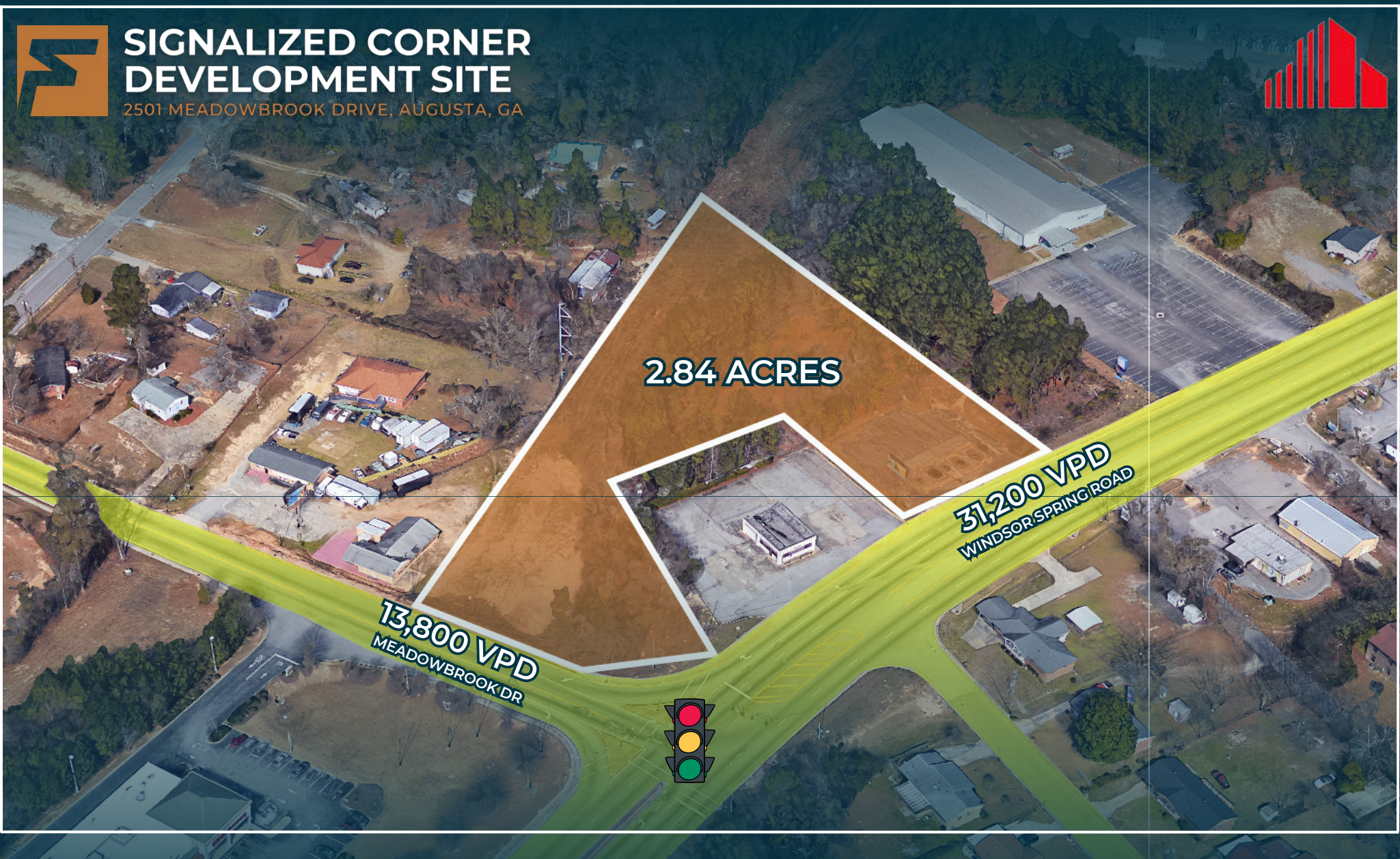




SIGNALIZED CORNER DEVELOPMENT SITE

2501 MEADOWBROOK DRIVE, AUGUSTA, GA



PROPERTY DETAILS

Size	±2.84 Acres	Zoning	B-2 General Business
Sale Price	\$275,000	Utilities	On-Site
Price/Acre	\$96,830	Access	Full-Motion
Usable Acreage	±1.78 Acres	3 Mile Population	54,870
Combined Daily Traffic Count	45,000 VPD	3 Mile Average Household Income	\$68,325

OFFERING MEMORANDUM

SALE PRICE: \$275,000 | ±2.84 ACRES
FULL MOTION | STRONG TRAFFIC COUNT
UTILITIES ON SITE | SIGNALIZED CORNER



DEVELOPMENT OPPORTUNITY

WHY THIS SITE?



LOCATION

Signalized Corner



TRAFFIC COUNT

45,000 Vehicles Per Day



ACCESS

Full Motion



IMMEDIATE AREA

Proximity to Retail Corridor



CONNECTIVITY

1.7 Miles from I-520



UTILITIES

On-Site Utilities



ZONING

B2 | General Business

OFFERING SUMMARY	
Address	2501 Meadowbrook Drive, Augusta, GA, 30906
Sale Price	\$275,000
Price/Acre:	\$96,830
Land Size	±2.84 Acres
Usable Acreage	±1.78 Acres

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is proud to exclusively present this ±2.84-acre development opportunity in Augusta, Georgia. Situated at a high-traffic, signalized intersection in South Augusta, this property offers excellent visibility and convenient full-motion access.

Located at the corner of Windsor Spring Road and Meadowbrook Drive, the site experiences a combined traffic count of 45,000 VPD. The property is strategically positioned near a new CVS store and approximately 1.6 miles from a vibrant retail corridor featuring national brands such as Walmart, Pizza Hut, McDonald's, Domino's, Subway, KFC, Parker's Kitchen, O'Reilly Auto Parts, Dollar General, Popeyes, Walgreens, Dollar Tree, and Sonic Drive-In. It is also directly across from a residential neighborhood, providing a built-in customer base.

Zoned B2 for General Business, this property is ideal for a variety of commercial uses. Utilities are available on-site, and the flat topography supports streamlined development.

The parcel layout forms a U-shape, with part of the land currently occupied by a convenience store. While the rear of the property contains a power line easement that may limit some development options, the area remains underserved by retail and quick-service restaurants (QSRs). This presents an opportunity to establish a new retail location with minimal competition.

LOCATION OVERVIEW

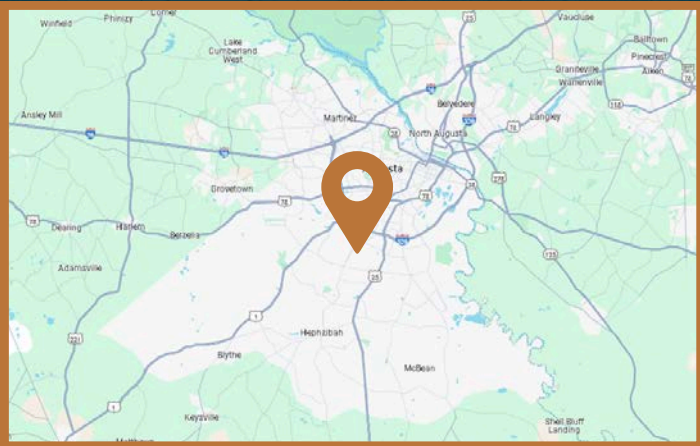
GROWING TRADE AREA



TRAVEL DISTANCES

To Areas within the CSRA

Hephzibah	7.0 Miles
Augusta	7.3 Miles
Fort Eisenhower	7.3 Miles
Grovetown	11.1 Miles
Martinez	11.2 Miles
Evans	13.2 Miles
North Augusta	25.5 Miles
Aiken	34.6 Miles



This property is located at the signalized corner of Meadowbrook Drive and Windsor Spring Road, benefiting from a daily traffic count of 45,000 VPD. Adjacent to the site are a new CVS store and a convenience store.

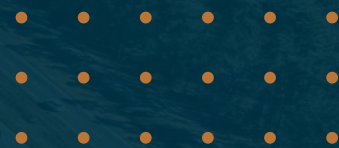
The parcels are just 1.7 miles from I-520 and 1.6 miles from a bustling retail corridor featuring national brands such as Walmart, Pizza Hut, McDonald's, Domino's, Subway, KFC, and Parker's Kitchen, among others.

Windsor Spring Road functions as the primary commuting route between Augusta and the southwest suburbs, ensuring steady traffic flow. Additionally, the property is directly across from a residential neighborhood, offering a built-in customer base.



SIGNALIZED CORNER SITE

OFFER SUBMISSION GUIDELINES



LOI OVERVIEW

The Owner will only review and respond to offers that are submitted via their approved LOI format. The LOI can be downloaded by clicking the link below or by requesting the broker. To the right are notes for each section of the LOI. The property is being sold fully restricted against competitive uses with C-Stores. See exhibit B for use restrictions, QSR's will be allowed for this specific site.

[Click to Download Template LOI](#)

USE RESTRICTIONS

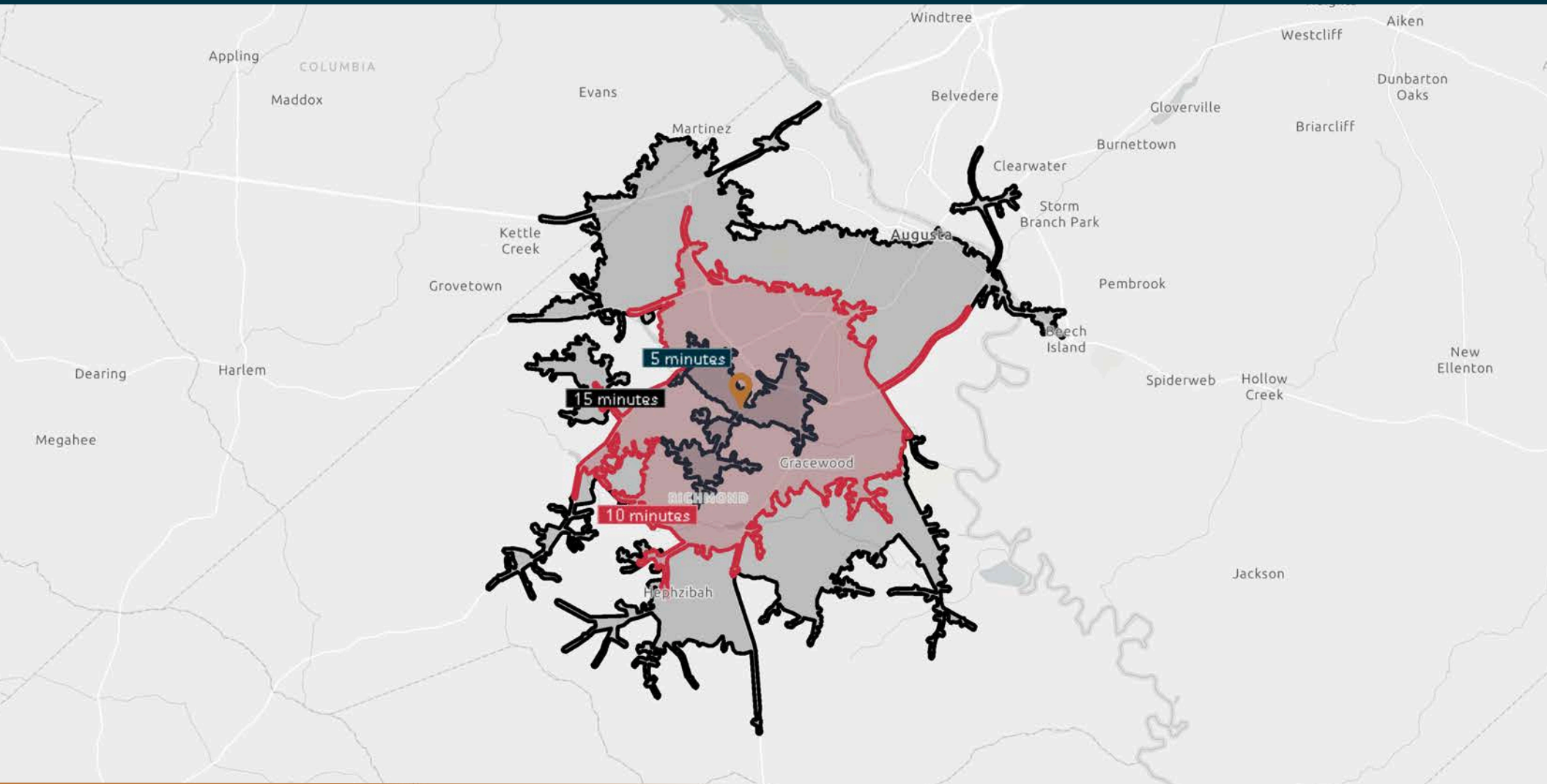
The Property shall not be used for any of the following: (a) as a convenience store, (b) for retail sale of gasoline or motor fuels, (c) for retail sale of electronic cigarettes, cigarettes, and tobacco products, (d) for the retail sale of beer and wine for off-premises consumption. As used herein, the phrase "sale of gasoline or motor fuels" shall include the sale or lease of any other energy source for motor vehicles as may hereafter be used in conjunction with or as an alternative to gasoline.

LOI INSTRUCTIONS

1. LOI must be in Word version.
2. EM: they like to see 5% of the sales price here.
3. Enter all buyer information
4. Complete property information, including county
5. Enter the purchase price
6. USE – MUST BE ENTERED!
7. Financing – if you are getting financing, they prefer to know the lender upfront.
8. No changes to this section
9. No changes to this section
10. No changes are allowed to this section
11. Inspection Period – 60 days, maybe 90 with a good reason for needing that long.
12. Environmental – no changes allowed to this section
13. Survey – no changes allowed to this section
14. No changes
15. No changes
16. Fees – the way the fees are set up is the preferred fee structure and we will push back every time. The buyer needs to pay for everything marked in the list.
17. Complete this section. If no conditions, put NONE
18. Closing – MUST close 30 days after inspection and/or permitting period. Any longer will not work.
19. No changes
20. Commission
21. No changes are allowed here
22. No changes are allowed here



DRIVE TIME DEMOGRAPHICS



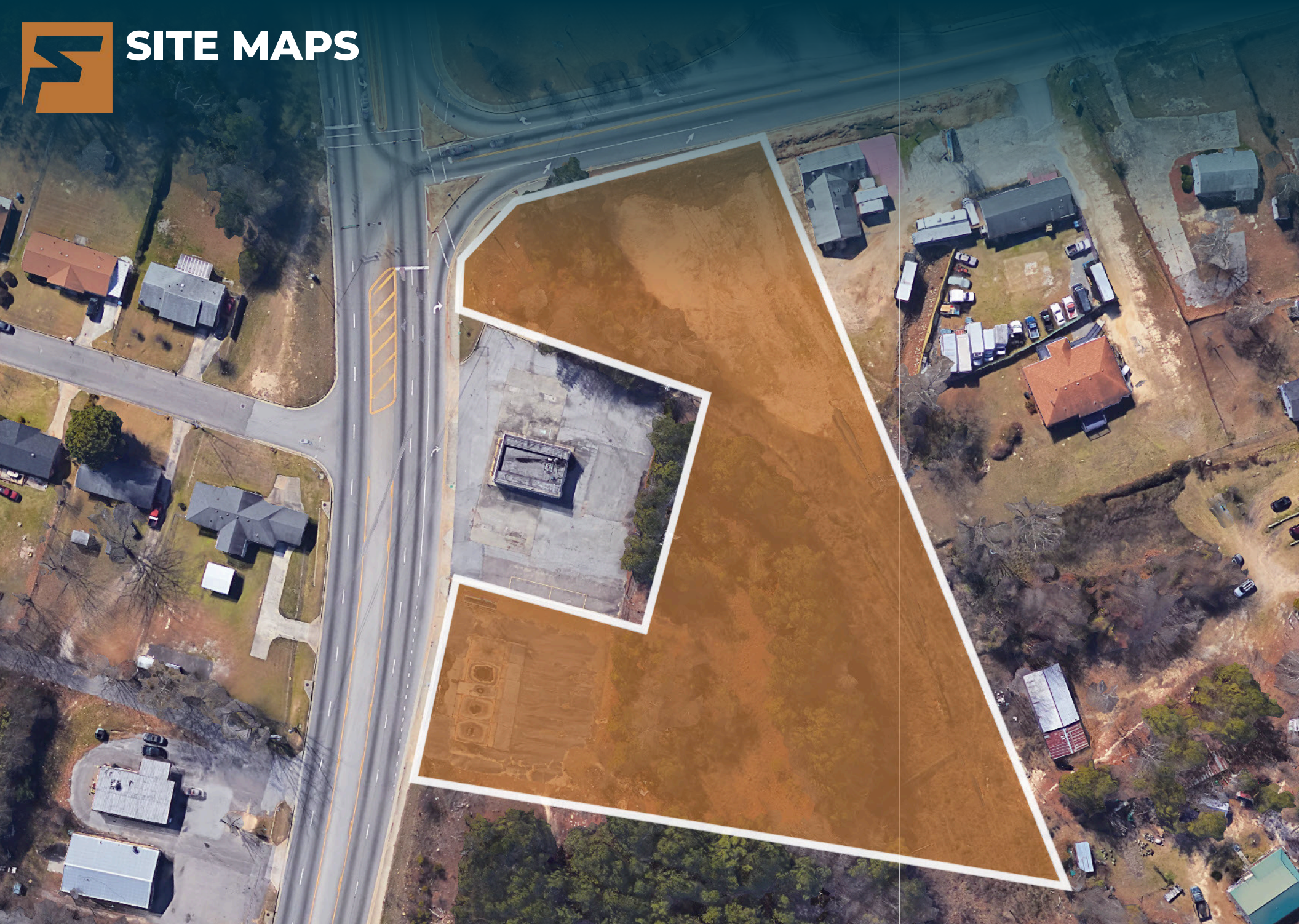
Drive Time Radii

	5 Min	10 Min	15 Min
Population	14,968	73,397	155,541
Median HH Income	\$48,312	\$48,430	\$51,650
Median Age	36.9 Yrs	37.1 Yrs	36.1 Yrs



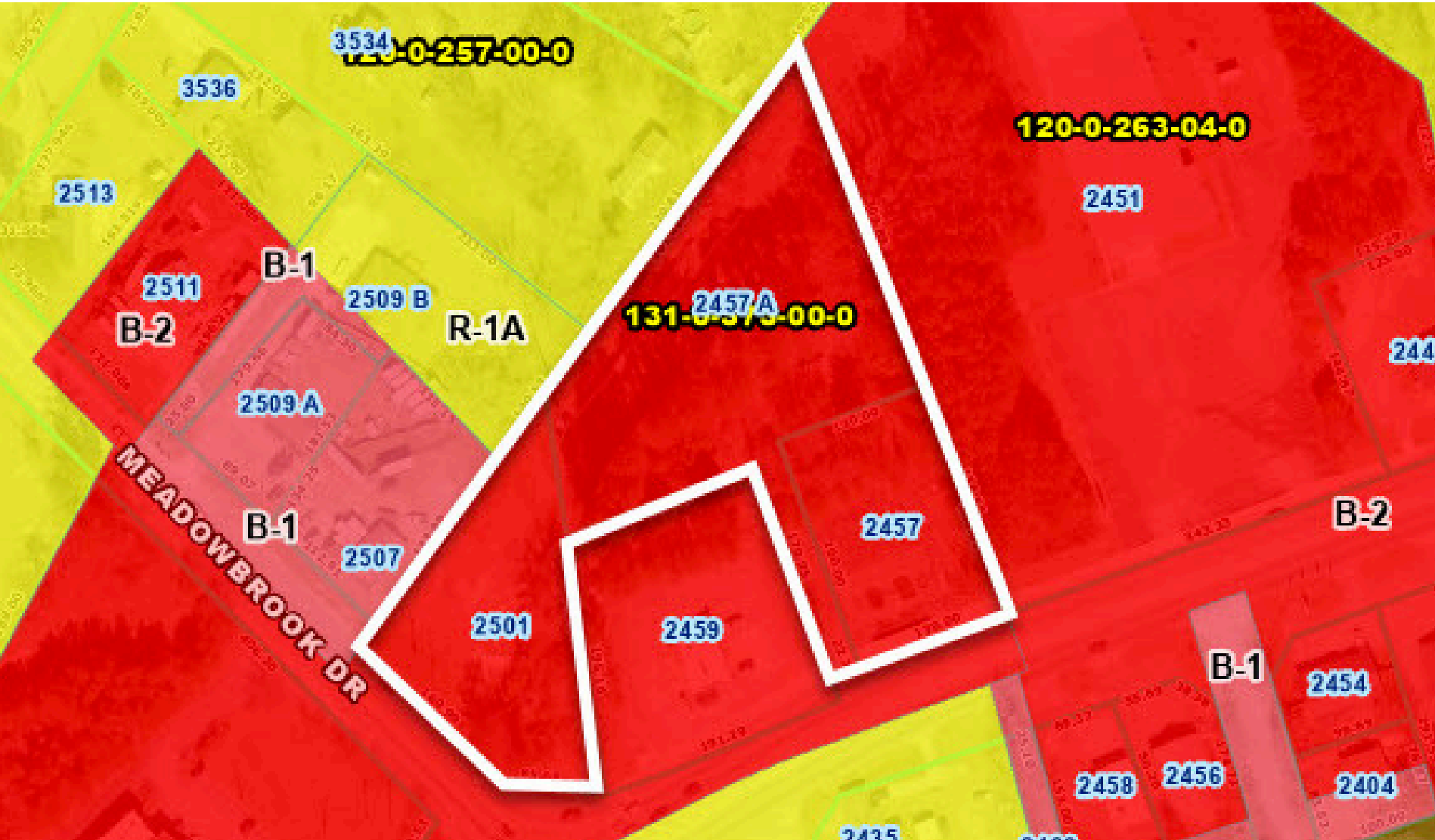


SITE MAPS



SIGNALIZED CORNER SITE

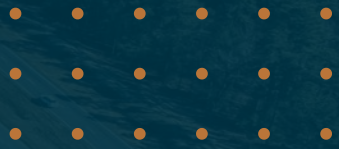
ZONING MAP



SIGNALIZED CORNER SITE TOPOGRAPHY MAP



SIGNALIZED CORNER SITE UTILITIES MAP





AREA OVERVIEW



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

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

**For Inquiries,
contact us.**



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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