



FOR SALE | LAND

1.6 ACRE SWEETWATER OUTPARCEL
WALNUT LANE, NORTH AUGUSTA, SC 29841



Meybohm
COMMERCIAL

Joel Presley
803.279.2060

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20 Walnut Lane, North Augusta, SC 29841



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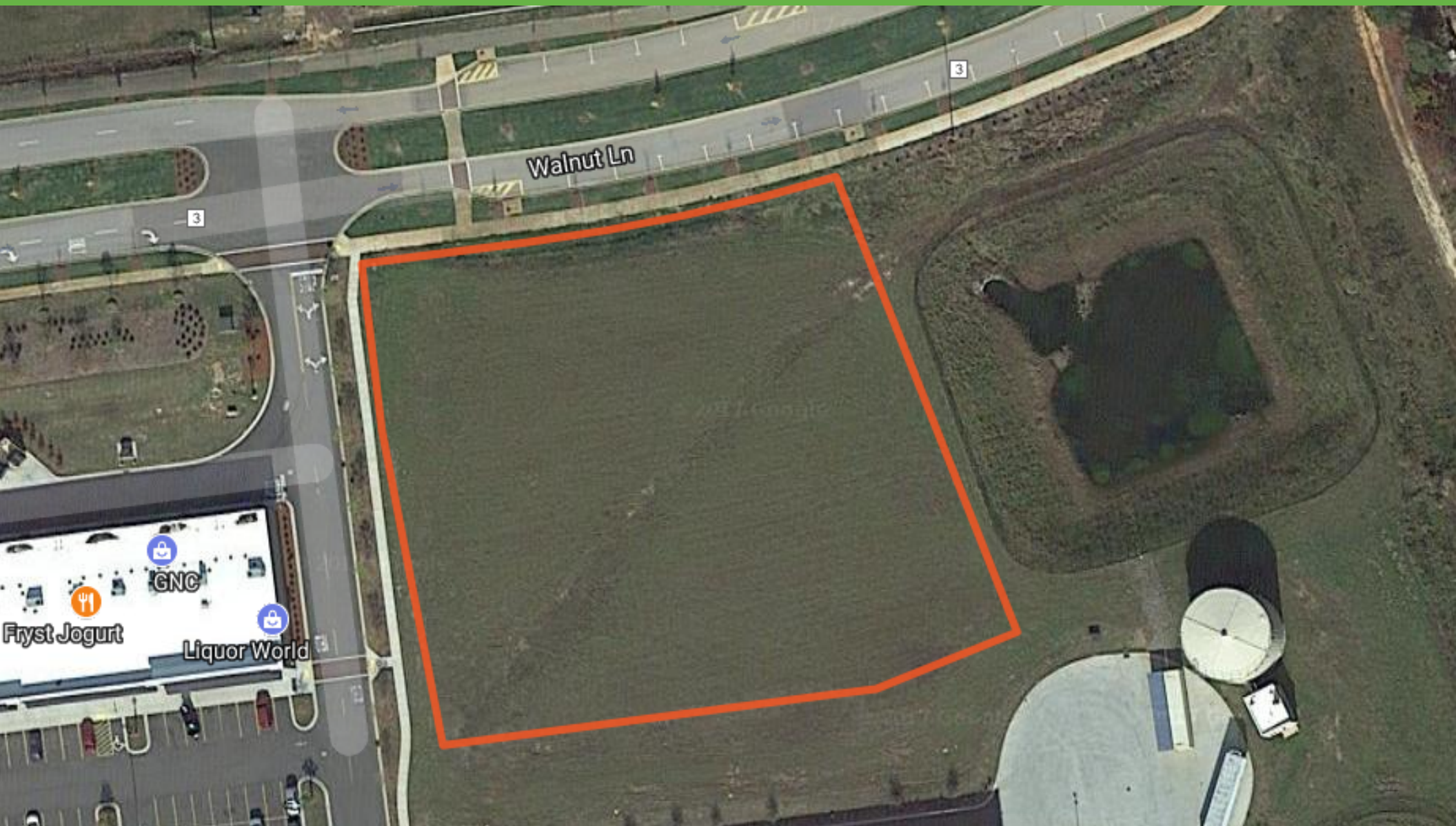
EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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.

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SECTION 1

PROPERTY INFORMATION



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PROPERTY INFORMATION | EXECUTIVE SUMMARY

20 Walnut Lane, North Augusta, SC 29841



OFFERING SUMMARY

Sale Price: \$550,000

Lot Size: 1.61 Acres

Zoning: PD

Parcel ID: 010-15-08-002

Price / Acre: \$342,040

PROPERTY OVERVIEW

Presley Realty is proud to exclusively present this 1.6 AC outparcel in North Augusta, SC, just off of Exit 5 on I-20. This property is a part of Sweetwater South Commercial, which is a part of the Sweetwater 277 acre planned development which includes multi-family, single-family, medical, and professional along with retail such as Sweetwater Square, a WalMart Supercenter anchored retail center.

LOCATION OVERVIEW

This commercial real estate outparcel located in North Augusta at Exit 5 at I-20, which is experiencing rapid growth with the recent addition of Walmart, Verizon, McDonald's, University Hospital prompt care, Wendy's, Dairy Queen, Zaxbys, etc. The 90,000 square foot SRP Federal Credit Union operations center and new Walmart Supercenter have anchored this vibrant market for several years along with restaurants and retail establishments. The location between Augusta and Aiken provides convenient access between the state capitals of Atlanta and Columbia.

PROPERTY HIGHLIGHTS

- Adjoins Walmart Supercenter and Holiday Inn Express, Sweetwater Square - 34,600 sf center fully leased
- Verizon, AT&T, Dairy Queen, Pablo's, Jersey Mikes, Fryst Yogurt, State Farm, GNC, Great Clips, Small Cakes, My Tan, BH&G real estate
- Near Prompt Care and SRP credit union headquarters, Sweetwater Commons - 200 luxury multi-family cottages

PROPERTY INFORMATION | HELPFUL LINKS

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HELPFUL LINKS

Google Map Link:

<https://drive.google.com/open?id=1gg08OiJdmlkPSus7hdCJuRvMzFk&usp=sharing>

Property Card:

[https://beacon.schneidercorp.com/
Application.aspx?AppID=844&LayerID=15264&PageTypeID=4&PageID=6879&KeyValu](https://beacon.schneidercorp.com/Application.aspx?AppID=844&LayerID=15264&PageTypeID=4&PageID=6879&KeyValu)

Parcel Map:

[https://beacon.schneidercorp.com/
Application.aspx?AppID=844&LayerID=15264&PageTypeID=1&PageID=6876&KeyValu](https://beacon.schneidercorp.com/Application.aspx?AppID=844&LayerID=15264&PageTypeID=1&PageID=6876&KeyValu)

North Augusta Visitors's Info:

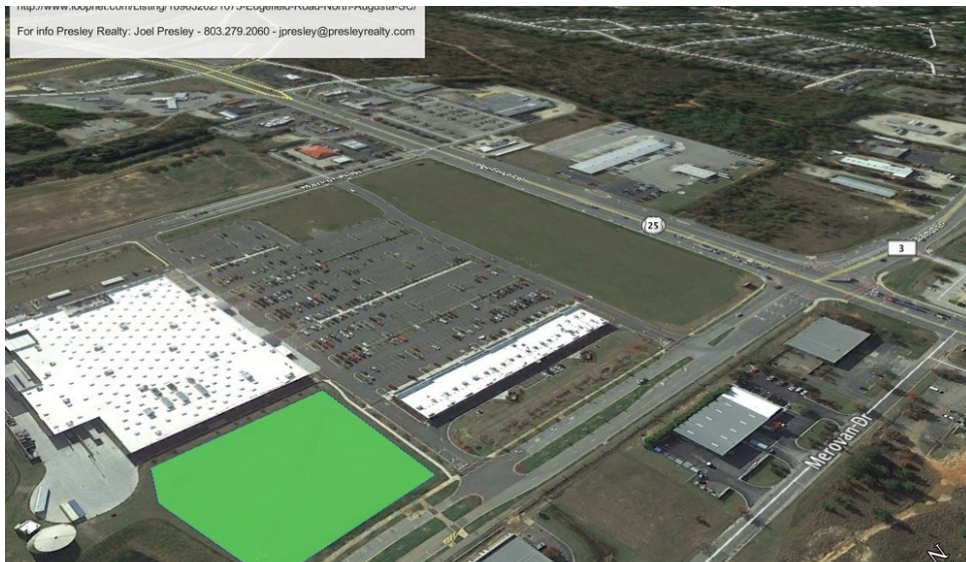
<http://www.northaugusta.net/visitors>

Aiken County Zoning Ordinance:

[https://buildout.com/docs/documents/
579248?token=533ff5fbc0d287bde4c4b9805d11b3e279e72044](https://buildout.com/docs/documents/579248?token=533ff5fbc0d287bde4c4b9805d11b3e279e72044)

PROPERTY INFORMATION | ADDITIONAL PHOTOS

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SECTION 2

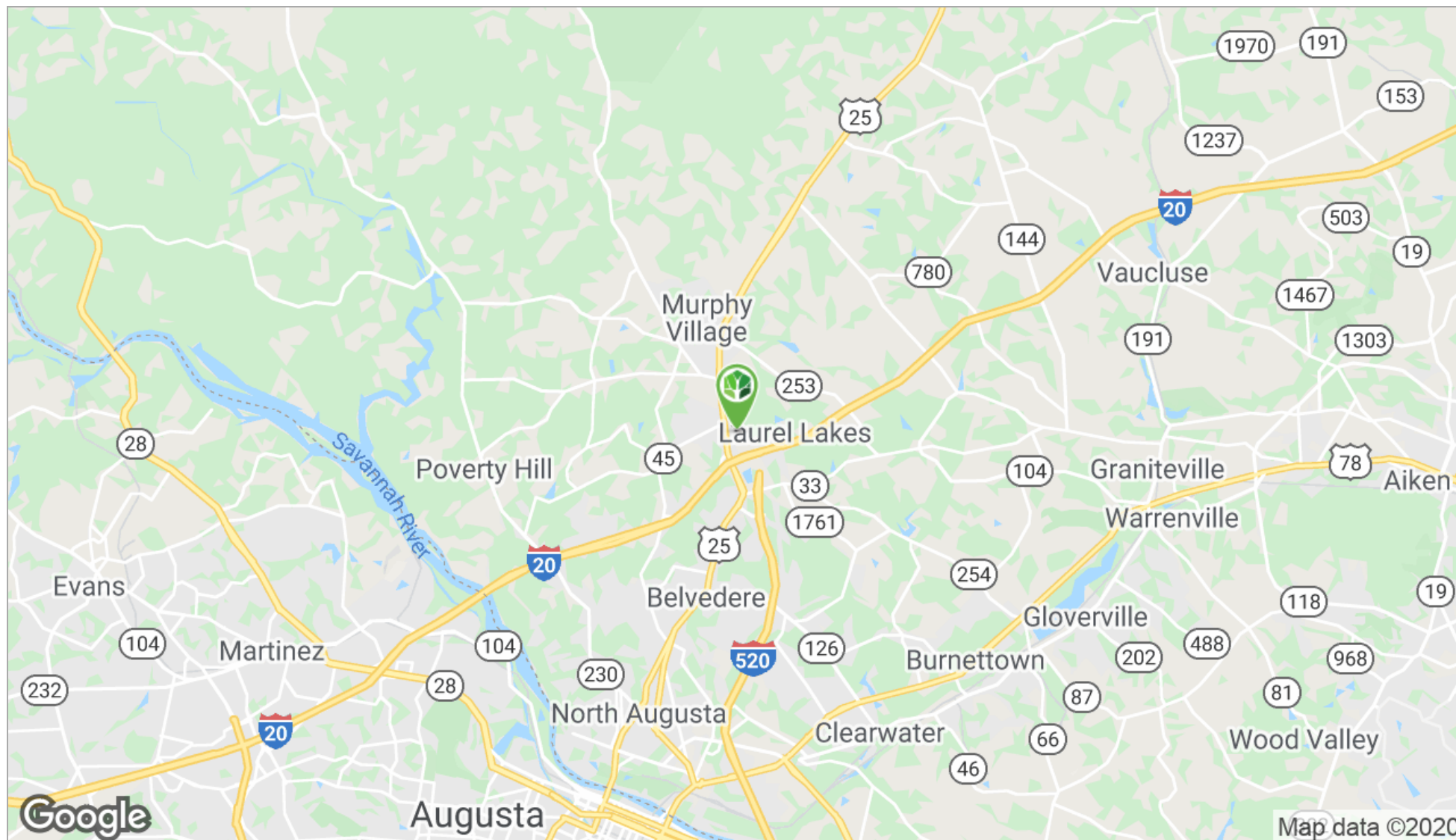
LOCATION INFORMATION



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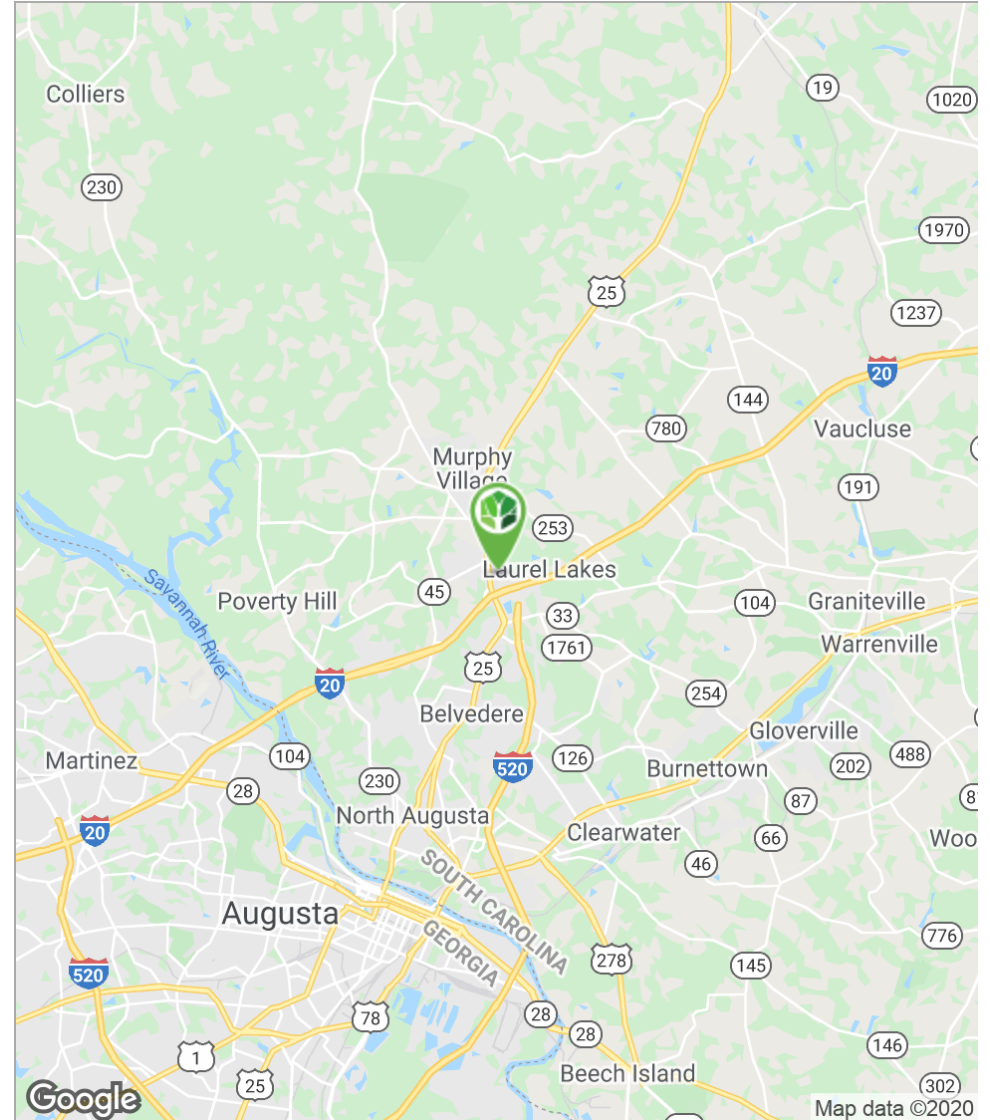
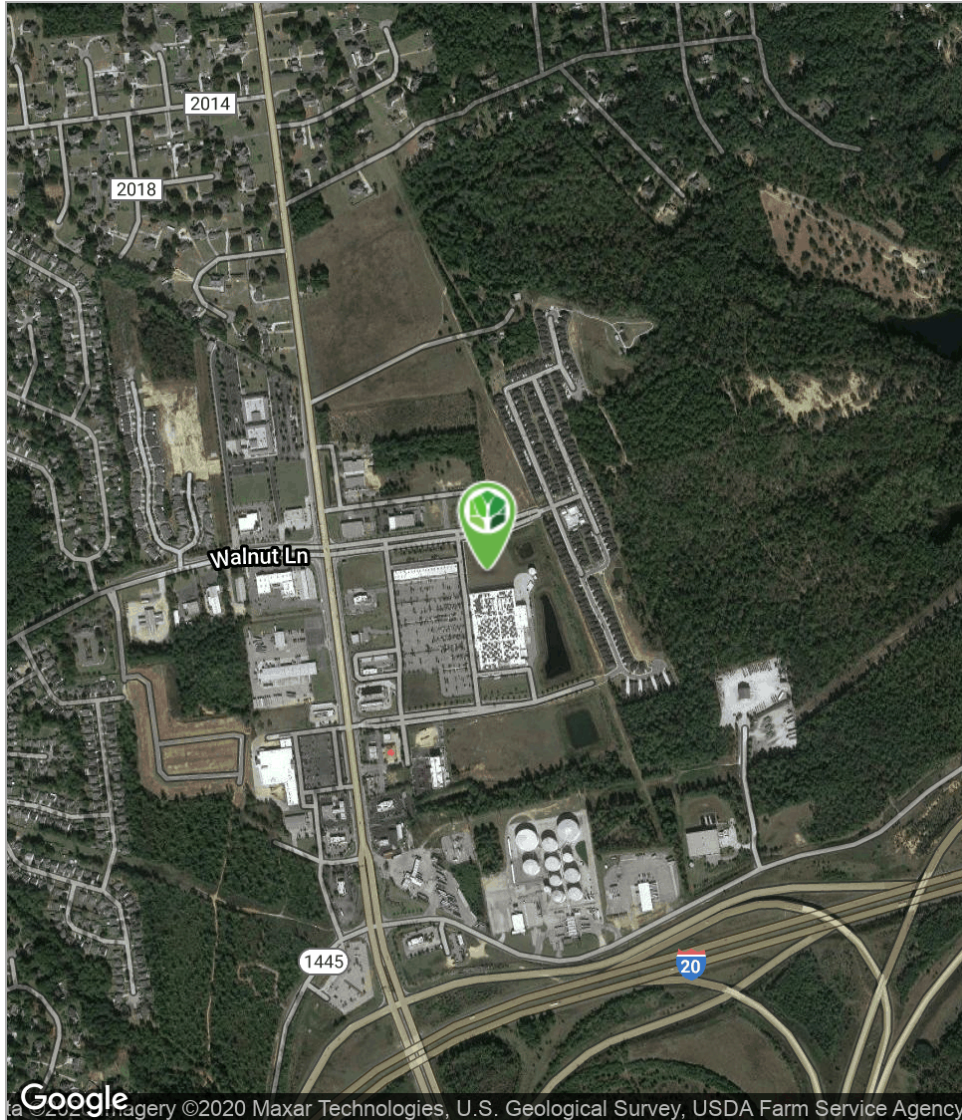
LOCATION INFORMATION | RETAILER MAP

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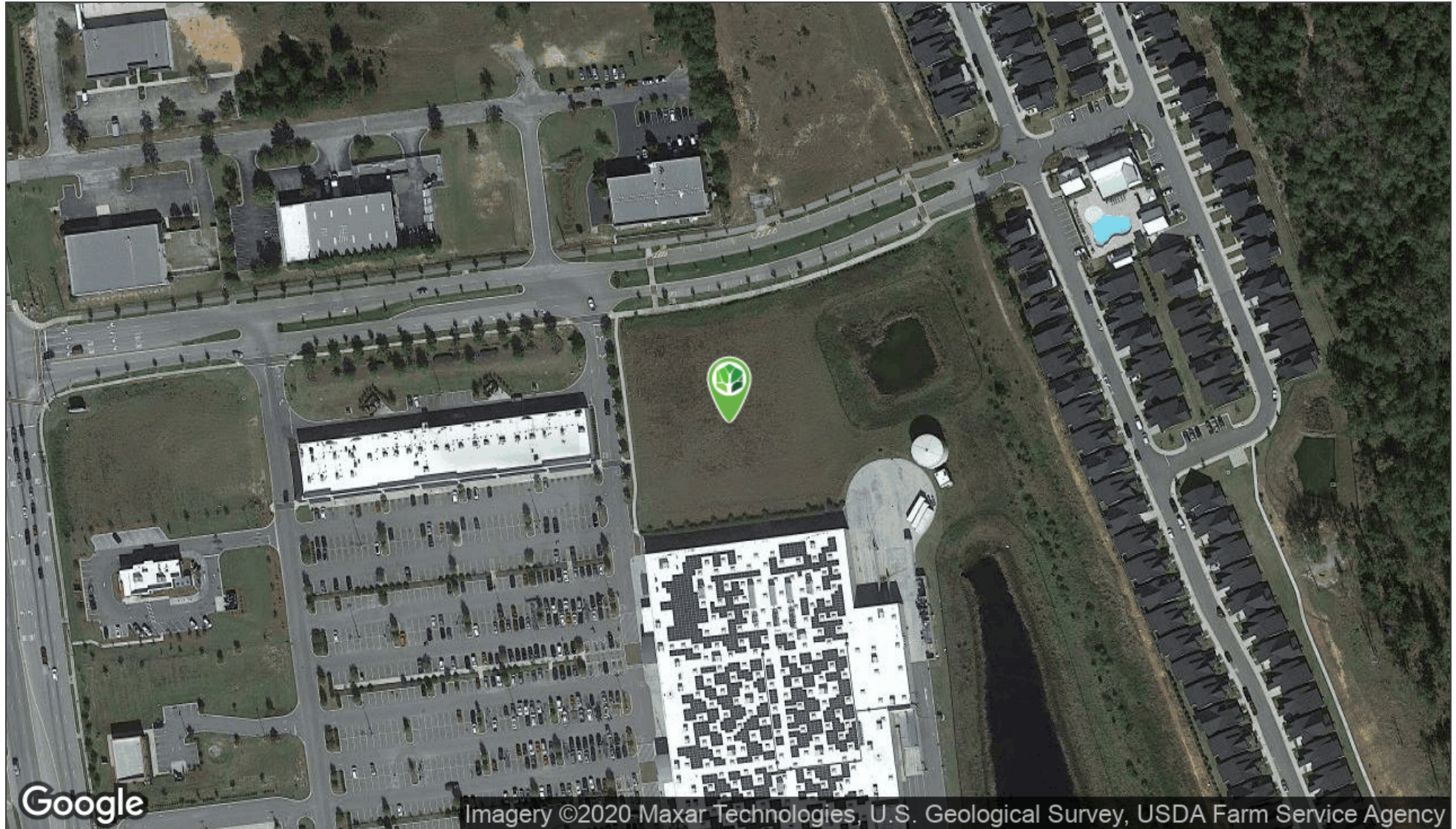
LOCATION INFORMATION | LOCATION MAPS

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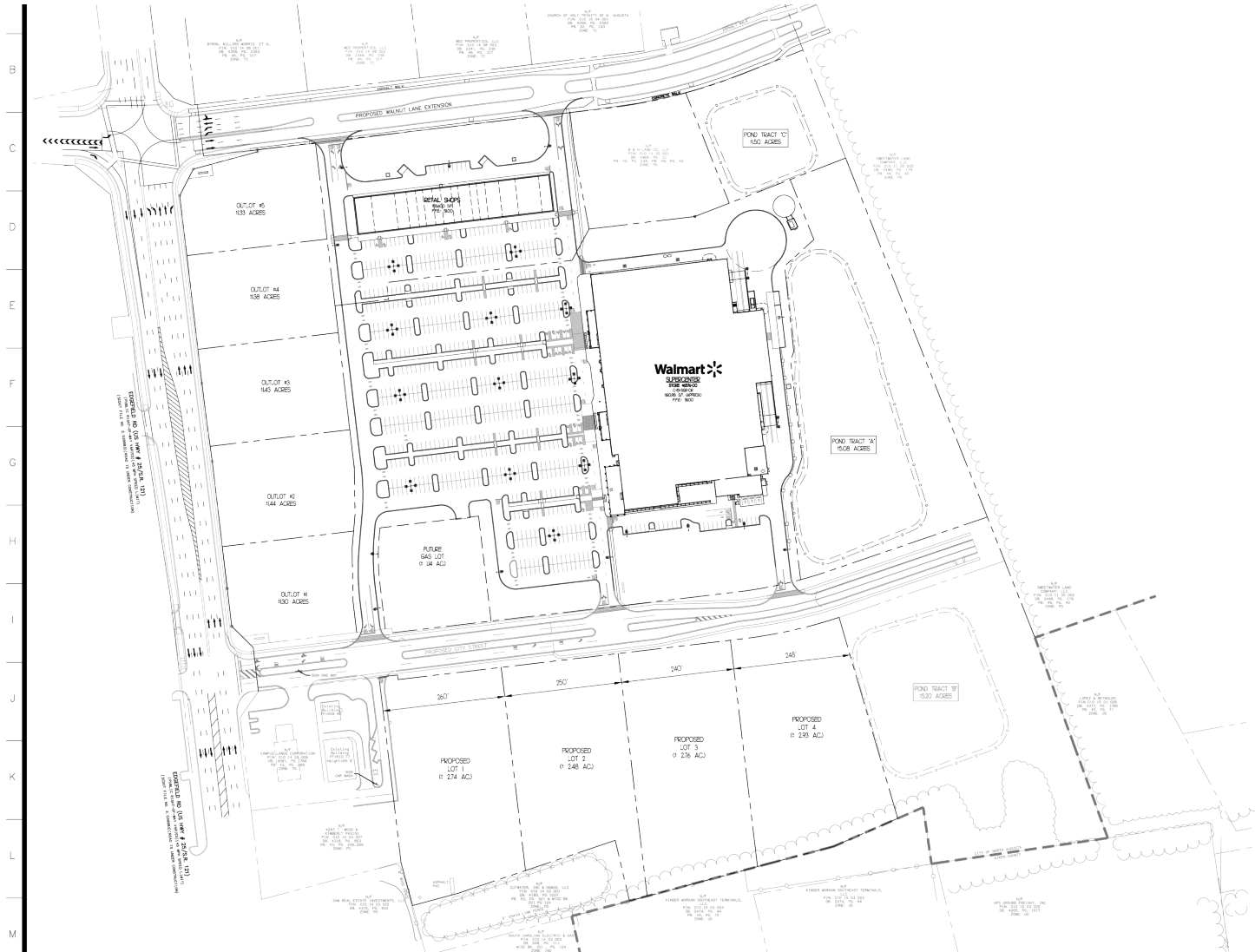
LOCATION INFORMATION | AERIAL MAP

20 Walnut Lane, North Augusta, SC 29841



LOCATION INFORMATION | SITE PLAN

20 Walnut Lane, North Augusta, SC 29841



FREELAND and KAUFMAN, INC.
Engineers • Landscapers • Architects
209 West Stone Avenue
Greenville, SC 29609
Tel: 864-253-5407
Fax: 864-253-5590



PRELIMINARY
NO FOR
CONSTRUCTION

SWEETWATER SQUARE
SOUTHERN CENTER 4800-001
WALMART SUPERCENTER
WALMART SUPERCENTER
BRIGHT MEYERS NA, LLC
5881 GLENEDGE DRIVE, SUITE 220
ATLANTA, GA 30328
TEL: 404-253-1499

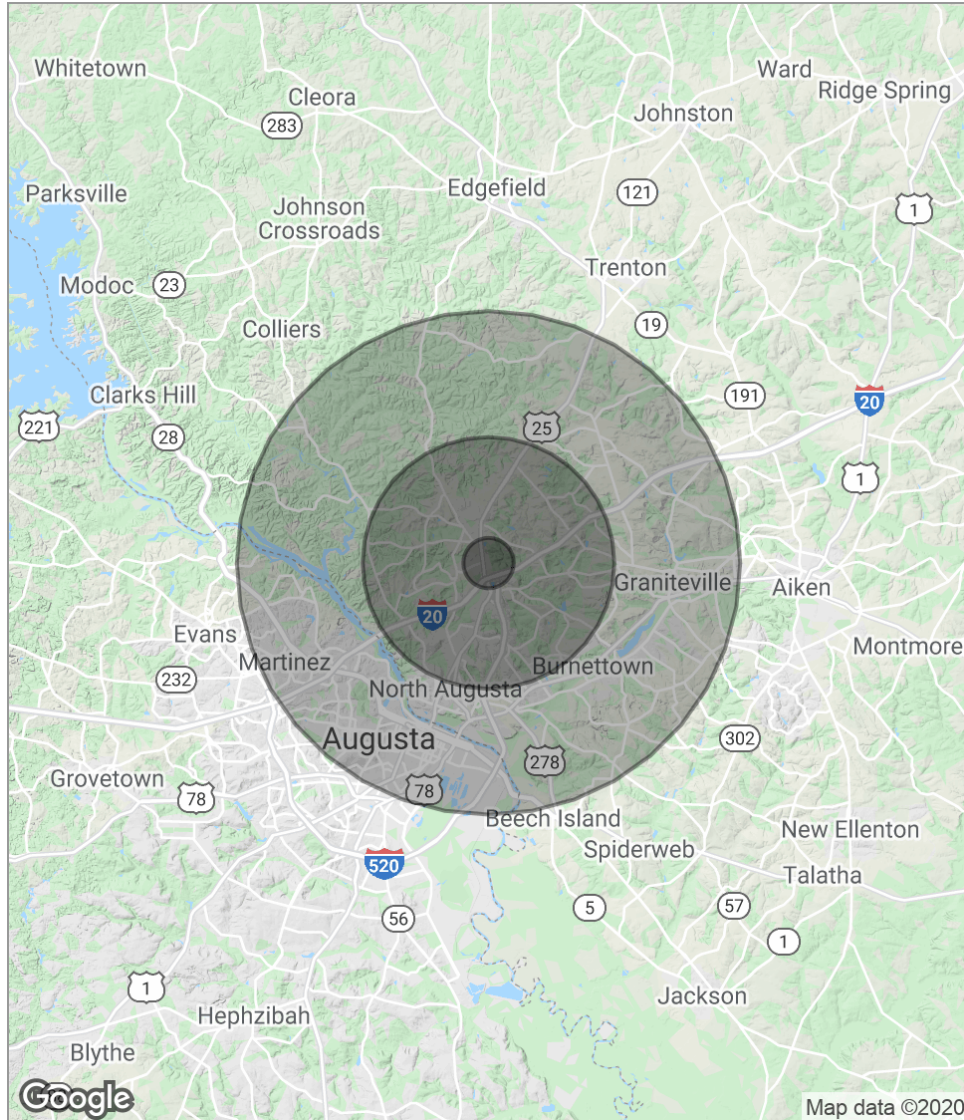


SITE PLAN
EXHIBIT
(OVERALL)

Walmart
DRAWN
WH
CHECKED
TMB
DATE
08/16/2013

LOCATION INFORMATION | DEMOGRAPHICS MAP

20 Walnut Lane, North Augusta, SC 29841



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,839	37,639	151,727
Median age	37.1	38.4	37.8
Median age (Male)	36.5	36.7	36.5
Median age (Female)	37.8	39.8	39.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	664	14,482	62,225
# of persons per HH	2.8	2.6	2.4
Average HH income	\$70,055	\$60,872	\$58,010
Average house value	\$194,530	\$147,263	\$173,452
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	2.9%	4.1%	3.7%
RACE (%)	1 MILE	5 MILES	10 MILES
White	80.7%	73.2%	62.9%
Black	17.1%	23.1%	32.0%
Asian	0.0%	0.0%	1.9%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.0%	0.1%	0.2%
Other	0.9%	1.6%	1.5%

* Demographic data derived from 2010 US Census

LOCATION INFORMATION | NORTH AUGUSTA MARKET OVERVIEW

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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.





PRESLEY

SECTION 3

COMPANY OVERVIEW AND ADVISOR BIOS



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COMPANY OVERVIEW AND ADVISOR BIOS | COMPANY OVERVIEW

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Our Story:

In 1947, a young man, William H. Presley, Jr., "Bill," returned home from military service with the US Army in Occupied Japan and began a land shaping and improvement business in North Augusta and Augusta. Early on, Bill worked two jobs - at the Post Office and at a service station in the evenings -- to make ends meet while he built his new business. In 1949, he walked away from a safe career at the Post Office to devote all his energy to land improvement and development. His family and friends, having suffered like so many others during the Great Depression, had misgivings about Bill's decision to leave a guaranteed salary. Some of them questioned his decision, but they never doubted his determination or his ability. He started with very little-a few hand tools, a pickup truck, and eventually a small Ford tractor he bought used from a local farmer. Bill's early landscaping work grew into a thriving construction and development business providing clearing, grading, shaping, site preparation, utilities, and paving for commercial, residential, government and rural construction projects. In the 1960's the company began buying land and developing residential neighborhoods. Those real estate ventures grew into Presley Realty - now creating, brokering, and managing real estate investments in Augusta, North Augusta, Edgefield, and Aiken.

Presley Realty exists to meet our clients' financial and personal goals - developing, buying, or selling land, multi-family properties, and investment properties in Augusta, North Augusta, Aiken, or Edgefield. We help our clients find their ideal property; then we work with them to preserve its special character while making it more valuable.

Joel Presley, Bill's son, began in our business as a young boy, asking questions and helping when he could. Honesty, perseverance, and thrift are the foundation Bill laid and upon which Joel continues to build. At his father's side, Joel learned to appreciate and care for land and the Augusta / North Augusta community. He also learned about leading a business and making wise decisions with future generations in mind. All these values are summarized in the timeless principle of "stewardship". Several Biblical accounts describe what faithful stewards do-grow capital, improve value, care for others, take the long view. According to Scripture, good stewards pursue real success - the kind that lasts and touches all aspects of life - the kind that provides lasting peace, contentment, security. Like his father, Joel seeks to be a good steward and encourages his clients to do the same.

How We're Different:

- Integrity: We've been around since 1949 with a history of doing things "the right way." We will do what we say for you just as we've done what we said we would for others.
- Diligence: We pride ourselves on our values and systems that ensure our team can diligently serve our clients. Through the use of time-tested marketing channels, and good old-fashioned hard work, we work on your behalf to ensure maximum exposure of your property.
- Value-added Service: We conscientiously plan and execute on behalf of our clients the way we would want someone to serve us or our families. By doing this we add significant value to our clients, whether that's through experienced advice given regarding property strategies, or our networking and marketing processes resulting in strong presentation of your property to qualified buyers.
- Thorough Professionalism: We are intentionally mindful of our own capacity and choose to not take listings or refer them on to other agents if we feel we won't be able to provide the thorough service required for serving our clients well. And, for our clients and properties, we are always mindful to professionally and thoughtfully represent you and work in your best interest.

LOCATION INFORMATION | BROKER BIOSCUSTOM PAGE

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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

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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.