

803.279.2060



# TABLE OF CONTENTS

1075 Edgefield Road, North Augusta, SC 29860



## Confidentiality & Disclaimer

All materials and information received or derived from Presley its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Presley its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Presley will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Presley makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Presley does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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 Presley in compliance with all applicable fair housing and equal opportunity laws.

## Contents

PROPERTY INFORMATION	3
LOCATION INFORMATION	6
DEMOGRAPHICS	12
COMPANY OVERVIEW AND ADVISOR BIOS	15





# SECTION 1

## PROPERTY INFORMATION



Meybohm  
COMMERCIAL

Joel Presley  
803.279.2060



# PROPERTY INFORMATION | EXECUTIVE SUMMARY

1075 Edgefield Road, North Augusta, SC 29860



## OFFERING SUMMARY

Sale Price: \$5,000,000 / acre

Lot Size: 75.0 Acres

Price / Acre: \$5,000,000

## PROPERTY OVERVIEW

Presley Realty and Meybohm Commercial are proud to exclusively co-present this 74 acre development site for sale in North Augusta, SC. The site is well positioned for development as grocery-anchored shopping centers and home improvement stores and retail shop space. The frontage of the site will allow for several out-parcels with great visibility. The front 32 acres of the property is clear with almost level topography. Adjoins Sweetwater Square (a Walmart-anchored retail center), Sweetwater Commons (an upscale residential community), and Sweetwater professional center.

The property is in the Sweetwater Trade Area of North Augusta, a mixed-use, master-planned community, which includes Sweetwater Commons, a neighborhood with 250 luxury rental cottages; Sweetwater Square with Walmart Supercenter, Holiday Inn Express, State Farm, GNC, Just Beds, Verizon, AT&T; and near University Hospital Prompt Care, SRP Federal Credit Union headquarters, and hundreds of new residential rooftops. A proposed new elementary and middle school have recently been announced as part of Highland Springs - a large master-planned community of 1500 acres with several neighborhoods, retail, and recreational amenities.

At the next exit on I-20 heading towards Columbia, SC, is Sage Valley Golf Club, Sage Mill Industrial Park with Bridgestone's world flagship plant, and new residential development.

This property benefits from daily commute traffic heading to and from downtown Augusta, South Augusta industrial corridor employers, and Fort Gordon / Columbia County; is poised to benefit from the traffic heading from North Augusta to the interstate, and a new elementary and middle school that have recently been announced. It is just minutes from downtown employment centers like Unisys, the new Cyber Range, Augusta Cyber Works, Medacc, Augusta University, University Hospital, and much more.

At the next exit on I-20 heading towards Columbia (5 minutes away) are Bridgestone's tremendous world flagship manufacturing facility at Sage Mill Industrial Park, along with Detroit Diesel / MTU crafting diesel power plants for ships, trains, etc. Exclusive and beautiful Sage Valley Golf Club is here as well. Just up the road is the Palmetto Shooting Sports Complex, hosting world-class trap, skeet, and sporting clays competitions as well as shooting and outdoor sports education. Several golf clubs are within minutes. Traffic is excellent with 28k ADT on Hwy 25 and 40k ADT on I-20. Many neighborhoods



## PROPERTY INFORMATION | ADDITIONAL PHOTOS

1075 Edgefield Road, North Augusta, SC 29860







## SECTION 2

### LOCATION INFORMATION







# LOCATION INFORMATION | RETAILER MAP

1075 Edgefield Road, North Augusta, SC 29860

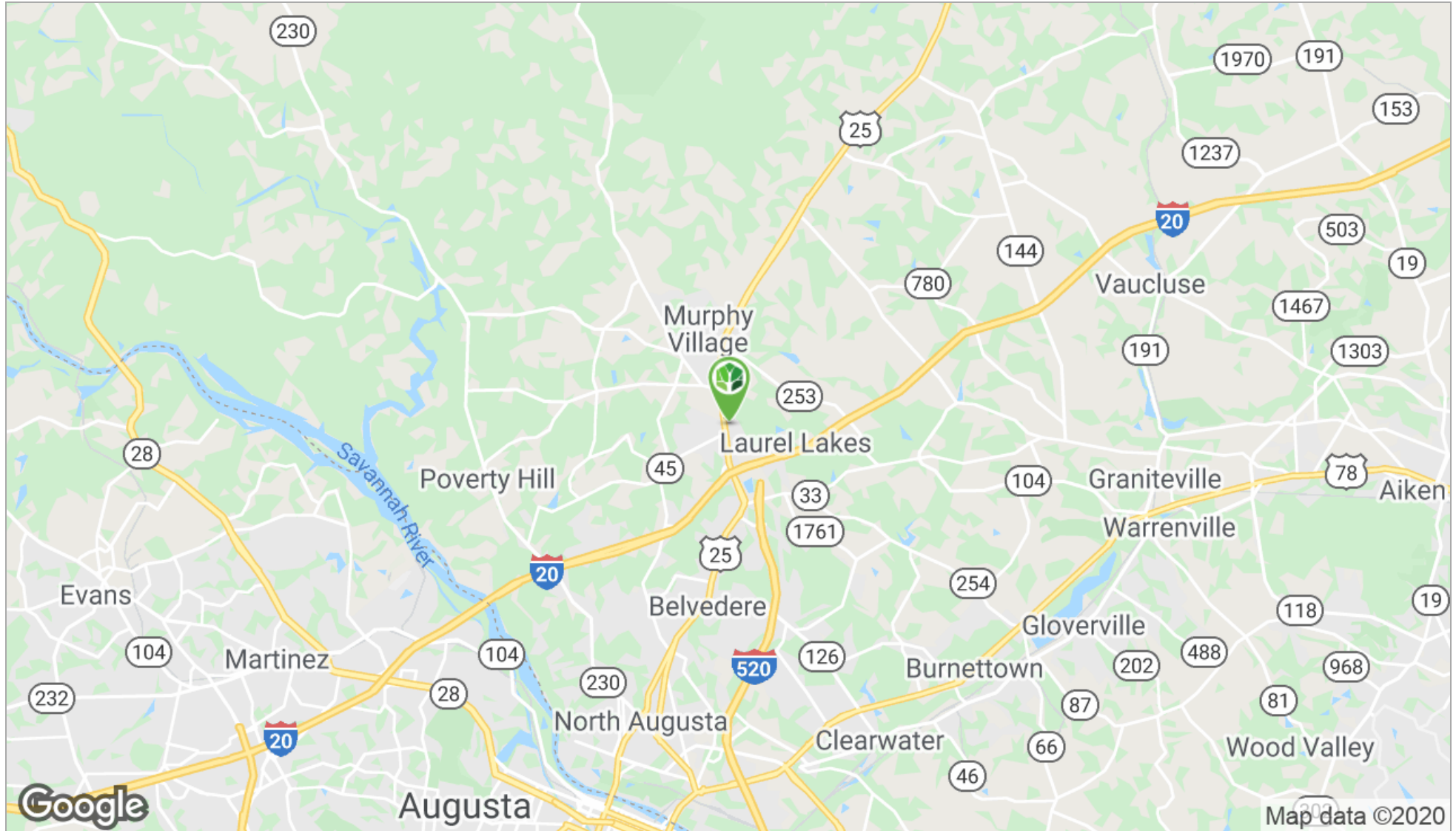


Imagery ©2019 , DigitalGlobe, Landsat / Copernicus, U.S. Geological Survey, USDA Farm Service.



## LOCATION INFORMATION | REGIONAL MAP

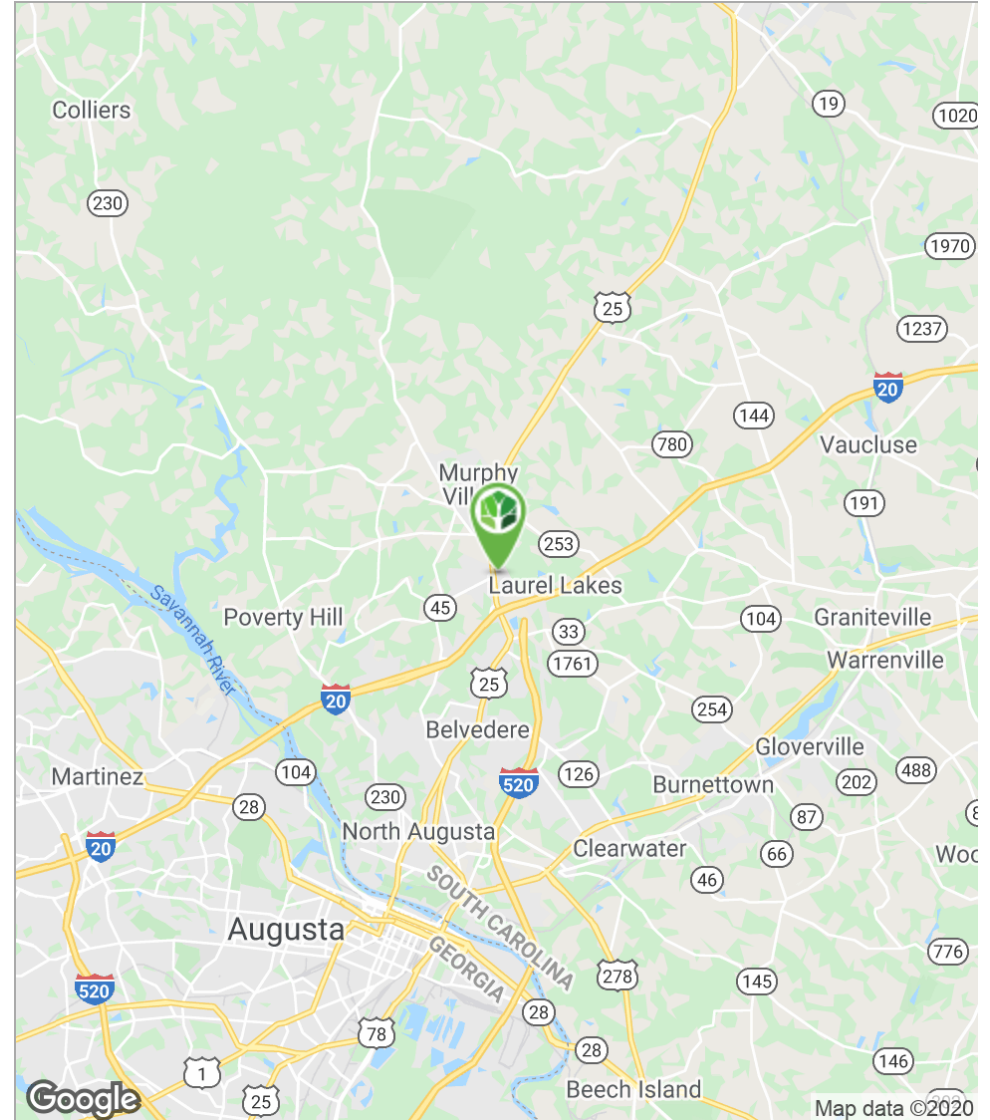
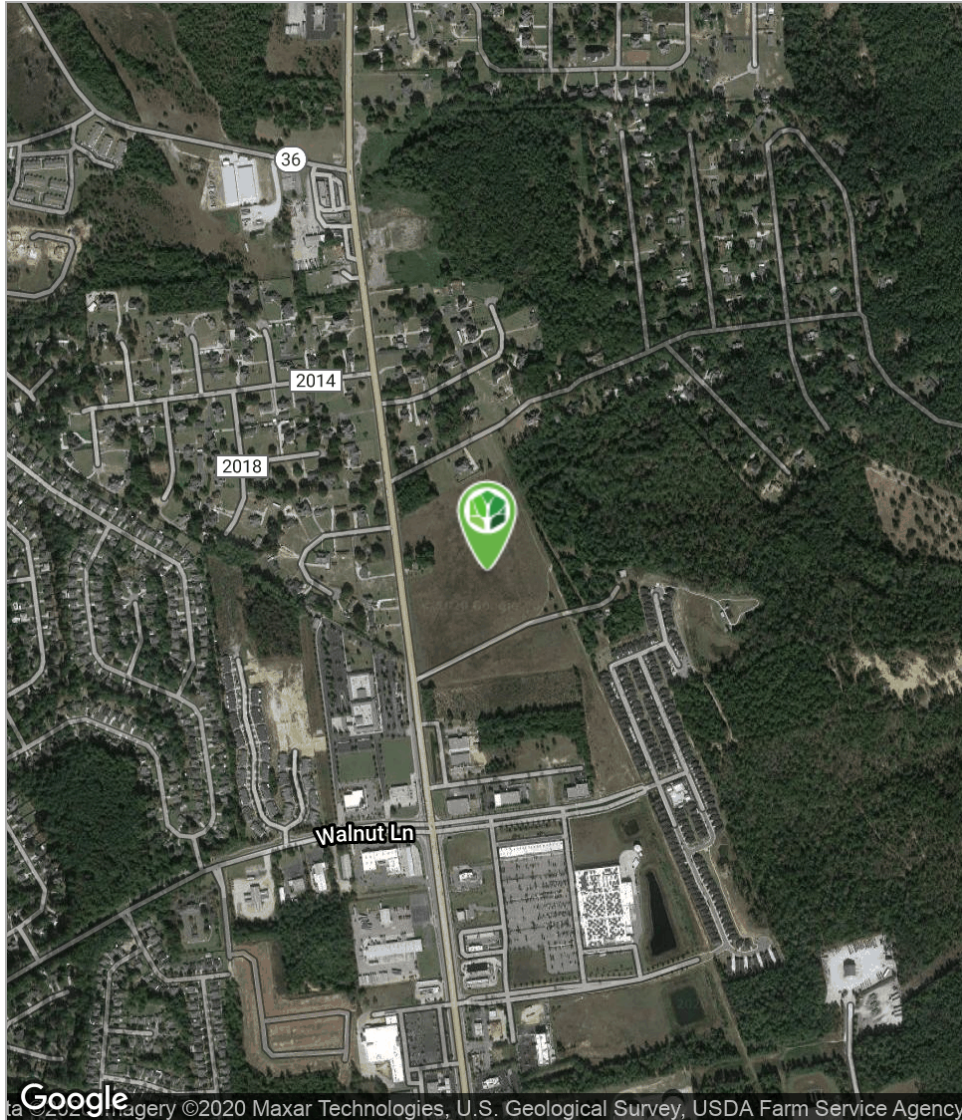
1075 Edgefield Road, North Augusta, SC 29860





## LOCATION INFORMATION | LOCATION MAPS

1075 Edgefield Road, North Augusta, SC 29860





## LOCATION INFORMATION | AERIAL MAP

1075 Edgefield Road, North Augusta, SC 29860







Joel Presley  
803.279.2060



# DEMOGRAPHICS | DEMOGRAPHICS REPORT

1075 Edgefield Road, North Augusta, SC 29860



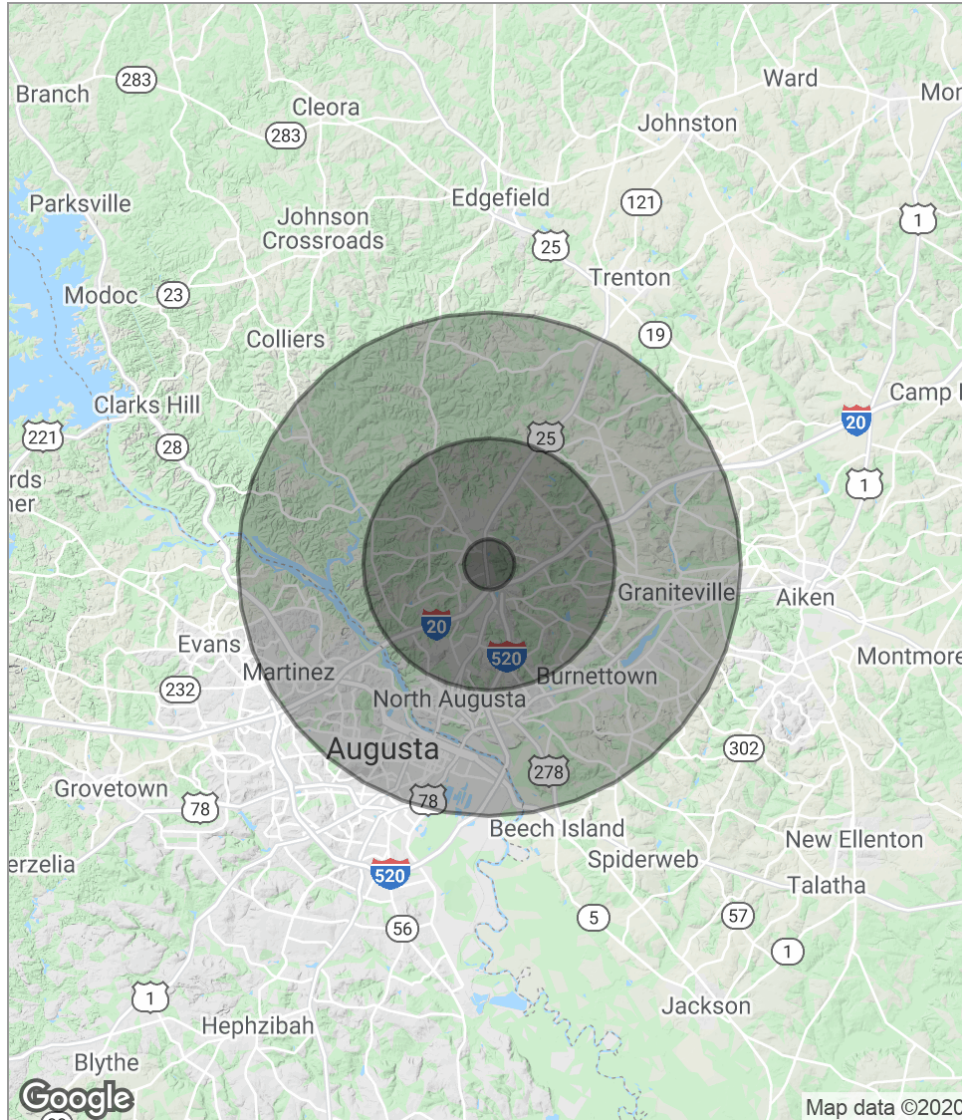
	1 MILE	5 MILES	10 MILES
Total population	1,983	39,117	156,842
Median age	36.6	38.6	37.9
Median age (Male)	35.8	36.8	36.6
Median age (Female)	37.4	40.1	39.2
Total households	720	15,126	64,433
Total persons per HH	2.8	2.6	2.4
Average HH income	\$66,863	\$61,031	\$58,368
Average house value	\$185,700	\$146,830	\$174,808
Total Population - White	1,561	28,691	98,279
Total Population - Black	375	8,951	50,644
Total Population - Asian	0	12	3,096
Total Population - Hawaiian	0	28	109
Total Population - American Indian	0	27	323
Total Population - Other	17	626	2,210
Total Population - Hispanic	68	1,641	5,585

*\* Demographic data derived from 2010 US Census*



# DEMOGRAPHICS | DEMOGRAPHICS MAP

1075 Edgefield Road, North Augusta, SC 29860



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,983	39,117	156,842
Median age	36.6	38.6	37.9
Median age (Male)	35.8	36.8	36.6
Median age (Female)	37.4	40.1	39.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	720	15,126	64,433
# of persons per HH	2.8	2.6	2.4
Average HH income	\$66,863	\$61,031	\$58,368
Average house value	\$185,700	\$146,830	\$174,808

*\* Demographic data derived from 2010 US Census*





# PRESLEY

## SECTION 4

### COMPANY OVERVIEW AND ADVISOR BIOS



Meybohm  
COMMERCIAL

Joel Presley  
803.279.2060



# COMPANY OVERVIEW AND ADVISOR BIOS | TEAM PAGE

1075 Edgefield Road, North Augusta, SC 29860



**JOEL PRESLEY**



T 803.279.2060  
jpresley@presleyrealty.com

## PROFESSIONAL BACKGROUND

Joel is the owner of Presley Realty, working in development, construction, and brokerage of land and commercial properties. He is a native of North Augusta, South Carolina and lives there with his wife, Tracy, and four children. Joel was graduated from Liberty University in Lynchburg, Virginia with a B.S. in Journalism. After college, he worked in communications for Samaritan's Purse; and then served for six years as an officer in the United States Air Force. He enjoys music, good stories, beautiful land, traveling and adventures with his family. He is an active leader of Church of the Good Shepherd in North Augusta and supports causes like 40 Days for Life and Central Savannah River Land Trust.

**JONATHAN ACEVES, MBA**



T 706.294.1757  
jaceves@presleyrealty.com

## PROFESSIONAL BACKGROUND

Jonathan serves as a commercial sales and leasing agent with Presley. Originally licensed in 2005, Jonathan specializes in downtown development, multifamily brokerage, land site selection and development, and business analysis. Jonathan served as the Administrator of Christ Community Health Services years, overseeing finance and operations for a community health center employing 60 staff and serving over 20,000 patients annually. He is also a General Partner in Equity Venture Partners, focusing on downtown real estate development, and RAM Construction Group LLC, a construction firm. He earned his BBA and MBA from Augusta University. Jonathan lives downtown in the Olde Town neighborhood with his wife and two children. He has lived in Augusta for over 20 years, serves as a deacon at First Presbyterian Church, and is an active part of the Olde Town Neighborhood Association.

**JOHN ECKLEY, MBA, CIVIL ENGINEER**



T 803.428.7111  
jeckley@presleyrealty.com

## PROFESSIONAL BACKGROUND

John serves as a commercial sales and leasing agent with Presley, and specializes in commercial sales and leasing, land sales, and business analysis. John earned both his BS in Civil Engineering and his MBA from Clemson University. He is a former water and wastewater engineer with Jordan, Jones, and Goulding (now Jacobs), where he participated in the design and construction of multiple treatment plants and pipeline systems. More recently, he has worked in roles providing marketing services, small business consultation, and outside sales services, and loves using this acquired mix of expertise to serve the commercial real estate industry in the CSRA. John is a member of First Presbyterian Church and lives downtown in the Olde Town neighborhood with his wife and son, where they have resided for the past three years. He serves as treasurer of the Olde Town Neighborhood Association, is a member of the Heritage Academy Junior Board, and serves on the board of directors for Saving Grace in Uganda, a street children's ministry in East Africa.



# AUGUSTA MARKET OVERVIEW

1075 Edgefield Road, North Augusta, SC 29860

## Augusta, GA

The Augusta, GA Market as a part of the Central Savannah River Area (CSRA) is currently experiencing the confluence of a variety of factors that make it a compelling option for investors across a variety of industries. Augusta is a city of great historic heritage and natural beauty, located at the intersection of Interstate 20 and the Savannah River, and about 150 miles southeast of Atlanta. The Augusta, GA MSA is the second largest in the state of Georgia, and the second fastest growing economy in the state. Recently, several completed and proposed projects have contributed further to the momentum of this great city:

- The U.S. Army Cyber Command Headquarters will consolidate eight separate facilities in the greater Washington, DC area and move them all into one at Fort Gordon, bringing 15,000 workers and their families, and a large quantity of supporting defense contractor employees.
- The \$100 million Georgia Cyber Center is currently the nation's single largest investment in a cybersecurity facility by a state government. It is a unique public/private collaboration among academia, state and federal government, law enforcement, the U.S. Army and the private sector. With two adjacent buildings totaling 332,000 square feet, the Georgia Cyber Center features a cutting-edge cyber range, a 340-seat auditorium, secure briefing space, an incubator/accelerator to foster innovation and entrepreneurship, classrooms and access to the popular Augusta Riverwalk.
- \$40 million SRP Park, home of the Augusta Green Jackets baseball team and the \$183 million mixed-use Riverside village featuring the 180-room Crowne Plaza.
- Over \$170 million dollars invested by Augusta University in expanding and improving its downtown facilities including the construction of its College of Science and Math, the addition of downtown residential units, and expansion of its Cancer Center.
- A coming mixed-use complex at the corner of Sixth and Reynolds streets, a \$94 million residential, office and retail project - considered downtown's largest private investment in more than a quarter-century.
- Augusta features a healthy and fundamentally sound office market. Augusta, GA also serves as the regional medical destination for the CSRA. Absorption has turned positive in 2018, undoubtedly improved by the economic boost provided by the upcoming relocation of the Army's Cyber Command. In addition, supply has been light during this cycle in Augusta, following a national trend. These factors have pushed the vacancy rate below the metro's historical average. While asking rents have not fully returned to their pre-recession peak, they have made great strides over the last three years. Such fundamentals, and the growth expected from Fort Gordon, have attracted investors and owner/users alike, helping to push cap rates lower in 2018.

**7 Cities That Could Become the World's Cybersecurity Capital:**  
<http://fortune.com/2017/04/06/cyber-security-cities>

**Population (2017):** 625,845  
**Labor Force (2017):** 279,640  
**Jobs (2017):** 264,269  
**Avg. Earnings/Job (2017):** \$53.9K





# PROPERTY INFORMATION | AUGUSTA MARKET OVERVIEW

1075 Edgefield Road, North Augusta, SC 29860

## Augusta, GA

The Augusta, GA Market as a part of the Central Savannah River Area (CSRA) is currently experiencing the confluence of a variety of factors that make it a compelling option for investors across a variety of industries. Augusta is a city of great historic heritage and natural beauty, located at the intersection of Interstate 20 and the Savannah River, and about 150 miles southeast of Atlanta. The Augusta, GA MSA is the second largest in the state of Georgia, and the second fastest growing economy in the state. Recently, several completed and proposed projects have contributed further to the momentum of this great city:

- The U.S. Army Cyber Command Headquarters will consolidate eight separate facilities in the greater Washington, DC area and move them all into one at Fort Gordon, bringing 15,000 workers and their families, and a large quantity of supporting defense contractor employees.

- The \$100 million Georgia Cyber Center is currently the nation's single largest investment in a cybersecurity facility by a state government. It is a unique public/private collaboration among academia, state and federal government, law enforcement, the U.S. Army and the private sector. With two adjacent buildings totaling 332,000 square feet, the Georgia Cyber Center features a cutting-edge cyber range, a 340-seat auditorium, secure briefing space, an incubator/accelerator to foster innovation and entrepreneurship, classrooms and access to the popular Augusta Riverwalk.

- \$40 million SRP Park, home of the Augusta Green Jackets baseball team and the \$183 million mixed-use Riverside village featuring the 180-room Crowne Plaza.

- Over \$170 million dollars invested by Augusta University in expanding and improving its downtown facilities including the construction of its College of Science and Math, the addition of downtown residential units, and expansion of its Cancer Center.

- A coming mixed-use complex at the corner of Sixth and Reynolds streets, a \$94 million residential, office and retail project - considered downtown's largest private investment in more than a quarter-century.

Augusta features a healthy and fundamentally sound office market. August, GA also serves as the regional medical destination for the CSRA. Absorption has turned positive in 2018, undoubtedly improved by the economic boost provided by the upcoming relocation of the Army's Cyber Command. In addition, supply has been light during this cycle in Augusta, following a national trend. These factors have pushed the vacancy rate below the metro's historical average. While asking rents have not fully returned to their pre-recession peak, they have made great strides over the last three years. Such fundamentals, and the growth expected from Fort Gordon, have attracted investors and owner/users alike, helping to push cap rates lower in 2018.

### 7 Cities That Could Become the World's Cybersecurity Capital:

<http://fortune.com/2017/04/06/cyber-security-cities>

**Population (2017):** 625,845

**Labor Force (2017):** 279,640

**Jobs (2017):** 264,269

**Avg. Earnings/Job (2017):** \$53.9K





1075 Edgefield Road, North Augusta, SC 29860

## Augusta, GA

The Augusta, GA Market as a part of the Central Savannah River Area (CSRA) is currently experiencing the confluence of a variety of factors that make it a compelling option for investors across a variety of industries. Augusta is a city of great historic heritage and natural beauty, located at the intersection of Interstate 20 and the Savannah River, and about 150 miles southeast of Atlanta. The Augusta, GA MSA is the second largest in the state of Georgia, and the second fastest growing economy in the state. Recently, several completed and proposed projects have contributed further to the momentum of this great city.

- The U.S. Army Cyber Command Headquarters will consolidate eight separate facilities in the greater Washington, DC area and move them all into one at Fort Gordon, bringing 15,000 workers and their families, and a large quantity of supporting defense contractor employees.

- The \$100 million Georgia Cyber Center is currently the nation's single largest investment in a cybersecurity facility by a state government. It is a unique public/private collaboration among academia, state and federal government, law enforcement, the U.S. Army and the private sector. With two adjacent buildings totaling 332,000 square feet, the Georgia Cyber Center features a cutting-edge cyber range, a 340-seat auditorium, secure briefing space, an incubator/accelerator to foster innovation and entrepreneurship, classrooms and access to the popular Augusta Riverwalk.

- \$40 million SRP Park, home of the Augusta Green Jackets baseball team and the \$183 million mixed-use Riverside village featuring the 180-room Crowne Plaza.

- Over \$170 million dollars invested by Augusta University in expanding and improving its downtown facilities including the construction of its College of Science and Math, the addition of downtown residential units, and expansion of its Cancer Center.

- A coming mixed-use complex at the corner of Sixth and Reynolds streets, a \$94 million residential, office and retail project - considered downtown's largest private investment in more than a quarter-century. Augusta features a healthy and fundamentally sound office market. August, GA also serves as the regional medical destination for the CSRA. Absorption has turned positive in 2018, undoubtedly improved by the economic boost provided by the upcoming relocation of the Army's Cyber Command. In addition, supply has been light during this cycle in Augusta, following a national trend. These factors have pushed the vacancy rate below the metro's historical average. While asking rents have not fully returned to their pre-recession peak, they have made great strides over the last three years. Such fundamentals, and the growth expected from Fort Gordon, have attracted investors and owner/users alike, helping to push cap rates lower in 2018.

### 7 Cities That Could Become the World's Cybersecurity Capital:

<http://fortune.com/2017/04/06/cyber-security-cities>

**Population (2017):** 625,845

**Labor Force (2017):** 279,640

**Jobs (2017):** 264,269

**Avg. Earnings/Job (2017):** \$53.9K





## COMPANY OVERVIEW AND ADVISOR BIOS | NORTH AUGUSTA MARKET OVERVIEW

1075 Edgefield Road, North Augusta, SC 29860



### North Augusta

North Augusta is a beautiful, growing part of the Central Savannah River Area - centrally located between Augusta and Aiken. Only 10 minutes from the central business district, this growing area along Interstate 20 is ideal for retail, medical, and professional development. The best part of the past remains in North Augusta today, blended with a modern outlook to create a unique community that has pride in its commitment to be independent and self-reliant with a deep sense of togetherness and achievement. Incorporated in 1906, the city of North Augusta is located directly over the Savannah River from Augusta, GA. This growing city is experiencing a bit of a renaissance, much like its sister city. Over the next year or so the city will see the development of Project Jackson, the new riverfront baseball complex including a wide range of development types, and directly across the river, the new \$50 million, 150,000 square foot Augusta University Riverfront Campus. Both of these projects in addition to many other redevelopment and investment projects happening in the downtown areas are creating a great deal of excitement about the future of these downtowns. Maybe most exciting of all, both of these projects make it necessary to better connect the cities for pedestrians and bikers, producing the possibility of more convenience and ultimately prosperity for all. This is all in addition to the influx of cyber defense related business related to the relocation of the U.S. Army Headquarters to nearby Fort Gordon.

### Workforce and Industry

Per a 2015 estimate, Aiken has a population of approximately 21,348. Per a 2013 census, the greater county is the home to approximately 164,176 people. Area employers benefit directly from the proximity of Augusta University, Paine College, 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. North Augusta and the greater Aiken-Augusta MSA seem to be nearing a tipping point. North Augusta will soon be the new home of the Augusta Greenjackets as a part of the Project Jackson project. Just across the Savannah River, Augusta University is opening a new riverfront campus in cooperation with the U.S. Army Cyber Command that recently announced the moving of its headquarters to nearby Fort Gordon.





# COMPANY OVERVIEW AND ADVISOR BIOS | AIKEN MARKET OVERVIEW

1075 Edgefield Road, North Augusta, SC 29860

## City of Aiken

Originally chartered in 1828, Aiken is a city of historic charm, with a vibrant downtown, and history of passion for all things equestrian. Located in Aiken County, South Carolina, 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, have resulted in a city with great appeal as retirement location.

## Industry and Workforce

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.

