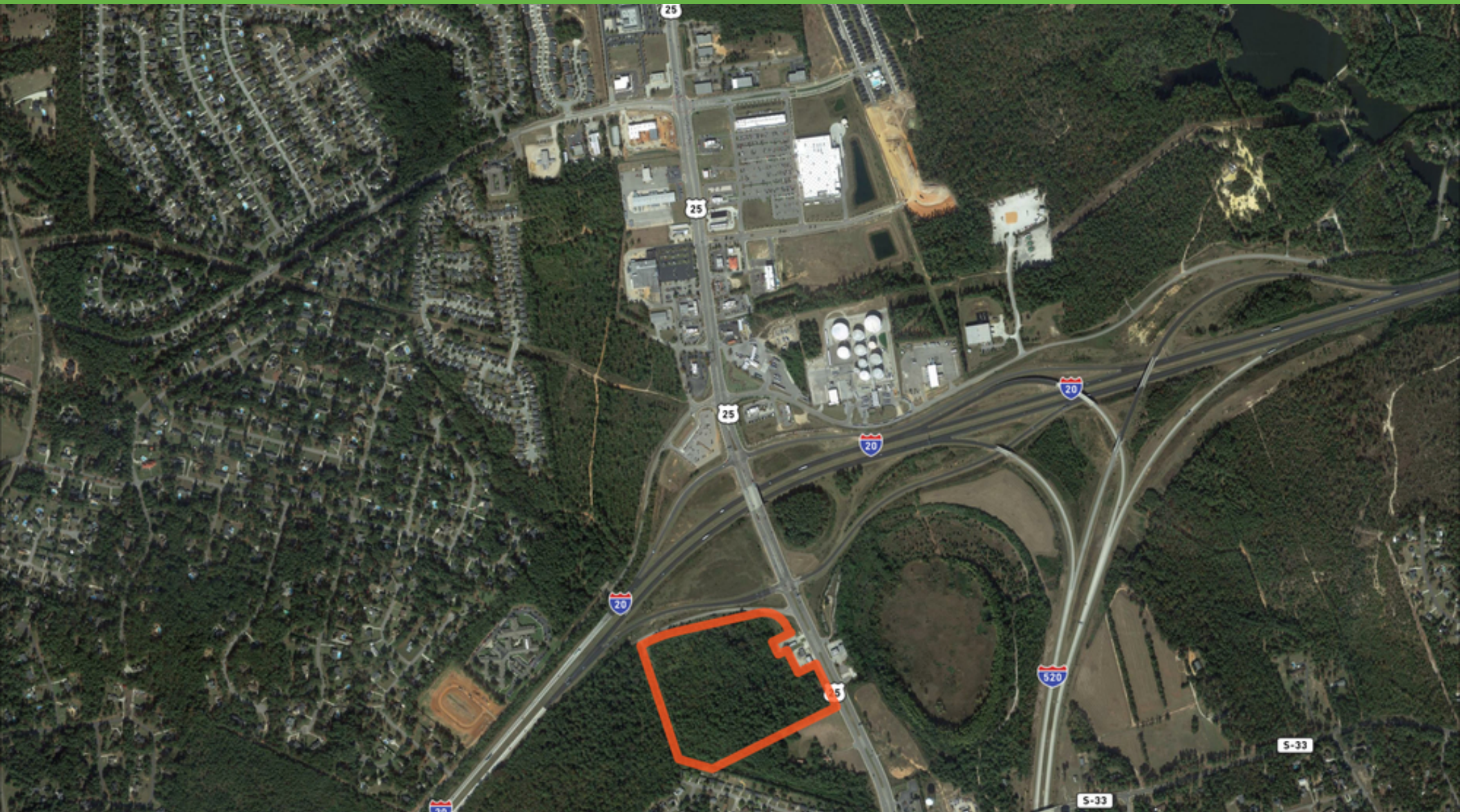




FOR SALE | LAND

31 ACRES COMMERCIAL LAND AT I-20 & HWY 25



info@presleyrealty.com
803.279.2060

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980 Edgefield Road, North Augusta, SC 29841



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

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SECTION 1

PROPERTY INFORMATION

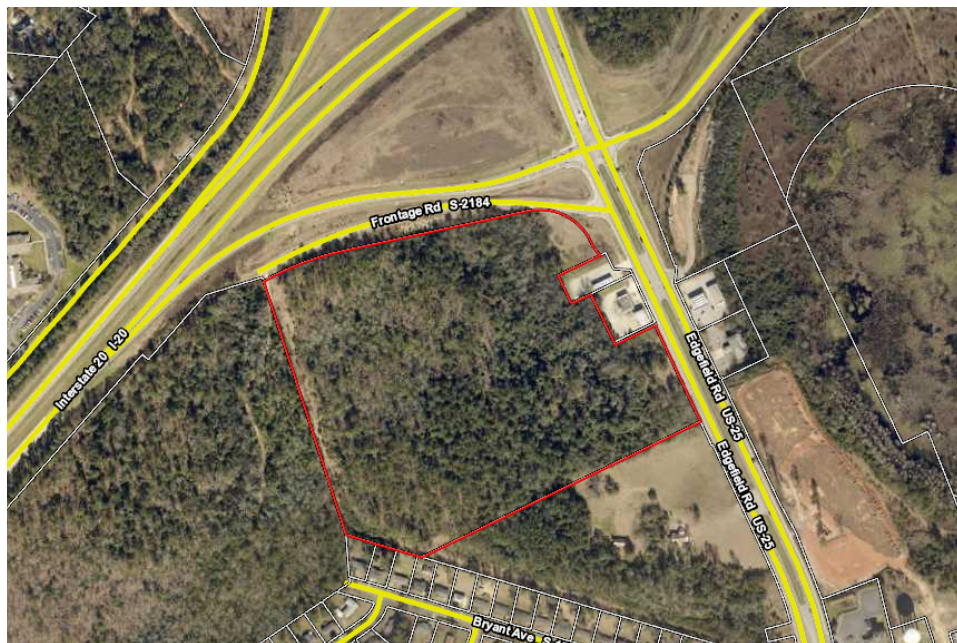


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PROPERTY INFORMATION | EXECUTIVE SUMMARY

980 Edgefield Road, North Augusta, SC 29841



OFFERING SUMMARY

Sale Price: \$3,900,000

Lot Size: 30.62 Acres

Zoning: GC (City of North Augusta)

Price / Acre: \$127,368

PROPERTY OVERVIEW

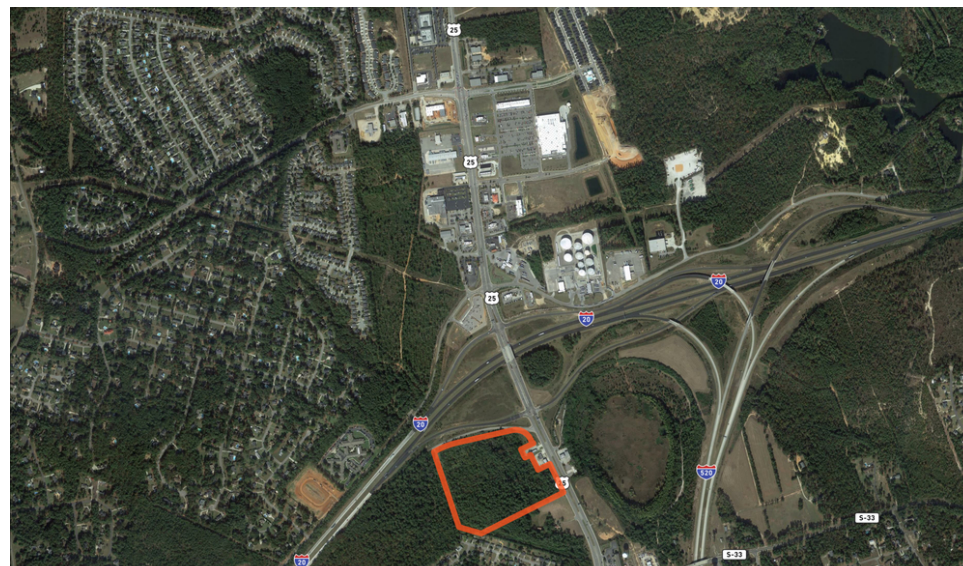
Presley Realty is proud to exclusively present this 30.62 acre parcel of commercial land for sale in North Augusta, SC. Located at the intersection of I-20 and Hwy 25, the property has outstanding visibility and development potential. Traffic counts are excellent - approximately 40,000 cars daily on I-20 and 27,500 on Hwy 25. The site is well-positioned for retail, professional, and multi-family development. Potential uses include grocery, soft goods home improvement stores, retail shop space retail outparcels, office / flex space, warehouses / logistics, and multi-family residential. The property is in the Sweetwater Trade Area of North Augusta, just across I-20 from Sweetwater, 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. 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.

PROPERTY HIGHLIGHTS

- Zoned and Entitled
- Outstanding Shopping Center Site
- Visible to 23K cars on Hwy 25, 37K cars on I-20
- Potential Multifamily Residential Site in rear

PROPERTY INFORMATION | LOCATION INFORMATION & HIGHLIGHTS

980 Edgefield Road, North Augusta, SC 29841



LOCATION DESCRIPTION

Located in the Sweetwater Trade Area of North Augusta at Exit 5 at I-20 and Hwy 25 and I-520. The location between Augusta, Columbia County, Aiken and Edgefield means you can be anywhere within the Central Savannah River MSA in no more than 20 minutes. Most key locations are within 10 minutes. Atlanta, Columbia, Charlotte, Greenville, and Charleston are all within 2 hours.

PROPERTY HIGHLIGHTS

- Zoned and Entitled
- Outstanding Shopping Center Site
- Visible to 23K cars on Hwy 25, 37K cars on I-20
- Potential Multifamily Residential Site in rear
- Adjoins rapidly-growing area

OFFERING SUMMARY

Sale Price:	\$3,900,000
Lot Size:	30.62 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	945	6,501	17,222
Total Population	2,541	17,327	43,786
Average HH Income	\$57,152	\$62,389	\$59,387

PROPERTY INFORMATION | ADDITIONAL PHOTOS

980 Edgefield Road, North Augusta, SC 29841





SECTION 2

LOCATION INFORMATION



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AUGUSTA MARKET OVERVIEW

980 Edgefield Road, North Augusta, SC 29841

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

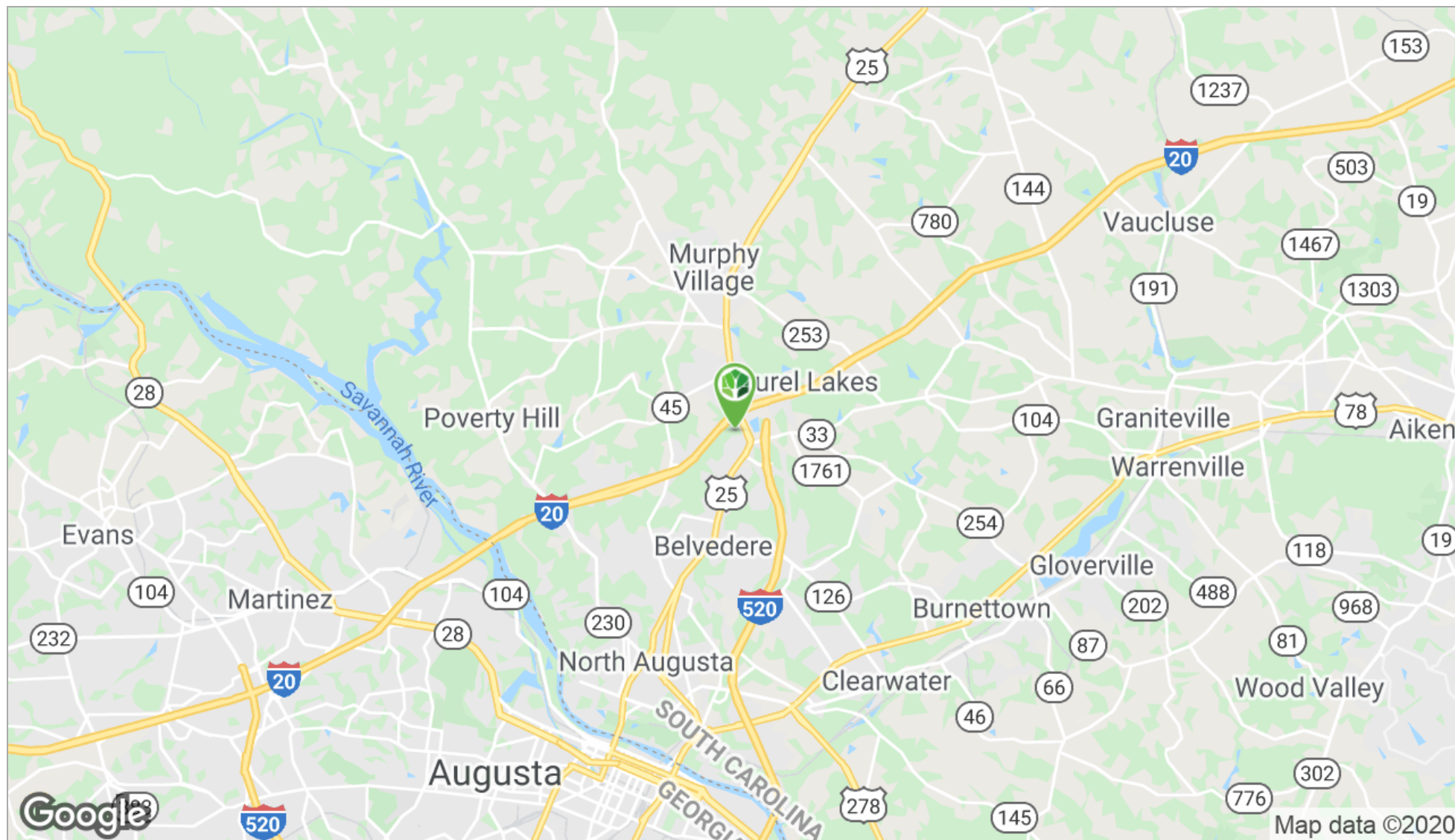
Jobs (2017): 264,269

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



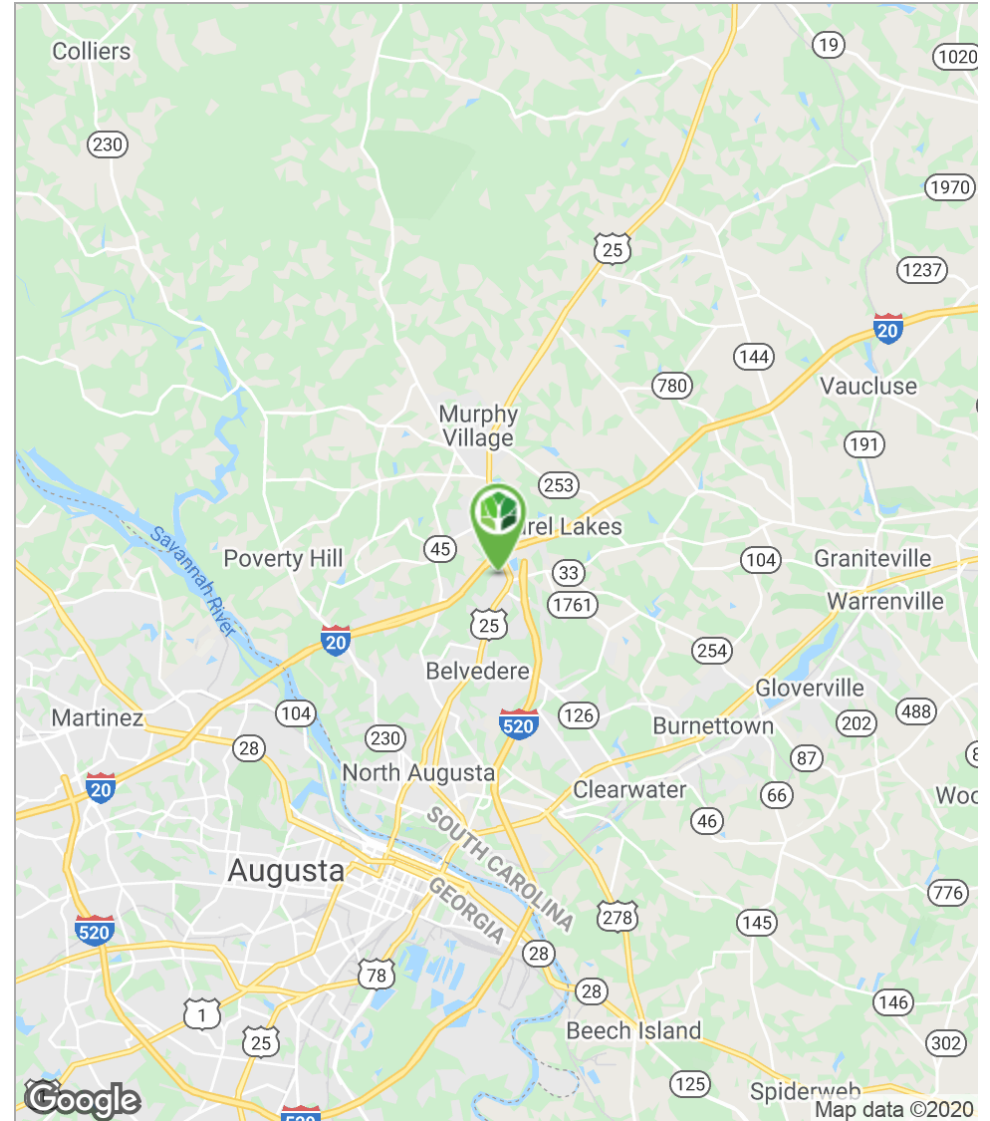
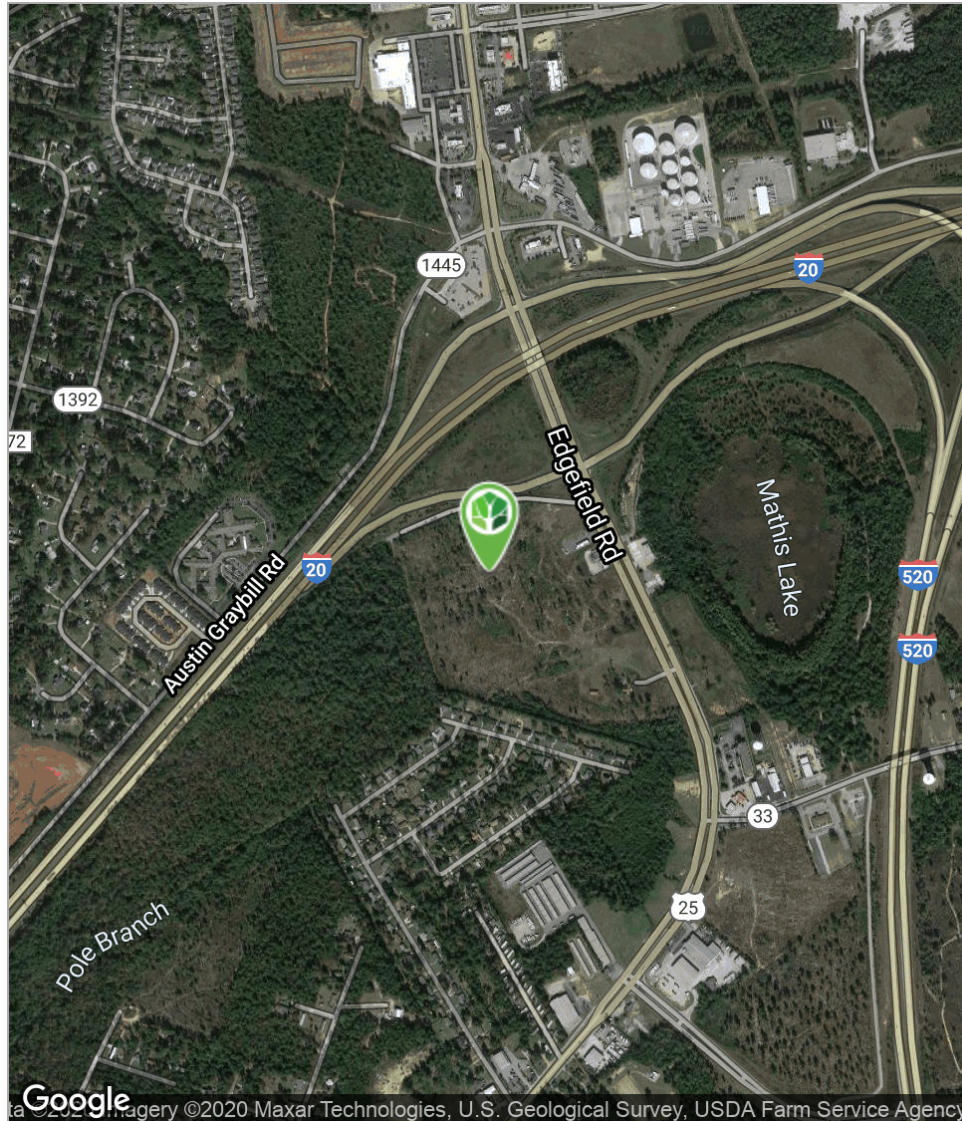
LOCATION INFORMATION | REGIONAL MAP

980 Edgefield Road, North Augusta, SC 29841



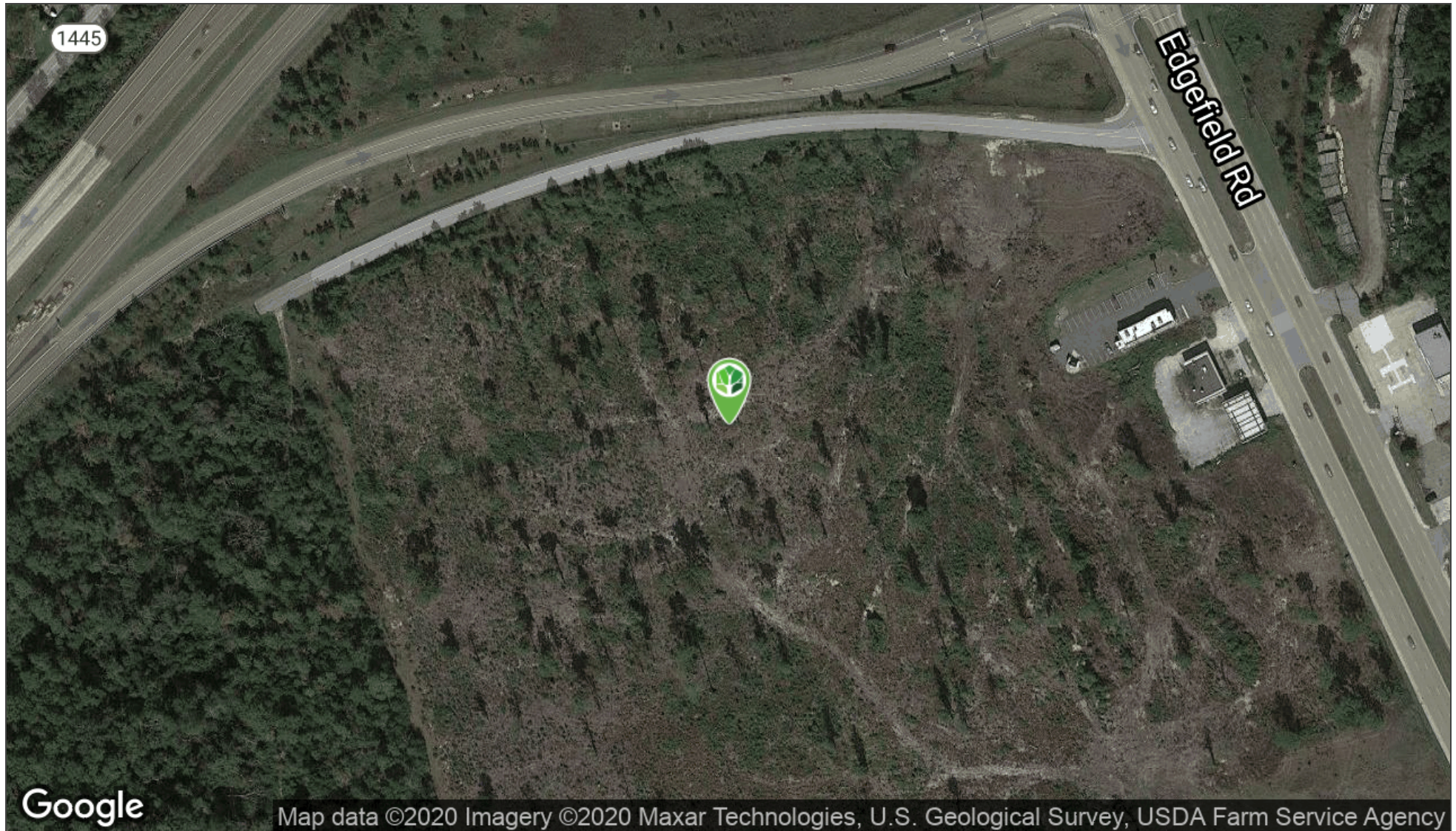
LOCATION INFORMATION | LOCATION MAPS

980 Edgefield Road, North Augusta, SC 29841



LOCATION INFORMATION | AERIAL MAP

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LOCATION INFORMATION | RETAIL MAP

980 Edgefield Road, North Augusta, SC 29841





30 AC I-20 DEVELOPMENT LAND AT HWY 25



- ADJOINS RAPIDLY-GROWING AREA
- ZONED AND ENTITLED



- OUTSTANDING SHOPPING CENTER SITE
- VISIBLE TO 27K CARS ON HWY 25, 40K CARS ON I-20
- POTENTIAL MULTIFAMILY RESIDENTIAL SITE IN REAR

SECTION 3 DEMOGRAPHICS



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DEMOGRAPHICS | DEMOGRAPHICS REPORT

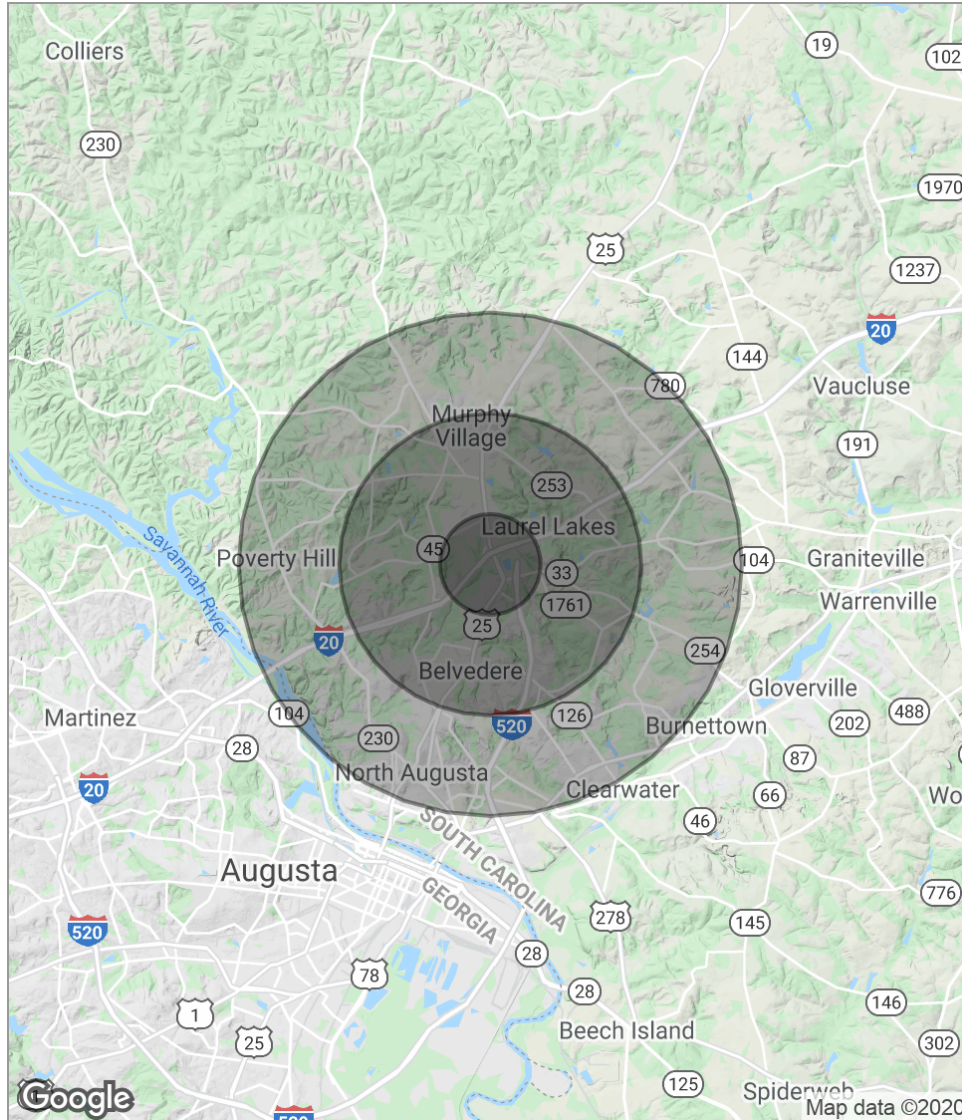
980 Edgefield Road, North Augusta, SC 29841

	1 MILE	3 MILES	5 MILES
Total population	2,541	17,327	43,786
Median age	34.5	36.6	38.8
Median age (Male)	32.8	34.9	36.9
Median age (Female)	36.1	38.0	40.4
Total households	945	6,501	17,222
Total persons per HH	2.7	2.7	2.5
Average HH income	\$57,152	\$62,389	\$59,387
Average house value	\$181,031	\$159,747	\$143,615

** Demographic data derived from 2010 US Census*

DEMOGRAPHICS | DEMOGRAPHICS MAP

980 Edgefield Road, North Augusta, SC 29841



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	2,541	17,327	43,786
Median age	34.5	36.6	38.8
Median age (Male)	32.8	34.9	36.9
Median age (Female)	36.1	38.0	40.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	945	6,501	17,222
# of persons per HH	2.7	2.7	2.5
Average HH income	\$57,152	\$62,389	\$59,387
Average house value	\$181,031	\$159,747	\$143,615

** Demographic data derived from 2010 US Census*



PRESLEY

SECTION 4

COMPANY OVERVIEW AND ADVISOR BIOS



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LOCATION INFORMATION | BROKER BIOSCUSTOM PAGE

980 Edgefield Road, North Augusta, SC 29841



JOEL PRESLEY

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.



TRAVIS REED, CCIM

Travis is an associate broker specializing in commercial properties, forestry, development and construction. A native of Lincolnton, Georgia, Travis earned a Bachelor of Science degree in Forest Resources from the University of Georgia and served as president of Reed Logging, Inc. for 25 years. Before joining the family logging business in the mid-1980s, Travis worked for Barco International, an international agricultural construction company, as head of its Middle Eastern/North African division, spending six years in Iraq and Egypt. After Barco, he spent time in England working with Middle East Econometrics Limited researching and writing feasibility studies for Middle Eastern clients of the World Bank. Travis has two daughters, Shelli and Whitney, and five grandchildren and lives with his wife, Gail, in Evans, Georgia. As a graduate forester and a lifetime spent in the forest industry, Travis is committed to land and timber conservation. He enjoys shooting trap and sporting clays and serves on the board of directors of Pinetucky Gun Club.

LOCATION INFORMATION | BROKER BIOSBROKER BIOS

980 Edgefield Road, North Augusta, SC 29841



JONATHAN ACEVES

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

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.