



AVAILABLE

±9.01-AC INDUSTRIAL DEVELOPMENT SITE

AUGUSTA, GA

2522-2524 Mike Padgett Hwy, Augusta, GA

- ±9.01 Acres of Developable Land
- Located on Mike Padgett Hwy (11,300 VPD)
- Zoning is a Mix of Agricultural and Light Industrial



FINEM
GROUP
MEYBOHM COMMERCIAL

TABLE OF CONTENTS



Executive Summary

Location Overview

Site Maps

Economic Impacts

Demographics

Area Overview



Jonathan Aceves, CCIM, MBA
Finem Group
V.P/Senior Broker
Jaceves@meybohm.com
706-294-1757



John Eckley, MBA, Civil Eng.
Finem Group
V.P/Senior Broker
Jeckley@meybohm.com
706-305-0054



Dustin Wright
Finem Group
Commercial Advisor
Dwright@meybohm.com
706-830-8266



Stephen Long
Finem Group
Investment Analyst
Slong@meybohm.com
706-513-3840

EXECUTIVE OVERVIEW

INDUSTRIAL LAND / OFFERING MEMORANDUM



INVESTMENT DESCRIPTION

The Finem Team at Meybohm Commercial is proud to exclusively present this 9.0-acre tract of land for sale in Augusta, Georgia.

Utilities are close by, topography is flat, soil is sandy, well-drained, and partially damp. The property is full of trees.

Part of the property is currently Light Industrial and the remaining acreage should be rezoned Light Industrial in the coming weeks. Mike Padgett Highway has a daily traffic count of 11,300 cars.

PROPERTY DETAILS

Address

2522-2524 Mike Padgett Hwy, Augusta, GA, 30906



Tax Parcel ID

099-1-145-00-0
099-3-011-00-0

Utilities on Site

Water runs along the property and sewer is nearby



Property Zoning

A (Agriculture)
LI (Light Industrial)



3 Mile Population

40,084



3 Mile MHI

\$36,411



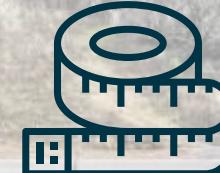
INVESTMENT HIGHLIGHTS



\$200,000
Ask Price



11.3 K
Traffic Count

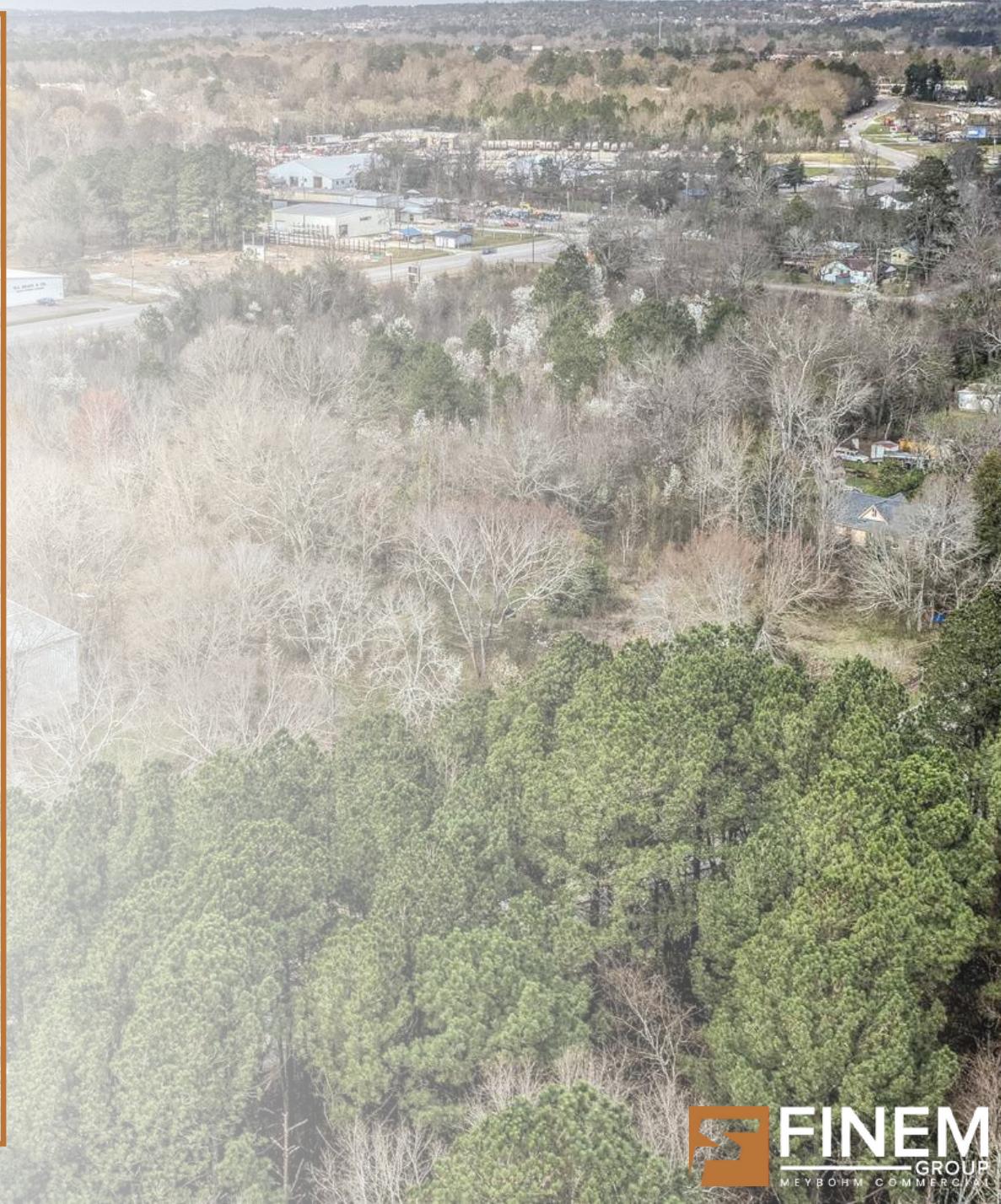


±9.01
Lot Size (Acres)

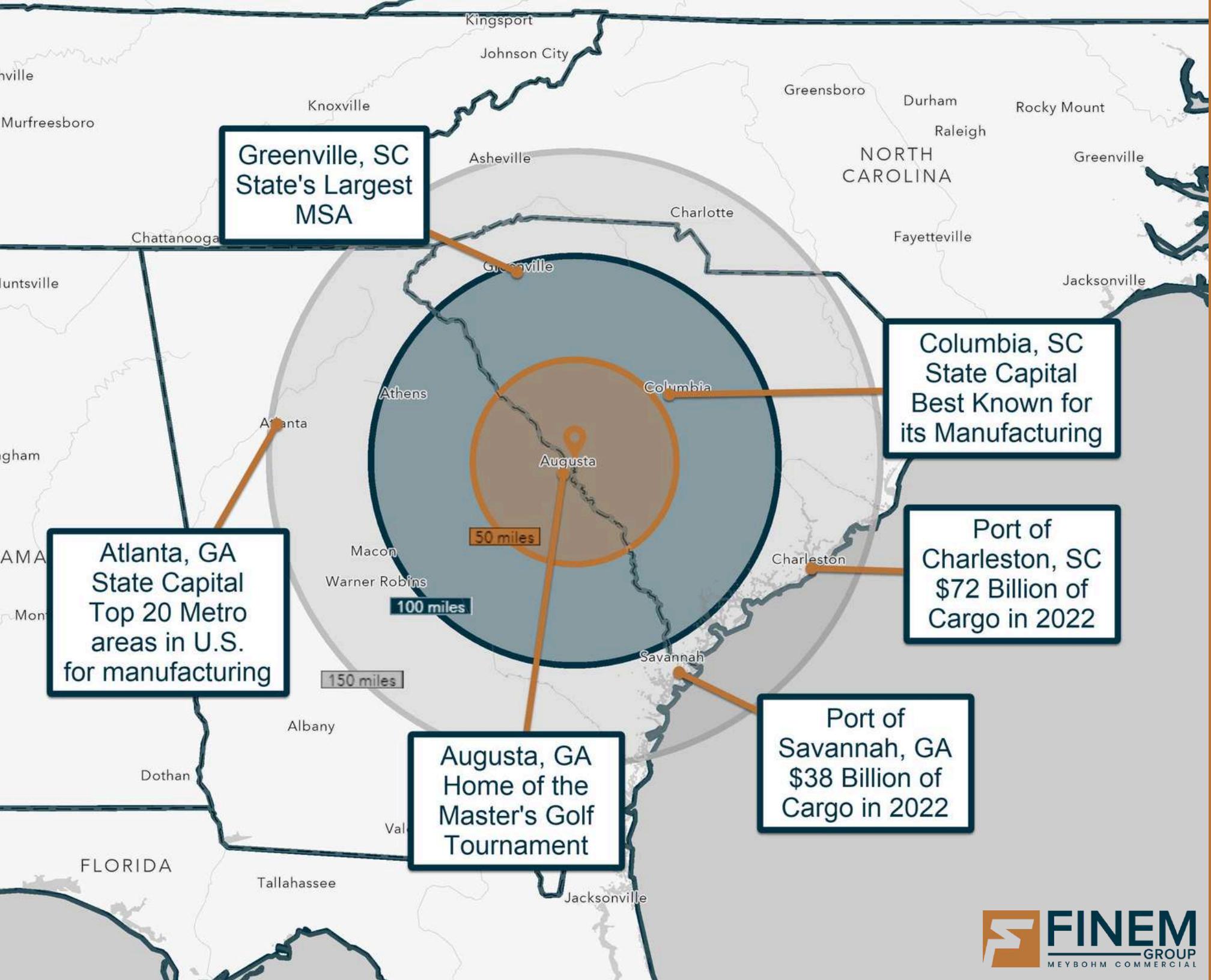
LOCATION OVERVIEW

The property is located in Augusta, Georgia, on Mike Padgett Highway in close proximity to Bobby Jones Expressway. This section of Mike Padgett Highway, between Peach Orchard Rd and Lumpkin Rd sees 11,300 cars per day and is 1.5 miles from Expressway 520; a main highway that makes a perimeter around Augusta. This property is located only a few miles from Interstate 20 and has easy access in/out. Nearby neighbors include several manufacturing facilities, restaurants, and the Richmond County maintenance facility.

Located 2 1/2 hours from Charleston, SC, Savannah GA, Atlanta, GA, and 1 hour from Columbia, SC. Each of these cities plays a significant role in the industrial/manufacturing industries.



LOCATION OVERVIEW



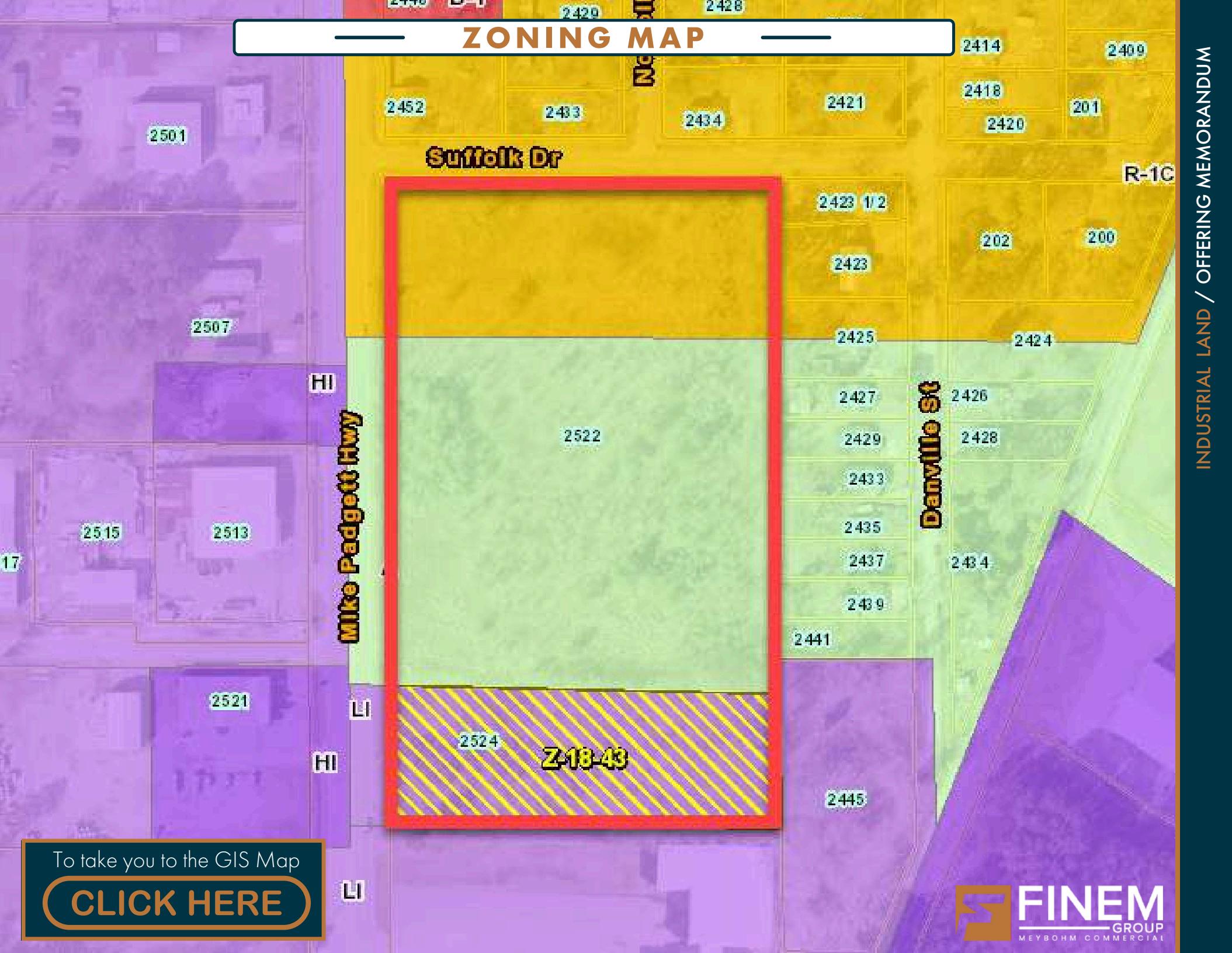
TRAFFIC COUNTS



SITE MAPS

INDUSTRIAL LAND / OFFERING MEMORANDUM

ZONING MAP



To take you to the GIS Map

CLICK HERE

Utility data for 1

UTILITY MAP

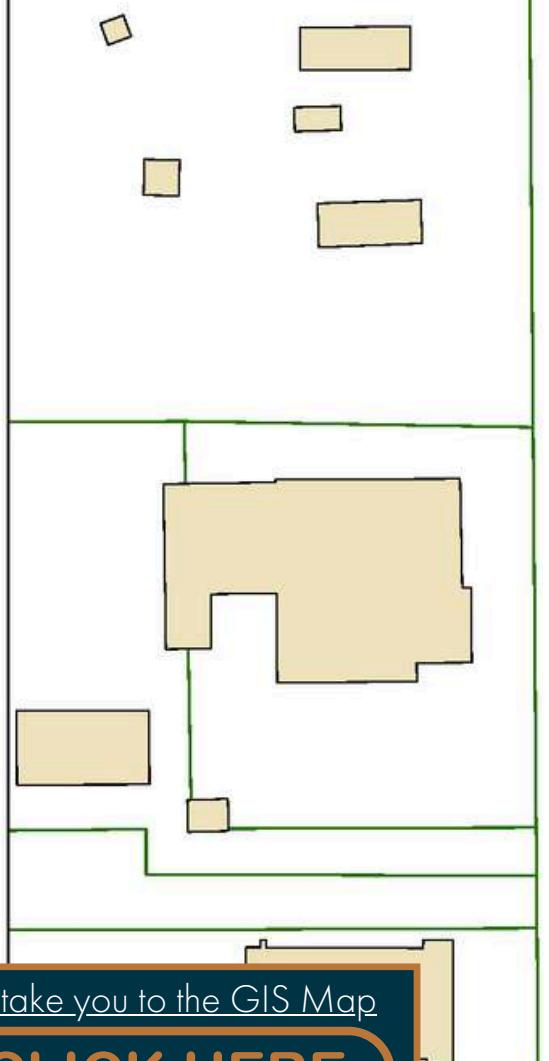
Created: Michele Bryce on 6 March, 2023

Augusta, GA Disclaimer
This data represented on this map has been compiled by the best method available.
Accuracy is contingent upon the source information as compiled by various agencies and
departments both internal and external to the consolidated government of Augusta, GA.
Augusta, GA and the companies contracted to develop this data assume no legal responsibilities
for the information or accuracy contained on this map.

It is strictly forbidden to sell or reproduce these maps or data for any reason without the written
consent of the Augusta-Richmond County Commission.

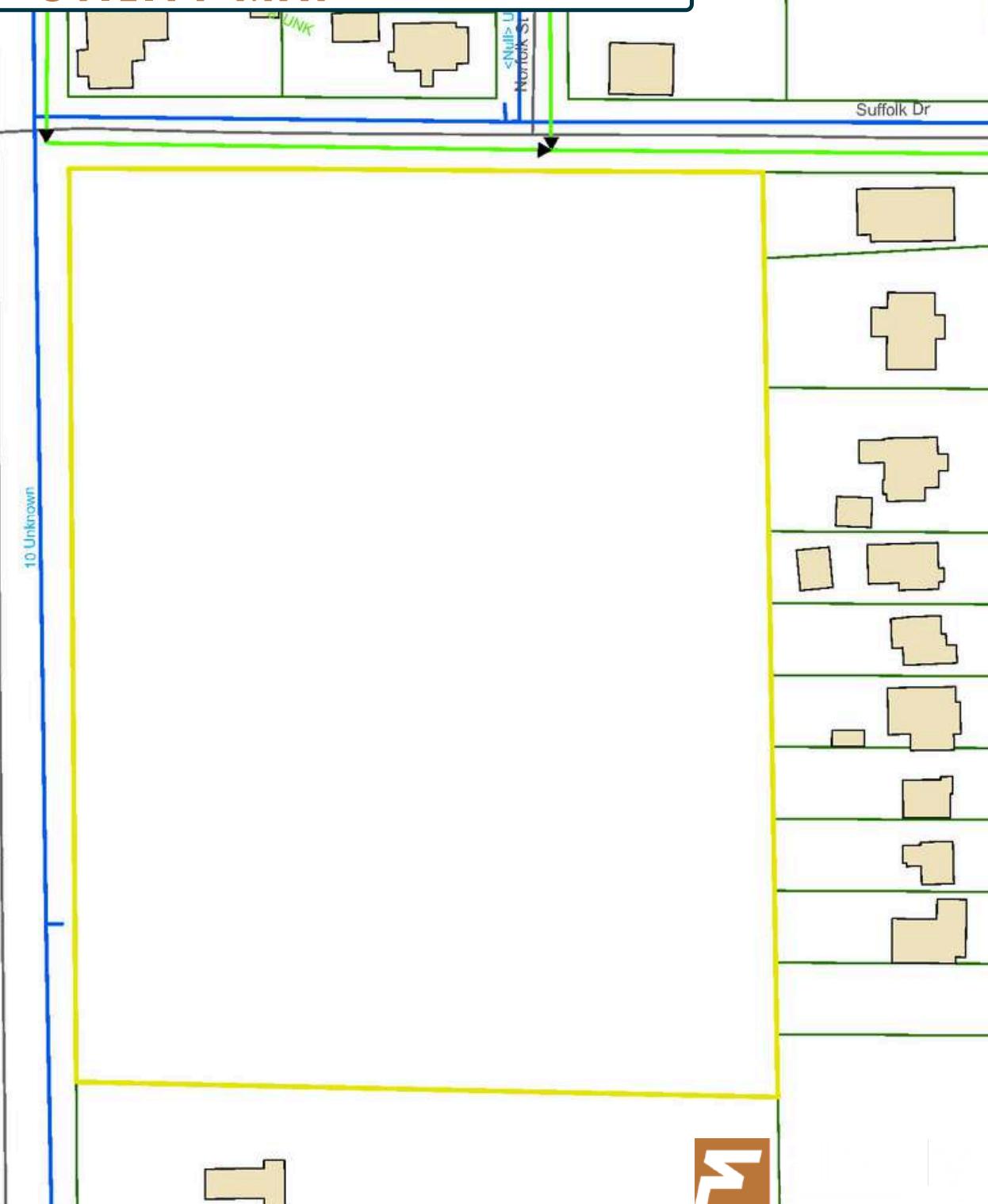
Legend

- Water main
- Gravity Mains
- Raw water
- Sewer lateral
- Port Mains
- Port site
- Under construction
- Abandoned



To take you to the GIS Map

CLICK HERE

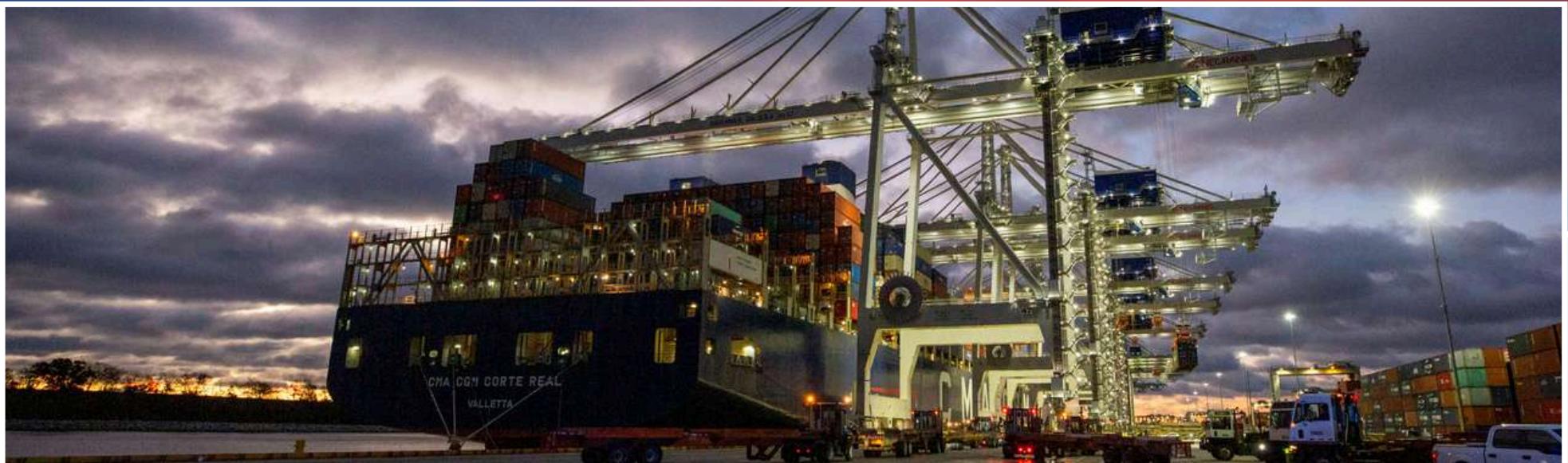






ECONOMIC IMPACTS

Port of Savannah, GA



Largest Concentration of Retail on East Coast



Top 3 Fastest Growing Container Port in U.S for Last 10 years



\$38 Billion Est. 2022 Cargo



Serves 45% of the U.S. Population bc of Two Interstates

The Port of Savannah in Georgia is the single largest and fastest-growing container terminal in America. Immediate access to I-16 (East/West) and I-95 (North/South), means key cities and manufacturing points throughout the U.S. may be reached within a one-to-two-day drive.

The port is home to the largest single-terminal container facility of its kind in North America and is comprised of two modern deepwater terminals: Garden City Terminal and Ocean Terminal. Lastly, Savannah handles approximately 80% of the ship-borne cargo entering Georgia.

Port of Charleston, SC



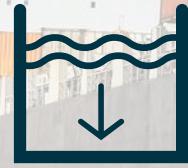
100 Foreign Ports
Served Directly



\$72 Billion
Cargo in 2022



Top 10 Fastest Growing
Container Port in U.S for
Last 10 years



52' Draft
Deepest in the
Southeast

The Port of Charleston, SC is one of the fastest-growing ports in the United States and it now has the deepest harbor on the East Coast which allows it to handle the largest ships in the world. This port alone supports about 10% of the jobs in the state and has an economic impact of over \$33 Billion on the Upstate economies.

South Carolina is a manufacturing and exporting state and one of the main reasons for this is the Port of Charleston.

Not only is there a high demand for industrial and warehouse space in Charleston, SC but industrial buildings all over the state are positively affected by the Port of Charleston.

1

Ranked 1st by
Area Development
for Doing business



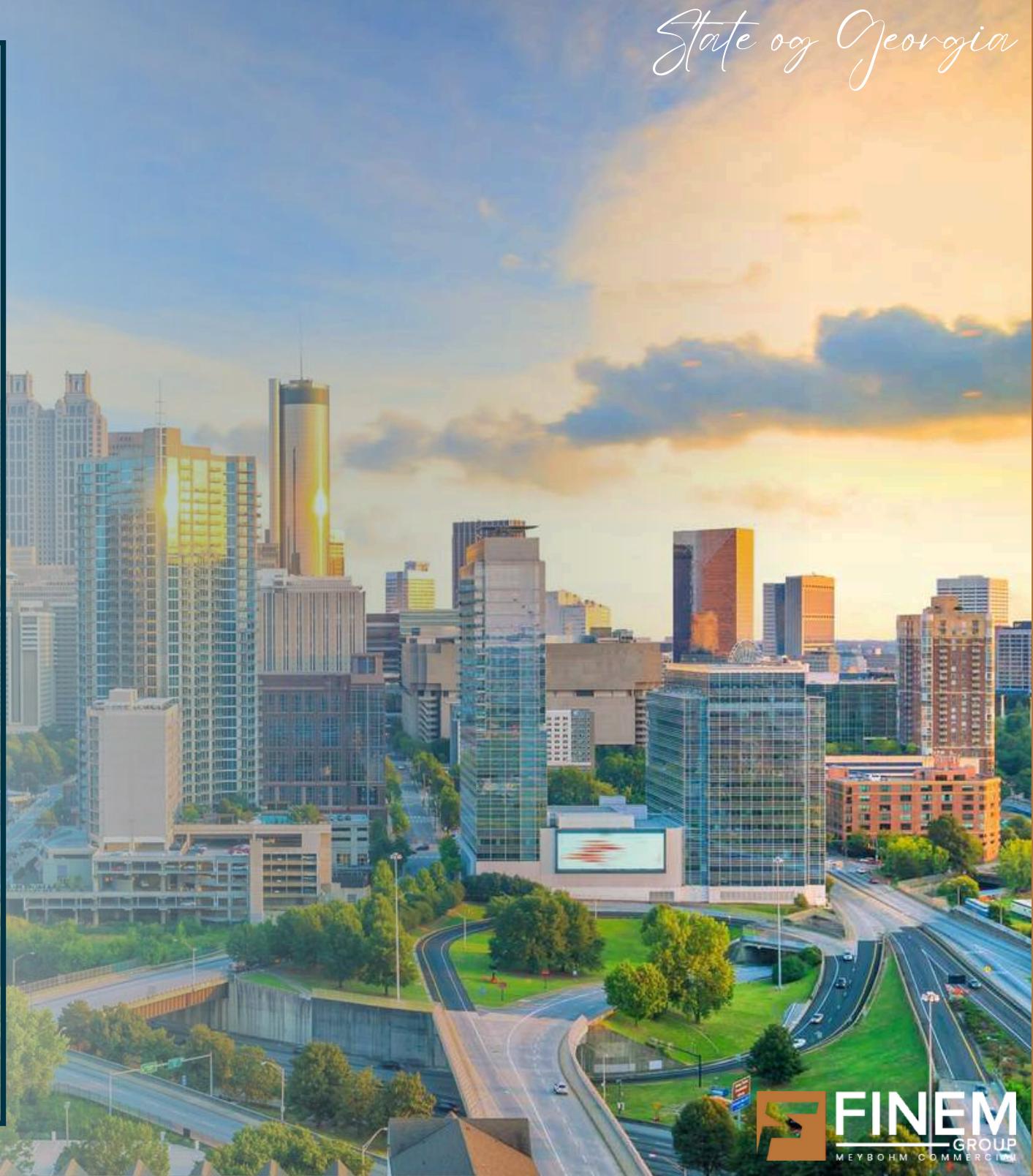
\$579 Billion
State GDP in 2022

2

Ranked 2 by Site
Selection for
Business Climate



Georgia's Annualized
Growth Rate is 2.1%



State of South Carolina

3

Ranked 3rd by
Area Development
for Doing business



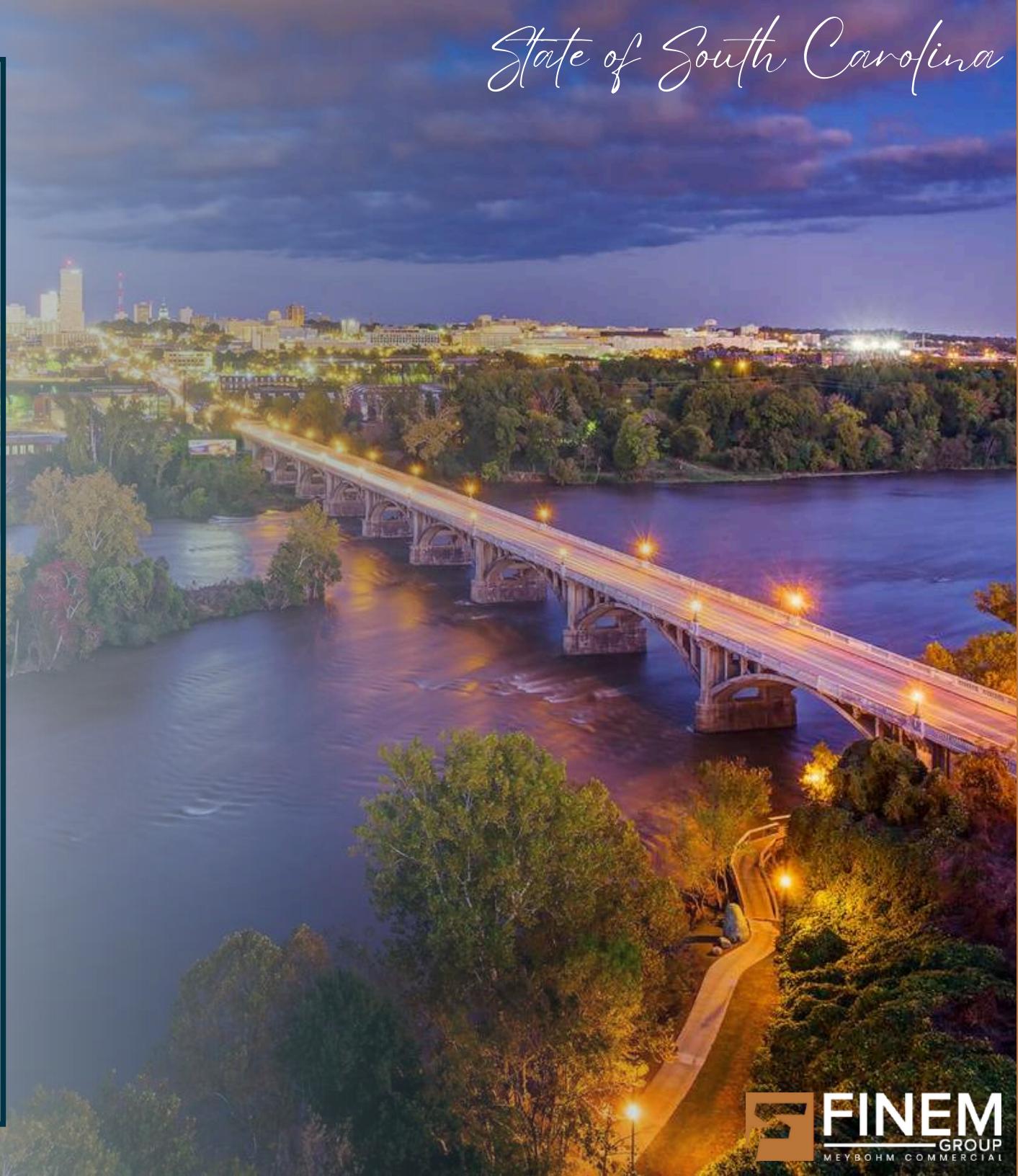
\$223 Billion
State GDP in 2022



Manufacturing
Contributed the
Most to State GDP



Georgia's Annualized
Growth Rate is 2.0%



DEMO- GRAPHICS

INDUSTRIAL LAND / OFFERING MEMORANDUM

Key Facts

3 Mile Radius

KEY FACTS

40,084
Population

2.4
Average Number of
Kids

37.3
Median Age

\$36,411
Median
Household
Income

19%
No High School
Diploma

EDUCATION

 **39%**
High School
Graduate

 **27%**
Some College

 **14%**
Bachelor's/Grad
/Prof Degree

BUSINESS



1,558
Total Businesses



24,567
Total Employees

 **47.0%**
White Collar

 **28.0%**
Blue Collar

 **25.0%**
Services

EMPLOYMENT

7.4%
Unemployment Rate

INCOME



\$36,411
Median
Household
Income



\$21,011
Per Capita
Income



\$18,945
Median Net Worth



65

Number of Restaurants


Key Facts

10 Min Drive Time
KEY FACTS

73,097
Population

37.6
Median Age

\$37,709
Median Household Income

2.4
Average Number of Kids

BUSINESS


3,582
Total Businesses



75,989
Total Employees

INCOME


\$37,709
Median Household Income


\$22,771
Per Capita Income



\$19,908
Median Net Worth

EDUCATION

18%
No High School Diploma


37%
High School Graduate


28%
Some College

17%
Bachelor's/Grad /Prof Degree

EMPLOYMENT


White Collar

49.2%


Blue Collar

24.4%


Services

26.4%


6.4%
Unemployment Rate



178

Number of Restaurants

AREA OVERVIEW

Augusta, GA

INDUSTRIAL LAND / OFFERING MEMORANDUM



THE CSRA OVERVIEW



622,275
CSRA Population



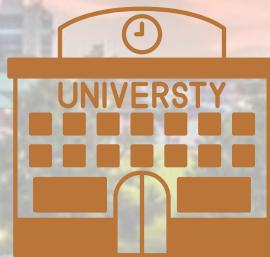
\$61,473
CSRA Med. Income



\$198,719
Med. Home Value



0.43%
Annual Growth Rate



4
Total Colleges



9,921
College Students



269,031
Labor Force



3.7%
Unemployment Rate

MSA BUSINESS OVERVIEW

Augusta is a regional center of medicine, biotechnology, and cyber security. Augusta University, the state's only public health sciences graduate university, employs over 7,000 people. Along with University Hospital, the Medical District of Augusta employs over 25,000 people and has an economic impact of over \$1.8 billion. Within the next few years, the city is expected to have rapid population growth of 10,000+ residents due to the announcement of the United States Army Cyber Command that will be located in Fort Gordon.

The city's three largest employers are Augusta University, the Savannah River Site (a Department of Energy nuclear facility), and the U.S. Army Cyber Center of Excellence at Fort Gordon, which oversees training for Cyber, Signal Corps, and Electronic Warfare. Other Companies with headquarters or distribution centers in the CSRA are but limited to, EZ-Go, Bridgestone, Tax Slayer, John Deere, Amazon, Kellogg's Kimberly Clark, Graphic Packaging International, and more.



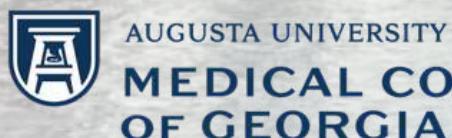
GEORGIA
CYBER CENTER



JOHN DEERE



TaxSlayer



VA



U.S. Department
of Veterans Affairs



RICHMOND COUNTY, GA

Augusta, GA is in the midst of a renaissance of sorts fueled by a few different major drivers. One is the influx of all things cyber with the relocation of the U.S. Army's Cyber Command Headquarters to nearby Fort Gordon. This fairly recent development has and continues to fuel growth in the area, but has only served to accelerate a trend that was already underway. The city's downtown was already fastly developing, but now many more projects are set to break ground. The greater MSA, including surrounding Columbia and Richmond Counties on the GA side, and Aiken and Edgefield counties on the SC side, seem to all be seeing impacts in this already very affordable place to live.

Traditionally, Healthcare, Military, Manufacturing, Energy, and Customer Service have represented the primary nodes of the Augusta Economy. Cyber has recently taken its place at the table next to the others and has fueled much of the recent change. Amazon has plans for two separate distribution warehouses off of I-20 in Columbia County. Over 51,000 jobs are provided by healthcare alone in the Augusta MSA. Manufacturing entities in the area include EZ GO Textron, Kimberly-Clark, John Deere, Starbucks, Graphic Packaging, Cardinal Health, Kelloggs and more. Entities like Sitel, ADP, Unisys and Taxslayer specialize in customer-service-based work. The economy is greatly supported by a couple of different large energy projects: Savannah River Site and Plant Vogle providing 12,000 and 6,000 jobs respectively.



\$46,237
MHI



205,673
Population



3.5%
Unemployment

CYBER CITY

U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command. The Army Cyber Command Headquarters located at Fort Gordon operates and defends Army networks and delivers cyberspace effects against adversaries to defend the nation. ARCYBER, led by Fort Gordon, conducts global operations 24/7 with approximately 16,500 Soldiers, civilian employees, and contractors worldwide. The Pentagon's 2013 announcement led to the relocation of the U.S. Army Cyber Command from Fort Meade in Maryland to Fort Gordon in Augusta.

Fort Gordon is fast becoming a center for joint forces activities, training, and operations and is a huge employer in east Georgia.

With a workforce of 31,155, much of the installation's annual economic impact of nearly \$2.4 billion goes directly into area shops, real estate, banks, and other businesses.

The Augusta Region 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. Located on the Nathan Deal Campus for Innovation, the center is a unique public/private partnership involving academia, state and federal government, law enforcement, the U.S Army, and the private sector. Other cyber-focused businesses are paying attention and taking advantage of the expanding field by moving their headquarters and establishing branches in the Augusta Region. The \$100 million Georgia Cyber Center, the single largest investment in a cybersecurity facility by a state government to date, is a unique public/private partnership involving academia, state and federal government, law enforcement, the U.S. Army and the private sector.



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.

Augusta National Golf Club sometimes referred to as Augusta or the National, is a golf club in Augusta, Georgia, United States. Unlike most private clubs which operate as non-profits, Augusta National is a for-profit corporation, and it does not disclose its income, holdings, membership list, or ticket sales. Founded by Bobby Jones and Clifford Roberts, the course was designed by Jones and Alister MacKenzie[3] and opened for play in 1932. Since 1934, the club has played host to the annual Master's Tournament, one of the four men's major championships in professional golf, and the only major played each year at the same course. It was the top-ranked course in Golf Digest's 2009 list of America's 100 greatest courses and was the number ten-ranked course based on course architecture on Golfweek Magazine's 2011 list of best classic courses in the United States.



MASTERS



Second Amazon center coming to Columbia County, will employ hundreds

Joe Hotchkiss Augusta Chronicle

Published 3:00 p.m. ET March 10, 2021 | Updated 7:34 p.m. ET March 11, 2021

[View Comments](#)



Retail giant Amazon has purchased land to build a second facility in Columbia

Copper foil maker to build Augusta plant with 250 jobs



Company completes \$44 million expansion at Grovetown plant



DISCLAIMER

All materials and information received or derived from Meybohm Commercial Properties its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters.

Neither Meybohm Commercial Properties its directors, officers, agents, advisors, or affiliates make any representation or warranty, express or implied, as to the accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Meybohm Commercial Properties will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Meybohm Commercial Properties makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Meybohm Commercial Properties does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Meybohm Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.

The Finem Group is a team of brokers at Meybohm Commercial that have partnered to provide modern brokerage tools coupled with local expertise to their clients. Whether you have interest in understanding a single property, or wish to plan a greater real estate investment strategy, our team of seasoned brokers, financial analysts, and support staff exist to help our clients make wise decisions.

HOW WE HELP OUR CLIENTS

Regional Expertise Meets Advanced Analytics & Marketing



DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR. Our team of brokers and on staff analysts advise and analyze the data for you.



TOP-OF-MARKET LISTING PRESENTATION

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be interested in a matter of seconds.



SEGMENTED, DETERMINED MARKETING

Augusta's largest team of commercial brokers includes a team of the area's most sophisticated real estate marketers. We collect, target and market our listings with determination and intentionality.



EXPERIENCED NEGOTIATORS/DEAL-MAKERS

We negotiate on behalf of our clients, making sure their best interests are closely guarded, while creatively working with others to get deals done!



BUSINESS-MINDED EXPERTISE

We are a team of CCIM-educated brokers with MBAs and the experience running our own businesses with our own support staff.



ASSET-CLASS-FOCUSED

Being connected to the buyers, sellers, landlords and tenants, and understanding your particular type of asset matters. We are a team of brokers with specific asset-type focus.