a variety of homes set along streetscapes which call you back in time. In true hometown tradition, residents enjoy a family oriented environment where they live, play and learn in places that are a short distance from each other. Whether sitting on the front porch, strolling along the sidewalk, or jogging on the nature trails, a friendly "hello" is never far, because at Riverwood Plantation, neighbors know each other.



Riverwood West is a planned residential expansion located just 0.5 miles from Riverwood Town Center in Evans, GA. Set to break ground in 2025, the project will deliver **over 3,000 new homes across multiple phases over the next eight years,** reinforcing the area's long-term growth and demand for retail, medical, and service-based amenities

#1

HIGHEST INCOME AREA

2.8M

ANNUAL VISITS

140K

MEDIAN HOUSEHOLD INCOME



HOME OF THE AUGUSTA NATIONAL WOMENS AMATEUR

TOP

PUBLIC HIGH SCHOOL GREENBRIER

3K

PROJECTED RESIDENTIAL UNITS IN THE NEXT 8 YRS

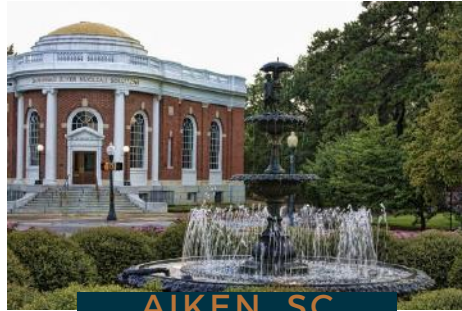
WHY? THE CSRA

OVERVIEW

The Central Savannah River Area (CSRA) which includes Evans, GA, 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

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

Per Site Selection



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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