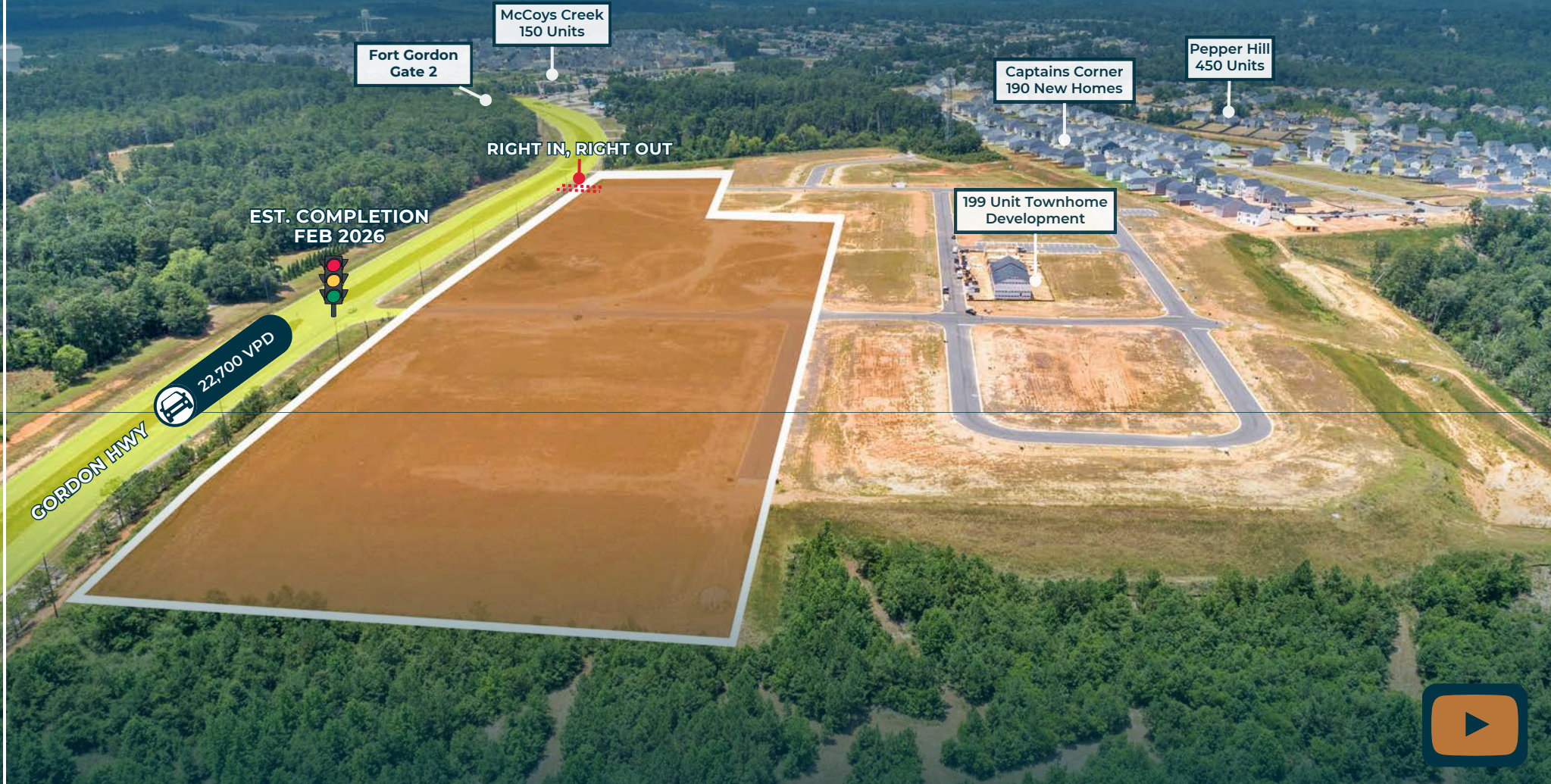




1 - 7.5 ACRES | 8 RETAIL PADS SIGNALIZED CORNER

2933 GORDON HWY, AUGUSTA, GA



PARCEL LEGEND

Size	Availability	Sale Price	Lease Rate
1- 7.5 Acres	Sale GL BTS	Contact Broker	Contact Broker

OFFERING MEMORANDUM

1 - 7.5 ACRE SIGNALIZED CORNER PADS
MOTION ACCESS & RIGHT IN RIGHT OUT
8 RETAIL PADS | GORDON HWY 22.7K VPD

OFFERING MEMORANDUM TABLE OF CONTENTS

SECTION 01 EXECUTIVE SUMMARY

SECTION 02 SITE MAPS

SECTION 03 AREA OVERVIEW

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



GORDON HWY



SIGNAL COMPLETED
FEB 2026

20,600 VPD



RIGHT IN, RIGHT OUT

199 Unit Townhome
Development

Captains Corner
190 New Homes



RETAIL OPPORTUNITY

WHY THIS SITE?



PAD SIZE
1 -7.5 Acres



TRAFFIC COUNT
22,700 VPD



ACCESS
Full Motion | Signalized 02/26



SITE CONDITION
Pad Ready Development Sites



STRONG DEMOGRAPHICS
\$73.9K MHI in 3 Mile Ring



ADJACENT GROWTH
Adjacent to 199 New Town Homes



ZONING
B-2 | High Commercial

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 2933 Gordon Highway for sale. This ±19.23-acre commercial site features eight individually available, pad-ready parcels ranging from ±1.0 to ±7.5 acres.

Each pad is fully graded and served by utilities and stormwater infrastructure, offering immediate build-ready status. The site benefits from a full-motion, signalized intersection—scheduled for activation in February—and direct frontage on Gordon Highway with over 22,700 vehicles per day.

Located directly across from Fort Eisenhower's Gate 2, this highly visible and accessible property is also adjacent to the future T5@Augusta data center, a 200 MW government and cloud-focused campus under development by T5 Data Centers.

Strategically positioned in Grovetown, GA, this retail development site lies along Gordon Highway (US Hwy 78), a major arterial corridor linking Augusta to Fort Eisenhower. The site is half a mile from the fort's primary access point (Gate 2) and sits at the convergence of residential growth and mission-critical infrastructure.

With traffic counts exceeding 22,000 VPD and strong visibility, this corner location is ideally suited for QSRs, service retail, fuel/convenience, and medical or institutional users. The adjacent T5@Augusta project adds long-term employment density and signals significant investment in the area's tech and data infrastructure.

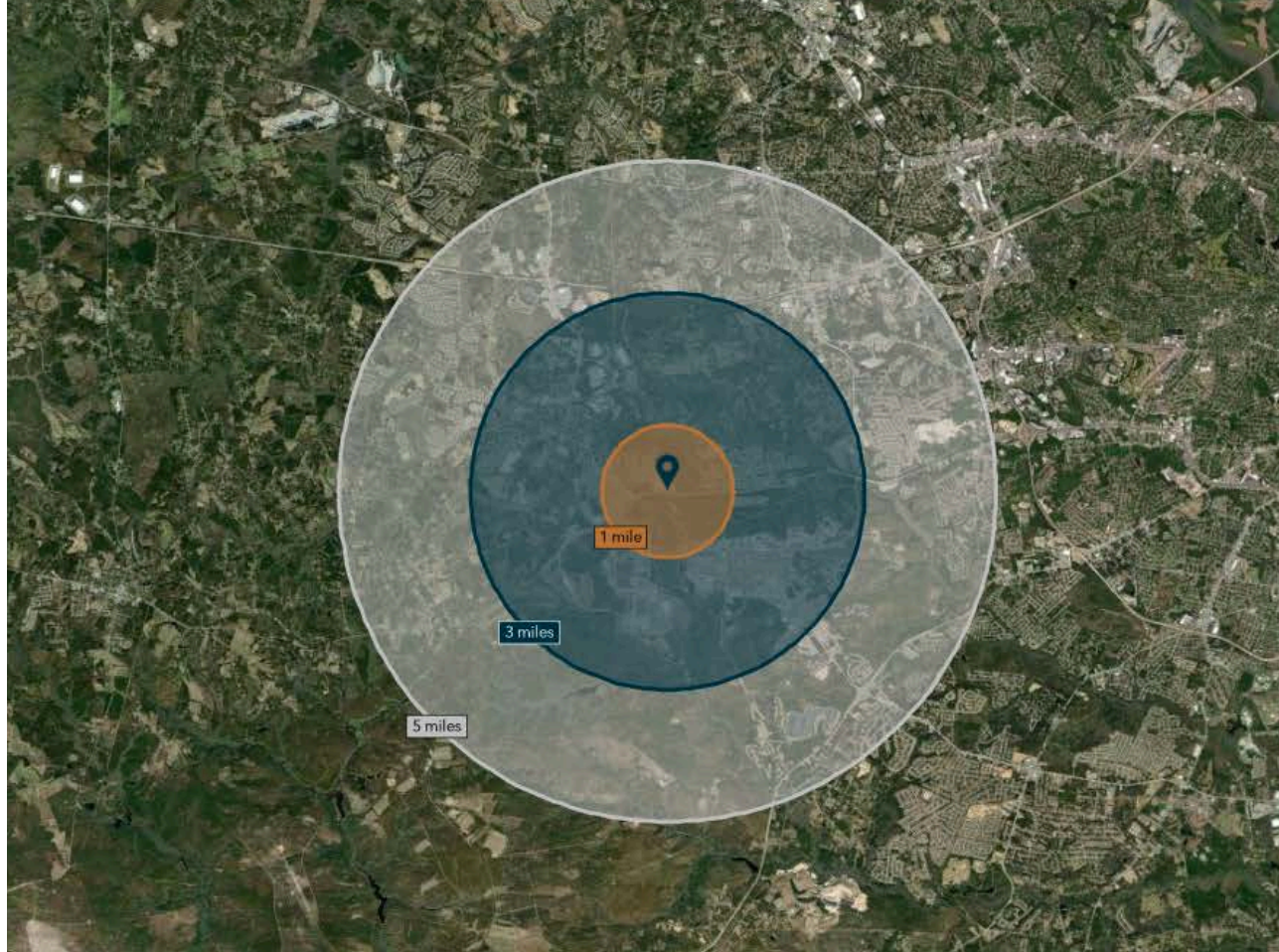
LOCATION OVERVIEW

HIGH TRAFFIC TRADE AREA



NOTABLE FEATURES WITHIN A 3 MILE DRIVE TIME

Highlands Blvd (5,900 SFH Units)	2.8 Miles
I-95 (64,400 VPD)	0.6 Miles
International Trade Pkwy	1.6 Miles
Population	18,834
Median Household Income	\$83,174
GA Tech Savannah Campus	3.0 Miles
Publix Shopping Center	1.7 Miles
EMD Boulevard	2.0 Miles

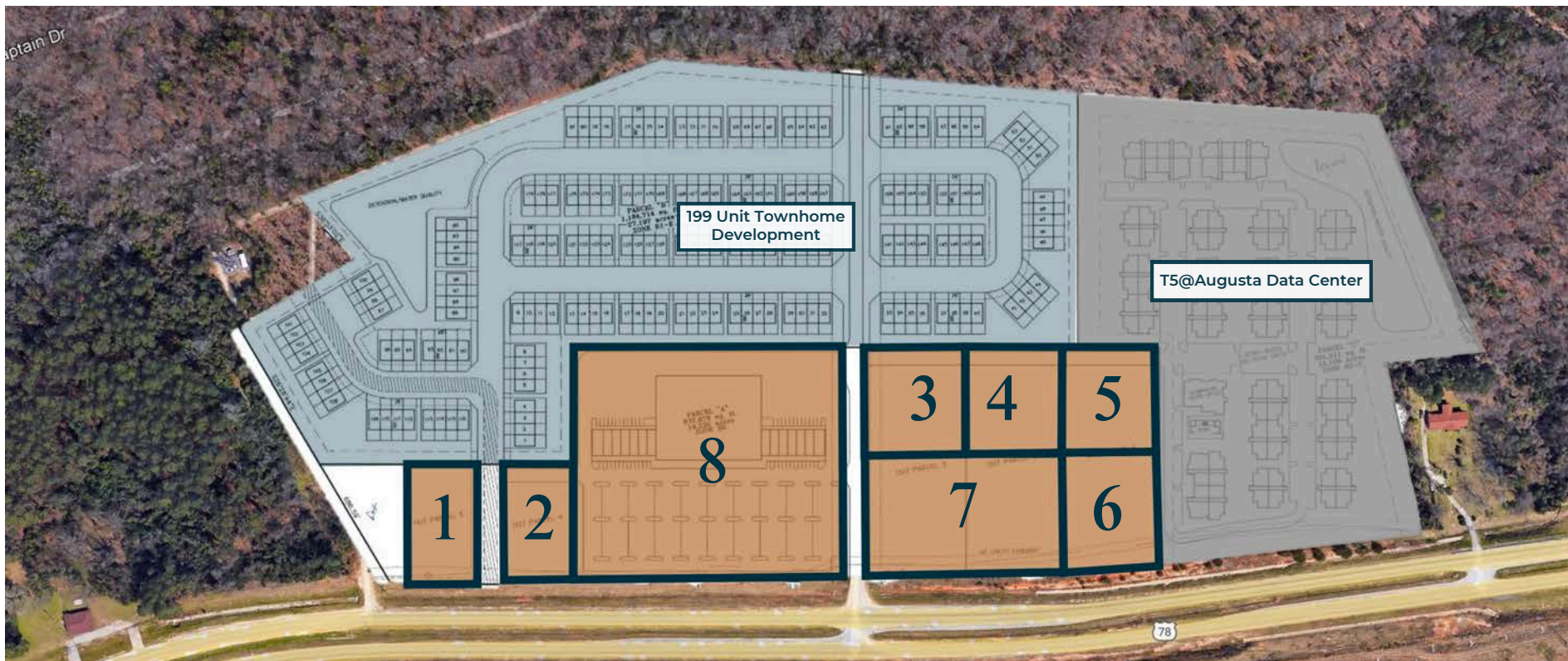


Demographics	1 Mile	3 Mile	5 Mile
Population	5,240	29,652	80,544
Median HH Income	\$93,021	\$74,695	\$75,340
2020-2025 Growth	12.06%	11.32%	9.67%
Households	1,364	8,356	27,758



8 RETAIL PADS

PRICING OVERVIEW



1 AVAILABLE
Available: GL/BTS/Sale
Size: 1.00 Acres

3 AVAILABLE
Available: GL/BTS/Sale
Size: 1.32 Acres

5 AVAILABLE
Available: GL/BTS/Sale
Size: 1.32 Acres

7 AVAILABLE
Available: GL/BTS/Sale
Size: 2.62 Acres

2 AVAILABLE
Available: GL/BTS/Sale
Size: 1.00 Acres

4 AVAILABLE
Available: GL/BTS/Sale
Size: 1.32 Acres

6 AVAILABLE
Available: GL/BTS/Sale
Size: 1.26 Acres

8 AVAILABLE
Available: GL/BTS/Sale
Size: 7.50 Acres



Fort Gordon
Gate 2

McCoys Creek
150 Units

Captains Corner
190 New Homes

Pepper Hill
450 Units

199 Unit Townhome
Development

RIGHT IN, RIGHT OUT

SIGNAL COMPLETED
FEB 2026



20,600 VPD

GORDON HWY





Willhaven Estates
351 New Homes

Sims Landing
500 Homes

Fort Gordon

GORDON HWY
22,700 VPD

EST. COMPLETION
FEB 2026



RIGHT IN, RIGHT OUT

Captains Corner
190 New Homes





Fort Gordon

EST. COMPLETION
FEB 2026



GORDON HWY  22,700 VPD

RIGHT IN, RIGHT OUT

Captains Corner
190 New Homes



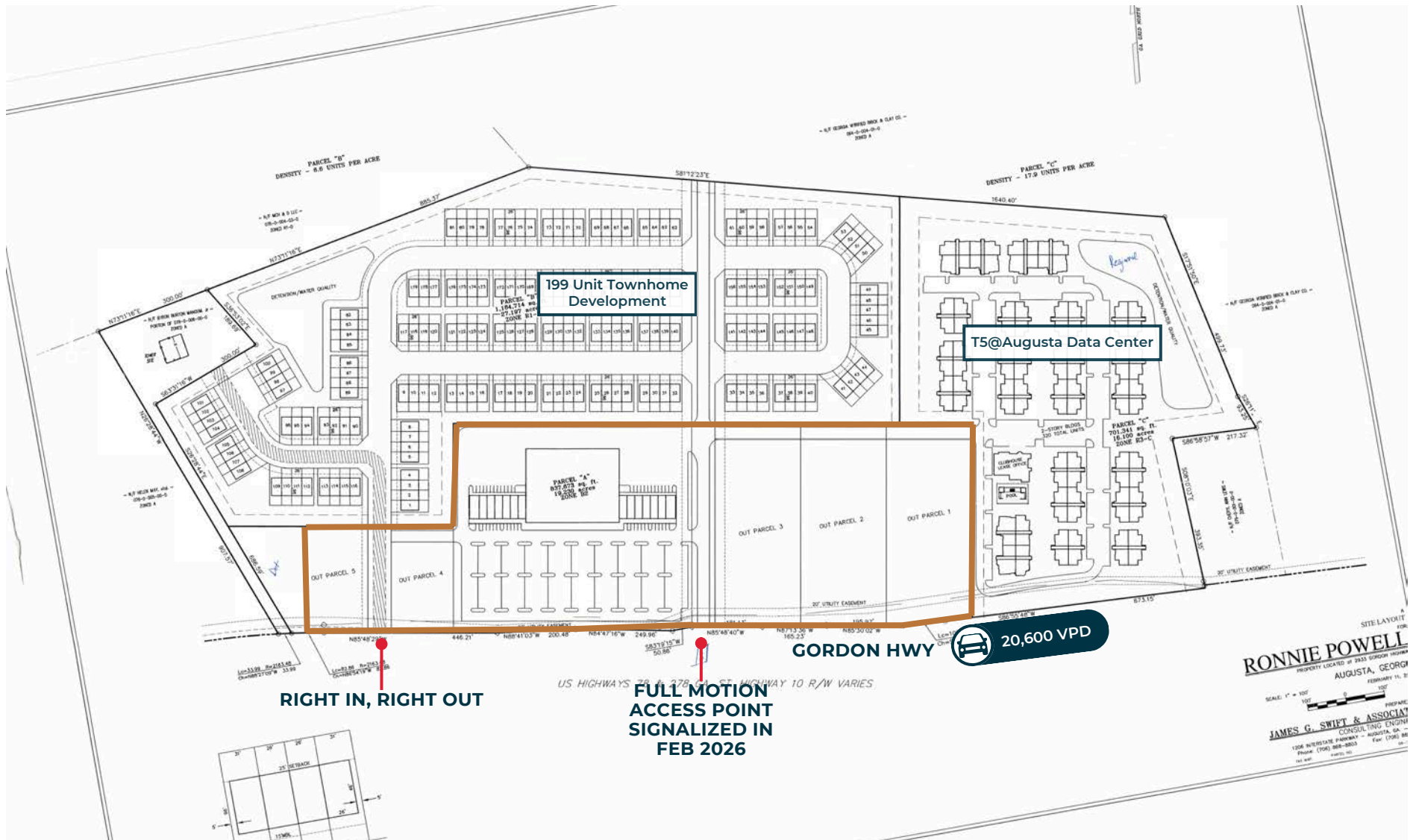


PARCEL LEGEND		
Map #	Neighborhood Name	# of Homes
1	McCoys Creek	150
2	GH Apartments	350
3	Haynes Station	1000
4	Sims Landing	500
5	Willhaven Estates	351
6	Bridgeport	250
7	Galahad	172
8	Elderberry	434
9	McHenry Square	229
10	Breckenridge	178



8 RETAIL PADS

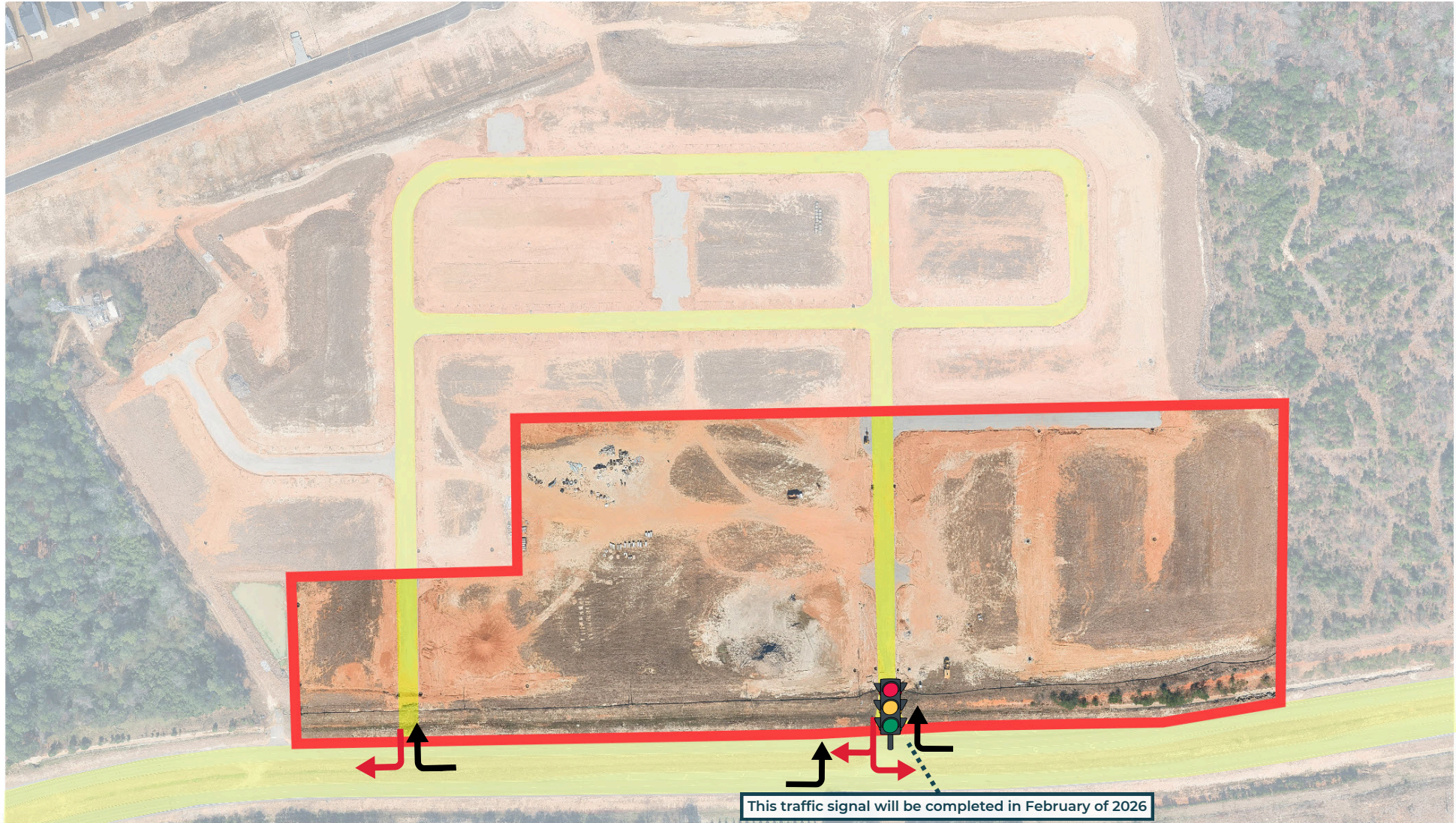
SITE PLAN



2933 GORDON HWY

8 RETAIL PADS

ACCESS MAP



8 RETAIL PADS

ZONING MAP





AREA OVERVIEW



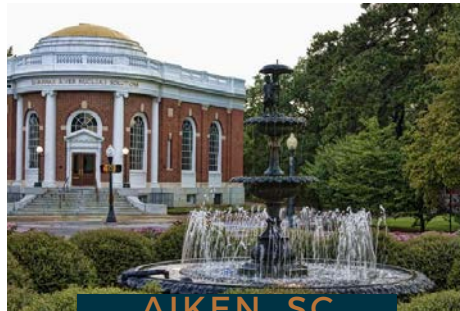
WHY? AUGUSTA

OVERVIEW

The Central Savannah River Area (CSRA) which includes Augusta, GA, Aiken, SC and more, 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.**



AUGUSTA, GA



AIKEN, SC

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

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

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