



2 COMMERCIAL SITES OFFICE RETAIL

100 TIMBER TRAIL, RICHMOND HILL, GA 31324



PARCEL LEGEND

Lot	Size	Status	Sale Price	Ideal Use
1	1.64 Acres	Available	\$650,000	Office / Medical / Retail
2	1.55 Acres	Available	\$500,000	Office / Medical / Retail

OFFERING MEMORANDUM

2 COMMERCIAL PADS FOR SALE
2X FULL MOTION & 2X RI, RO ACCESS
IDEAL OFFICE, MEDICAL, RETAIL

OFFERING MEMORANDUM TABLE OF CONTENTS

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

- Lease Rate
- Lease Term
- Lease Guarantor
- Special Stipulations

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EXECUTIVE SUMMARY



PAD 1
1.64 ACRE

PAD 2
1.55 ACRE



DEVELOPMENT OPPORTUNITY

WHY THIS SITE?



LOCATION

2.9 Miles from I-95 83K VPD



TRAFFIC COUNT

31,553 Combined VPD



ACCESS

2X Full Motion & 2X RI-RO



PAD SIZE

1.64 Acres | 1.55 Acres



STRONG DEMOGRAPHICS

\$88K MHI in 3 Mile Ring



TRAFFIC SIGNAL

Adjacent to Signalized Intersection



ZONING

R3 | Moderate Density Residential

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present ± 3.19 acres at 100 Timber Trail Road for sale. This offering includes two shovel-ready parcels adjacent to Parker's Kitchen in Richmond Hill, GA.

Pad A (± 1.64 acres), zoned R-3 Moderate Density Residential, is positioned behind a multi-tenant retail strip and office building, offering 2x RIRO access points on Ford Avenue and 2x full-motion access points on Timber Trail.

Pad B (± 1.55 acres), also zoned R-3 Moderate Density Residential, features frontage and full access on Timber Trail. Both sites are utility-served, level, and development-ready, offering flexibility for a range of commercial, office, or specialty residential uses in a high-traffic corridor with a combined 31,553 vehicles per day.

Situated just off GA Hwy 144 (Ford Avenue). There is a total of 25,818 VPD on Ford Avenue and the site is located adjacent to the signalized corner of Ford Ave and Timber Trail. The two pads are located adjacent to a Parker's Kitchen that has annual visits of 505K people. Richmond Hill is part of the fast-growing Savannah MSA and serves as a regional hub for commuters, medical services, and neighborhood retail.

The property's location offers strategic visibility and proximity to both local traffic generators and regional arterials.

LOCATION OVERVIEW

HIGH GROWTH TRADE AREA



NOTABLE FEATURES WITHIN A 3 MILE DRIVE TIME

I-95	3 Miles (83,200 VPD)
Richmond Hill Retail Corridor	1.8 Miles
Population Growth	18.97%
Population	21K People
Median Household Income	\$88,050
The Ford Field & River Golf Club	1.4 Miles
Richmond Hill High School	1.7 Miles
Richmond Hill Recreation Park	0.5 Miles



Demographics	1 Mile	3 Mile	5 Mile
Population	6,871	21,209	34,761
Median HH Income	\$93,747	\$88,050	\$92,086
2020-2025 Growth	26.94%	18.97%	15.25%
Households	2,421	7,344	11,961





Disciple Property
Management

Another Debut

Courtney Camp
Highsmith, DMD

What's For
Dinner

Parker's
kitchen

The Rachel Peterson
Group | LPT Realty, LLC.

Blue, Inc.

PAD 1
1.64 ACRE

PAD 2
1.55 ACRE

FORD AVENUE  25,818 VPD

Richmond Hill History
Museum

Magnolia Manor of
Richmond Hill

 5,735 VPD

TIMBER TRAIL RD



Sterling Creek Condominiums

Magnolia Manor of Richmond Hill

Richmond Hill History Museum

FORD AVE
25,818 VPD

TIMBER TRAIL
5,735 VPD

Parker's
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PAD 2
1.55 ACRE

PAD 1
1.64 ACRE



Disciple Property Management

My Grandfather's Place

Courtney Camp Highsmith, DMD

Another Debut

What's For Dinner

Parker's Kitchen

Richmond Hill History Museum

Magnolia Manor of Richmond Hill

PAD 1
1.64 ACRE

PAD 2
1.55 ACRE

TIMBER TRAIL

FORD AVE

25,818 VPD

5,735 VPD







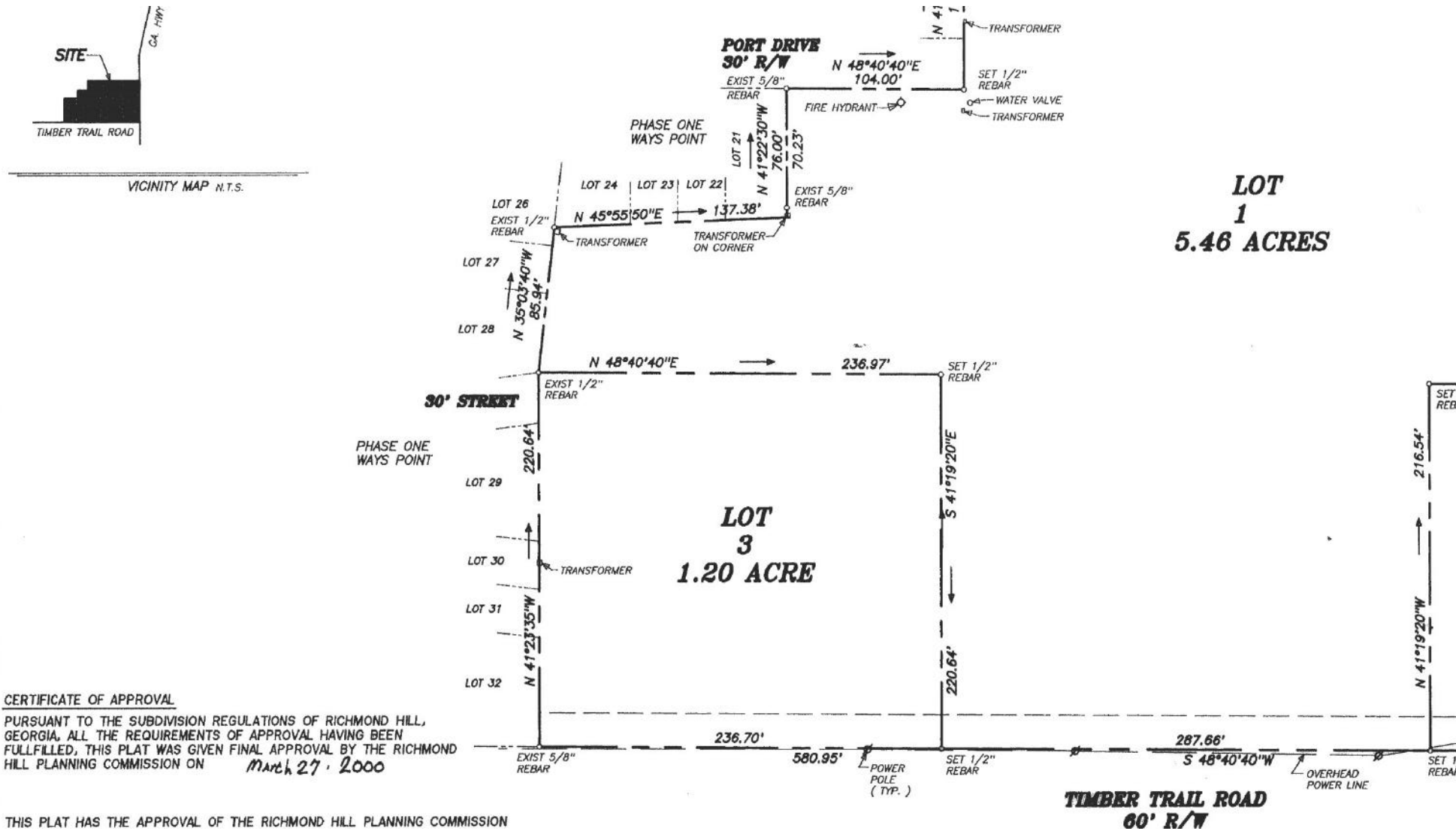
SITE MAPS





2 PAD READY RETAIL SITES

PAD B PLAT



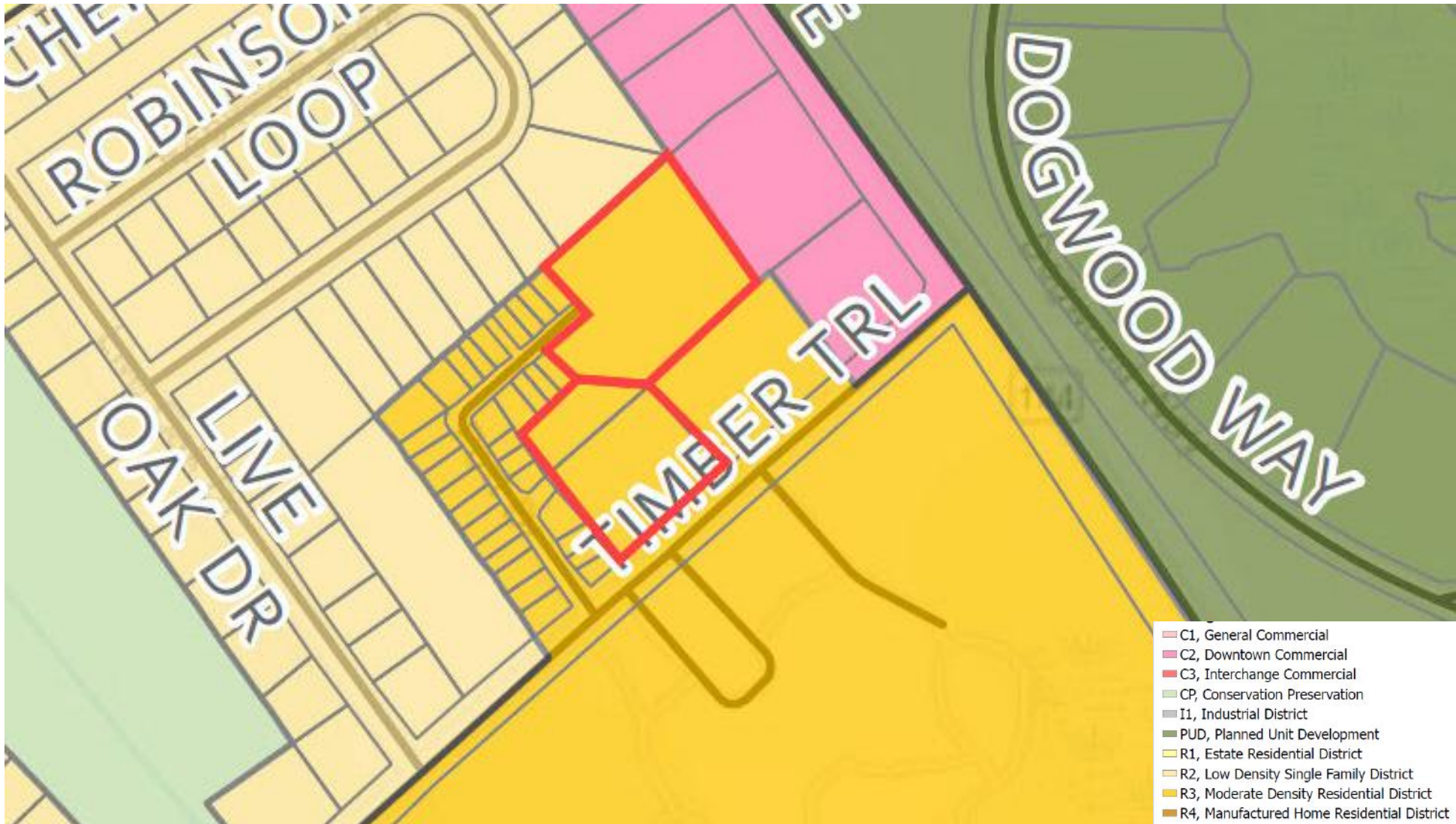
2 PAD READY RETAIL SITES

ACCESS MAP



2 PAD READY RETAIL SITES

ZONING MAP





AREA OVERVIEW



WHY? RICHMOND HILL

OVERVIEW

Bryan County, anchored by Richmond Hill, is one of Georgia's fastest-growing communities and a gateway to Savannah. With strong logistics, rapid housing growth, and the Hyundai/Bryan County Megasite, the region is emerging as a hub for advanced manufacturing and investment.



RICHMOND HILL



MEGASITE

BRYAN COUNTY MEGASITE

Year after year, attention turns to Bryan County as the Hyundai Metaplant and its growing network of suppliers transform the region. This \$7.6 billion project is creating more than 8,500 direct jobs and fueling rapid population and housing growth. The megasite draws executives, engineers, and global investment partners, placing Bryan County at the center of the EV industry and making it one of the most impactful economic hubs in the Southeast.



MEGASITE IMPACT

- Hyundai Motor Group Metaplant: \$7.6B EV & battery facility on 2,900 acres.
- Jobs & Investment: 8,500 direct jobs plus tens of thousands indirectly.
- Supplier Network: Dozens of Tier-1 suppliers already committed.
- Economic Ripple: Billions in capital fueling housing, retail, and services.



A WELL-CONNECTED REGION

- Highways: Direct access to I-95 and I-16 to Atlanta.
- Port of Savannah: 30 minutes away, fastest-growing U.S. port.
- Air: Savannah/Hilton Head International with nonstop U.S. hubs.
- Rail: CSX and Norfolk Southern to the port and megasite.



FASTEST-GROWING COUNTY IN GEORGIA

- Population: Among the state's fastest-growing, nearly doubling in 20 years.
- Labor Force: Expanding with young, skilled workers.
- Housing: Thousands of units planned along I-95 and GA-144.



QUALITY OF LIFE

- Schools: Bryan County schools rank among Georgia's best.
- Housing: Options from master-planned to historic.
- Lifestyle: Coastal access with nearby Savannah amenities.

2nd

Fastest Growing County in the US (2020)

46K

Bryan County Population

22K

Bryan County Labor Force

<3%

Percentage Unemployed

8.5K

Direct Jobs from Hyundai Megasite

30K

Projected Population Growth in Next the 10 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 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 indicating the attraction of investment.



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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