



RIVERWOOD COMMERCIAL RETAIL OUT-PARCELS

5095 WASHINGTON ROAD, AUGUSTA, GA



PLANNED FULL
MOTION ACCESS

WILLIAM FEW PKWY



15,840 VPD

NEW ROAD TO BE BUILT BY PARKER'S

1.00 ACRES

0.35 ACRES



PARCEL LEGEND

Size	Status	Ideal Use	Sale Price	Bulk Sale Price
0.35	GL / Sale	Retail / Coffee	\$450,000	\$800,000
1.00	GL / Sale	Retail	\$500,000	

OFFERING MEMORANDUM

PUD ZONING | 15.8K VPD | FULL MOTION ACCESS
3 FEET SETBACKS | RUNOFF INTO BRANCH
WILL SELL ENTIRE PAD OR SUBDIVIDE



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



15,840 VPD

WILLIAM FEW PKWY

1.00 ACRES

0.35 ACRES



RETAIL OPPORTUNITY

WHY THIS SITE?



LOCATION

Washington Rd & William Few Pkwy



FULL-MOTION ACCESS

Planned on William Few Parkway



PARKER'S KITCHEN

Adjacent and Newly Constructed



ANCHORED BY PUBLIX

1.3M Visits | 97th / 1,358 Nationwide



ROAD

Includes Road to be Built by Parker's



±1.46 ACRES | PUD ZONING

Commercial Uses Permitted

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 5095 Washington Road in Evans, Georgia for sale. This ±1.46-acre commercial land parcel is zoned PUD and allows for a variety of commercial uses. Positioned adjacent to the signalized intersection of Washington Road and William Few Parkway, the property offers strong visibility and accessibility in one of Columbia County's most established and growing corridors. The site may be sold as a single commercial tract or subdivided and sold separately.

The site is located directly across from Riverwood Town Center and adjacent to a newly constructed Parker's Kitchen. Water and sewer are available along William Few Parkway, providing utility access to support future development. A small portion of the site is impacted by flood zone areas, with the majority of the acreage remaining developable.

The property benefits from planned full-motion access on William Few Parkway, with Parker's constructing an internal roadway that will further enhance connectivity and site functionality. With approximately 100 feet of frontage and a strategic position within the Riverwood trade area, this parcel presents an opportunity for retail, service, medical, or specialty commercial users seeking presence in a high-income submarket.

5095 Washington Road is situated within the Riverwood trade area of Evans, GA—one of Columbia County's most desirable and affluent submarkets. The property is positioned at the intersection of Washington Road (20,000–26,000 VPD) and William Few Parkway (13,000–15,000 VPD), two primary commuter corridors connecting Evans to Augusta, the medical district, and I-20.

Directly across from Riverwood Town Center, a Publix-anchored retail center drawing approximately 2.8 million annual visits, the site benefits from established national retailers and daily consumer traffic. Nearby tenants include Publix, Starbucks, McDonald's, CVS, and Parker's Kitchen.

The surrounding area is supported by strong residential density, including Riverwood Plantation and the planned Riverwood West development, which is projected to deliver over 3,000 additional residential units in the coming years. With high median household incomes and continued residential growth, the Riverwood corridor remains one of the region's strongest performing retail and service markets.

LOCATION OVERVIEW

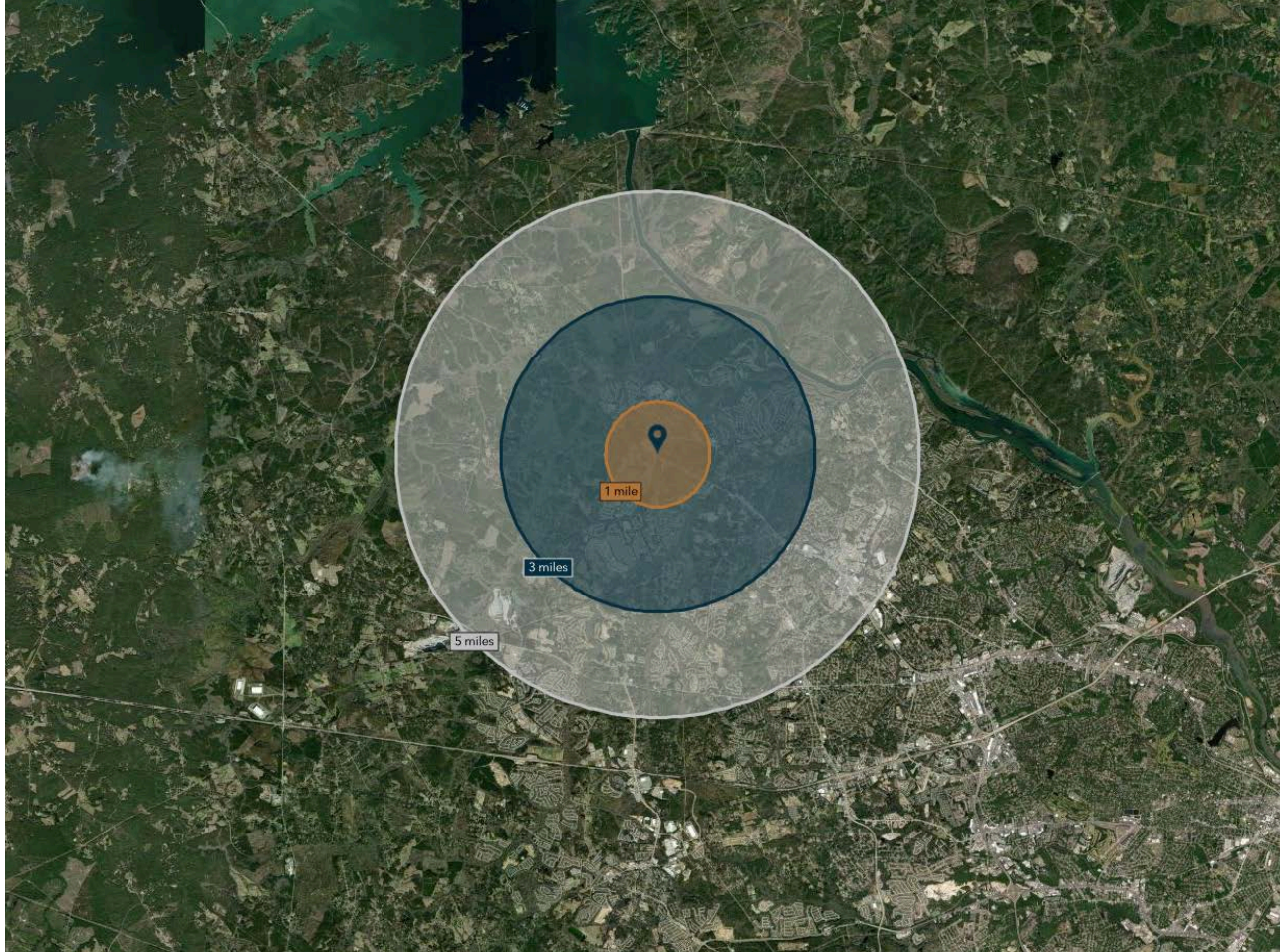
HIGH TRAFFIC TRADE AREA



NOTABLE FEATURES

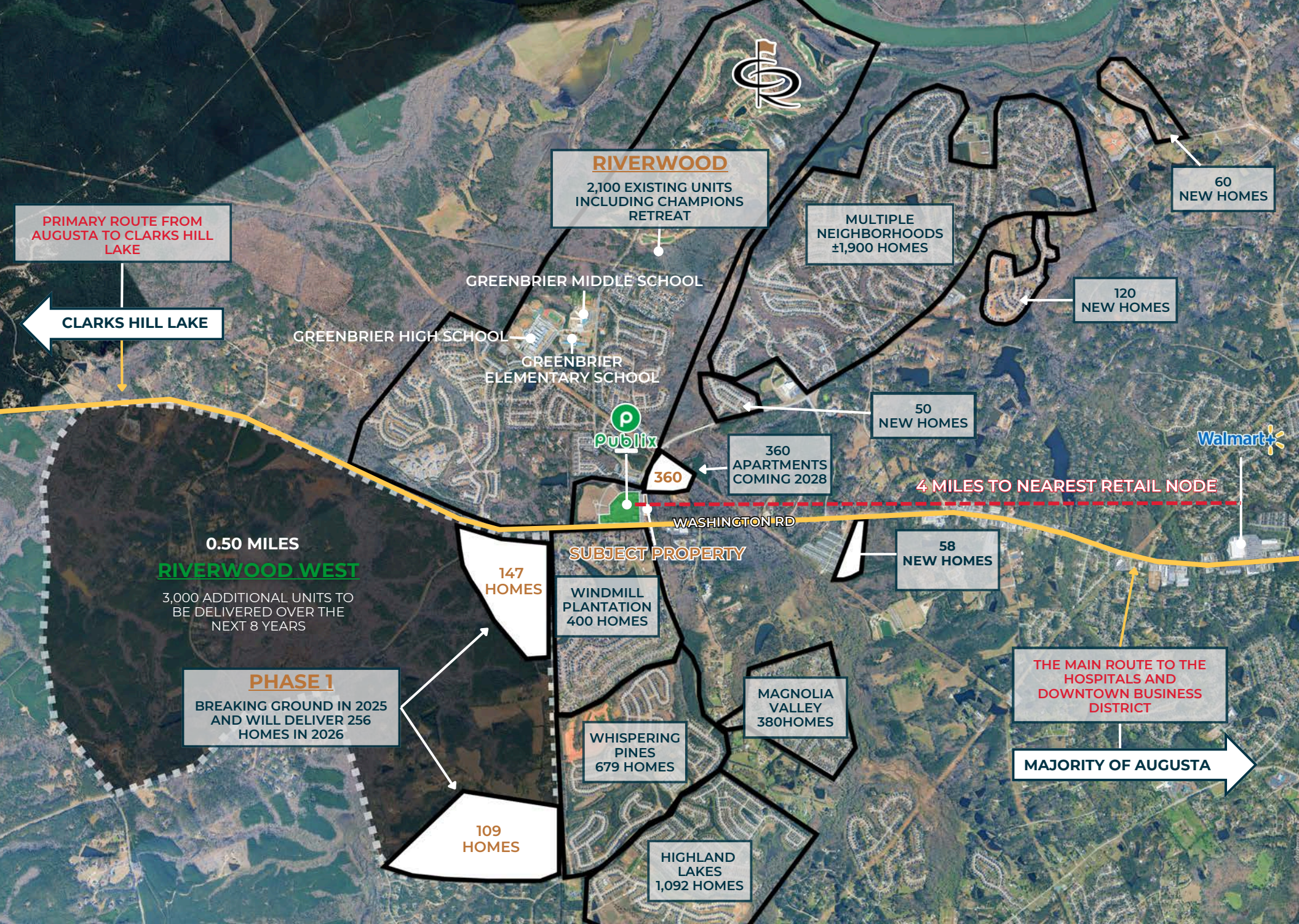
WITHIN A 3 MILE DRIVE TIME

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	26,869	56,837
Median HH Income	\$154,218	\$141,610	\$128,159
2020-2025 Growth	3.78%	11.88%	10.27%
HouseHolds	945	8,559	19,259





GREENBRIER HIGH SCHOOL

GREENBRIER MIDDLE SCHOOL

CHAMPIONS RETREAT



GREENBRIER ELEMENTARY SCHOOL

RIVERWOOD PKWY | 10,000 VPD

WILLIAM FEW PKWY | 13,215 VPD

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

RIVERWOOD WEST

0.50 MILES

UNDER CONTRACT

UNDER CONTRACT



SUBJECT PROPERTY



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





**Parker's
kitchen**

WILLIAM FEW PKWY

WASHINGTON RD

20,000 VPD

15,840 VPD VPD

1.46 ACRES

WILLIAM FEW PKWY

RIVERWOOD TOWN CENTER
 2.8M Annual Visits
 Top 10% Neighborhood Center

Publix Anchored | 1.3M Visits
 Top 8% Nationwide Publix





ECLIPSE
SELF STORAGE

DUNKIN'
DONUTS

Parker's
kitchen

20,000 VPD

1.46 ACRES

15,840 VPD VPD

WILLIAM FEW PKWY



SUBJECT PROPERTY

Washington Rd is the Primary Road Which Connects Riverwood to Augusta, GA

Evans, GA MSA

Martinez, Ga MSA

East Bound to Columbia, SC

**East Bound to Columbia, SC
1 Hour Drive**



North Augusta, SC

Grovetown, GA MSA



Augusta National

SRP Park

**West Bound to Atlanta, GA
2 Hour Drive**

**Brand New Wellstar Hospital
100 Beds**

**West Augusta Medical District
25 Minute Drive Time**

**Downtown Medical District
32 Minute Drive Time**

**Downtown Augusta, GA
29 Minute Drive Time**

**Fort Eisenhower
22 Minute Drive Time
17K Active Duty**

**Augusta Regional Airport
36 Minute Drive Time**

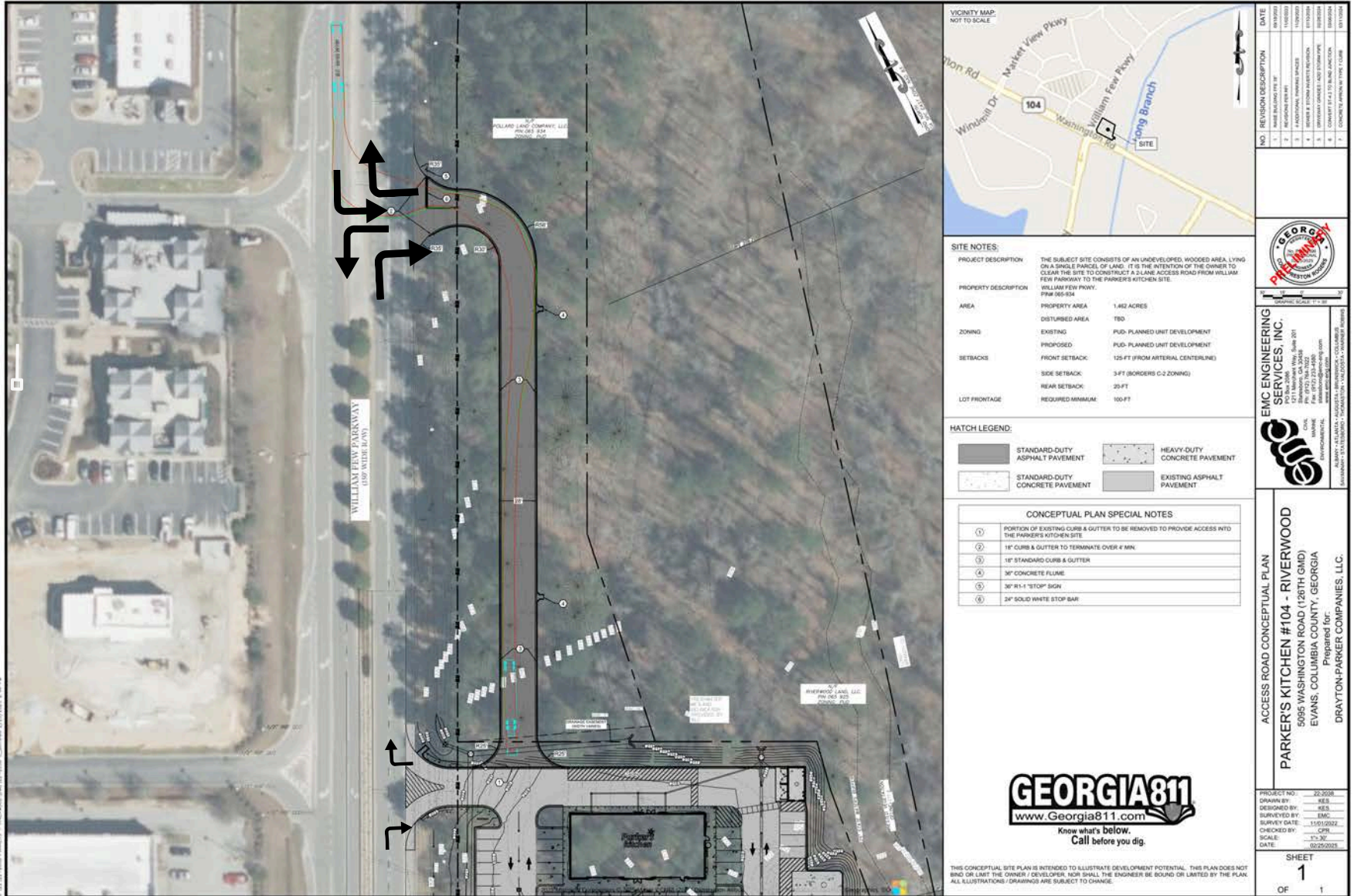




SITE MAPS



RIVERWOOD | PARKER'S RESIDUAL ACCESS MAP



RIVERWOOD | PARKER'S RESIDUAL RESTAURANT CONCEPT



RIVERWOOD | PARKER'S RESIDUAL ZONING EXHIBIT

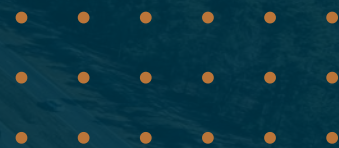


“Parcel 4 is a proposed General Commercial District wherein land uses will conform to the C-2 District as described by the Columbia County zoning ordinance, except that the following uses shall not be permitted: auto and truck repair services, adult bookstores, adult theaters, construction offices with equipment, manufactured home and trailer sales, and mobile offices. The parcel is in the northeast quadrant of the William Few Parkway and Washington Road intersection, and consists of approximately 72 acres. This tract will be served by public water and sewer as mentioned above. Detention for this parcel will not be required as storm water will be released directly into a 100 year flood plain. Access to this site will be provided from Washington Road and William Few Parkway. Internal driveways and roadways will alleviate congestion and provide safe, convenient access within a village atmosphere.”

-Riverwood Plantation PUD Narrative

- ⬇ Riverwood Plantation PUD Narrative
- ⬇ Riverwood Plantation Development Plan

RIVERWOOD | PARKER'S RESIDUAL FLOODPLAIN MAP



RIVERWOOD | PARKER'S RESIDUAL UTILITIES MAP





AREA OVERVIEW



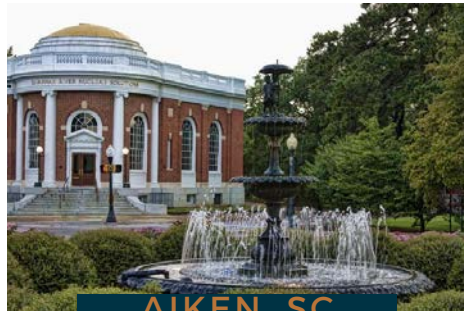
WHY? AUGUSTA

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.



MASTERS



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

**For inquiries,
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