



4.83 ACRES | M-1 ZONED 0.5 MILES TO I-20

670 SOUTH OLD BELAIR RD, GROVETOWN, GA



**4.83 ACRE
INDUSTRIAL LAND**



SITE OPTIONS

Size	Availability	Sale Price	Price/Acre
4.83 Acres	For Sale	\$350,000	\$79,906

OFFERING MEMORANDUM

4.83 ACRE INDUSTRIAL/FLEX LAND
26,000 SF CONCEPT | 0.5 MILES TO I-20
M-1 ZONED IN COLUMBIA COUNTY

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

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EXECUTIVE SUMMARY

**4.83 ACRE
INDUSTRIAL LAND**



INDUSTRIAL LAND OPPORTUNITY

WHY THIS SITE?



LAND SIZE

4.83 Acres



CONCEPTUAL BUILDING

26,600 SF Concept



ZONING

M-1 (Light Industrial)



INTERSTATE PROXIMITY

0.5 Miles to I-20



3 MILE DEMOGRAPHICS

52K Population | \$75K MHI



UTILITIES

Water & Sewer Nearby



ACCESS

Shared Full Motion Access

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 670 S Old Belair Road for sale. This ± 4.83 -acre parcel is strategically located just 0.5 miles from Interstate 20 in Grovetown, Georgia. Zoned M-1, the site supports a conceptual development plan for $\pm 26,600$ SF of flex industrial space, including a $\pm 21,600$ SF primary building and a $\pm 5,000$ SF secondary structure with fenced laydown yard.

Approximately 2.79 acres are fully usable due to FEMA-designated floodplain limitations. With limited industrial-zoned land available in Columbia County, this offering represents a rare opportunity for users or developers seeking small-bay or service industrial solutions in a high-demand corridor.

670 S Old Belair Road is situated in Columbia County, a supply-constrained industrial submarket, immediately adjacent to I-20 and within the Central Savannah River Area (CSRA).

The property benefits from regional connectivity to Augusta and the broader southeastern logistics network. The corridor supports a mix of residential and service commercial uses, with nearby properties housing schools, churches, and light industrial facilities. Its proximity to I-520 offers access to regional employment centers and logistics infrastructure.

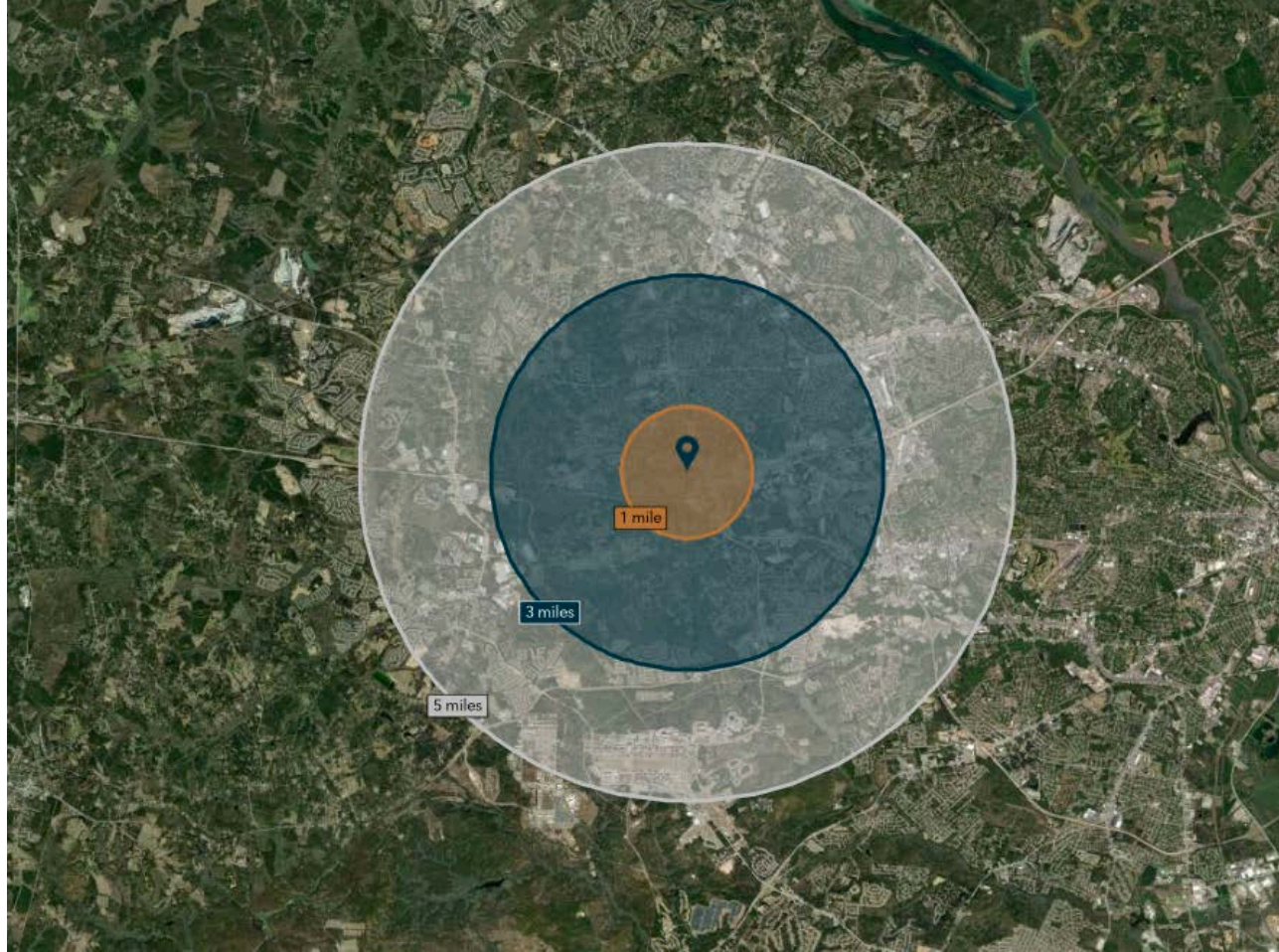
LOCATION OVERVIEW

HIGH TRAFFIC TRADE AREA



NOTABLE FEATURES WITHIN A 10 MIN DRIVE TIME

I-20	0.5 Miles
Fort Gordon	3.8 Miles
Evans, GA	4.1 Miles
Median Household Income	\$76,640
Population	51,426
Augusta Mall	4.4 Miles
Augusta Exchange	5.0 Miles
Grovetown, GA	5.2 Miles



Demographics	1 Mile	3 Mile	5 Mile
Population	6,414	51,426	135,364
Median HH Income	\$67,919	\$76,640	\$79,352
2020-2025 Growth	8.80%	10.46%	7.11%
Households	2,560	21,058	51,170





**4.83 ACRE
INDUSTRIAL LAND**





AVERITT
LOGISTICS

RYDER
TRUCK RENTAL

AUGUSTA SPORTSWEAR
BRANDS



ACTIVE CLIMBING

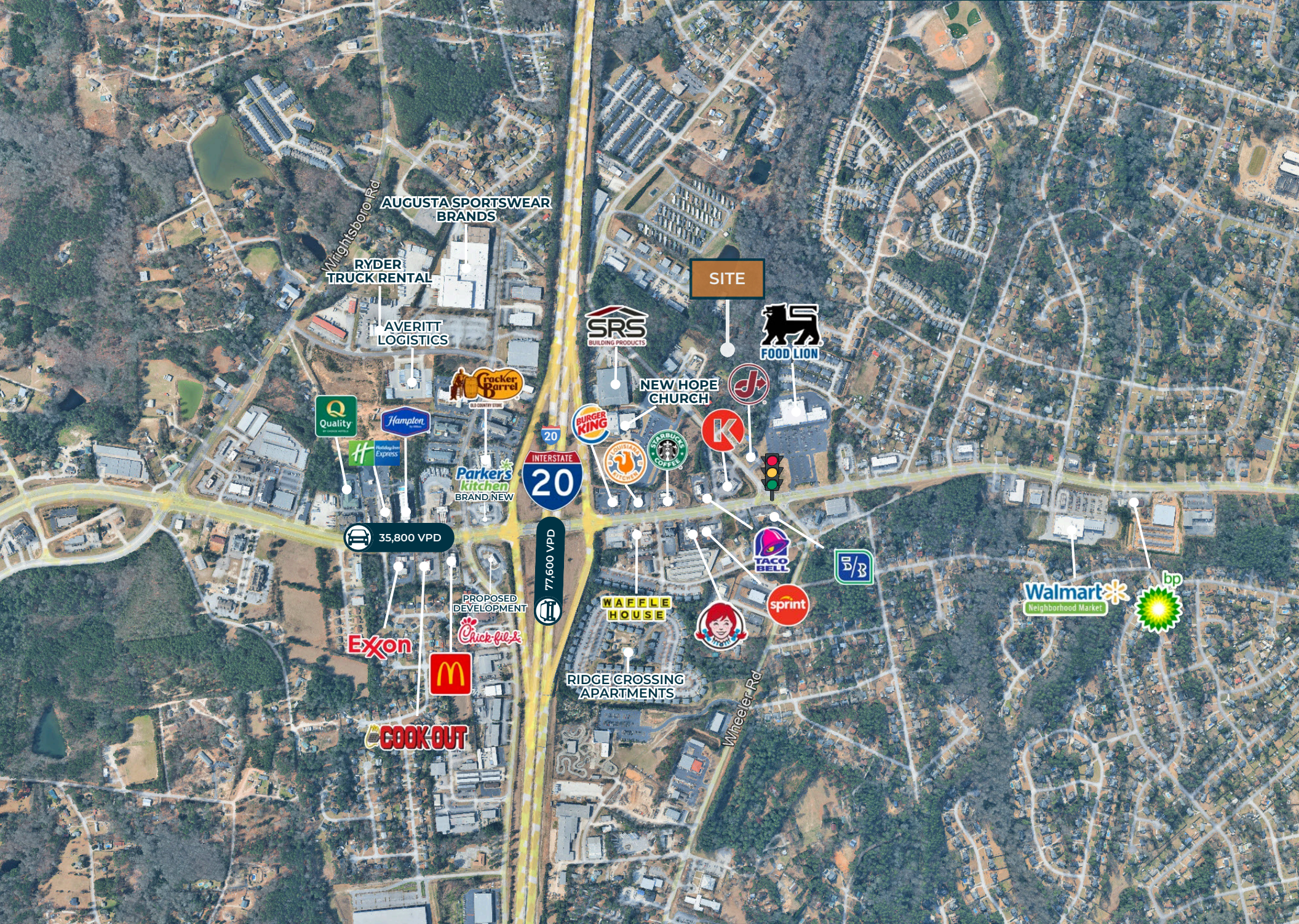
4.83 ACRE
INDUSTRIAL LAND





**4.83 ACRE
INDUSTRIAL LAND**





AUGUSTA SPORTSWEAR BRANDS

RYDER TRUCK RENTAL

AVERITT LOGISTICS

SITE

SRS BUILDING PRODUCTS

FOOD LION

NEW HOPE CHURCH

20

INTERSTATE 20

Quality

Hampton

Cracker Barrel

Parker's Kitchen BRAND NEW

35,800 VPD

77,600 VPD

Waffle House

RIDGE CROSSING APARTMENTS

Wheeler Rd

Exxon

Chick-fil-A

McDonald's

COOK OUT

TACO BELL

sprint

5/B

Walmart Neighborhood Market

bp





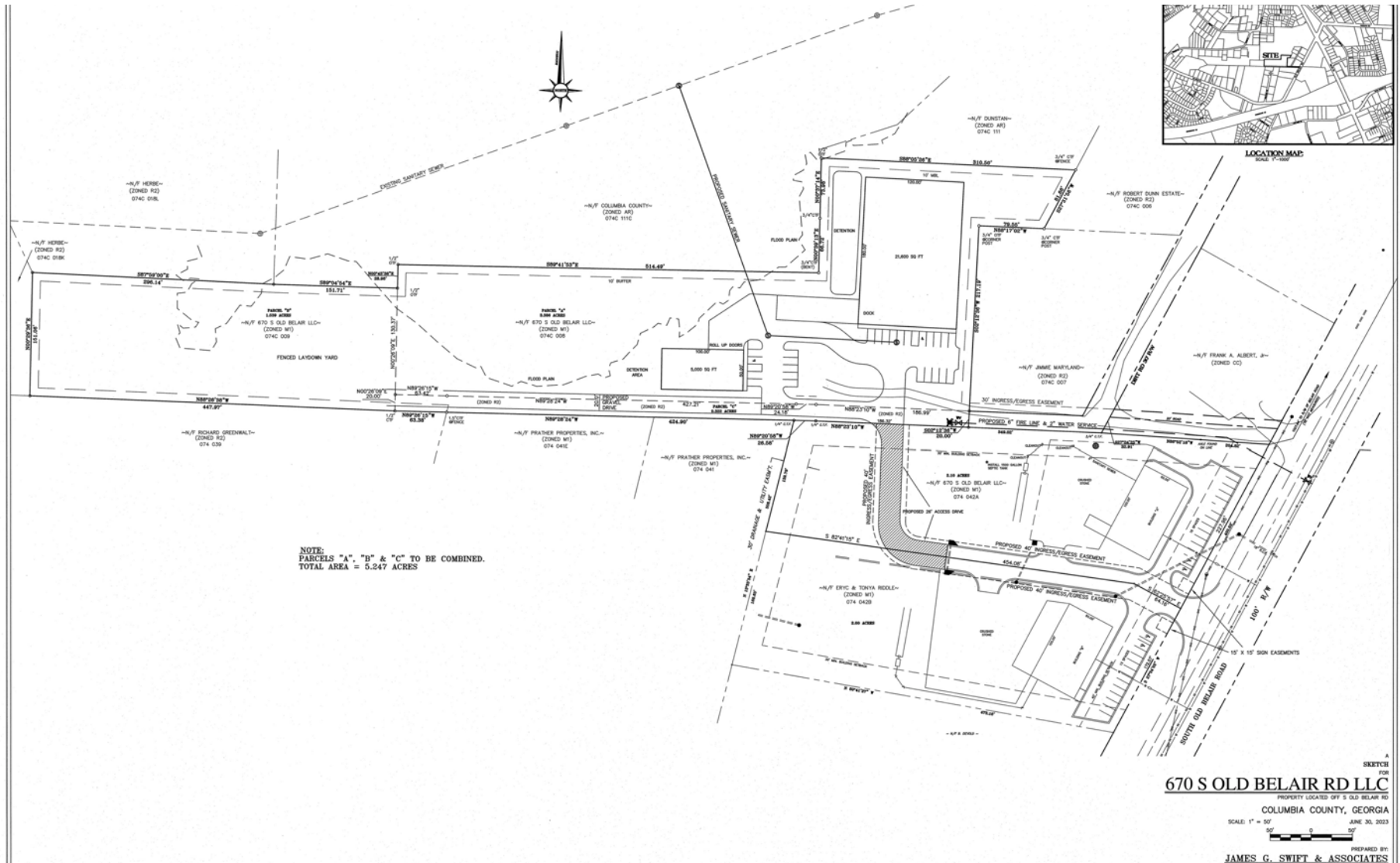
**SITE
MAPS**

**4.83 ACRE
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4.83 ACRE INDUSTRIAL LAND

PROPOSED BUILDING PLAN

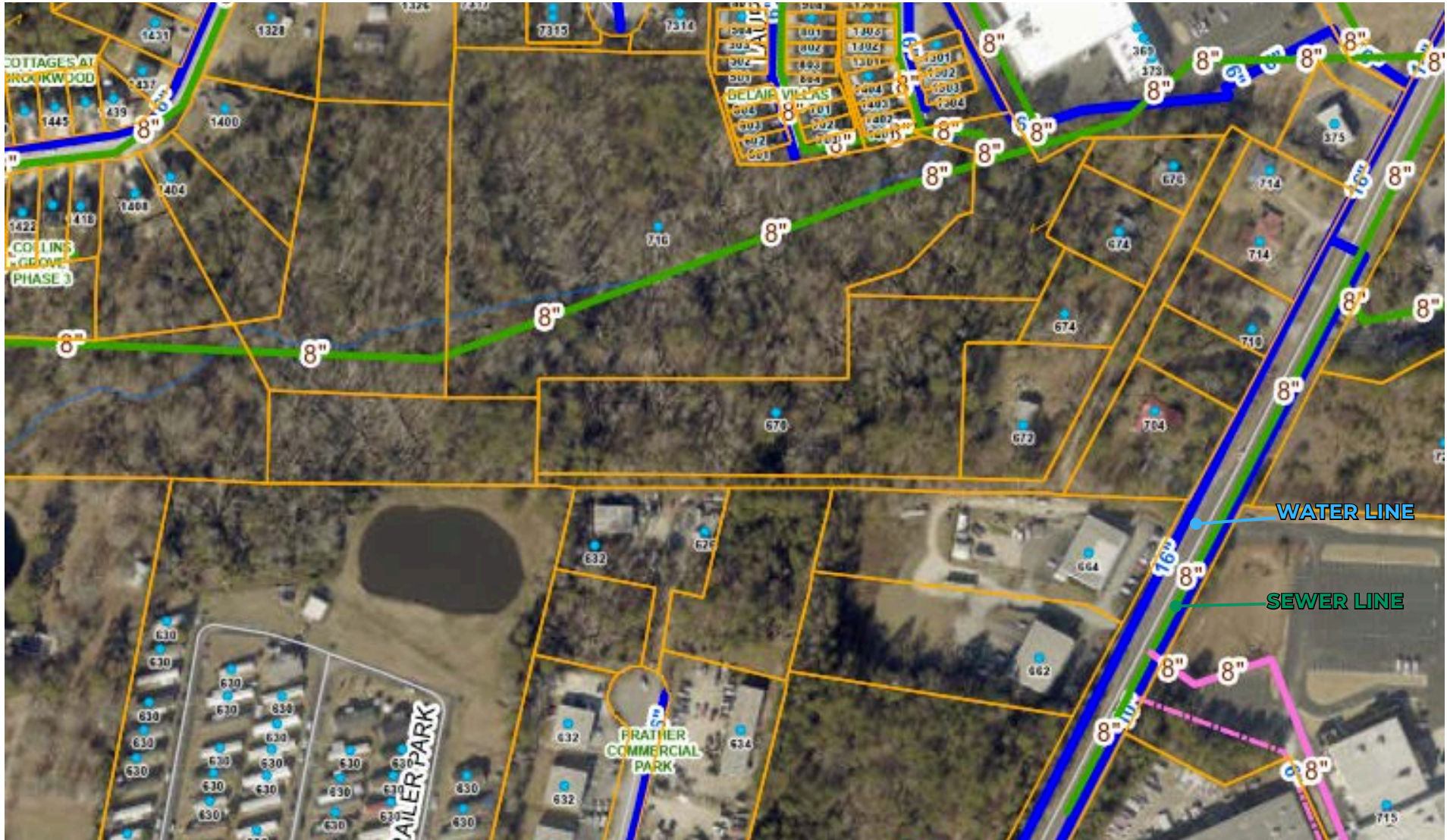






4.83 ACRE INDUSTRIAL LAND

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 the Next 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 was released 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,
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