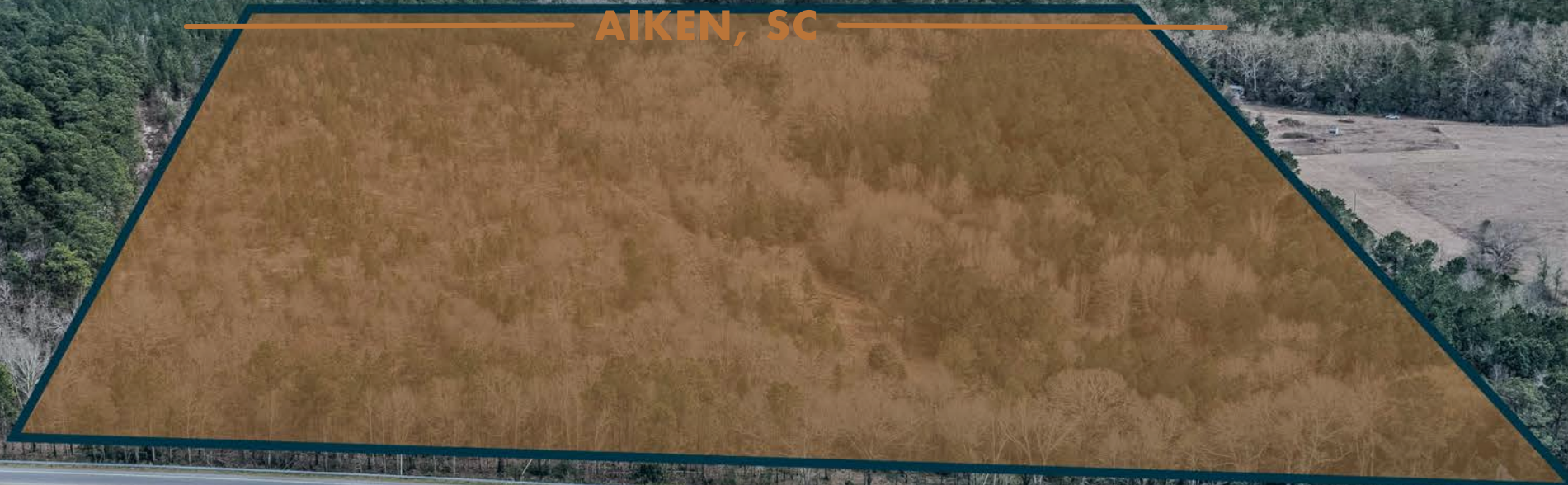




AVAILABLE

±31.73-AC SECOND ROW DEVELOPMENT SITE

AIKEN, SC



00 Edgefield Hwy., Aiken, SC

- ±31-AC of Development Land
- Right Off of I-20 Exit 18
- The property is Zoned RUD



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GROUP
MEYBOHM COMMERCIAL

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Finem Group

EXECUTIVE OVERVIEW



INVESTMENT DESCRIPTION

The Finem Group at Meybohm Commercial is pleased to exclusively present this ±31.73-acre development tract in Aiken, SC, located off I-20 on Edgefield Hwy.

It is a second-row tract of land that is located behind Circle K and Deluxe Inn. This land would make a great industrial/multifamily development opportunity.

Its general proximity has very little development so far but the areas around this site have seen substantial growth and it's only a matter of time before it spreads here.

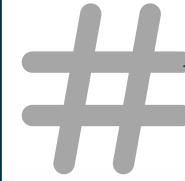
PROPERTY DETAILS

Address

00 Edgefield Hwy
Aiken, SC 29801



Tax Parcel ID



102-00-18-001

Property Access

Second Row
Parcel Has Access
Easement



Property Zoning

RUD

3 Mile Population

3,663



3 Mile MHI

\$44,751



INVESTMENT HIGHLIGHTS



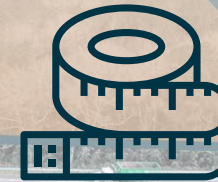
\$799,000

Ask Price



±35,000 (I-20)

Traffic Count



±31.73

Lot Size (Acres)

LOCATION SUMMARY

The property is located off I-20 on Edgefield Hwy in Aiken, SC. It is positioned as a second-row tract of land that is wedged between Edgefield Hwy and I-20 (33,500 VPD).

Although it is not surrounded by a lot of development yet, it is the only exit between the Aiken Regional Airport and the Sage Valley exit which has seen huge growth in the past couple of years.

Aiken, SC is conveniently located in close proximity to large cities such as Atlanta, GA, and Columbia, SC, and major sea ports like the port of Charleston and Port of Savannah.



LOCATION OVERVIEW



TRAFFIC COUNTS

35.2K

Edgefield Hwy

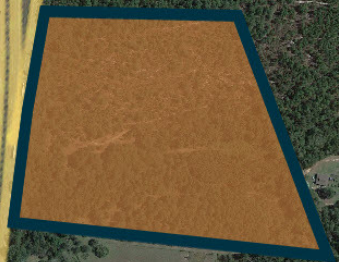
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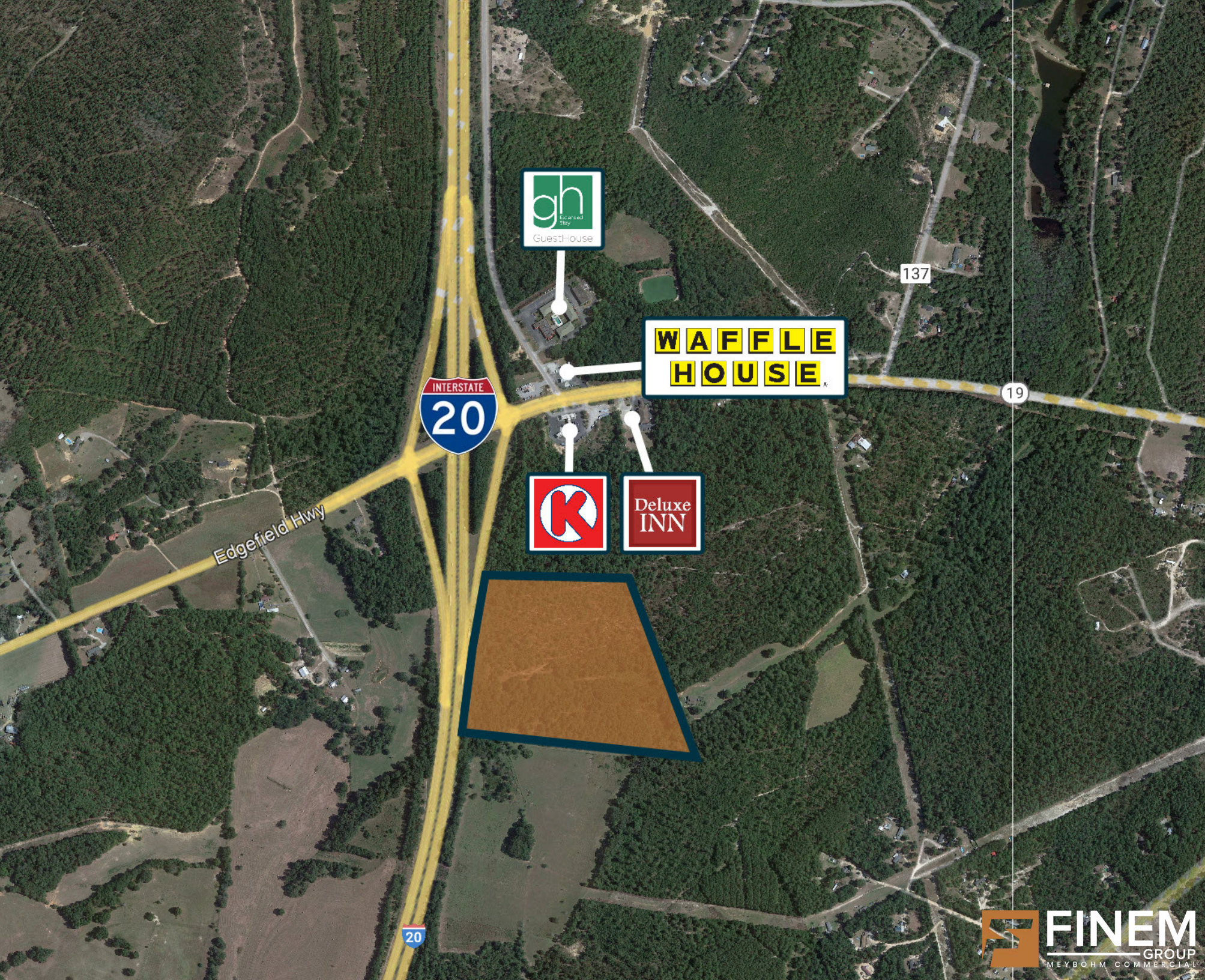
7.8K

36.5K



Edgefield Hwy

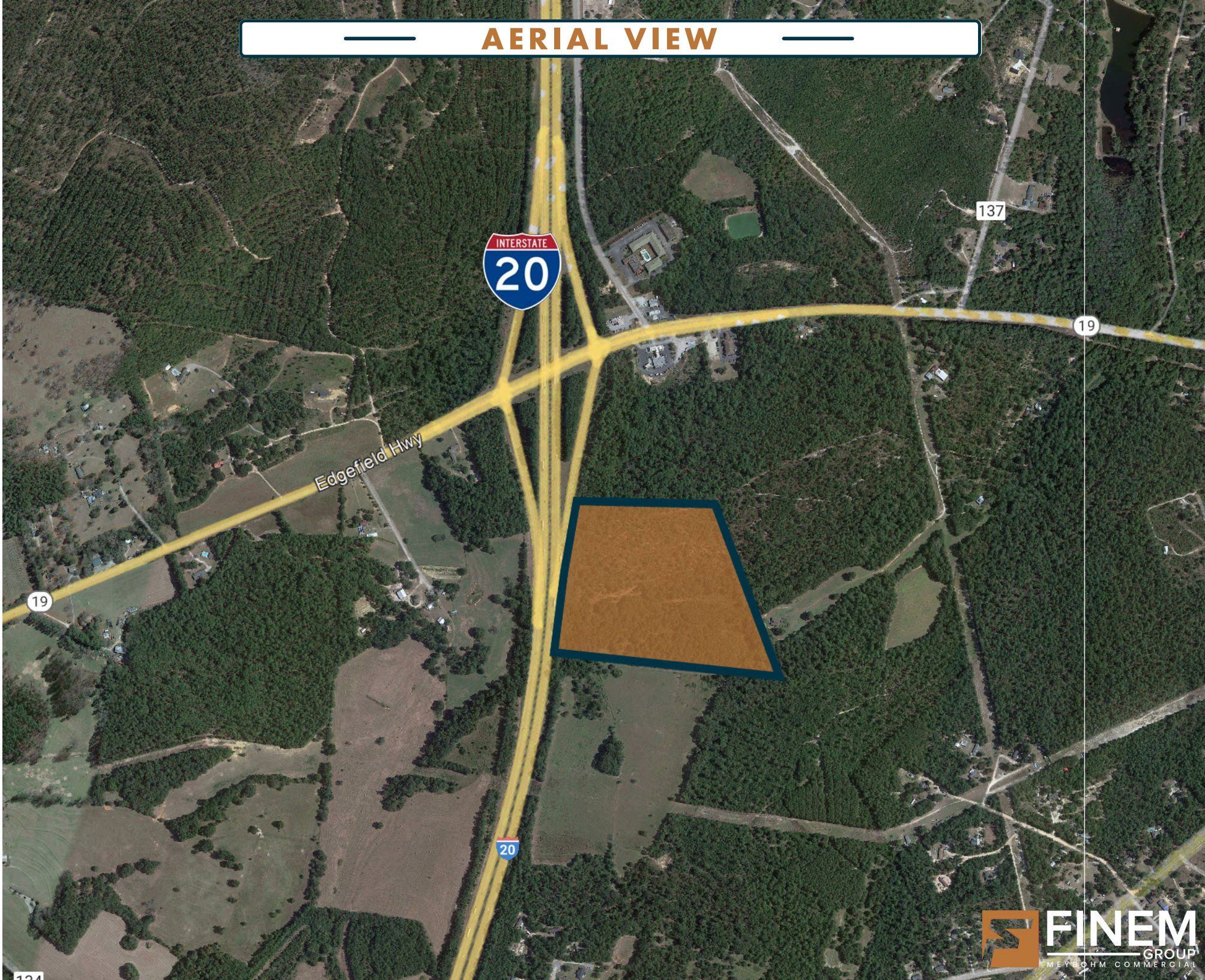




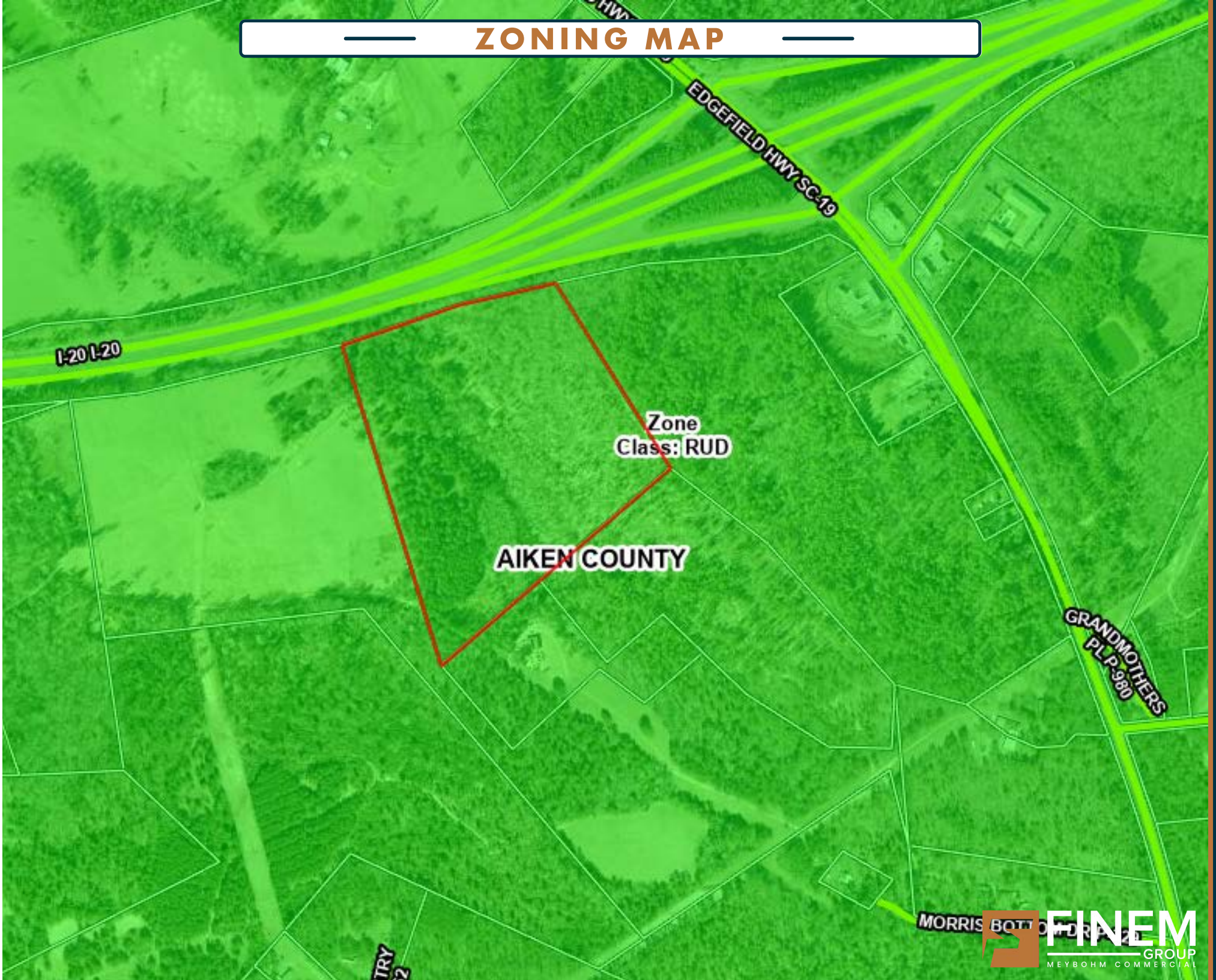
SITE MAPS



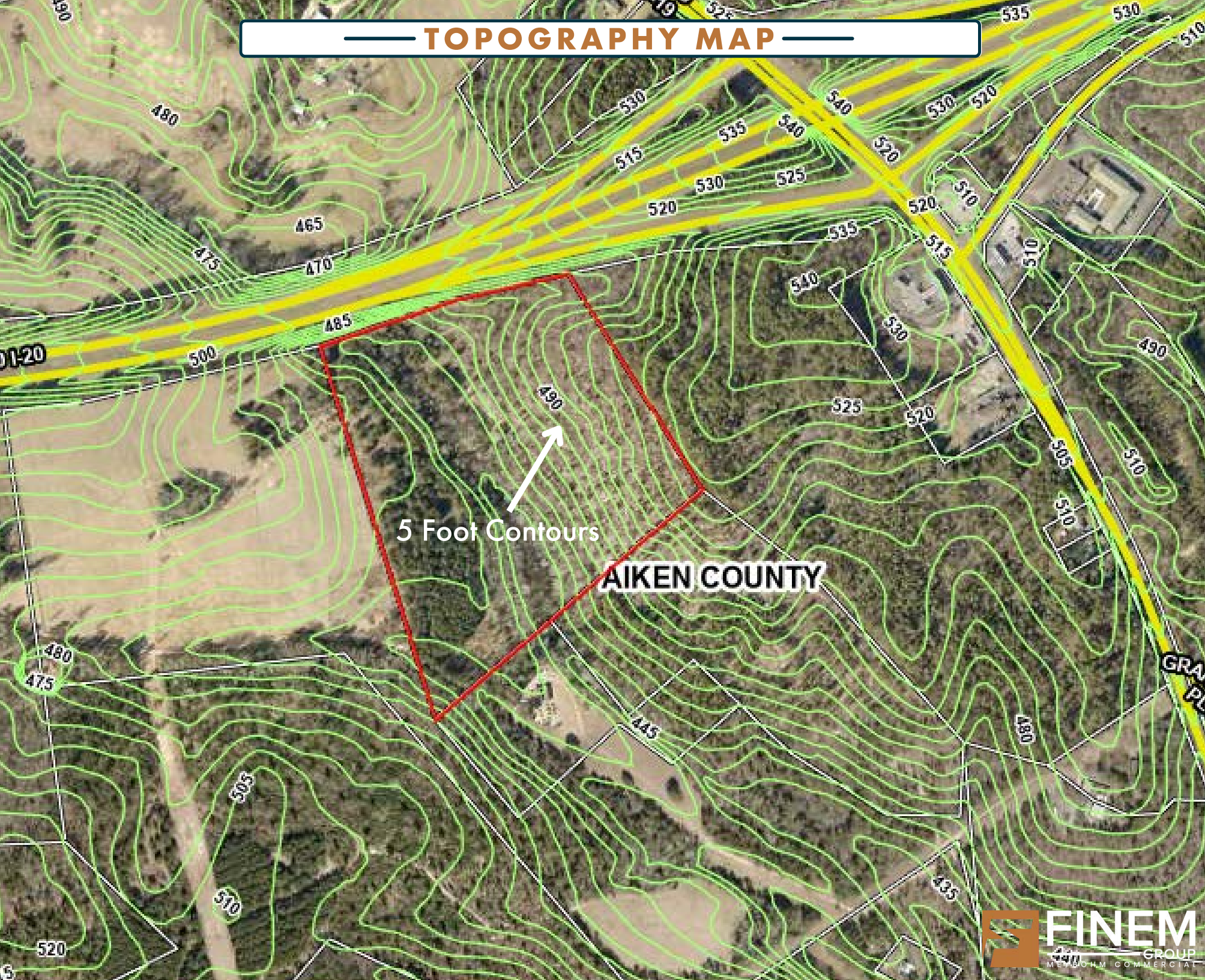
AERIAL VIEW



ZONING MAP



TOPOGRAPHY MAP



WETLANDS MAP







AREA OVERVIEW

Augusta, GA

RETAIL/SHOWROOM SPACE / OFFERING MEMORANDUM

THE CSRA OVERVIEW



622,275
CSRA Population



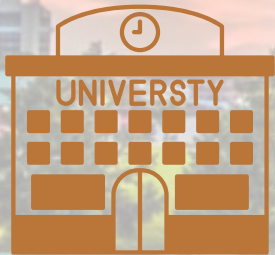
\$61,473
CSRA Med. Income



\$198,719
Med. Home Value



0.43%
Annual Growth Rate



4
Total Colleges



9,921
College Studets



269,031
Labor Force



3.7%
Unemployment Rate

MSA BUSINESS OVERVIEW

Augusta is a regional center of medicine, biotechnology, and cyber security. Augusta University, the state's only public health sciences graduate university, employs over 7,000 people. Along with University Hospital, the Medical District of Augusta employs over 25,000 people and has an economic impact of over \$1.8 billion. Within the next few years, the city is expected to have rapid population growth of 10,000+ residents due to the announcement of the United States Army Cyber Command that will be located in Fort Gordon.

The city's three largest employers are Augusta University, the Savannah River Site (a Department of Energy nuclear facility), and the U.S. Army Cyber Center of Excellence at Fort Gordon, which oversees training for Cyber, Signal Corps, and Electronic Warfare. Other Companies with headquarters or distribution centers in the CSRA are but limited to, EZ-Go, Bridgestone, Tax Slayer, John Deere, Amazon, Kellogg's Kimberly Clark, Graphic Packaging International, and more.



Kimberly-Clark



**GEORGIA
CYBER CENTER**



Piedmont
HEALTHCARE



amazon



Health
AUGUSTA UNIVERSITY

JOHN DEERE



TaxSlayer



MASTERS



AUGUSTA UNIVERSITY
**MEDICAL COLLEGE
OF GEORGIA**

VA



U.S. Department
of Veterans Affairs



AIKEN COUNTY, SC

Originally chartered in 1828, Aiken is a city of historic charm, with a vibrant downtown, and a history of passion for all things equestrian. Located in Aiken County, South Carolina, in the Central Savannah River Area (CSRA) in close proximity to Augusta, GA, Aiken has long been a destination for those horse and golf lovers alike. This coupled with its general charm has resulted in a city with great appeal as a retirement location.

As the county seat of Aiken County, per a 2015 estimate, Aiken has a population of approximately 30,604. Per a 2013 census, the greater county is the home to approximately 164,176 people. Area employers benefit directly from the proximity of Aiken Technical College, Piedmont Technical College, and the University of South Carolina at Aiken. When you consider the abundant workforce from the Aiken-Augusta, SC-GA Metropolitan Statistical area that includes over 575,000 people. Savannah River Site (SRS) is a nuclear site located in close proximity to Aiken that employs more than 10,000 people. With its first reactor having gone critical in 1953, the facility has continued to grow in capacity and in the number of people employed. Bridgestone has two separate plants in Aiken, employing nearly 1,800 people and Kimberly-Clark which employs 1,200, in addition to many smaller industrial operations employing thousands more.



\$57,572

MHI



168,808
Population



3.4%
Unemployment

CYBER CITY

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

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. Located on the Nathan Deal Campus for Innovation, the center is a unique public/private partnership involving academia, state and federal government, law enforcement, the U.S. Army, and the private sector. Other cyber-focused businesses are paying attention and taking advantage of the expanding field by moving their headquarters and establishing branches in the Augusta Region. The \$100 million Georgia Cyber Center, the single largest investment in a cybersecurity facility by a state government to date, is a unique public/private partnership involving academia, state and federal government, law enforcement, the U.S. Army and the private sector.



GEORGIA CYBER CENTER



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.

Augusta National Golf Club sometimes referred to as Augusta or the National, is a golf club in Augusta, Georgia, United States. Unlike most private clubs which operate as non-profits, Augusta National is a for-profit corporation, and it does not disclose its income, holdings, membership list, or ticket sales. Founded by Bobby Jones and Clifford Roberts, the course was designed by Jones and Alister MacKenzie[3] and opened for play in 1932. Since 1934, the club has played host to the annual Master's Tournament, one of the four men's major championships in professional golf, and the only major played each year at the same course. It was the top-ranked course in Golf Digest's 2009 list of America's 100 greatest courses and was the number ten-ranked course based on course architecture on Golfweek Magazine's 2011 list of best classic courses in the United States.



MASTERS

Regional supermarket chain Lowes Foods coming to Aiken

BY MATTHEW CHRISTIAN MCHRISTIAN@AIKENSTANDARD.COM

JAN 7, 2023



New Olive Garden coming to Aiken

BY JOSH HEATH MAY 6, 2022

0 COMMENTS SHARE

If you're tired of driving from Aiken to Augusta to satisfy your craving for Olive Garden's breadsticks, you won't have to do that much longer. The popular Italian restaurant plans to open a new location in the former Golden Corral Buffet & Grill in front of the Aiken Mall.

The city of Aiken ...

Aiken Mall redevelopment plans reveal mix of retail, apartments, park and hotel

BY LANDON STAMPER LSTAMPER@AIKENSTANDARD.COM
MAR 4, 2022



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Meybohm Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.

The Finem Group is a team of brokers at Meybohm Commercial that have partnered to provide modern brokerage tools coupled with local expertise to their clients. Whether you have interest in understanding a single property, or wish to plan a greater real estate investment strategy, our team of seasoned brokers, financial analysts, and support staff exist to help our clients make wise decisions.

HOW WE HELP OUR CLIENTS

Regional Expertise Meets Advanced Analytics & Marketing



DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR. Our team of brokers and on staff analysts advise and analyze the data for you.



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.



SEGMENTED, DETERMINED MARKETING

Augusta's largest team of commercial brokers includes a team of the area's most sophisticated real estate marketers. We collect, target and market our listings with determination and intentionality.



EXPERIENCED NEGOTIATORS/DEAL-MAKERS

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



BUSINESS-MINDED EXPERTISE

We are a team of CCIM-educated brokers with MBAs and the experience running our own businesses with our own support staff.



ASSET-CLASS- FOCUSED

Being connected to the buyers, sellers, landlords and tenants, and understanding your particular type of asset matters. We are a team of brokers with specific asset-type focus.