3.01 ACRE | RETAIL LAND SIGNALIZED CORNER

00 COBBHAM RD, THOMSON, GA 30824



PARCEL LEGEND		
Size	**Sale Price**	**Price/Acre**
3.01 Acres	$490,000	$162,791

OFFERING MEMORANDUM

3.01 ACRE SIGNALIZED CORNER
FULL MOTION ACCESS WITH LEFT TURN LANE
12.3K COMBINED VPD | 2.2 MILES TO I-20

FINEM GROUP
MEYBOHM COMMERCIAL

OFFERING MEMORANDUM

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

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

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EXECUTIVE SUMMARY



RETAIL OPPORTUNITY
WHY THIS SITE?

PAD SIZE
3.01 Acres

COMBINED TRAFFIC COUNT
12,370 VPD

ACCESS
Full Motion w/ Left Turn Lane

DISTANCE TO INTERSTATE
2.2 Miles to I-20

RESIDENTIAL GROWTH
38 New Single Family Homes

ZONING
B-2 | Commercial

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 00 Cobbham Road NE, a ±3.10-acre commercial corner parcel in Thomson, Georgia.

Zoned B-2, this flat, highly visible tract offers full-motion access via existing curb cut and dedicated turn lane on Cobbham Road (5,800 VPD), at the signalized intersection with Thomson Bypass (6,570 VPD).

The site is adjacent to a new 38-home residential development and situated across from Monterey Pass Apartments. With established infrastructure and no floodplain or topographical constraints, the property presents a shovel-ready opportunity for retail, QSR, or service-based development less than one mile from Walmart and under 2.5 miles from I-20 Exit 172.

Located at the signalized intersection of Cobbham Road and the Thomson Bypass, the site benefits from strong local visibility and access. This central McDuffie County location is surrounded by residential growth and is just 0.9 miles from Walmart and 1.6 miles from both Thomson-McDuffie Middle and High Schools.

Interstate 20 is easily accessible just 2.2 miles to the North at Exit 172, positioning the property within regional commuter and logistics routes serving Augusta, Atlanta, and beyond.

LOCATION OVERVIEW

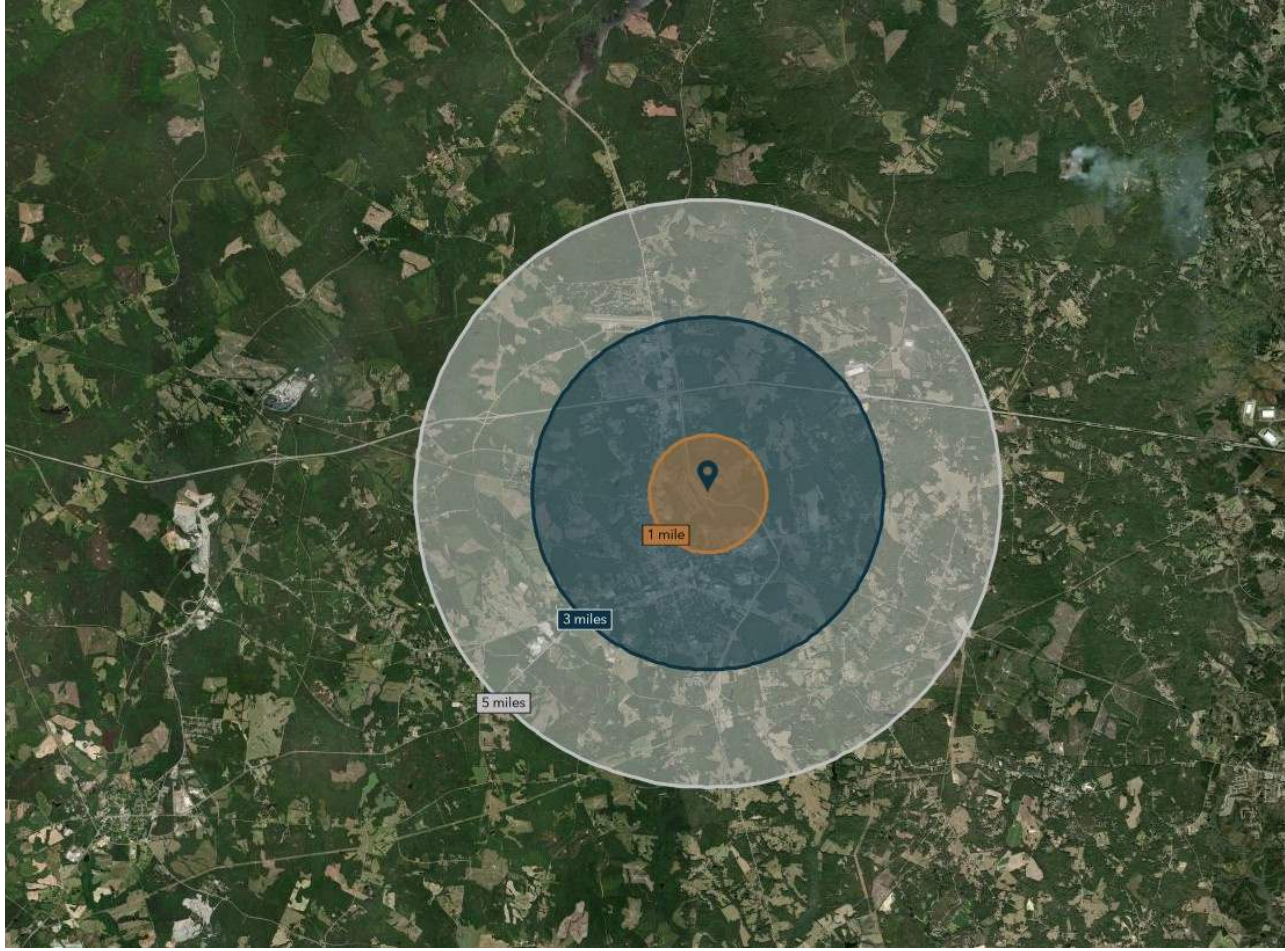
HIGH TRAFFIC TRADE AREA

NOTABLE FEATURES

WITHIN A 5 MILE DRIVE TIME

Walmart Supercenter	0.9 Miles
Thomson Highschool	1.6 Miles
McDuffie Museum	1.7 Miles
I-20	2.0 Miles
Piedmont McDuffie	3.0 Miles
Thomson-McDuffie County Airport (KHQU)	4.0 Miles





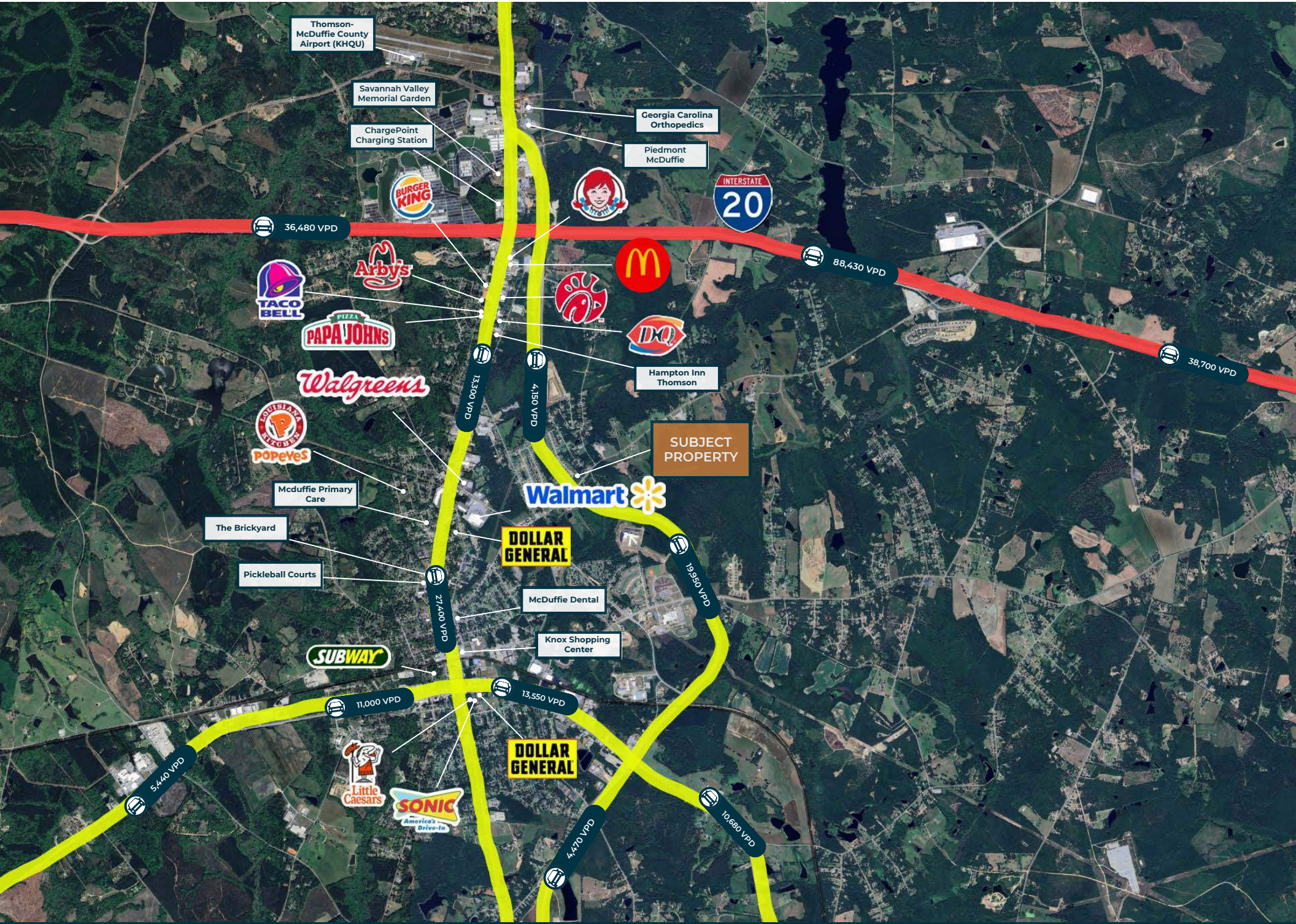
Demographics	1 Mile	3 Mile	5 Mile
Population	2,166	11,193	14,927
2020-2025 Growth	1.03%	2.11%	1.43%
Median Household Income	$46,795	$51,098	$52,535
Household Number	871	4,443	5,938



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00 COBBHAM RD


Town & Country Packing
Canaan Heights Seventh-day Adventist Church
Thomson Mc Duffie Animal Hospital
Oak Lane in West Thomson 15–20 homes
COBBHAM RD
5,800 VPD
THOMSON BYPASS
6,570 VPD


Thomson-McDuffie County Airport (KHQU)
Savannah Valley Memorial Garden
ChargePoint Charging Station
Georgia Carolina Orthopedics
Piedmont McDuffie
INTERSTATE 20
36,480 VPD
88,430 VPD
38,700 VPD
Arby's
TACO BELL
PAPA JOHNS
DQ
Hampton Inn Thomson
Walgreens
13,300 VPD
4,150 VPD
SUBJECT PROPERTY
POPEYES
Mcduffie Primary Care
Walmart
The Brickyard
DOLLAR GENERAL
Pickleball Courts
19,950 VPD
27,400 VPD
McDuffie Dental
Knox Shopping Center
SUBWAY
11,000 VPD
13,550 VPD
5,440 VPD
Little Caesars
SONIC America's Drive-In
DOLLAR GENERAL
10,680 VPD
4,470 VPD

SITE MAPS



3.01 ACRE RETAIL LAND
ACCESS MAP



3.01 ACRE RETAIL LAND
ZONING MAP



AREA OVERVIEW



WHY? CSRA

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.**





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

Per Site Selection

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

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

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