



AVAILABLE

0.675 ACRE MEDICAL DEVELOPMENT TRACT

EVANS, GA

422 TOWN PARK BLVD, EVANS, GA, 30809

- Development Land for sale
- Utilities on site
- Perfect For Office / Medical Buildings



FINEM
GROUP
MEYBOHM COMMERCIAL

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Finem Group



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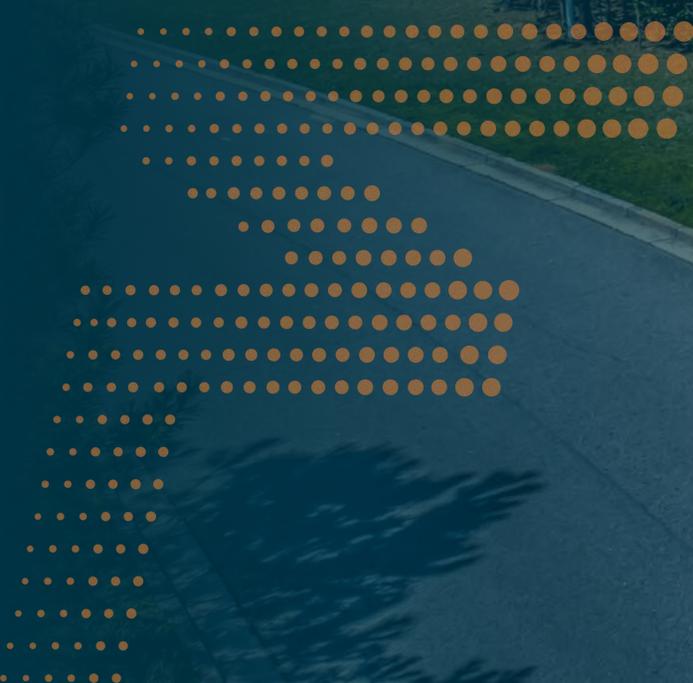


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EXECUTIVE OVERVIEW



PROPERTY HIGHLIGHTS



\$295,000
Ask Price



±0.675
Total Acres



Prime Medical
Office Location

INVESTMENT HIGHLIGHTS

PERFECT FOR MEDICAL/OFFICE USERS

This property would be perfect for a wide range of potential users. It would be a great site for a medical office such as a primary care or specialty office. It would also be a great dental practice location. It would even be a great site to build a professional office use for a law office or financial advisor.

FANTASTIC DEMOGRAPHICS

These lots are located in the heart of Evans Ga and boast some of the best demographics in the whole CSRA. With a 3-mile population of 53,047 and a median household income of \$95,711, a user would have access to some of the most affluent people in the CSRA.

SURROUNDED BY MEDICAL/PROFESSIONAL USERS

This property is surrounded by many medical and professional office users which consist of Evans Medical Group, Pediatric Partners, Samuel Cassey Pitts, ACHS Insurance, Code Ninjas, Davita, Southern Smiles Pediatric Dentistry, and across the N. Belair Rd is Piedmont's Healthcare system in Columbia County.

SURROUNDED BY RETAIL SYNERGY

The property is also in close proximity to a many large retailers and high trafficked corridors. Most notably, Target, Home Depot, Lowes, Publix, Kohls, Belk, McDonalds, Chick-Fil-A, Kroger, and more.

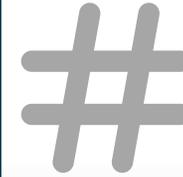
INVESTMENT DESCRIPTION

The Finem Group at Meybohm Commercial is pleased to present this ±0.675 acre development tract located in Evans, GA. The property is zoned PUD and is located next to Amnesty Health, Pediatric Partners, and Evans Rehabilitation and Wellness. This property is ideal for development into Office or Medical and is located near many other existing offices of similar use.

PROPERTY DETAILS

Address

422 Town Park Blvd.,
Evans, GA, 3



Tax Parcel ID

072A346

Property Access

Second Row Parcel
Access Through Many
Roads in and Out



Property Zoning

PUD

3 Mile Population

53,047



3 Mile MHI

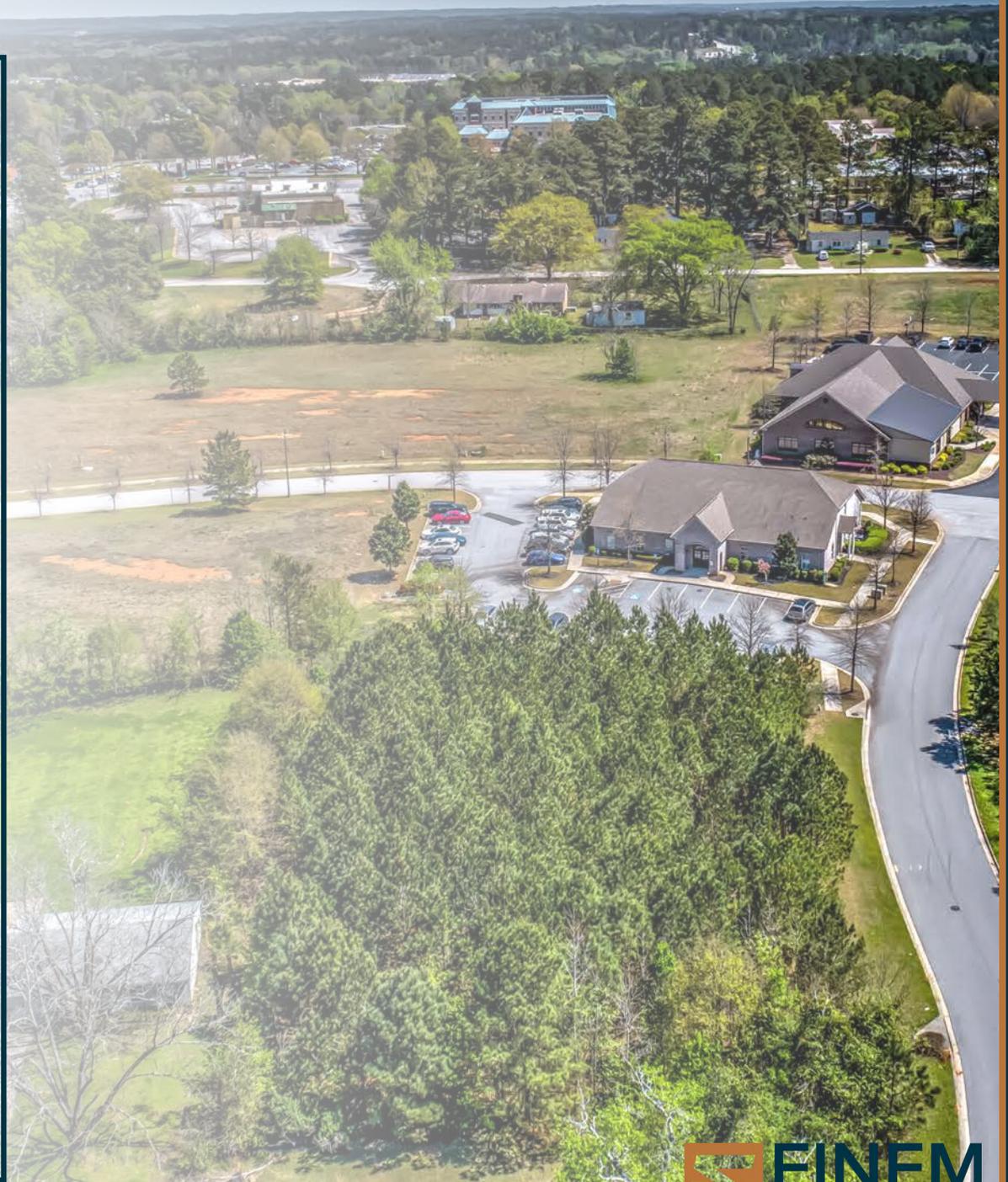
\$95,711



LOCATION SUMMARY

Located in Evans, GA near the intersection of Town Park Blvd. and Parkview Dr. Located less than 0.25 mile from University Hospital's Evans Campus. Located less than 4.5 miles to I-20, making the property easily accessible to the entire CSRA.

The property is also 5 miles from Riverwood, making it convenient to all of Martinez and Evans. Located near Evans Town Center and in very near proximity to three major shopping centers: Home Depot, Publix and Lowes.



LOCATION OVERVIEW





Site



Walmart+

Columbia County Library

IHop

Kroger

Evans Town Center Park

SONIC

CVS pharmacy

Cracker Barrel

THE HOME DEPOT

KFC

TACO BELL

LOWE'S

REC TEC GRILLS

Chick'n Fingers

SITE

Publix

McDonald's

Piedmont HEALTHCARE

welcome HEALTH

Pediatric Partners OF AUGUSTA

ERN PHYSICAL THERAPY

TACO BELL

Diablio's

belk

crumbl cookies

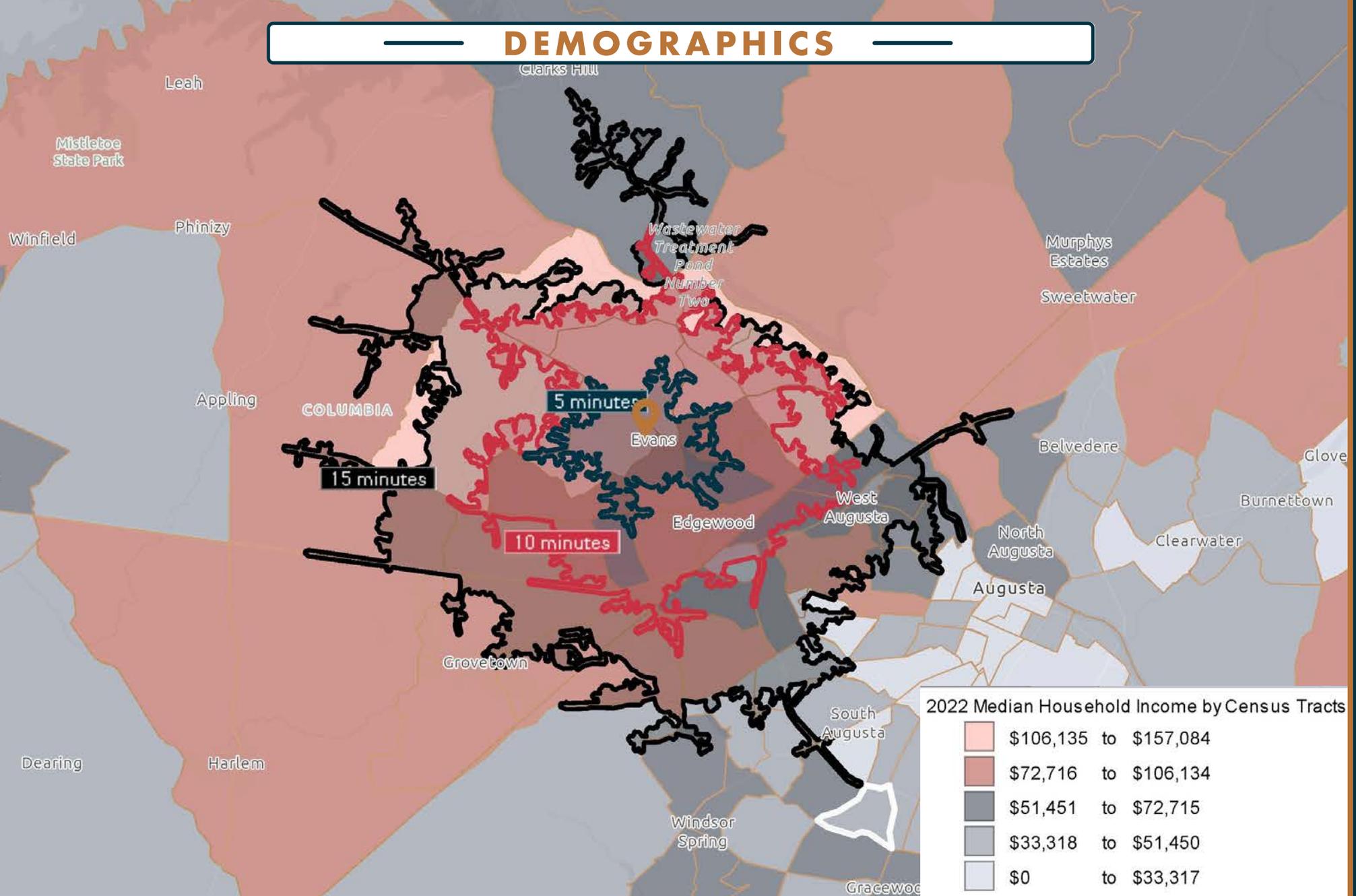
KOHL'S

TARGET

FINEM GROUP
MEYBOHM COMMERCIAL

SEPARATE DEVELOPMENT LOTS / OFFERING MEMORANDUM

DEMOGRAPHICS

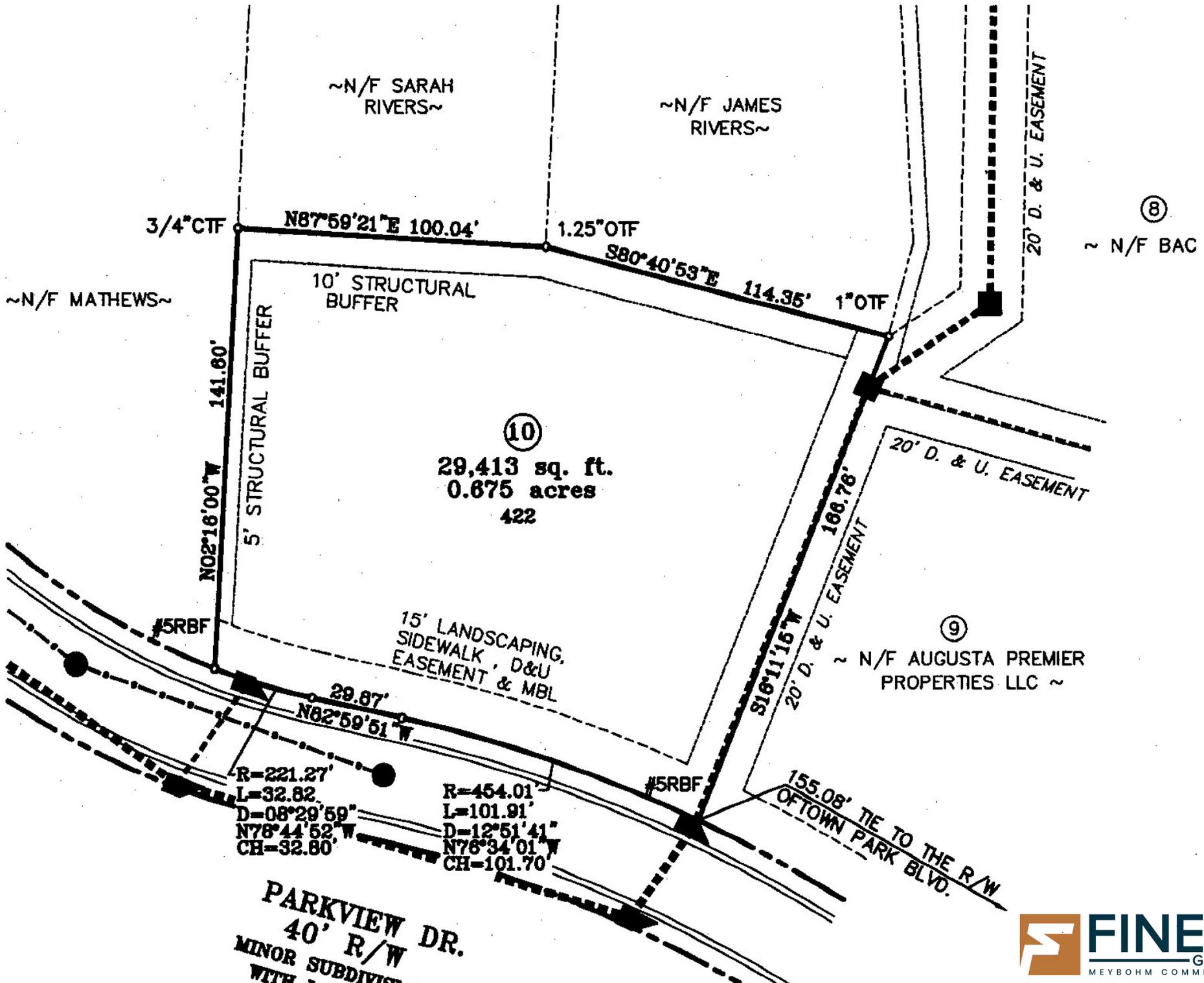


DEMOGRAPHICS	5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DRIVE TIME
Population	14,279	76,279	168,841
Med. Household Income	\$101,811	\$89,951	\$82,832
Population Med. Age	41 Years	39.9 Years	37.8 Years

SITE MAPS



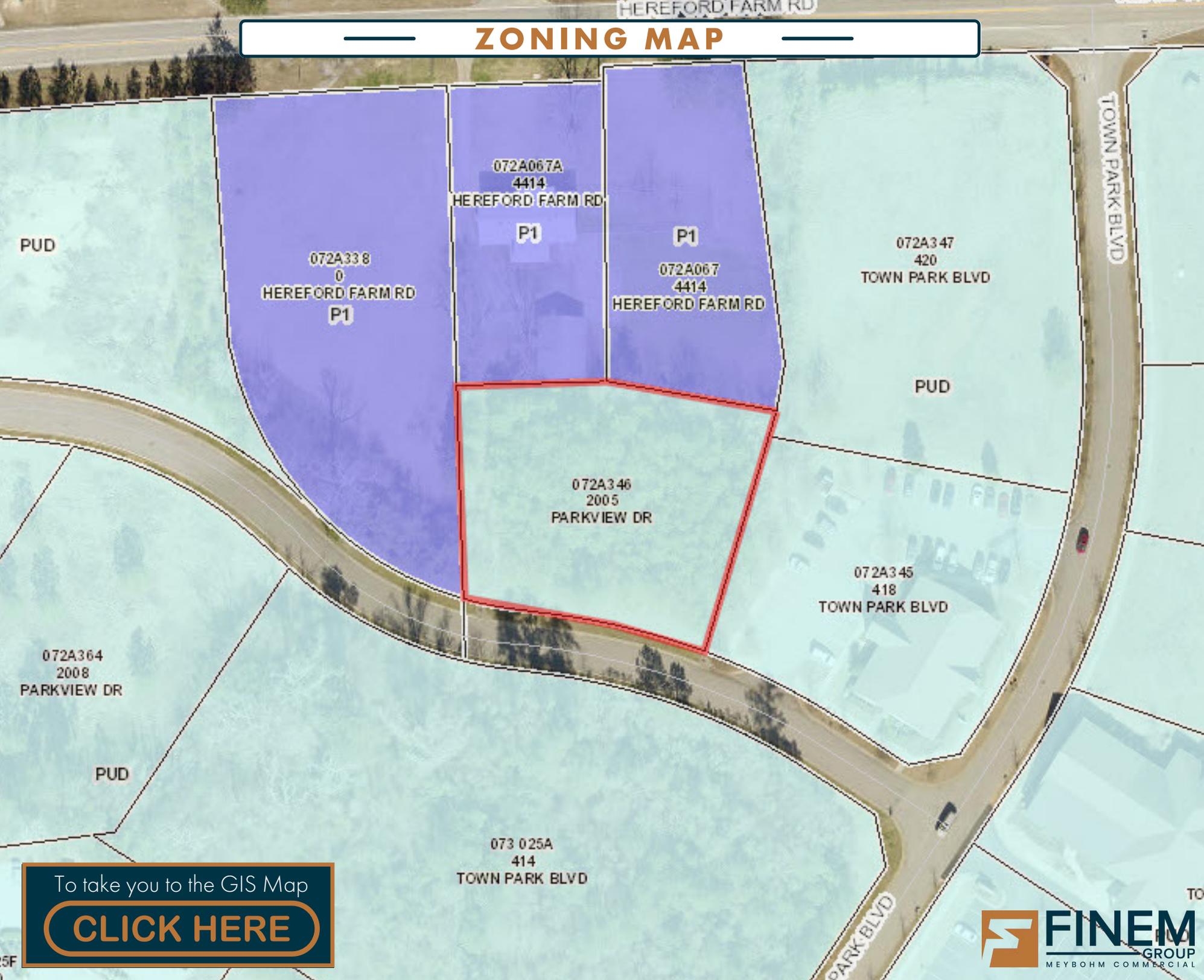
SITE PLAN



SEPARATE DEVELOPMENT LOTS / OFFERING MEMORANDUM



ZONING MAP



To take you to the GIS Map

[CLICK HERE](#)

UTILITY MAP

072A347

072A338

072A346

072A345

073 025A

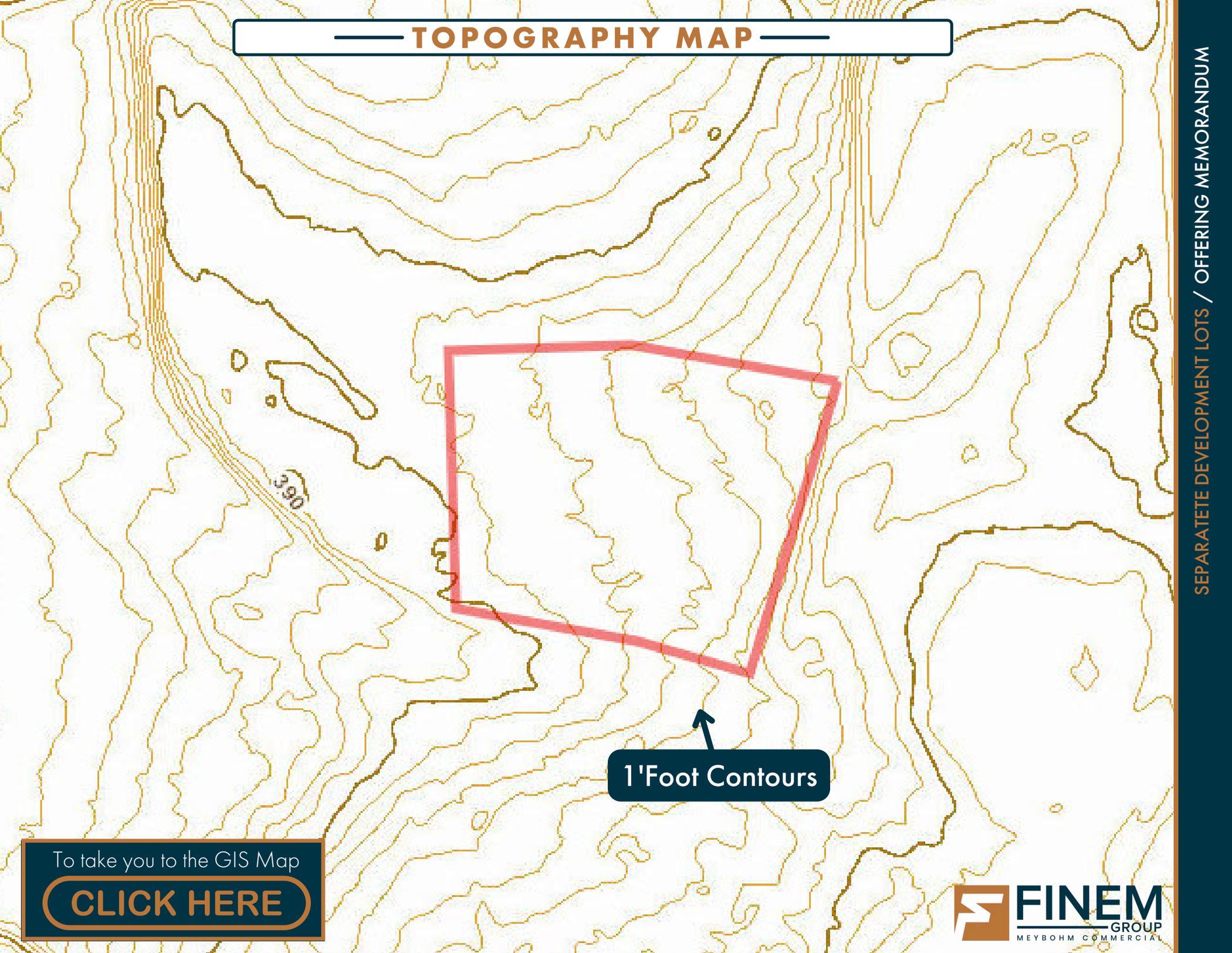
PARKVIEW DR

To take you to the GIS Map

[CLICK HERE](#)



— TOPOGRAPHY MAP —



1'Foot Contours

To take you to the GIS Map
CLICK HERE

DEMO- GRAPHICS





Key Facts

3 Mile Radius

KEY FACTS

53,047

Population

40.2

Median Age

7%

No High School Diploma



23%

High School Graduate



29%

Some College



41%

Bachelor's/Grad /Prof Degree

2.6

Average Number of Kids

\$95,711

Median Household Income

BUSINESS



1,881

Total Businesses



21,294

Total Employees



White Collar



Blue Collar



Services

67.4%

17.0%

15.6%

2.2%

Unemployment Rate

INCOME



\$95,711

Median Household Income



\$46,925

Per Capita Income



\$308,930

Median Net Worth



105

Number of Restaurants



Key Facts

10 Min Drive Time

KEY FACTS

76,279

Population

39.9

Median Age

6%

No High School Diploma



29%

Some College



42%

Bachelor's/Grad /Prof Degree

2.6

Average Number of Kids

\$89,951

Median Household Income

23%

High School Graduate

BUSINESS



3,231

Total Businesses



35,404

Total Employees



White Collar



Blue Collar



Services

68.0%

16.6%

15.4%

2.3%

Unemployment Rate

EMPLOYMENT

INCOME



\$89,951

Median Household Income



\$46,002

Per Capita Income



\$285,389

Median Net Worth



199

Number of Restaurants

AREA OVERVIEW

Augusta, GA

SEPARATE DEVELOPMENT LOTS / OFFERING MEMORANDUM

THE CSRA OVERVIEW



622,275
CSRA Population



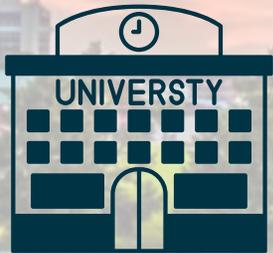
\$61,473
CSRA Med. Income



\$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.



GEORGIA
CYBER CENTER



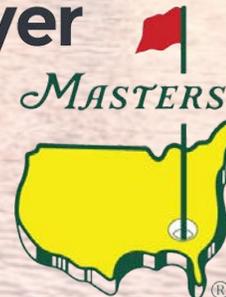
JOHN DEERE



VA



U.S. Department
of Veterans Affairs



COLUMBIA COUNTY, GA

Just 2 hours from Atlanta, GA, Columbia County is the suburb of Augusta, GA, and the Gateway to Fort Gordon Army Post—Home of the U.S Army Cyber Center of Excellence. Columbia County is made up of 5 communities; Appling, Evans, Grovetown, Harlem, and Martinez. While Augusta's median household income is \$46,108, Columbia County has a medium household income of \$85,928. In 2020, Evans, GA was rated by Money Magazine as the #1 place to live in the United States.

Along with it being a fantastic place to live, Columbia County has seen much development and growth in the last decade. They are in the process of constructing their own downtown area which will consist of a performing arts center, apartments, retail and office space, green space, and much more.

Columbia County also has plenty to offer in regard to jobs.

Along with Fort Gordon, Club Car has its national headquarters in Columbia County. Additionally, both John Deere and Amazon have recently built new facilities that they will continue to use for the foreseeable future.



\$85,928

MHI



159,639

Population



2.4%

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.



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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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.

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.