



±5.70 ACRE DEVELOPMENT SITE

104 WILLIAMSBURG DR, HEPHZIBAH, GA



PROPERTY DETAILS

Size	±5.70 Acres	Location:	Fort Eisenhower Gate 5
Sale Price	\$395,000	Utilities	On-Site
Price/Acre:	\$69,298/Acre	Zoning:	R3-B
Utilities:	Water and Sewer	3 Mile Population	32,707
Daily Traffic Count	18,200 VPD	3 Mile Median Household Income	\$55,876

OFFERING MEMORANDUM

SALE PRICE: \$395,000 | ±5.70 ACRES
FULL MOTION ENTRY & EXIT | CORNER SITE
UTILITIES ON SITE | GROWING AREA



FINEM COMMERCIAL ADVISORY TEAM



JONATHAN ACEVES, CCIM, MBA
FINEM GROUP
VICE PRESIDENT
JACEVES@FINEMGROUP.COM
706-214-2927



JOHN ECKLEY, CCIM, MBA
FINEM GROUP
VICE PRESIDENT
JECKLEY@FINEMGROUP.COM
706-214-2937



DUSTIN WRIGHT
FINEM GROUP
COMMERCIAL ADVISOR
DWRIGHT@MEYBOHM.COM
706-214-2922



STEPHEN LONG
FINEM GROUP
INVESTMENT ANALYST
SLONG@MEYBOHM.COM
706-513-3840



TABLE OF CONTENTS

SECTION EXECUTIVE SUMMARY
01

SECTION SITE MAPS
02

SECTION AREA OVERVIEW
03

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

- Price
- DD Time Frame
- Earnest Money
- Special Stipulations



EXECUTIVE SUMMARY



DEVELOPMENT OPPORTUNITY

WHY THIS SITE?



LOCATION

Fort Eisenhower Gate 5



TRAFFIC COUNT

18,200 Vehicles Per Day



ACCESS

Full Motion Entry and Exit



IMMEDIATE AREA

Growing Area



CONNECTIVITY

0.9 Miles from Fort Eisenhower



UTILITIES

On-Site Utilities



ZONING

R-3B; Residential

OFFERING SUMMARY

Address:	104 Williamsburg Drive, Hephzibah, GA, 30815
Sale Price:	\$395,000
Land Size:	±5.70 Acres
Price/Acre:	\$69,298/Acre
Utilities:	On-Site

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present this ±5.70-acre development opportunity in Hephzibah, Georgia. Strategically located adjacent to Gate 5 of Fort Eisenhower, and on a high-traffic corner of Tobacco Road this property offers full motion entry and exit and high visibility on the corner.

Positioned off Tobacco Road, just across U.S. Hwy. 1 (Deans Bridge Road) from Gate 5 of Fort Gordon—home to the U.S. Army's Cyber Command Headquarters—this property is strategically located in a high-growth corridor.

With its zoning for Multifamily (R3-B, Richmond County – see Zoning Case), this site is well-suited for multifamily or retail development. The property features rolling topography with thinned pine trees throughout, offering a natural setting that can be easily adapted for future development.

Utilities are available on-site, and the area benefits from strong daily traffic flow and proximity to a major military installation, providing consistent demand for housing and commercial services.

LOCATION OVERVIEW

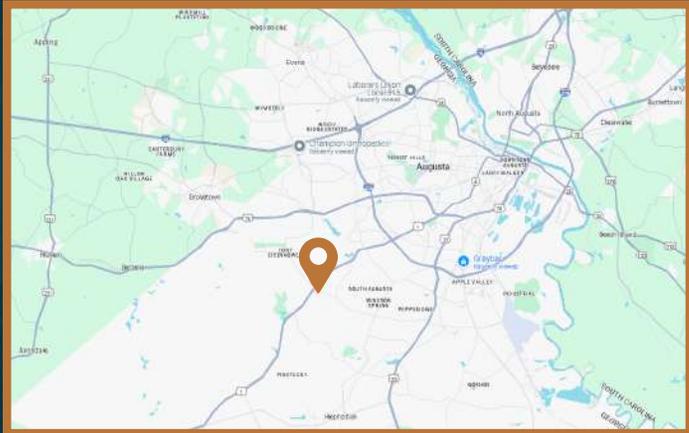
ESTABLISHED TRADE AREA



TRAVEL DISTANCES

To Areas within the CSRA

Hephzibah	8.2 Miles
Downtown Augusta	12.0 Miles
Martinez	12.4 Miles
Evans	14.1 Miles
North Augusta	14.4 Miles
Aiken	31.2 Miles
Grovetown	38.6 Miles

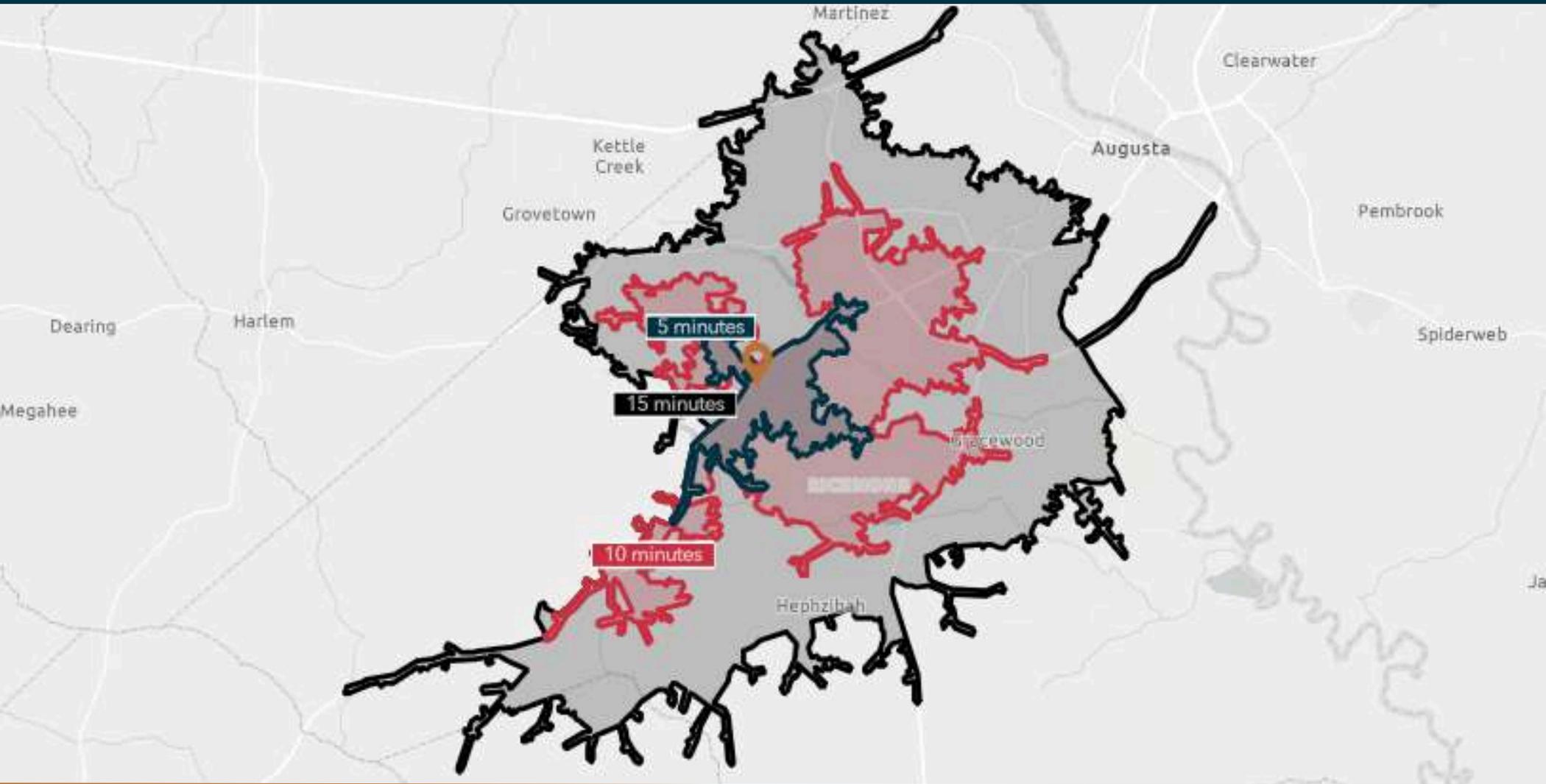


U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath the United States Cyber Command. The Army Cyber Command Headquarters located at Fort Eisenhower, operates and defends Army networks and delivers cyberspace effects against adversaries to defend the nation.

ARCYBER, led by Fort Eisenhower, 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 Eisenhower in Augusta.

Fort Eisenhower 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.

DRIVE TIME DEMOGRAPHICS



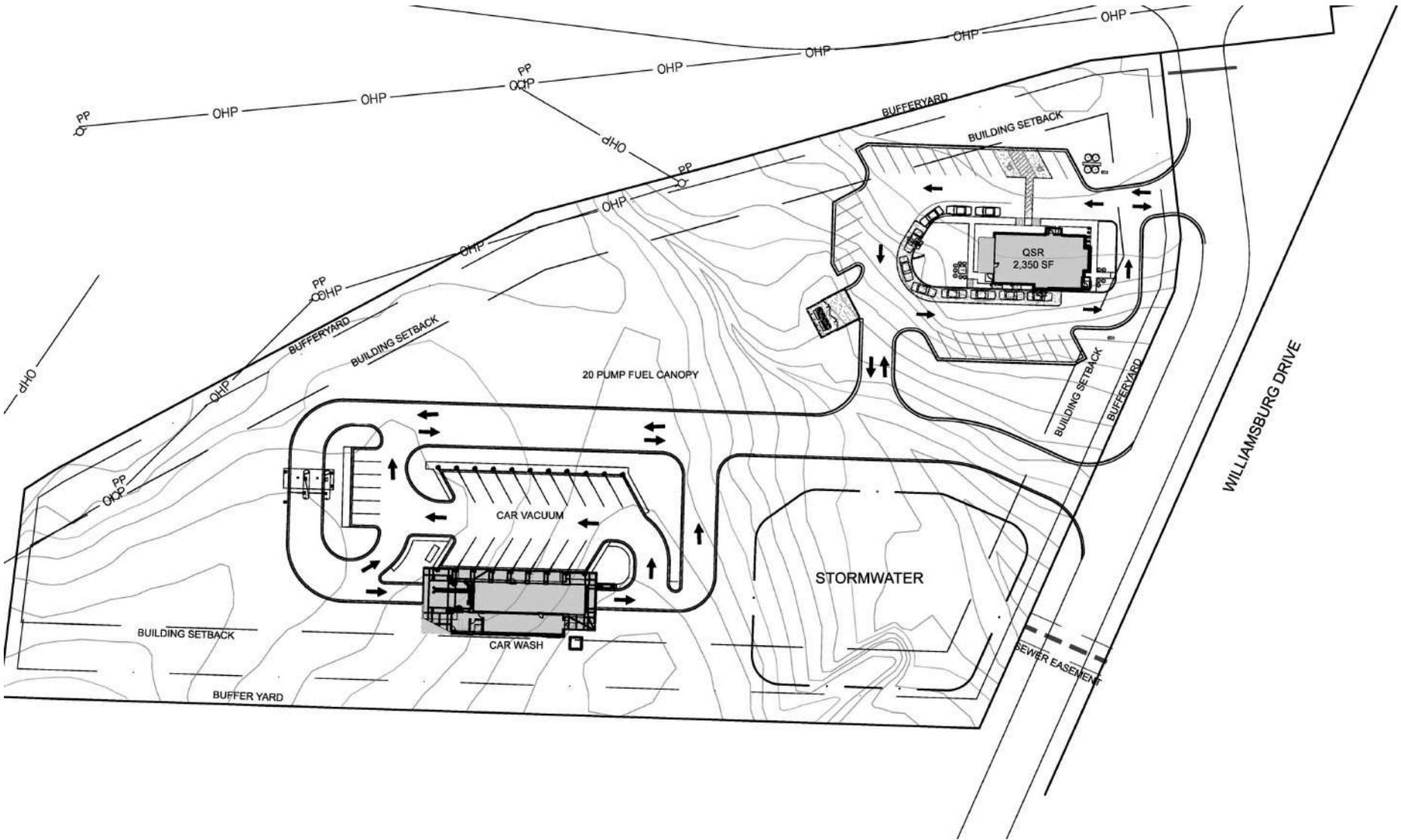
Drive Time Radii

	5 Min	10 Min	15 Min
Population	9,882	58,038	132,141
Median HH Income	\$55,579	\$54,793	\$51,450
Median Age	35.2 Yrs	33.8 Yrs	34.9 Yrs



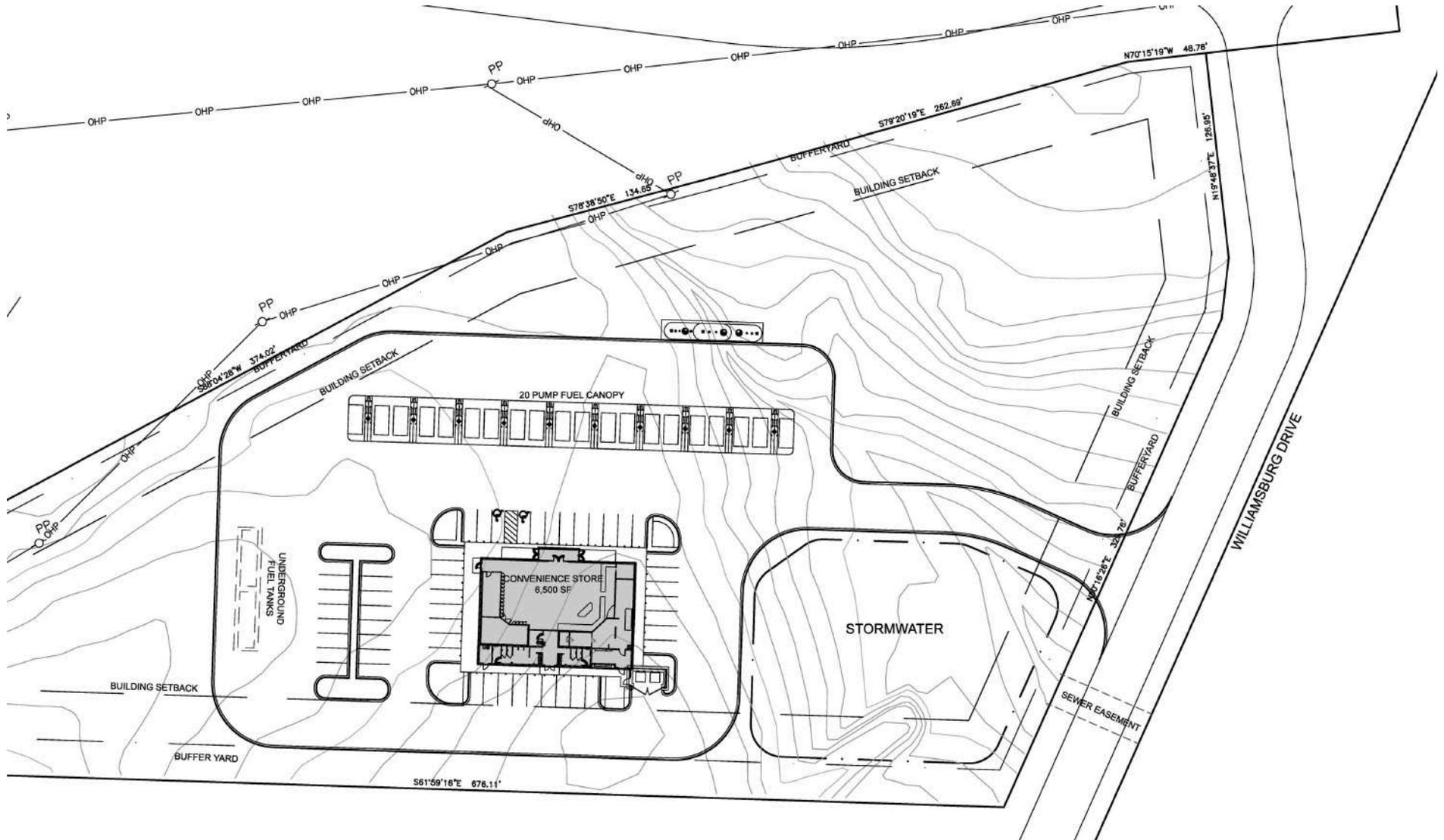
±5.70 ACRE DEVELOPMENT LAND

CAR WASH & QSR SITE PLAN



±5.70 ACRE DEVELOPMENT LAND

C-STORE SITE PLAN



±5.70 ACRE DEVELOPMENT LAND ZONING MAP



±5.70 ACRE DEVELOPMENT LAND UTILITIES MAP

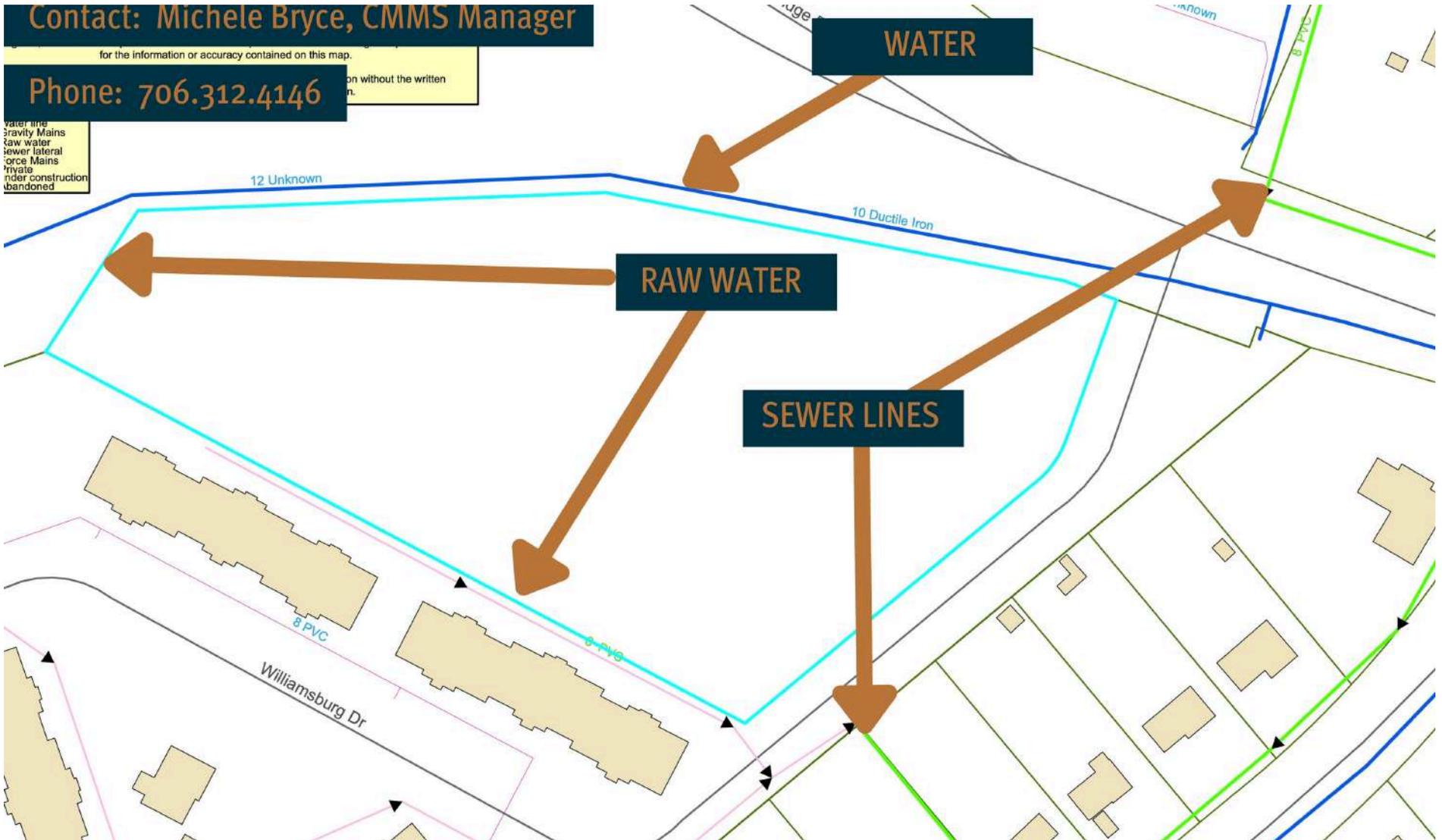


Contact: Michele Bryce, CMMS Manager

for the information or accuracy contained on this map.

Phone: 706.312.4146

water lines
gravity Mains
raw water
sewer lateral
force Mains
private
under construction
abandoned



±5.70 ACRE DEVELOPMENT LAND

ZONING LETTER

To Whom It May Concern:

At its meeting on Tuesday, July 17, 2012 the Augusta Commission considered a petition by Joe H. Todd, on behalf of Johana IPRI Qualified Domestic Trust, requesting a change of zoning from Zone R-MH (Manufactured Home Residential) and Zone B-2 (General Business) to Zone R-3B (Multiple Family Residential) affecting property containing approximately 24 acres and is known as 3032 and 3044 Tobacco Road and 3850 Deans Bridge Road. (Tax Map 128-0-014-05-0, 128-0-014-04-0 & 128-0-016-00-0) POSTPONED from May 7, 2012 meeting.

It was the decision of the Commission to approve the petition with the following conditions:

- 1) that there be one single point of entry to the entire development;
- 2) that access to any future commercial development be at least 200 feet from the Tobacco Road intersection and
- 3) that the on/off site traffic improvements be as recommended by the traffic study and the City traffic engineer.

Enclosed is a zoning restriction agreement that must be returned to this office for recording. Until the agreement is properly recorded the zoning change does not become official and the new zoning classification will not be valid. Please remove sign.

Sincerely,





AREA OVERVIEW



WHY? AUGUSTA

OVERVIEW

Augusta 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 Augusta.**



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 Augusta. The city 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 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.

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 Augusta's crown 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, complimenting 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
finem@meybohm.com
706.305.0054

HOW WE HELP OUR CLIENTS

LOCAL EXPERTISE MEETS ADVANCED DATA & MARKETING



LOCAL EXPERTISE & KNOWLEDGE

Our team, in partnership with Meybohm Commercial, provides modern brokerage tools and local expertise to our clients from our home base in Augusta, GA.



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.



EXPERIENCED NEGOTIATORS/DEAL-MAKERS

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



SEGMENTED, DETERMINED MARKETING

Our proprietary database of regional businesses, tenants and buyers affords us the ability target and market our listings directly to those most likely to be in need.



BUSINESS-MINDED EXPERTISE

We are a team of SIOR & CCIM-educated brokers with MBAs and with experience running our own businesses



DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR, so you can know the best course given the data