



57 ACRE RESIDENTIAL DEVELOPMENT 90 SFH LOTS | UTILITIES ON SITE

3047 MANCHESTER DR, HEPHZIBAH, GA



57.79 ACRES
90 SINGLE FAMILY LOTS

PROPERTY DETAILS

Lots	Size	Price	Price/Acre	Price/Lot
90 SFH Lots	57.79 Acres	\$625,000	\$10,815	\$7,022

OFFERING MEMORANDUM

57.79 ACRES FOR SALE
90 SINGLE FAMILY SITES
UTILITIES ON SITE | HEPHZIBAH, GA



OFFERING MEMORANDUM TABLE OF CONTENTS

SECTION EXECUTIVE SUMMARY
01

SECTION SITE MAPS
02

SECTION AREA OVERVIEW
03

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

- Price
- DD Time Frame
- Earnest Money
- Special Stipulations

TEAM LEAD



JONATHAN ACEVES

VICE PRESIDENT, CCIM,MBA
706-294-1757
JACEVES@FINEMGROUP.COM



JOHN ECKLEY

VICE PRESIDENT, CCIM,MBA
706-214-2937
JECKLEY@FINEMGROUP.COM



DUSTIN WRIGHT

ASSOCIATE BROKER
706-830-8266
DWRIGHT@FINEMGROUP.COM

BROKERAGE SUPPORT STAFF



STEPHEN LONG

SENIOR INVESTMENT ANALYST
706-513-3840
SLONG@FINEMGROUP.COM



KEVIN CROW

INVESTMENT ANALYST
706-840-2198
KCRAW@FINEMGROUP.COM



JUDY MONIS

TRANSACTION COORDINATOR
706-214-2937
JMONIS@FINEMGROUP.COM

RETAIL OPPORTUNITY

WHY THIS SITE?



ZONING

R-1 | Single Family Residential



NUMBER OF LOTS

90 Residential Lots



UTILITIES

Water & Sewer Available



STRONG RESIDENTIAL HUB

Adjacent to Large Neighborhood



STRONG DEMOGRAPHICS

47.2K Pop. in 3 Mile Ring



LOCATION

Hephzibah, GA



CONNECTIVITY

4.8 Miles to I-520

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 3047 & 3038 Manchester Drive, a ±57.79-acre residential development tract in Hephzibah, Georgia. With R-1 zoning in place and utilities located adjacent to the property, this site offers an excellent opportunity for residential development.

A preliminary concept plan outlines 95 residential lots; however, a sewer easement impacts five of the proposed lots, reducing the total number of developable lots to approximately 90. Access to the site will be provided through the extension of Manchester Drive, creating a logical continuation into the planned neighborhood.

The tract features gently rolling topography and is positioned directly north of the established Cambridge Subdivision, a community of approximately 300 brick homes. Neighboring an elementary school and within proximity to retail amenities, this parcel is primed for subdivision development with scale.

Located just off Tobacco Road in Richmond County, the property is situated minutes from Fort Gordon's Gate 5 and within a half mile of Walmart Neighborhood Market. Its strategic location provides connectivity across the Augusta metro via I-520 and access to the Central Savannah River Area (CSRA). The area benefits from strong residential fundamentals, proximity to schools, and an established neighborhood character.

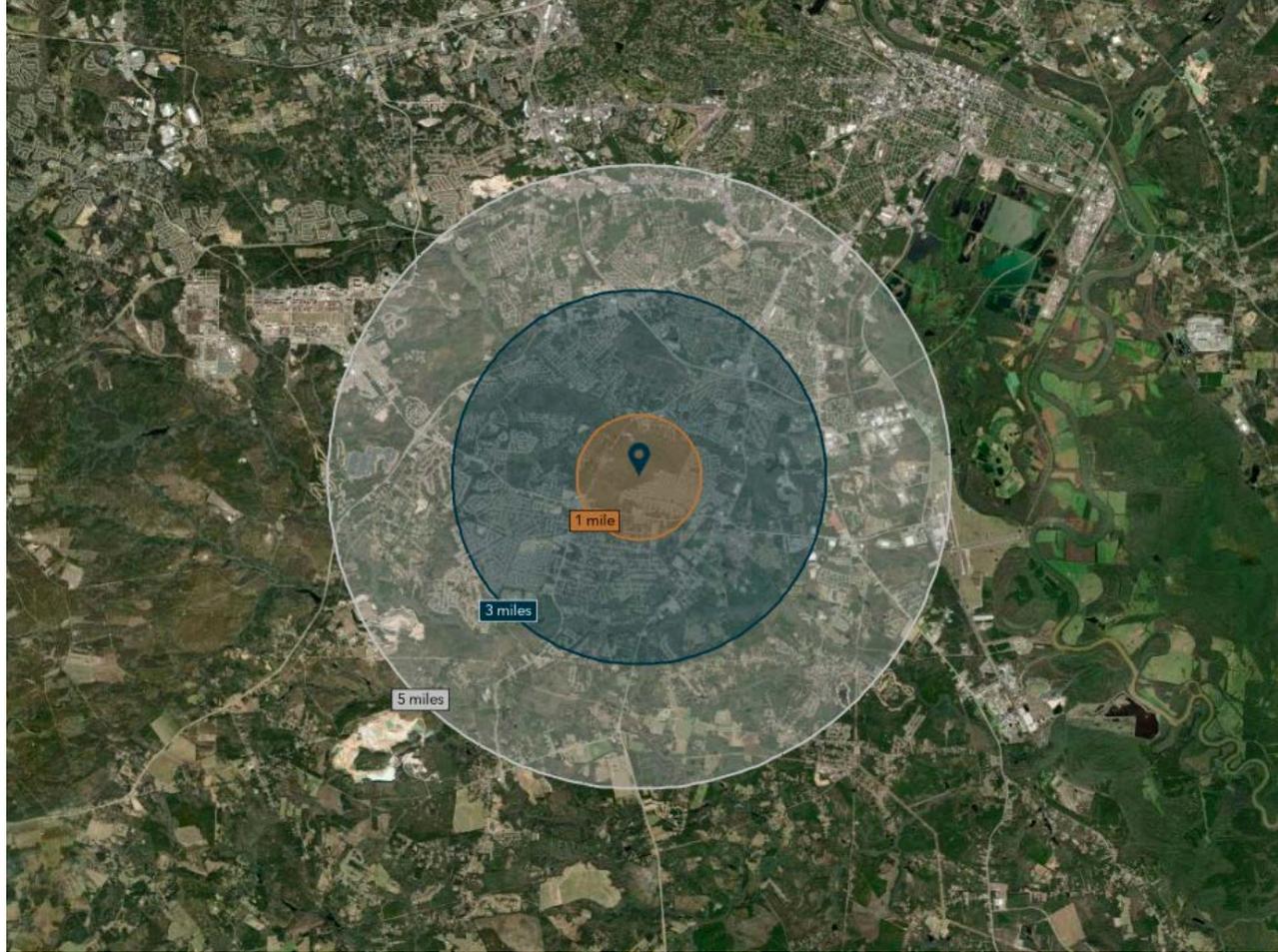
LOCATION OVERVIEW

CONVENIENT TO AMENITIES



NOTABLE FEATURES WITHIN 6 MILES

Fort Gordon Gate 5	4.7 Miles
Augusta Regional Airport	5.8 Miles
Walmart Neighborhood Center	1.5 Miles
Population	47.2K People
Median Household Income	\$58,058
I-520 (Bobby Jones Expy)	4.9 Miles
Peach Orchard Retail Corridor	5.2 Miles
Industrial Corridor	4.2 Miles



Demographics	1 Mile	3 Mile	5 Mile
Population	5,381	47,172	87,992
Median HH Income	\$70,751	\$58,058	\$53,504
Households	2,117	17,611	33,930



Windsor Spring Rd

ACCESS FROM
CONTINUING
MANCHESTER DRIVE







SITE MAPS



57.79 ACRES
90 SINGLE FAMILY LOTS



90 SINGLE FAMILY HOME SITES

SUBDIVISION PLAN W/ SEWER EASEMENT

1	0.70	17420	22	0.39	17100	43	0.39	15000
2	0.39	17176	23	0.39	17100	44	0.39	15000
4	0.39	1714	24	0.39	17100	45	0.39	16997
5	0.41	17843	25	0.40	17343	46	0.61	26708
6	0.47	20436	26	0.67	29402	47	0.58	25134
7	0.48	20623	27	0.68	42848	48	0.54	25439
8	0.40	17237	28	0.54	23713	49	0.54	23462
9	0.30	15276	29	0.38	18073	50	0.44	19206
10	0.37	18040	30	0.34	15000	51	0.44	18228
11	0.37	18008	31	0.34	15000	52	0.44	19228
12	0.37	15972	32	0.34	15000	53	0.26	15669
13	0.37	15936	33	0.34	15000	54	0.49	21118
14	0.37	15907	34	0.34	15000	55	0.44	19144
15	0.36	15711	35	0.41	17777	56	0.48	19917
16	0.30	15236	36	0.50	21689	57	0.38	18368
17	0.38	15216	37	0.39	18901	58	0.38	18368
18	0.35	15110	38	0.34	15000	59	0.38	18368
19	0.52	22870	39	0.34	15000	60	0.38	18368
20	0.47	20330	40	0.34	15000	61	0.38	18368

PARCEL #	AREA (AC.)	AREA (S.F.)
61	0.36	15585
62	0.36	15551
63	0.37	16090
64	0.48	20926
65	0.50	21608
66	0.34	15000
67	0.35	15304
68	0.37	15919
69	0.30	13044
70	0.37	15902
71	0.50	21952
72	0.67	29295
73	0.48	20734
74	0.40	17387
75	0.49	21330
76	0.42	18451
77	0.41	17897
78	0.40	17356
79	0.51	22275
80	0.45	19544

PARCEL #	AREA (AC.)	AREA (S.F.)
81	0.44	19180
82	0.40	17315
83	0.38	16508
84	0.57	24880
85	0.38	16512
86	0.34	15000
87	0.41	17907
88	0.40	17527
89	0.37	16090
90	0.39	17000
91	0.41	17910
92	0.42	18621
93	0.40	17408
94	0.38	16690
95	0.34	14813

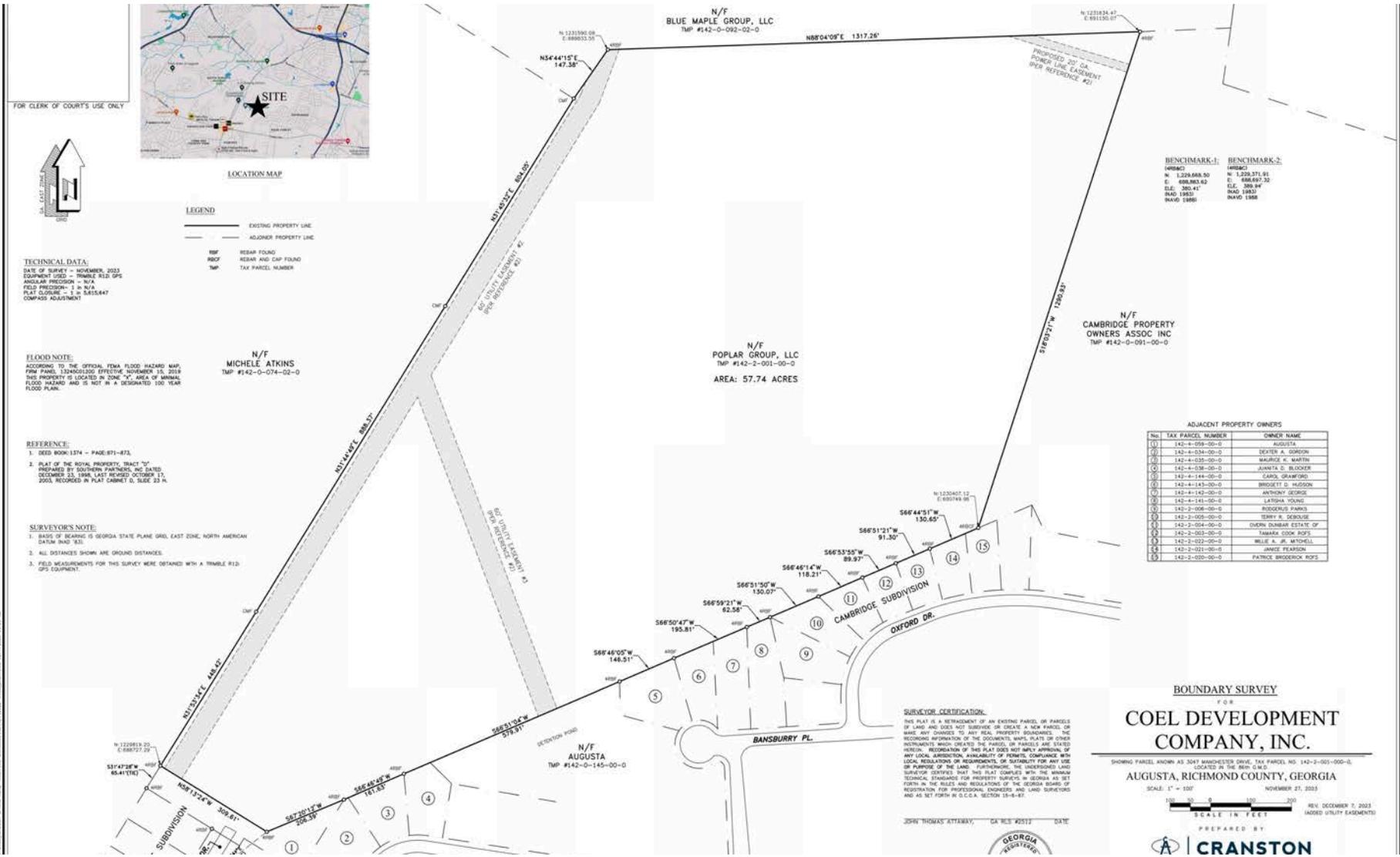


WINDSOR SPRING ROAD CONCEPT PLAN
FOR
POPLAR GROUP, LLC
AUGUSTA-RICHMOND COUNTY, GEORGIA
SCALE: 1" = 100'
OCTOBER 17, 2022
SCALE IN FEET
PREPARED BY

PROJECT DATA
TOTAL AREA: 162.000-000
SEA INSPIRE/PROJECT NUMBER: 162.000-000
OWNER: POPLAR GROUP, LLC
DESIGNER: FINEM GROUP, LLC
PROPOSED ZONING: R1
LOT: 162.000-000
OPEN SPACE: 162.000-000

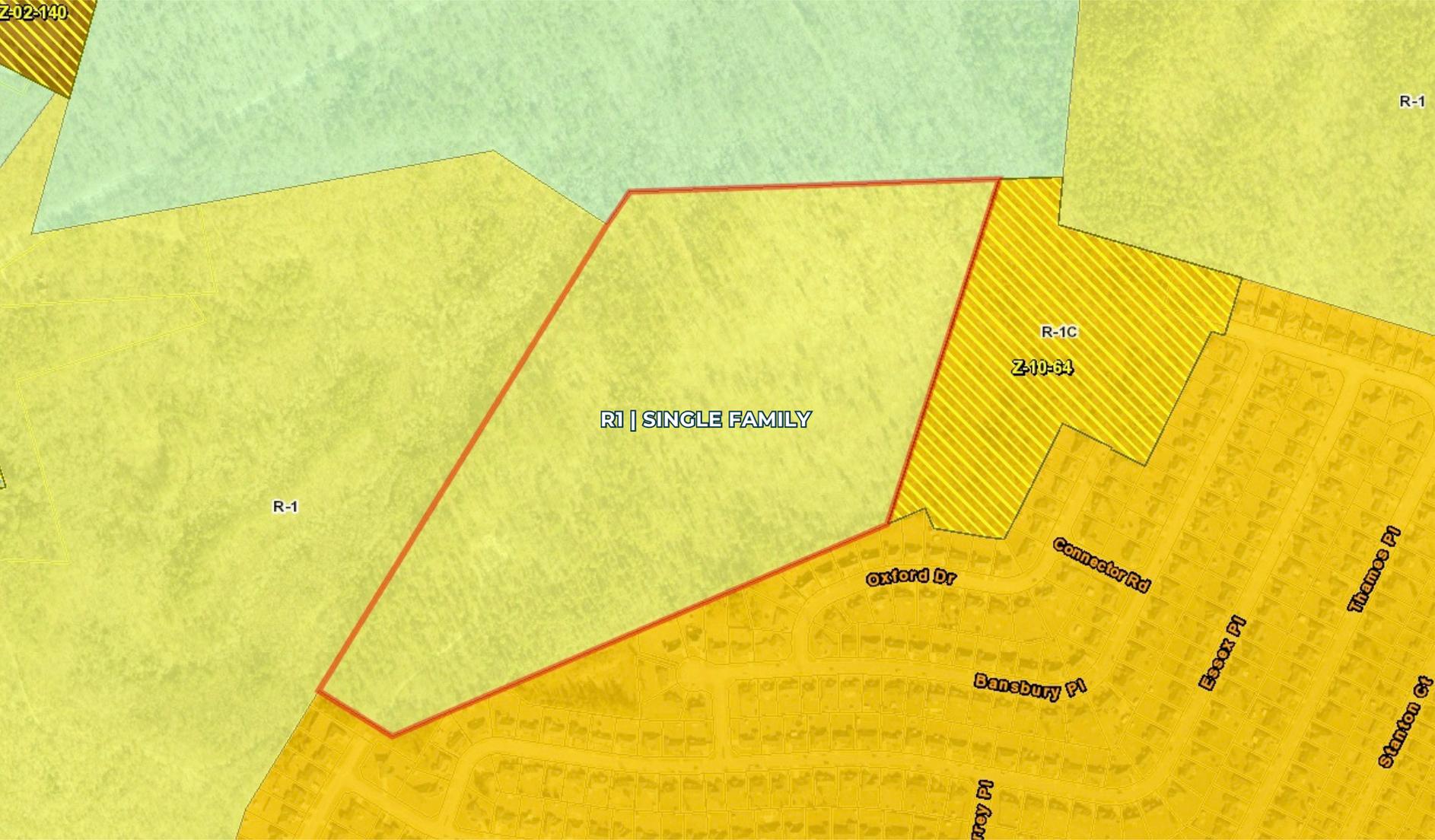


90 SINGLE FAMILY HOME SITES SURVEY



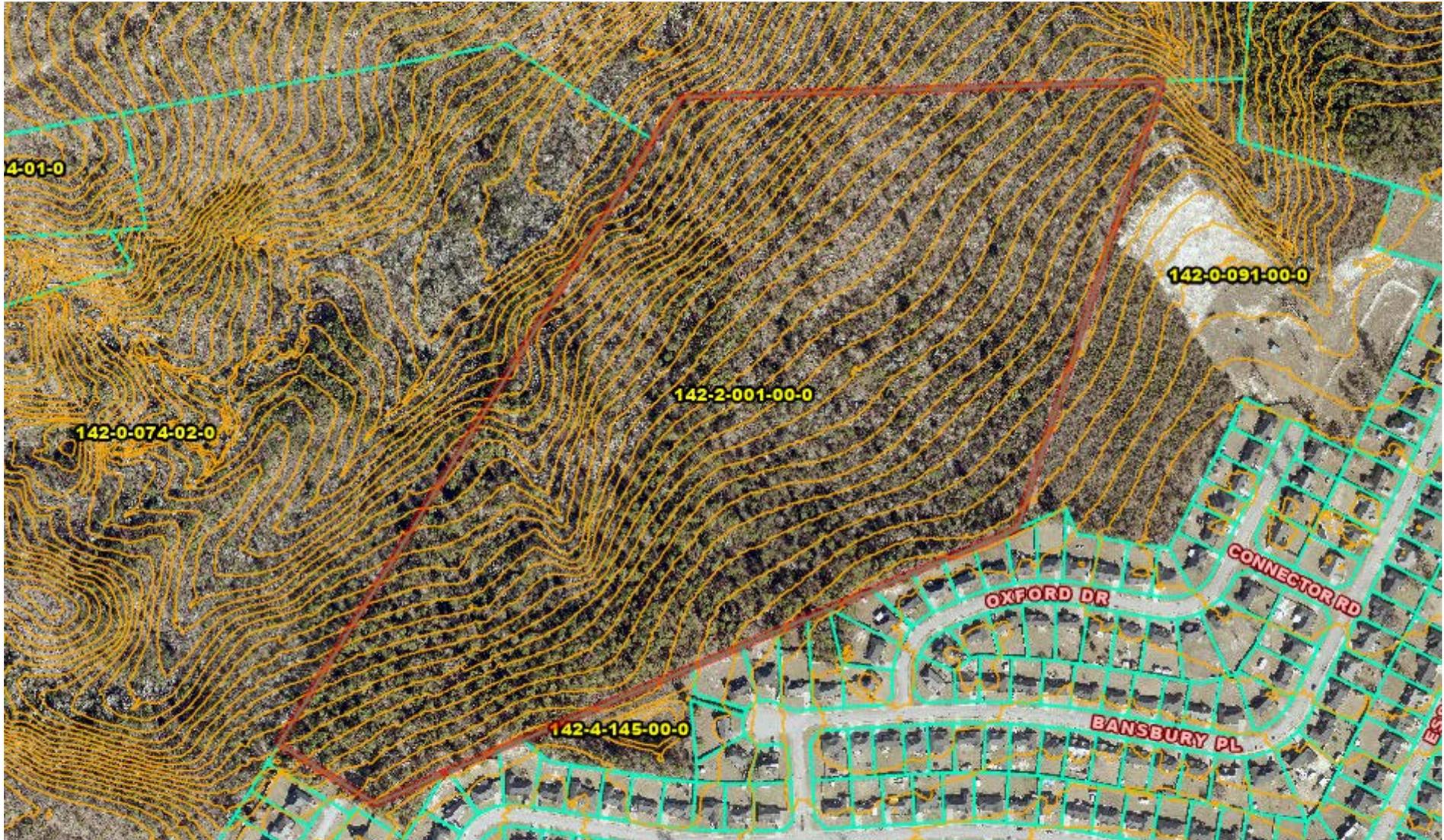
90 SINGLE FAMILY HOME SITES

ZONING MAP



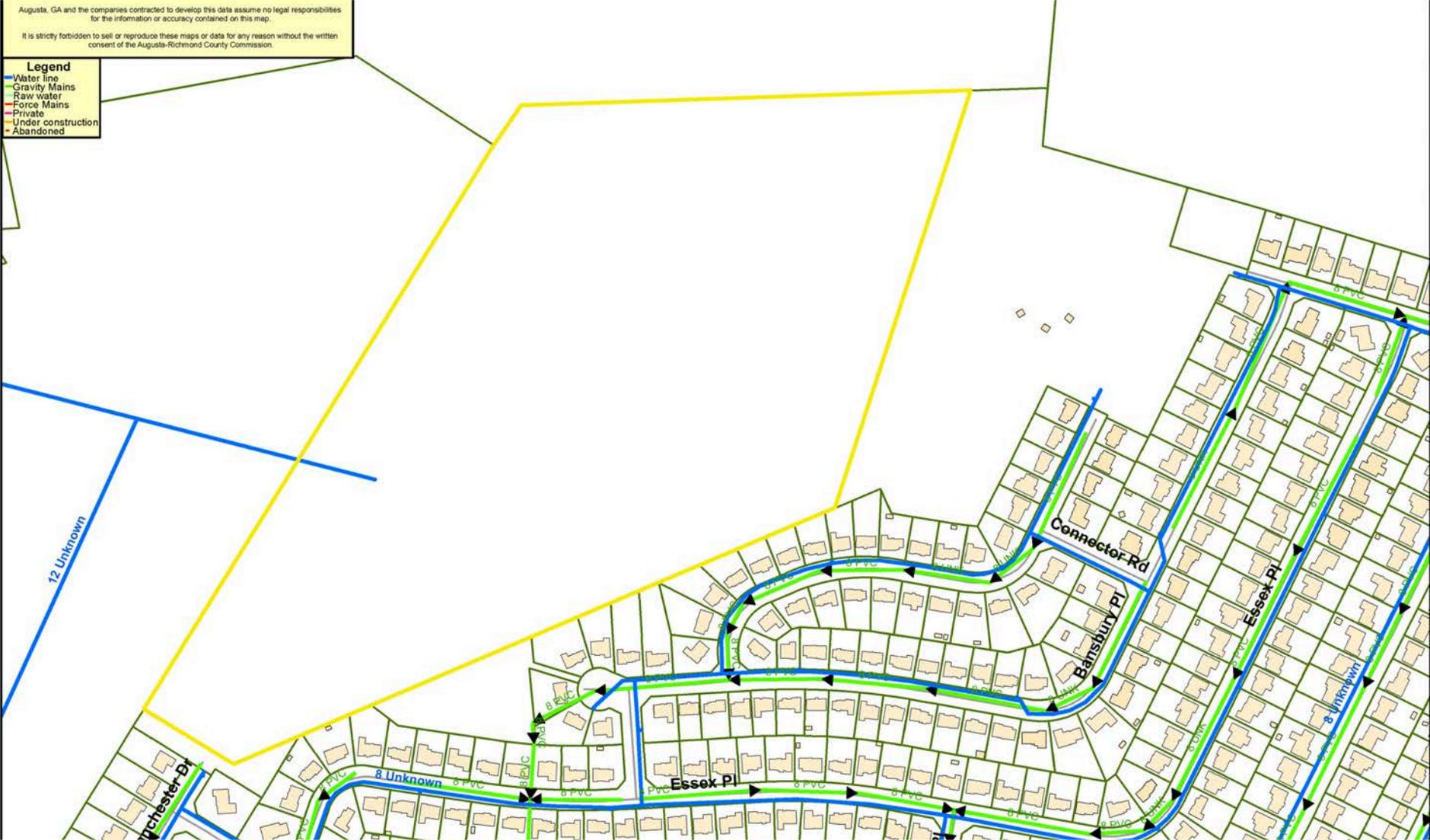
90 SINGLE FAMILY HOME SITES

TOPOGRAPHY MAP (10' CONTOURS)



90 SINGLE FAMILY HOME SITES

UTILITIES MAP





AREA OVERVIEW



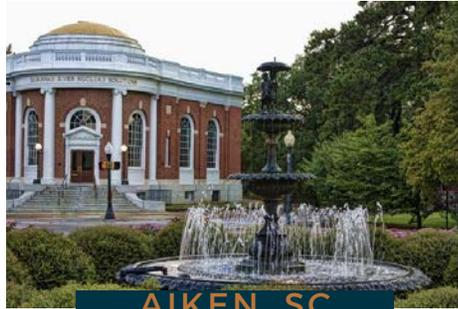
WHY? AUGUSTA

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.



MASTERS



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

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

Per Site Selection



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

**For inquiries,
contact us.**



www.finemgroup.com
jaceves@finemgroup.com
706.214.2927



JONATHAN ACEVES
VICE PRESIDENT
[JACEVES@MEYBOHM.COM](mailto:jaceves@meybohm.com)
706.214.2927