



22 ACRE MIXED-USE DEVELOPMENT SITE

WHISKEY RD, AIKEN, SC

New Town Home Development



PROPERTY DETAILS

Size	±21.98 Acres	Ideal Users	QSR, Coffee, Bank, Oil Change
Sale Price	2,799,000	Road Frontage	±845'
Proposed Outparcels	6 Retail Pads	Traffic Counts	28,200 VPD
Proposed Townhomes	44 Townhomes	3 Mile Population	26,307
Proposed Apartment Units	48 Units	3 Mile Median Household Income	\$76,467

OFFERING MEMORANDUM

DEVELOPMENT SITE ANCHORED BY LOWE'S FOOD
6 PRIME RETAIL OUTPARCELS IN THE FRONT
TOWNHOMES & APARTMENTS IN THE BACK



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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



EXECUTIVE SUMMARY



DEVELOPMENT OPPORTUNITY

WHY THIS SITE?



PREMIUM LOCATION

Primary Retail Node in Aiken, SC



TRAFFIC COUNT

28,200 Vehicles Per Day



ACCESS

Full Motion on Whiskey Rd



DEMOGRAPHICS

Strong Population Count



SURROUNDED BY GROWTH

Residential & Commercial Dev.



GROCERY STORE ANCHOR

Brand New Lowes Food



ZONING

UD, Urban Development

OFFERING SUMMARY

Address	00 Whiskey Rd, Aiken, SC 29803
Tax Parcel ID	123-10-06-005, 123-10-06-002
Total Size	±21.98 Acres
Use	Commercial & Residential
Utilities	On-Site

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present this ±21.98-acre development tract in Aiken, SC, strategically positioned along the highly trafficked Whiskey Road corridor.

Located directly across from a new Lowe's Foods development and adjacent to a recently completed townhome project, this is the last large development-ready tract on Whiskey Road, offering significant potential for commercial or mixed-use projects.

The current site plans suggest a well-designed layout featuring six retail outparcels on the front portion of the property, with 44 townhomes and 48 apartment units positioned at the rear.

The site benefits from full-motion access along Whiskey Road, with a primary entrance aligned with Lowe's Foods, ensuring ease of entry and strong visibility. Major neighboring businesses include Publix (the most-visited location in the Central Savannah River Area), Target, Lowe's, Chick-fil-A, and a prominent mall redevelopment, making this property an ideal location for a variety of uses, including retail, medical, multifamily, or self-storage.

The tract requires annexation into the City of Aiken and zoning under Planned Unit Development (PUD) guidelines, adding flexibility to its future uses. Utilities are readily accessible, running along the site. This property presents an outstanding investment opportunity in Aiken's primary commercial corridor.

LOCATION OVERVIEW

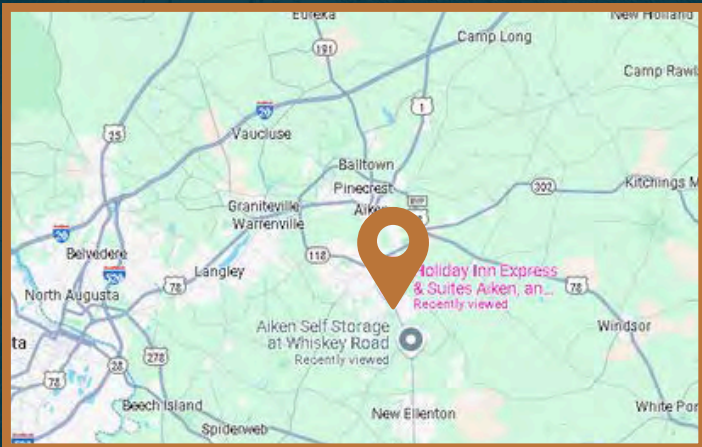
ESTABLISHED TRADE AREA



TRAVEL DISTANCES

To Areas within the CSRA

Aiken, SC	5.5 Miles
North Augusta, SC	18.9 Miles
Downtown Augusta	19.3 Miles
Martinez, GA	25.9 Miles
Evans, GA	31.4 Miles
Hephzibah, GA	35.7 Miles
Fort Eisenhower	36.0 Miles
Grovetown, GA	39.4 Miles



The property is located across the street from a brand new Lowes Food, and next to a Holiday Inn Express, and is 1.5 miles south of the Aiken Mall. Aiken is the largest city and the county seat of Aiken County, with a population of 30,869. Located in close proximity to the Savannah River Site (SRS), one of the area's largest employers.

Aiken is known for horse racing, and serves as the host of the Imperial Cup in March and the Holiday Cup in October, each drawing around 30,000 spectators. Aiken is also home to the Aiken Thoroughbred Racing Hall of Fame Museum, as a tribute to the sport and the many champion horses trained in the Aiken facilities.



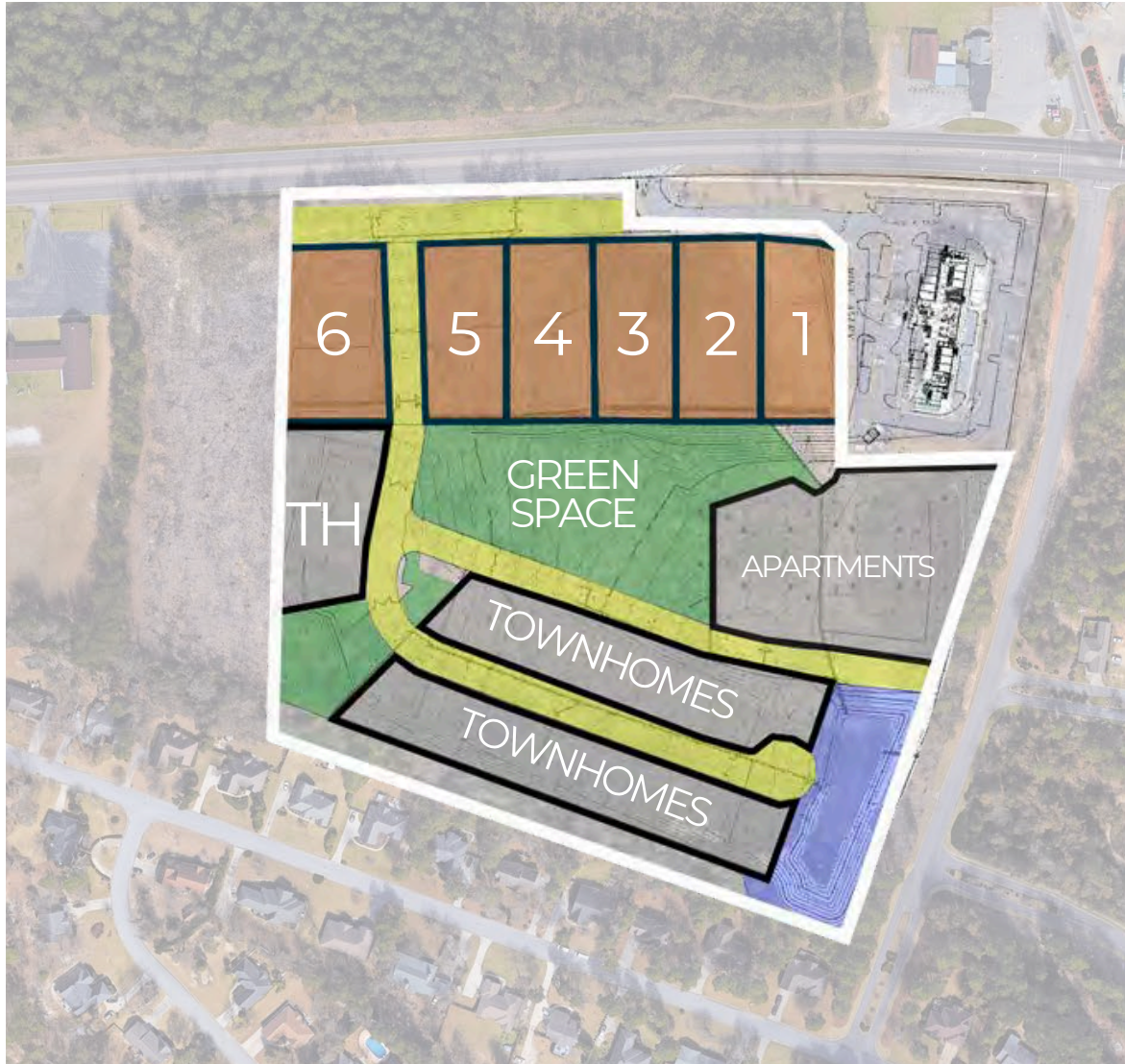
22 ACRE DEVELOPMENT SITE

SITE PLAN



22 ACRE DEVELOPMENT SITE

SITE PLAN OUTLINE



6

RETAIL OUTPARCELS

- Pad 1: 0.88 Acres
- Pad 2: 0.88 Acres
- Pad 3: 0.88 Acres
- Pad 4: 0.88 Acres
- Pad 5: 0.88 Acres
- Pad 6: 0.70 Acres



44 TOWNHOMES



48 APARTMENT UNITS



DESIGNATED GREEN SPACE

22 ACRE DEVELOPMENT SITE

SITE PLAN OVERLAY



22 ACRE DEVELOPMENT SITE

CUT/FILL REPORT

Cut/Fill Report

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Volume Summary

Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
takeoff	full	1.00	1.20	855881.84	93317.50	76959.55*	16357.95*

Totals

	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	855881.84	93317.50	76959.55*	16357.95*

* Value adjusted by cut or fill factor other than 1.0

22 ACRE DEVELOPMENT SITE

RETAIL MAP



22 ACRE DEVELOPMENT SITE

RETAIL MAP



DRIVE TIME DEMOGRAPHICS



Drive Time Radii

	5 Min	10 Min	15 Min
Population	4,478	28,305	51,684
Median HH Income	\$77,771	\$82,793	\$80,649
Median Age	42.9 Yrs	46.4 Yrs	47.7 Yrs

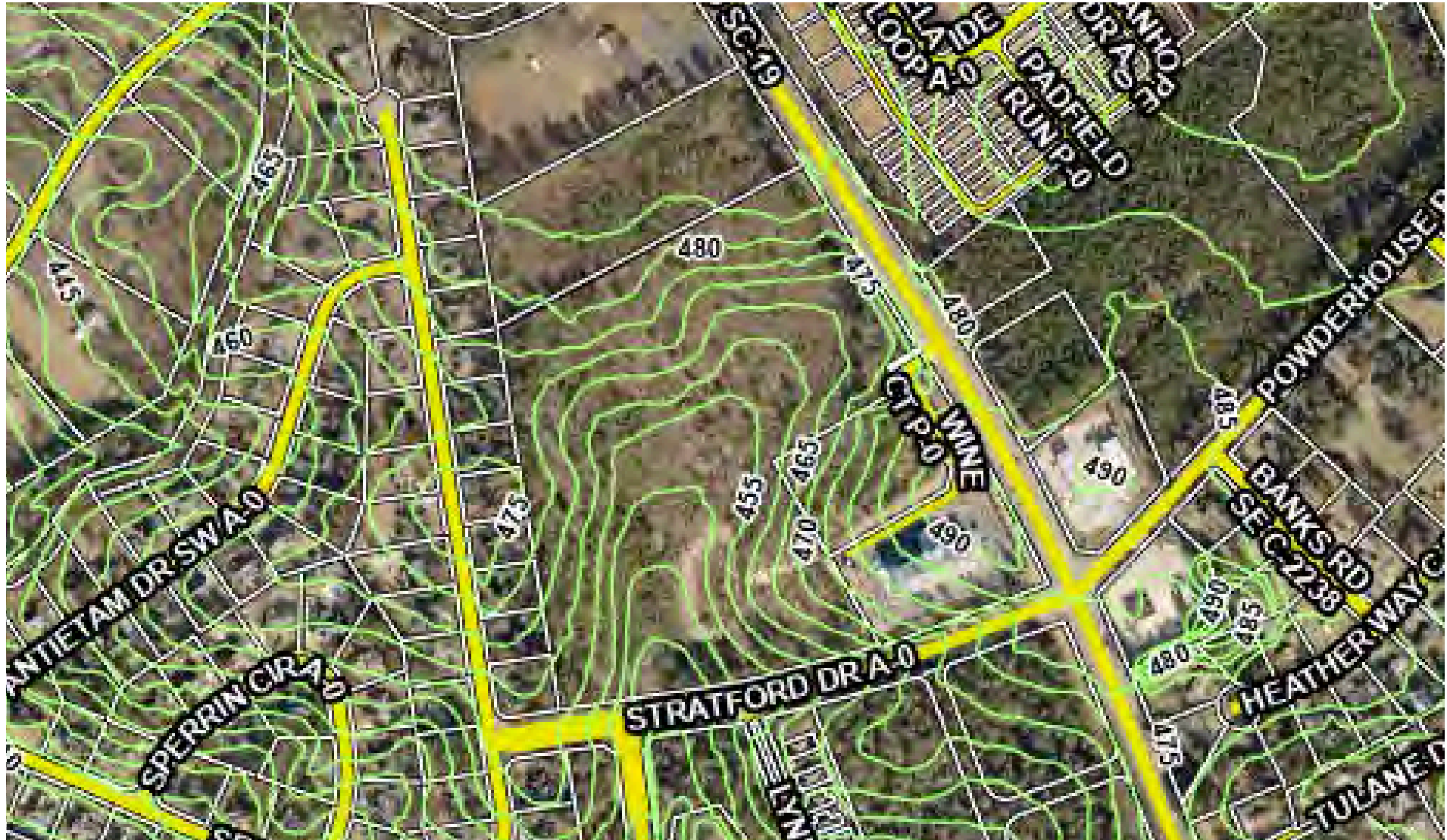


DEVELOPMENT SITE

ZONING MAP

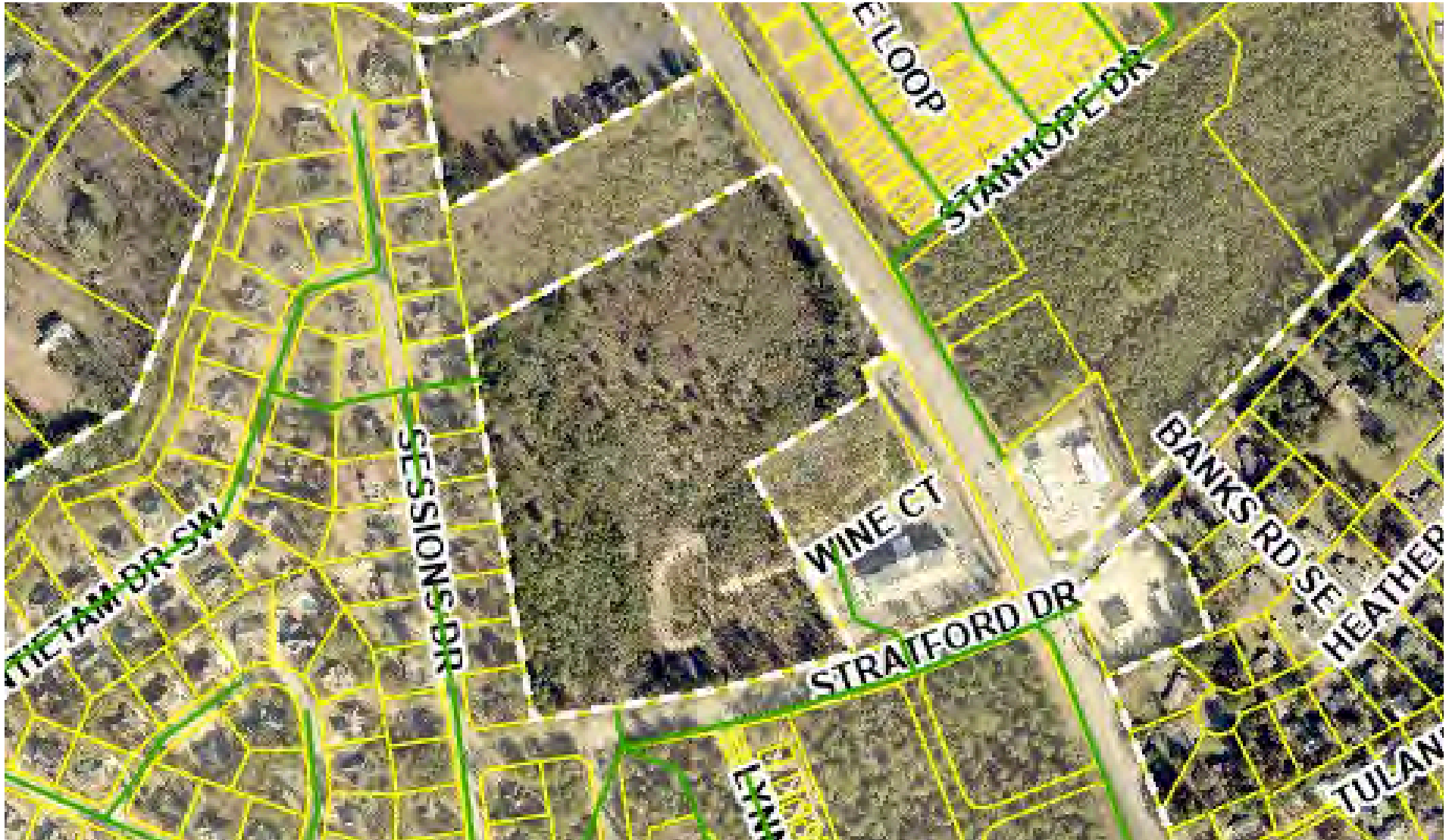


DEVELOPMENT SITE TOPOGRAPHY MAP



DEVELOPMENT SITE

SEWER MAP



DEVELOPMENT SITE

WATER MAP



DEVELOPMENT SITE

ACCESS 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? THE CSRA

OVERVIEW

The CSRA 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.**



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 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

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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