

verizon



Walmart



FOR SALE

9.5 Acres Industrial Land @ I-20 (Exit 5)

7 Rest Master Lane, North Augusta, SC 29860

Edgefield Rd.
1.8 Acres

Annex
1.8 Acres

**Industrial Site
9.5 Acres**

Sweetwater Rd.
7.6K AADT

Rest Master Ln.

SRP
FEDERAL CREDIT UNION
Corporate HQ

**VIEW
VIRTUAL
TOUR**



**VIEW
PROPERTY
OVERVIEW
VIDEO**



FINEM
GROUP
MEYBOHM COMMERCIAL



PROPERTY OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present this 9.5 acre industrial development tract located just 1.5 miles north of I-20 at Exit 5 in North Augusta, SC in the heart of the Central Savannah River Area, making acceptable . The property is located in the Rest Master Lane Industrial node where Edgefield Road (28.6K vehicles/day AADT) meets Sweetwater Road (7.6K vehicles/day AADT). The available 1.8-acre annex portion of this property would afford it direct access to Edgefield Road (available at additional cost). The tract is zoned GC and ideal usage would be warehouse or flex space development given its zoning, great access to the interstate and location in an existing Industrial node. The location features ample power, and has accessible sewer in the area.



PROPERTY HIGHLIGHTS

OFFERING SUMMARY

- List Price: \$727,881
- Location: Located just 1.5 acres north of I-20 at Exit 5
- Configuration: Various options regarding configuration and additional acreage are potentially available
- Power: Ample power available (Dominion Energy)

Sale Price:	\$727,881
Lot Size:	9.5 Acres
Price/Acre:	\$76,619
Zoning:	GC



LOCATION OVERVIEW

Located just 1.5 miles north of I-20 at Exit 5 in North Augusta. The property features potential access directly off of Edgefield Road (28.6K vehicles/day AADT) and primary access at Rest Master Lane off of Sweetwater Road (7.6K vehicles/day AADT). The Rest Master Lane Industrial Node and immediately surrounding area features the following additional businesses: Augusta ATV, Southern Atlantic Door & Hardware, Just Beds Inc., Joyner Lube Service, Palmetto Overhead Door and more like businesses.



Palmetto
Diesel
Repair

Kinder
Morgan

Just
Beds

Augusta
ATV

Russo &
Sons
Trucking

Southern
Atlantic
Door & Hardware

Dalzell
Design
Landscaping

Joyner
Lube
Service

Coburg
Dairy

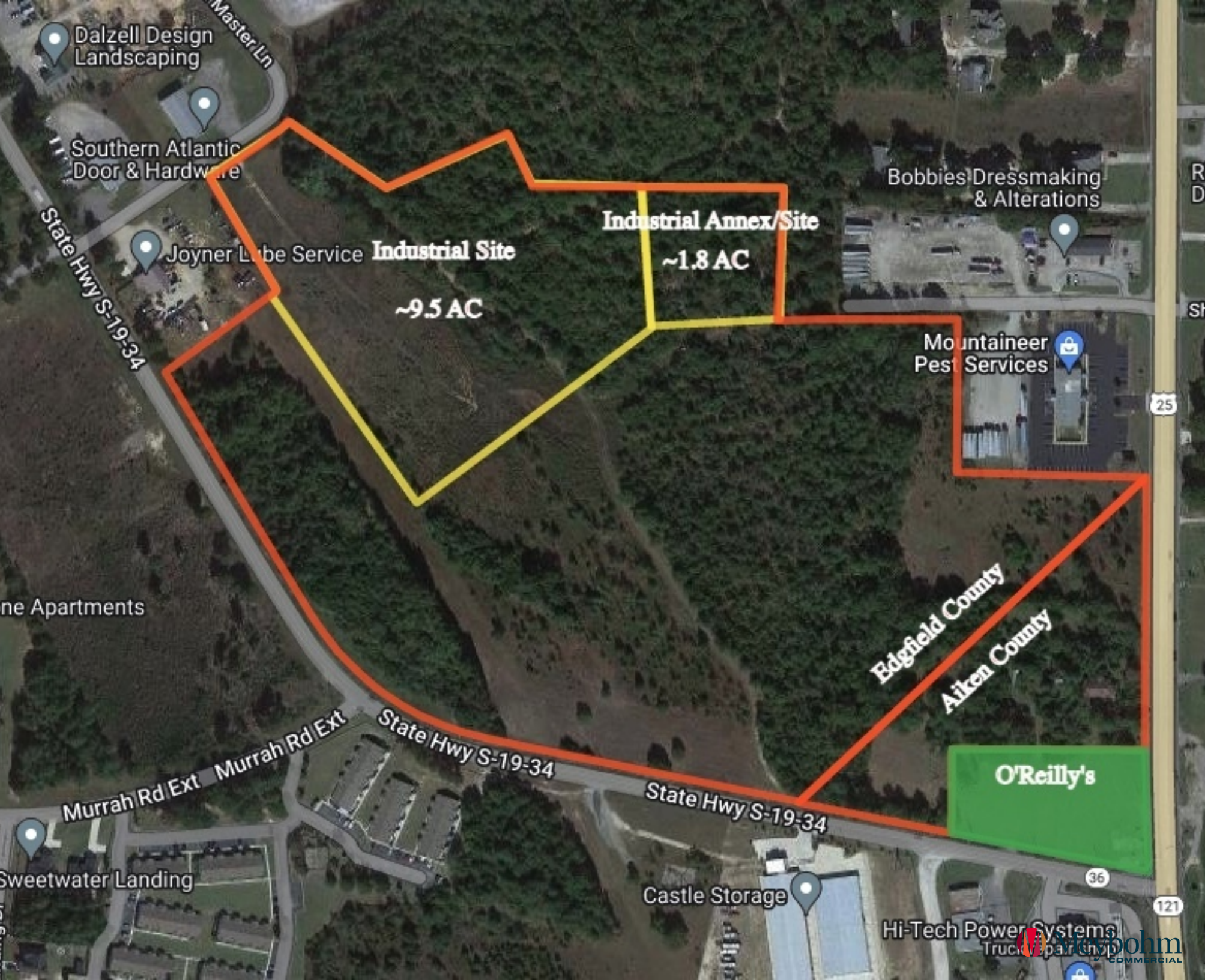
Palmetto
Overhead
Door

LAND LOTS



# OF LOTS	2	TOTAL LOT SIZE	1.8 - 9.5 ACRES	TOTAL LOT PRICE	\$137,914 - \$727,881	BEST USE	INDUSTRIAL
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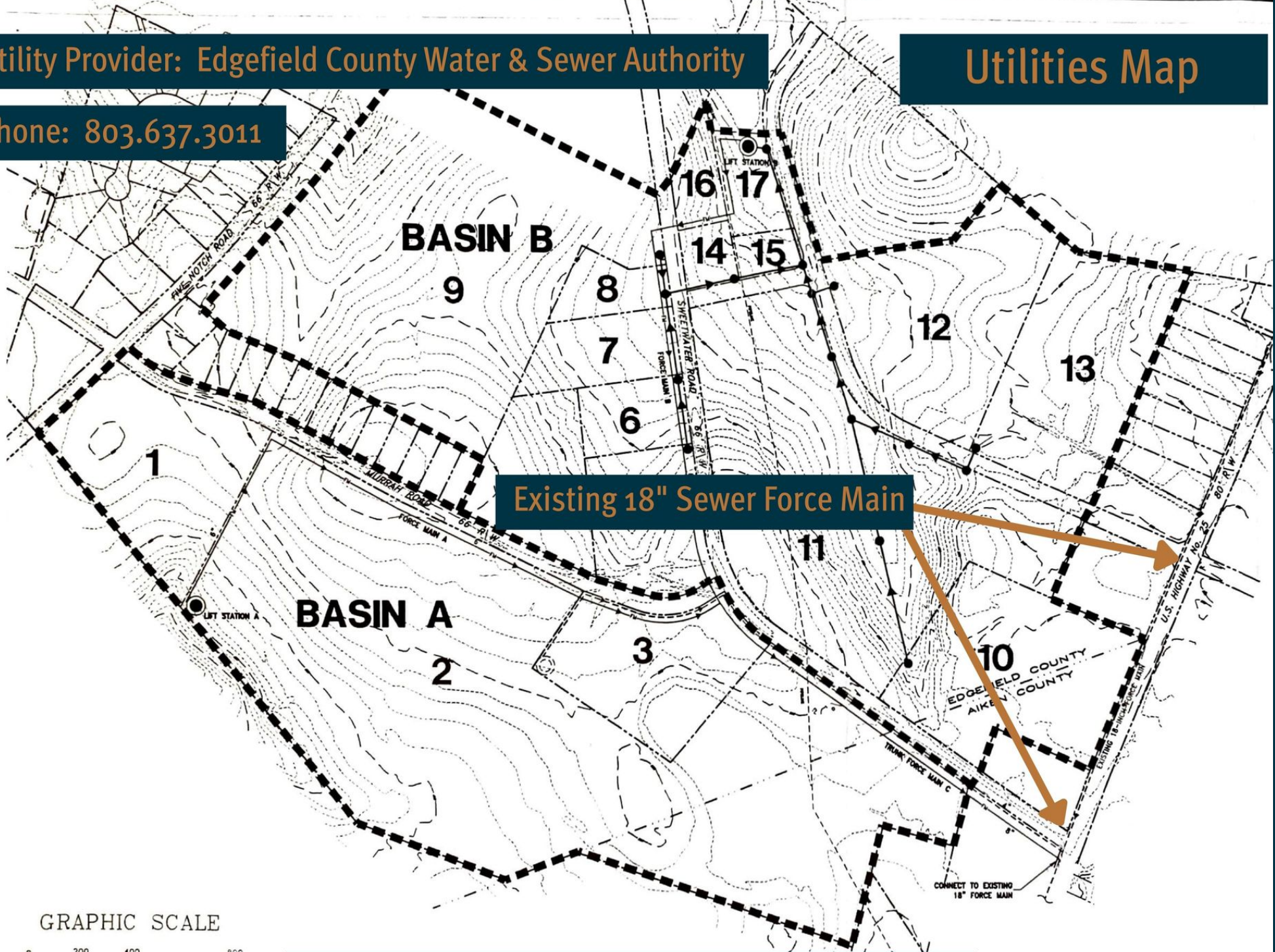
STATUS	LOT #	SUB-TYPE	SIZE	PRICE
Available	Primary Parcel	Industrial	9.5 Acres	\$727,881
Available	Annex Parcel	Industrial	1.8 Acres	\$137,914



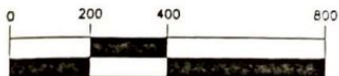
Utility Provider: Edgefield County Water & Sewer Authority

Phone: 803.637.3011

Utilities Map



GRAPHIC SCALE



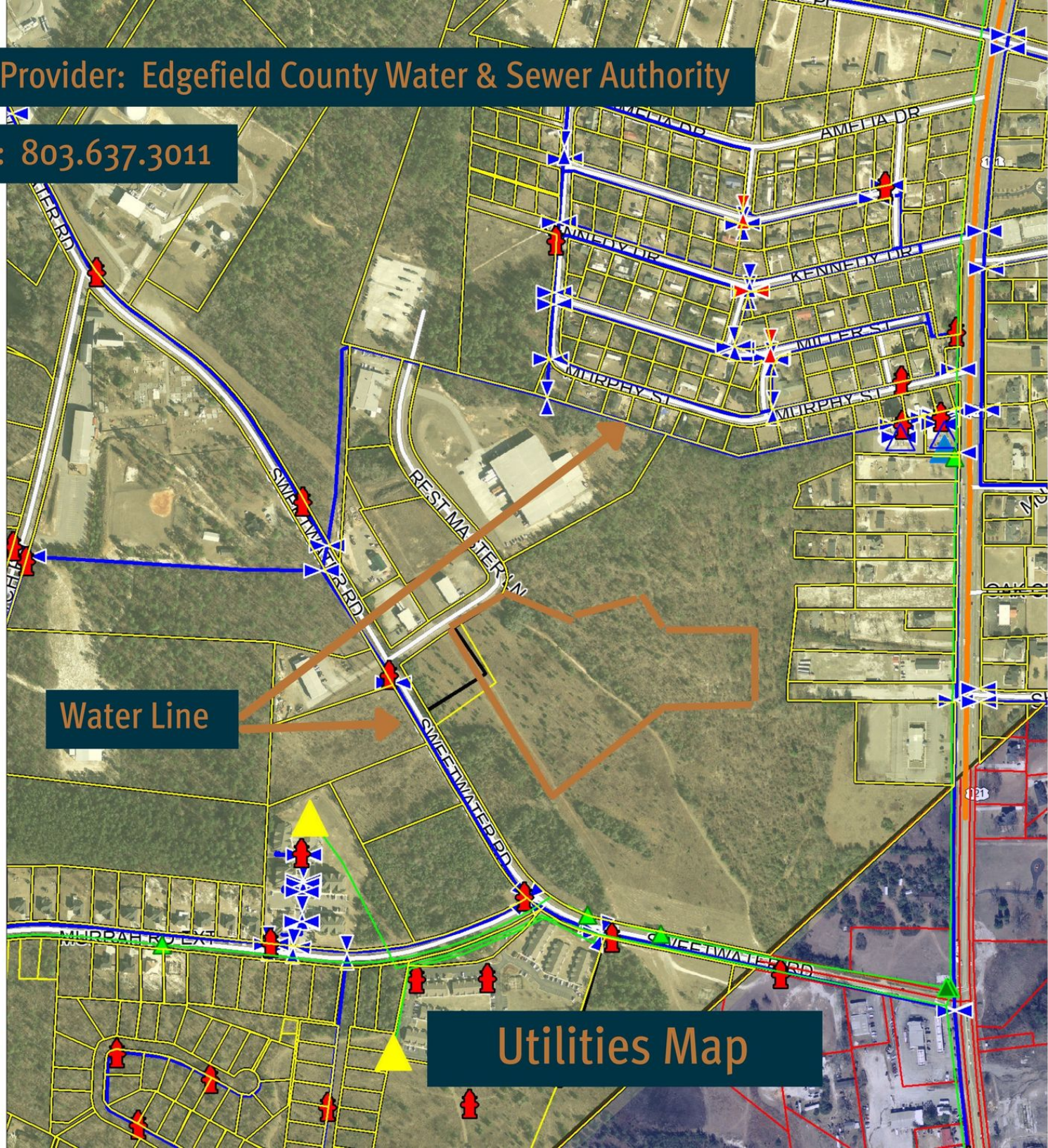
(IN FEET)

1 inch = 400 ft.

Proposed Sewer Master Plan

Utility Provider: Edgefield County Water & Sewer Authority

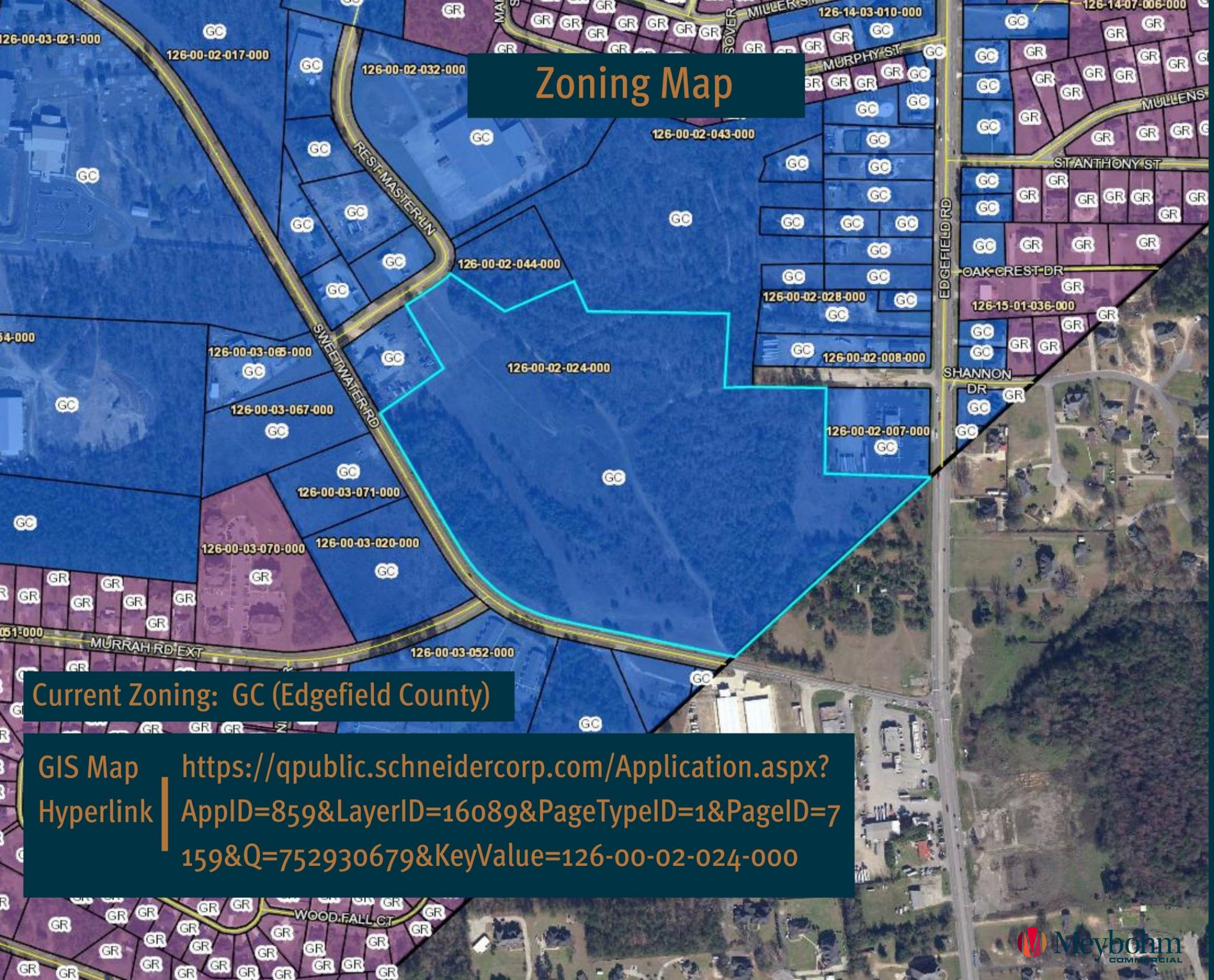
Phone: 803.637.3011



Water Line

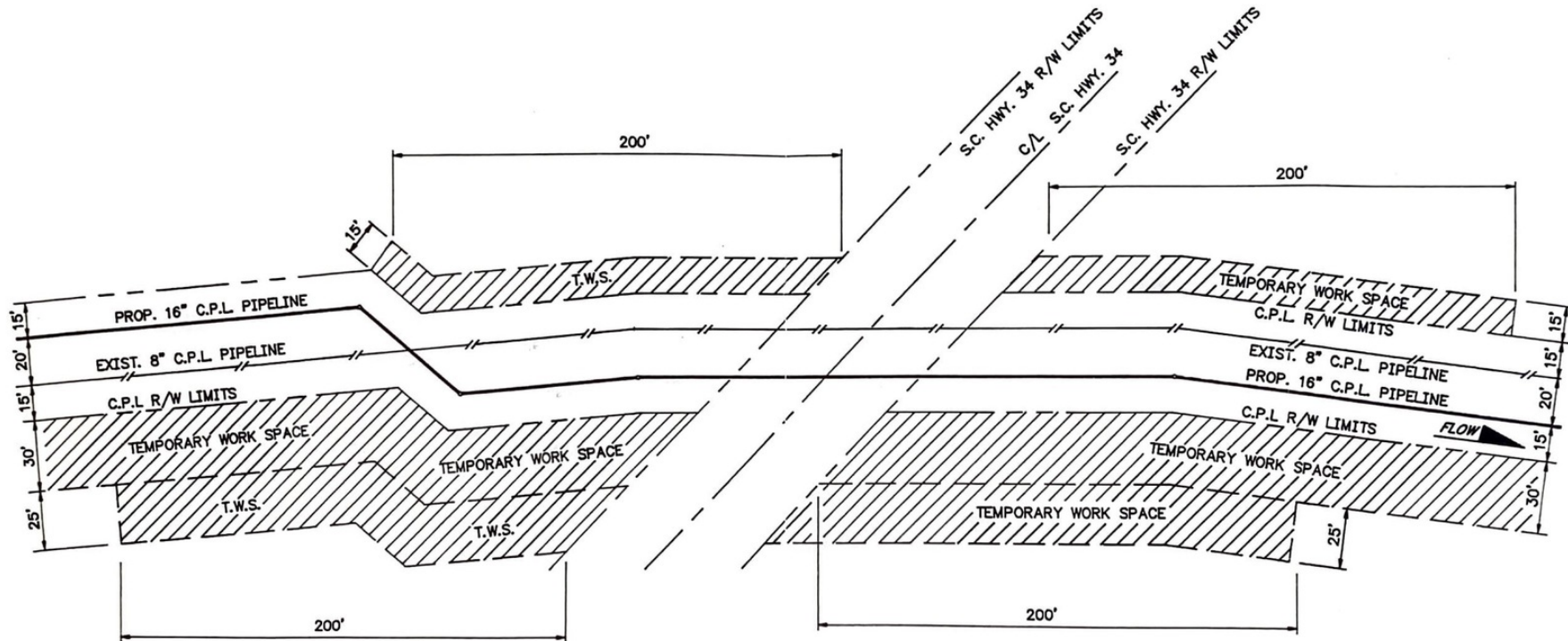
Utilities Map

Zoning Map



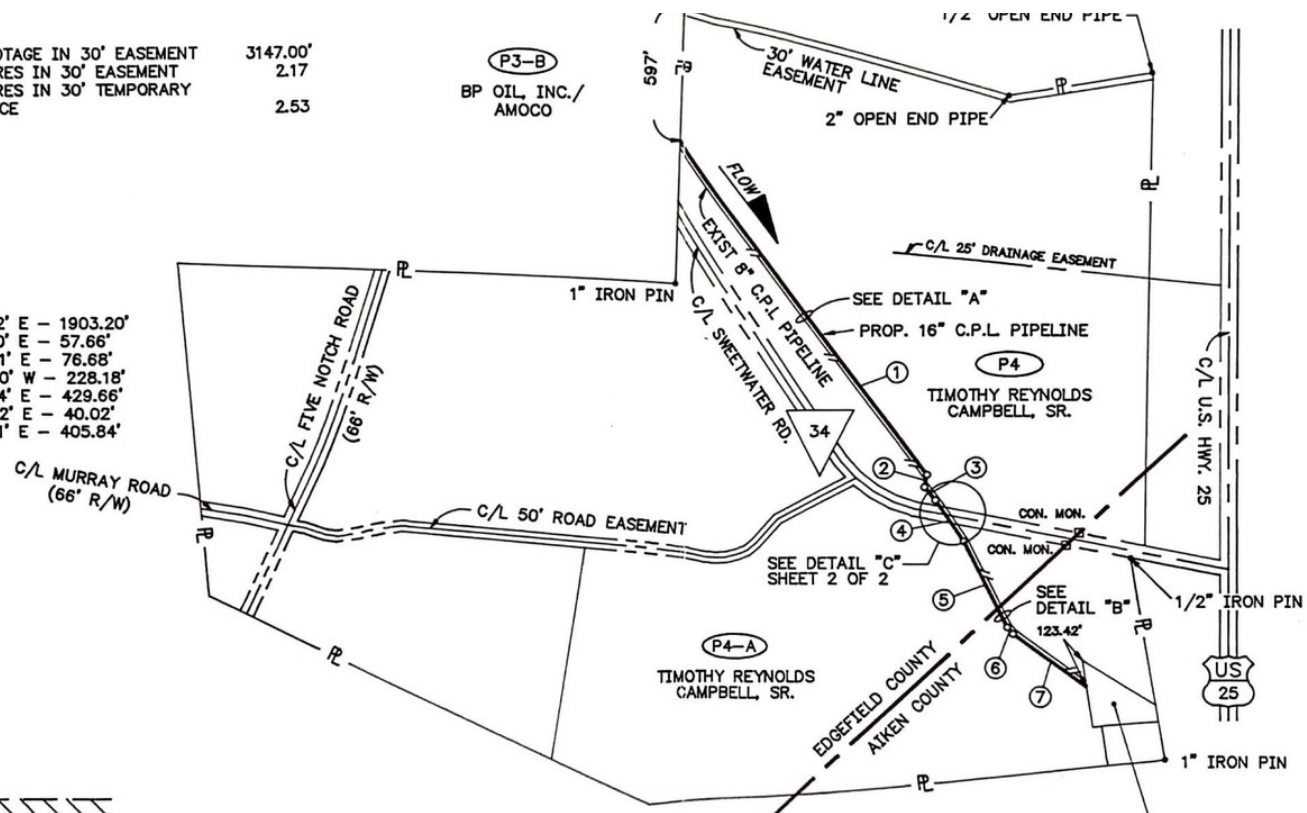
Current Zoning: GC (Edgefield County)

GIS Map Hyperlink | <https://qpublic.schneidercorp.com/Application.aspx?AppID=859&LayerID=16089&PageTypeID=1&PageID=7159&Q=752930679&KeyValue=126-00-02-024-000>



TOTAL FOOTAGE IN 30' EASEMENT 3147.00'
 TOTAL ACRES IN 30' EASEMENT 2.17
 TOTAL ACRES IN 30' TEMPORARY WORK SPACE 2.53

1. S 36°12' E - 1903.20'
2. S 11°20' E - 57.66'
3. S 38°31' E - 76.68'
4. S 33°40' W - 228.18'
5. S 26°14' E - 429.66'
6. S 39°42' E - 40.02'
7. S 53°11' E - 405.84'







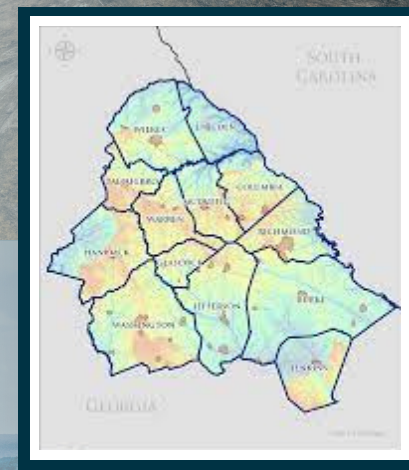


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ECONOMIC OVERVIEW: CSRA

Economic 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. Despite layoffs from several companies during the U.S. economic recession and a relatively high state unemployment rate, the Augusta community has experienced a decrease in bankruptcy filings and saw a slight decrease in the unemployment rate from late 2009 to March 2011. However, these unemployment numbers are misleading as spring brings lower unemployment rates due to the Masters Golf Tournament. While unemployment fell to a two-year low of 8.3% in April 2011, unemployment rates have since risen to 9.9% as of July 2011. Companies that have facilities, headquarters or distribution centers in the Augusta metro area include CareSouth, T-Mobile, Covidien, Solo Cup Company, Automatic Data Processing, Graphic Packaging International, Solvay S.A., Bridgestone, Teleperformance, Olin Corporation, Sitel, E-Z-GO, Taxslayer, Elanco, KSB Company (Georgia Iron Works), Club Car (Worldwide Headquarters), Halocarbon, MTU Friedrichshafen (subsidiary of Tognum), Kimberly Clark Corporation, Nutrien (formerly PotashCorp), John Deere, Kellogg's and Delta Air Lines' baggage call center.



NORTH AUGUSTA OVERVIEW

Area Overview

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 is the home of the Augusta Greenjackets as a part of the Project Jackson project. Just across the Savannah River, Augusta University has opened 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.

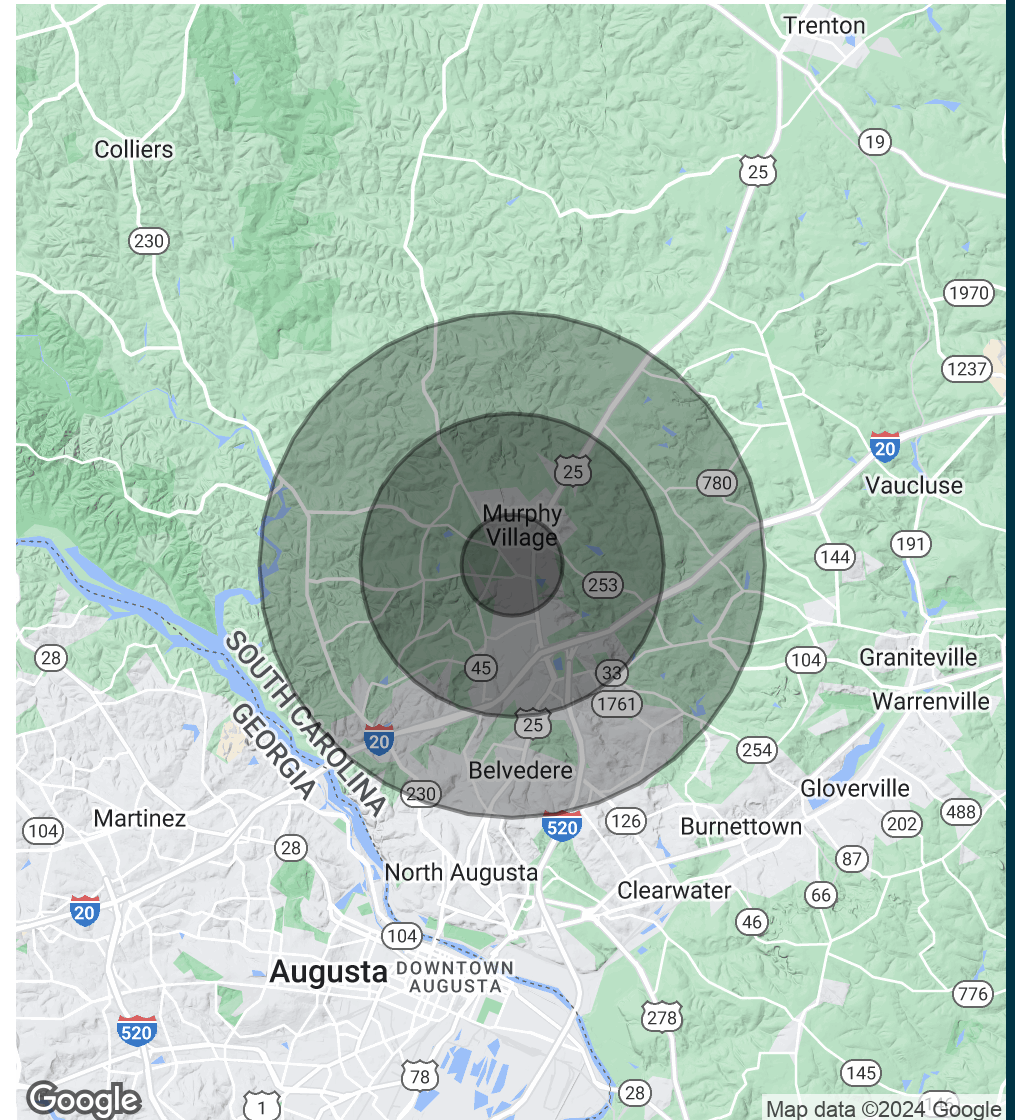


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,966	11,836	22,768
Average Age	42.1	41.3	41.9
Average Age (Male)	40.0	39.2	40.2
Average Age (Female)	45.1	44.4	44.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	839	5,218	10,167
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$73,580	\$76,900	\$71,871
Average House Value	\$358,508	\$248,526	\$276,204

** Demographic data derived from 2020 ACS - US Census*





MEYBOHM COMMERCIAL PROPERTIES

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Augusta, GA 30909

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JOHN ECKLEY, MBA, CIVIL ENG.

Industrial And Commercial Advisor

John@Meybohm.Com

Phone: 706.305.0054

PROFESSIONAL BACKGROUND

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. He accomplishes this through a deep conviction that any client's goal or need is his own, and that ultimately they are to be treated to a level of service that he would want himself or a near family member to experience. "At a high level, I am passionate about helping owners and business leaders accomplish their greater goals through strategic decision making and relish the opportunity to serve them as a valued member of their greater financial team, especially as it relates to real estate."

John was named to the Meybohm Presidents Club 2020, and his team received the 2020 Commercial Elite Agents of the Year – Silver for Meybohm Commercial. In his previous roles, John provided consultation and marketing services to small businesses and managed a team of training experts at Augusta University.

John and his family have a particular love for downtown Augusta, having built the first new home in the Olde Town neighborhood in several generations. He and his wife Sarah, three sons, Sanders, Luke and Daniel, and daughter Anna Patten, have made their home in Olde Town for the past nine years.

John is also a member and deacon at First Presbyterian Church in downtown Augusta. 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.

EDUCATION

BS of Civil Engineering, Clemson University

Masters Of Business Administration, Clemson University

MEMBERSHIPS & AFFILIATIONS



MEYBOHM COMMERCIAL PROPERTIES

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JONATHAN ACEVES, CCIM, MBA

Commercial Brokerage Advisor

Jonathan@Meybohm.Com

Phone: 706.294.1757

PROFESSIONAL BACKGROUND

As Commercial Sales and Leasing Advisor with Meybohm Commercial, Jonathan thrives on putting the pieces together—sometimes in unexpected ways—to solve problems and connect buyers and sellers with the right properties.

Originally licensed in 2005, Jonathan has built his business by specializing in portfolio planning, land & site selection, multifamily brokerage, and downtown development—with a work ethic inspired by his mother, who raised their family as a single parent.

Jonathan's portfolio planning has mostly centered around advising owners and developers of commercial properties on sales and 1031 exchanges, along with underwriting potential transactions, to further their investment interests.

Jonathan's approach to site selection and commercial land brokerage differs from that of many of his competitors: 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. Notable site selection clients including Domino's Pizza, SRP Federal Credit Union, Hardees, Popeyes, Whit's Frozen Custard, and many others.

In representing sellers for multifamily brokerage, Jonathan's approach is to accomplish the due-diligence work up front to make it easier for buyers to evaluate and underwrite potential properties—leading to higher prices and faster sales. That due diligence includes 3-D virtual tours, photos of roofs and utility systems, cleaning up financial statements, and more. He also works to justify pricing by proactively handling potential appraisal issues, with the result that many of his sales are well above market price. His track record includes numerous downtown duplexes and quads, along with Cedar Pines and Ridgewood Apartments.

Before working in commercial real estate, Jonathan was the CFO at downtown Augusta's Christ Community Health Services for 6 years, overseeing finance and operations for a community health center employing 60 staff and serving over 20,000 patients annually. He was responsible for financial modeling, annual budgeting, and compliance, along with HR & IT.

Jonathan also makes his home in downtown Augusta's Olde Town neighborhood with his wife, Emily, and five children, Libby, Manny, Daniel, Witt, and Matthew. He has lived in Augusta for more than 20 years, has served as a deacon at First Presbyterian Church, and is an active member of the Olde Town Neighborhood Association. He earned his BBA and MBA from Augusta University.

Jonathan received his CCIM (Certified Commercial Investment Member) designation in 2020. He was named to the Meybohm Presidents Club 2020, and his team received the 2020 Commercial Elite Agents of the Year – Silver for Meybohm Commercial.

In his spare time, Jonathan enjoys reading, cycling with his kids, and spending time with family.

EDUCATION

DISCLAIMER

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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.