



## ±12 AC DEVELOPMENT LAND THOMSON, GA

## FOR SALE/LEASE

Ginger Hill Rd at Hwy 150, Thomson, Ga 30824

- ±12.36 ACRES OF DEVELOPABLE LAND
- LOCATED OFF EXIT 175 AT I-20 (39,900 VPD)
- ZONING IS T-1





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### OFFER SUBMISSION

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

- Pricing
- Due Diligence Timeline
- Earnest Money
- Special Stipulations



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# EXECUTIVE SUMMARY



## INVESTMENT DETAILS



Price  
Unpriced



Lot Size  
±12.36 Acres



Traffic Count  
39,900 VPD

## INVESTMENT HIGHLIGHTS

### NEAR ALOT OF DEVELOPMENT

This property is surrounded by a lot of new development. With a brand new truck stop being developed in front and a residential neighborhood connecting to the property, this site would be great for more growth.

### FLEXIBLE ZONING

This property has T-1 zoning in Thomson which means that the property would have to be rezoned for future use but it is flexible.

### NEAR I-20

This site is located right off the exit on I-20 in Thomson, GA.

### IDEAL FOR RESIDENTIAL OR STORAGE UNITS

With the surrounding residential development, this site would be ideal for another residential development or a storage unit development to support the continued growth of Thomson, GA.

### GREAT ROAD FRONTAGE

This site has over 1600' feet of road frontage on Ginger Hill Rd and Elias Stationway with great visibility to over 39,900 VPD on I-20.






## INVESTMENT DESCRIPTION

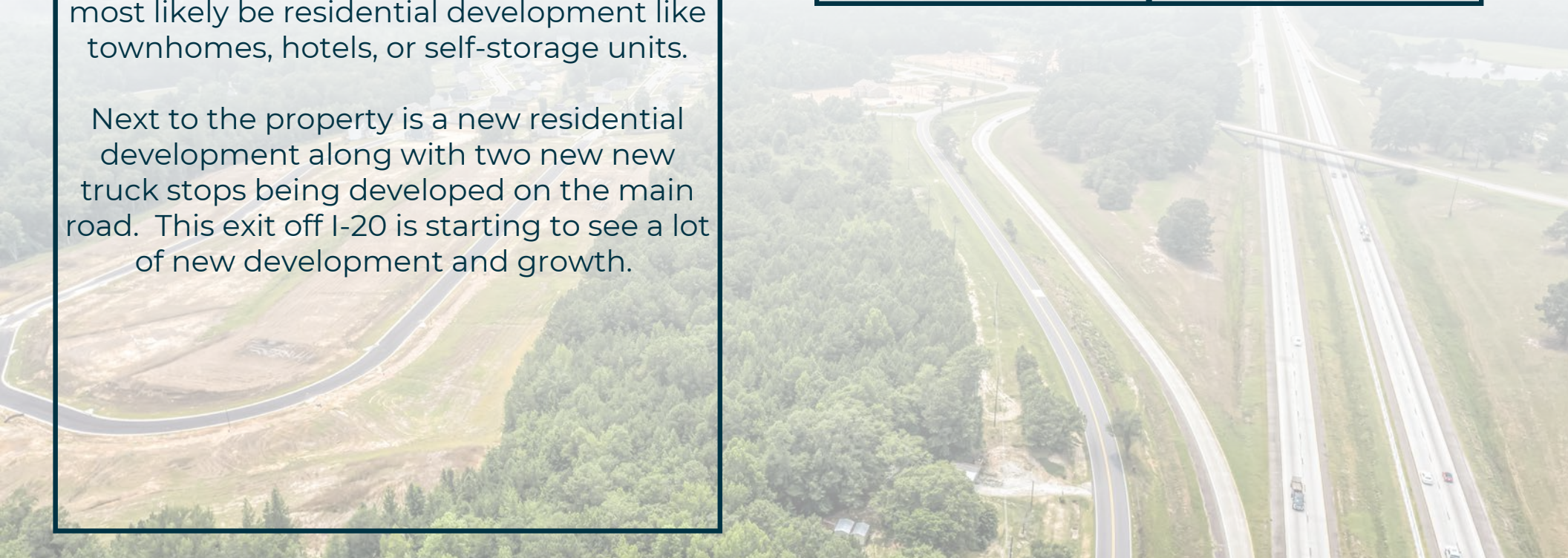
The Finem Group at Meybohm Commercial is proud to exclusively present 12.36 acres at Ginger Hill Rd and Highway 150 in Thomson, GA.

Utilities are close by, the topography is flat and the property is mostly covered with trees. The property is currently zoned T-1 and is located right off Highway 150 which has a daily traffic count of 5,630. This property sits right off Interstate 20 Exit 175, which has a daily traffic count of 39,900. The property's highest and best use would most likely be residential development like townhomes, hotels, or self-storage units.

Next to the property is a new residential development along with two new new truck stops being developed on the main road. This exit off I-20 is starting to see a lot of new development and growth.

## PROPERTY DETAILS

<b><u>Address</u></b> 00 Ginger Hill Rd Thomson, GA		<b><u>Tax Parcel ID</u></b> # 00510007D00
<b><u>Property Access</u></b> Second Row Parcel off the Main Road and I-20 Exit		<b><u>Property Zoning</u></b> T-1
<b><u>3 Mile Population</u></b> 2,924		<b><u>3 Mile MHI</u></b> \$54,012



## LOCATION DESCRIPTION

The property is located in Thomson, GA on Ginger Hill Rd at Highway 150. The property is located just off of Highway 150, Exit 175 on Interstate 20. Highway 150 has a daily traffic count of 5,630 and Interstate 20 has a daily traffic count of 39,900. Thomson is located about 30 minutes from Augusta, GA, and two hours from Atlanta, GA. Located nearby are some neighborhoods and gas stations. Thomson, GA is a growing city due to the congestion of other towns like Grovetown which are pushing more people into growing towns like Thomson.





# PROPERTY PLAT

Plat Doc: PLAT  
Recorded 02/27/2019 11:50AM

Donnie H. Cheatham  
Clerk Superior Court, McDuffie County, Ga.  
Book E2019 Pg 0012  
Penalty: \$0.00  
Interest: \$0.00  
Participants: 6678240117



MAGNETIC

**\* NOTES \***

1. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
2. ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF McDUFFIE COUNTY.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS' DEED REFERENCES WERE PROVIDED BY WRIGHT ANGLE LAND SURVEYORS AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
4. THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD.
5. SURVEY AUTHORIZED BY SYBIL LEWIS.
6. PROPERTY IS CURRENTLY OWNED BY HINTON ENTERPRISES LLC.

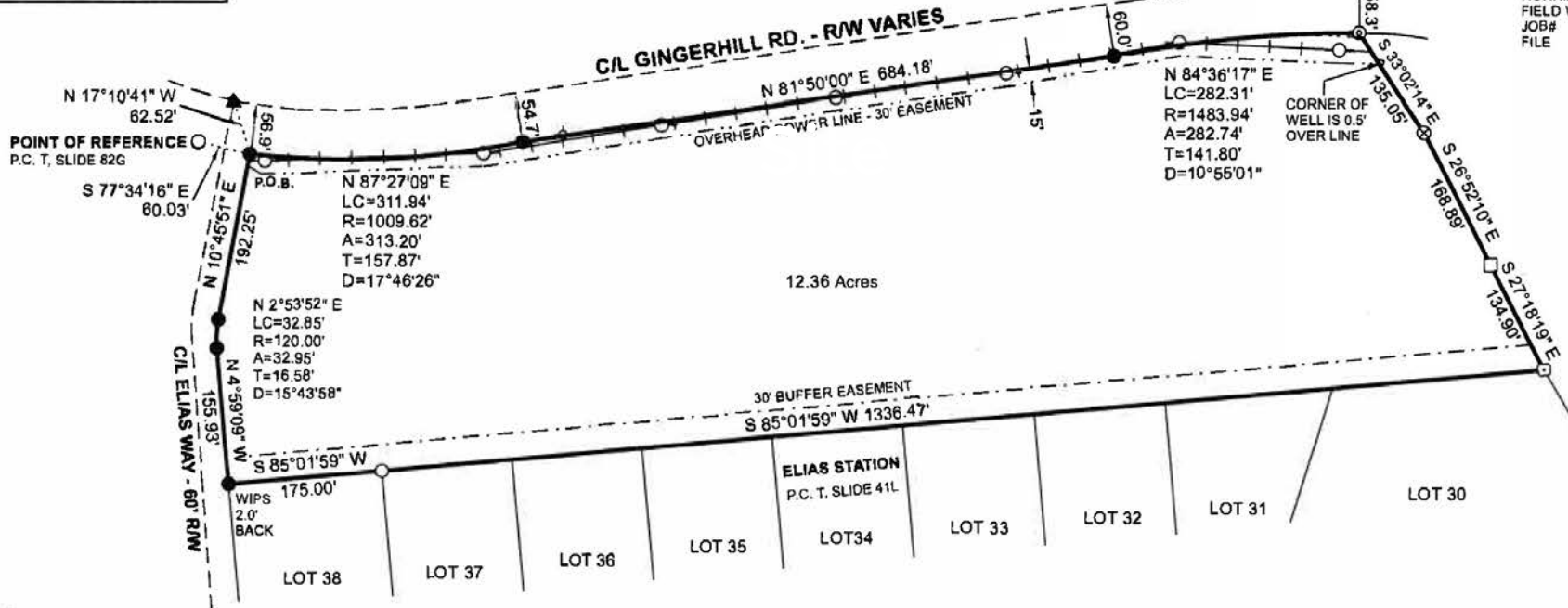
**BOUNDARY PLAT FOR:**  
**HINTON ENTERPRISES**  
12.36 ACRES, 134th G.M.  
McDUFFIE COUNTY, GEORGIA  
JANUARY 22, 2019

**REFERENCES**

D.B. 567, PGS. 379-380 - P.C. S. SLIDE 381J  
P.C. T, SLIDE 41L

**SURVEY DATA**

E.O.C. PLAT:	1/314,494'
EQUIPMENT USED:	TOPCON GR3
SURVEY METHOD:	RTK
HORIZONTAL ACCURACY:	<=+0.06' PER FOOT
FIELD WORK COMPLETED ON:	1/18/2019
JOB#	19-2
FILE	19-2A.TRV



~ CHARLIE CRAWFORD ~

D.B. 73, PG. 442  
PB. H, PG. 49



**LEGEND**

- 1/2" Rebar Found W/W
- 5/8" Rebar Found
- ⊗ 3/4" Pipe Found
- 1/2" Rebar Set W/Cap
- ⊗ 1" Pipe Found
- ⊠ 14" Sweet Gum Found
- ▲ Nail Set
- Power Pole

**\* SURVEYORS CERTIFICATION \***

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

*James D. Wright*

0 150' 300'



WRIGHT ANGLE LAND SURVEYORS

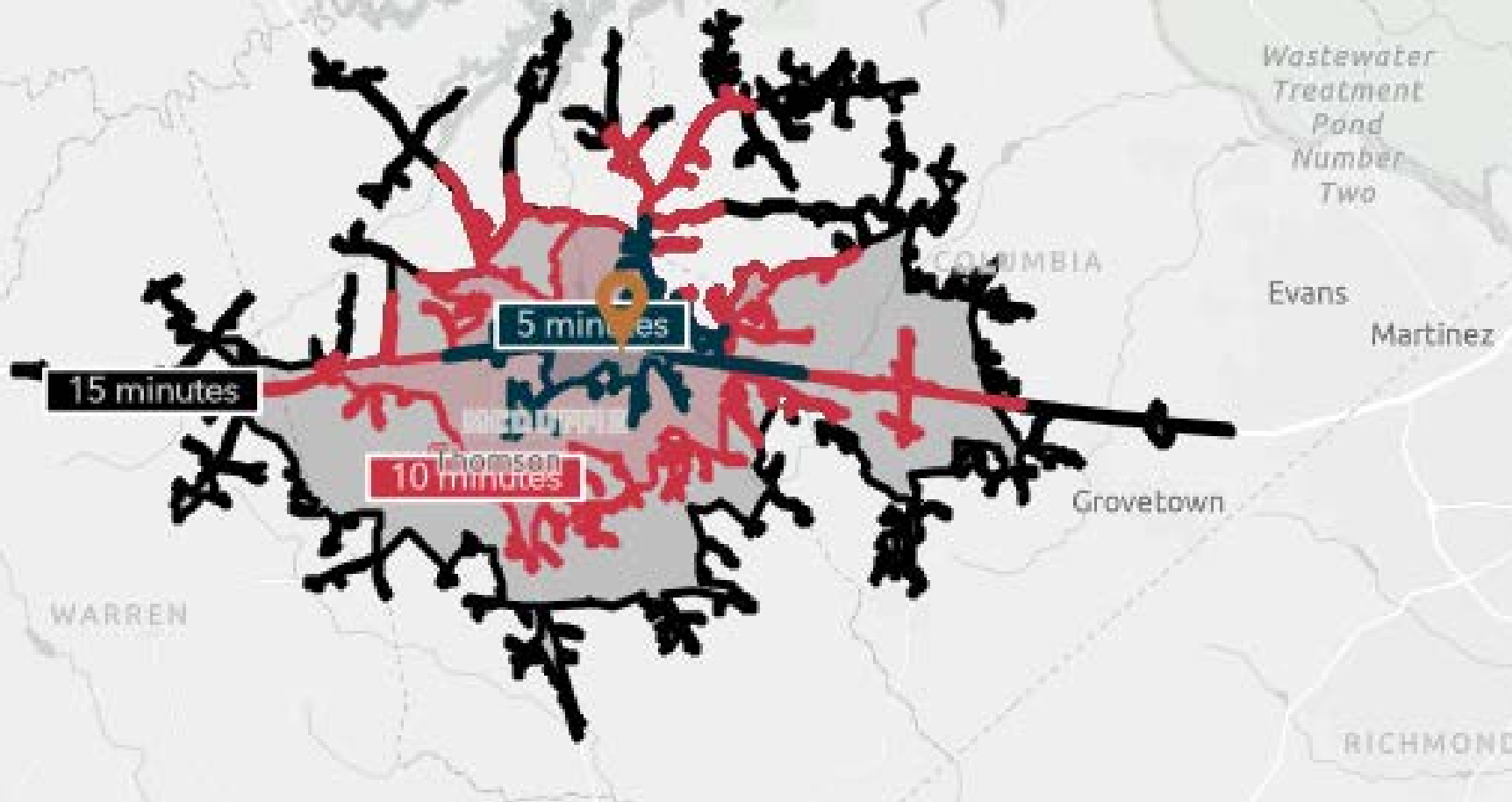








# DEMOGRAPHICS



DEMOGRAPHICS	5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DRIVE TIME
Population	630	11,367	20,232
Med. Household Income	\$53,442	\$50,163	\$56,470
Population Med. Age	40.7 Years	38.8 Years	40.6 Years

**Key Facts**  
**3 Mile Radius**

**KEY FACTS**

**2,924**

Population

**41.1**

Median Age

**2.5**

Average Number of Kids

**\$54,012**

Median Household Income

**BUSINESS**



**29**

Total Businesses



**370**

Total Employees

**EDUCATION**

**15%**

No High School Diploma



**38%**

High School Graduate



**25%**

Some College



**22%**

Bachelor's/Grad /Prof Degree

**EMPLOYMENT**



**45.7%**

White Collar



**32.9%**

Blue Collar



**21.2%**

Services

**5.5%**

Unemployment Rate

**INCOME**



**\$54,012**

Median Household Income



**\$28,241**

Per Capita Income



**\$70,087**

Median Net Worth



**0**

Number of Restaurants



# Key Facts

# 10 Min Drive Time

## KEY FACTS

**11,490**

Population

**38.8**

Median Age

**16%**

No High School Diploma

**42%**

High School Graduate

**23%**

Some College

**20%**

Bachelor's/Grad /Prof Degree

**2.5**

Average Number of Kids

**\$50,163**

Median Household Income

## BUSINESS



**545**

Total Businesses



**6,020**

Total Employees



White Collar

**50.2%**



Blue Collar

**29.7%**



Services

**20.2%**

**6.6%**

Unemployment Rate

## INCOME



**\$50,163**

Median Household Income



**\$26,541**

Per Capita Income



**\$56,854**

Median Net Worth



**41**

Number of Restaurants



# THE CSRA OVERVIEW



622,275

CSRA Population



\$61,473

CSRA Med. Income



\$198,719

Med. Home Value



0.43%

Ann. 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.



GEORGIA  
CYBER CENTER



JOHN DEERE



U.S. Department  
of Veterans Affairs

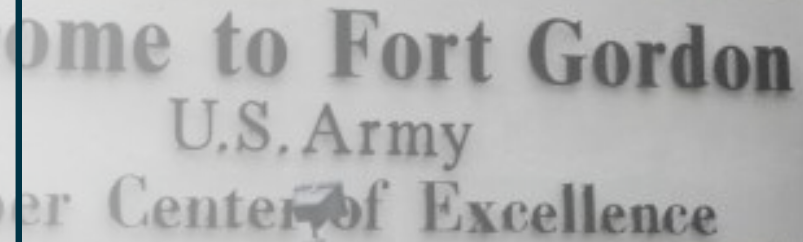




# CYBER CITY

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.



Welcome to Fort Gordon  
U.S. Army  
Cyber Center of Excellence



**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

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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.

## — FINEM GROUP OVERVIEW —



Finem- Latin Phrase meaning "consider the end": live so that your life will be approved after your death.

The Finem Group is a team of brokers and support staff at Meybohm Commercial who believe that everyone should be surrounded by a group of trusted advisors. With a team of three licensed commercial agents, a licensed investment analyst, a financial analyst intern, a professional photographer, and a transaction coordinator our team is vastly equipped to advise our clients on any of their real estate needs.

With our team of highly skilled agents and staff, we pride ourselves on being the best at what we do. We provide top-of-the-line photography, some of the best marketing packages, incredibly thorough and analytical valuations, and most importantly, honest and transparent advice to our clients. Like our team name, Finem, we aim to consider the end of every transaction we handle. We hope to live our lives in a way that honors our clients from the beginning to the end. For us, this isn't simply a job with a commission, it is our chance to help steward the assets of our clients in a way that will benefit them in the long run.

Based in Augusta, GA, The Finem Group has made a name for themselves as regional brokers in Georgia and South Carolina with plans to expand to other states.



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## MEET THE BROKERS



**Jonathan Aceves,  
CCIM, MBA**

Jonathan serves as a Commercial Sales and Leasing Advisor with Meybohm Commercial. Originally licensed in 2005, Jonathan specializes in downtown development, portfolio planning, multifamily brokerage, and land & site selection. Jonathan's portfolio planning has mostly centered around advising owners with portfolios of commercial properties regarding sales and 1031 exchanges, along with underwriting potential transactions. Jonathan has worked extensively in Site Selection and Commercial Land Brokerage. Notable site selection clients include Domino's Pizza, SRP Federal Credit Union, Hardees, Popeyes, Whit's Frozen Custard, and many others. Jonathan's approach to site selection differs from that of many of his competitors in that he starts from a list of all potential sites, rather than simply on-market sites. This tends to be more work but has led to finding off-market ideal locations for his clients. Jonathan also focuses on Multifamily brokerage, with his track record including numerous downtown duplexes and quads, along with Cedar Pines Apartments and Ridgewood Apartments. His approach with multifamily is to reduce the work required by a buyer to underwrite—leading to faster sales and higher prices.



**John Eckley,  
MBA, Civil Eng.**

Consultative, client-focused, and analytical, John is an industrial and commercial advisor for Meybohm Commercial, where his aim is to guide clients in accomplishing their greater collective financial goals, through portfolio planning, deal analysis, and excellent client service. John earned his MBA and civil engineering degrees from Clemson University and is in the final stages of pursuing his CCIM (Certified Commercial Investment Member) designation. It's a combination of experience held by only John and his team member Jonathan Aceves in the Augusta market. John's extensive experience and training in solving real-world problems are what direct him in developing client strategies for real estate investments. John's specialties include industrial warehouse and flex-space properties, land & site selection, and general commercial work. He also partners with clients on their 1031 exchanges and sale leasebacks and serves the medical community for both investment and office needs. His approach is unique because it combines his process-oriented, engineering brain with his interest in developing strong relationships with clients.

## MEET THE BROKERS



**Dustin Wright**  
Commercial Advisor

Dustin joins Meybohm Commercial and will be working to represent his clients in land site selection, development, and retail/industrial property brokerage. He most recently worked in the Central Nervous System division of Abbvie Pharmaceuticals where he advised Health Care Providers in the CSRA. Prior to pharmaceuticals, Dustin was a Territory Manager for Richmond Supply Company where he served the Kaolin, Lumber, Farming, Chemical, Power, and Water industries. Dustin joined the U.S. Navy as a Yeoman after graduating from Harlem High School. He received an AS in Business Administration from Georgia Military College and BS in Industrial/Business from Southern Polytech. He was previously a Project Manager in the Industrial/Commercial Construction sector in both Augusta and Atlanta and has also provided scheduling analytical work for Southern Nuclear Company. Dustin enjoys strategizing, and solving problems and doesn't meet many strangers. He resides in the Summerville Historic District with his amazing wife Caroline and their two children, Cole and Emmaline. Dustin believes that strong faith, integrity, and honesty are the keys to success in any business. He is an active member of the First Presbyterian Church of Augusta and enjoys golf, fishing, hunting, and spending time with friends and family.



**Stephen Long**  
Financial Analyst

Stephen joined the team at Meybohm Commercial two years ago as a financial analyst. In college, he earned his real estate license and began as a residential agent on the side while he focused on graduating college. He graduated from Augusta University with a BS in Corporate Finance and he has two certifications in financial modeling. One is ACRE's commercial real estate financial modeling course (one of the most sought-after CRE modeling certifications) and he has CFI's FMVA (financial modeling valuation analyst) certification which is a sought-after certification for corporate financial modeling. He is in the process of completing two other certifications as he believes that in order to be an excellent analyst he needs to be continuously growing his skills. Along with the team's analysis and underwriting, Stephen is also in charge of creating all Offering Memorandums and informational content. In his free time, Stephen loves to read, work out, and watch movies. Additionally, for the past year, he has been learning Spanish with the goal of becoming fluent in the future. Lastly, he has volunteered for Younglife, a nonprofit, for 6 years.

**For inquiries,  
contact us.**



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## HOW WE HELP OUR CLIENTS

### REGIONAL EXPERTISE MEETS ADVANCED DATA & MARKETING



#### REGIONAL EXPERTISE & KNOWLEDGE

By way of our particular regional focus on warehouse space, we are track space availabilities, tenant needs, off-market properties and more.



#### 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