8.07 ACRE M-2 ZONED INDUSTRIAL LAND

00 EVANS TO LOCKS RD, EVANS, GA 30809



SITE OPTIONS			
Options	**Size**	**Availability**	**Ideal Use**
Land Sale	8.07 Acres	For Sale	Industrial
Build-To-Suit	80,000 SF	For Lease	Industrial

OFFERING MEMORANDUM

8.07 ACRE INDUSTRIAL LAND SITE
EVANS INDUSTRIAL PARK INDUSTRIAL OPPORTUNITY
OWNERS HAVE THE ABILITY TO BUILD-TO-SUIT FOR TENANT

FINEM GROUP
MEYBOHM COMMERCIAL

OFFERING MEMORANDUM

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

- Lease Rate
- Lease Term
- Lease Guarantor
- Special Stipulations

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EXECUTIVE SUMMARY



INDUSTRIAL OPPORTUNITY

WHY THIS SITE?

LAND SIZE
8.07 Acres

BUILD-TO-SUIT BUILDING
Potential 80K Sqft Building

ZONING
M-2 (Heavy Industrial)

STRONG SYNERGY
Established Industrial Corridor

STRONG DEMOGRAPHICS
$111K Income in 3 Mile Radius

SECURITY GATE
Shared Gated Entrance

ACCESS
Shared Full Motion Access

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 00 Evans to Locks Road in Evans, Georgia — a ±8.07-acre industrial parcel zoned M-2, available for sale or lease as a build-to-suit opportunity. The site could potentially support up to ±80,000 square feet of industrial space and is suitable for manufacturing, distribution, or warehouse users. With utilities in place, flat topography, no wetlands, and no known easements, the parcel offers immediate development potential for owner-users, build-to-suit tenants, or developers targeting a high-demand corridor.

Located within Columbia County's established industrial node, the property is adjacent to a ±652,000-square-foot industrial facility that serves as RecTeq's national headquarters. The site shares direct access to Evans to Locks Road and sits just 0.7 miles from Washington Road, 1.9 miles from Fury's Ferry Road, and 4.3 miles from I-20 — providing efficient linkage to the CSRA, Augusta's industrial core, and major Southeastern logistics routes. Industrial land with M-2 zoning is increasingly scarce in the region, making this a compelling option for users needing buildable acreage in a proven, accessible location.

LOCATION OVERVIEW

HIGH TRAFFIC TRADE AREA

NOTABLE FEATURES

WITHIN A 10 MIN DRIVE TIME

Washington Road	0.7 Miles
Riverwatch Parkway	0.9 Miles
Downtown Evans	1.0 Miles
Walmart	1.6 Miles
Mullins Crossing	1.9 Miles
Westlake Golf Course & Neighborhood	2.8 Miles
I-20	4.3 Miles
Downtown Augusta	10.8 Miles





Demographics	1 Mile	3 Mile	5 Mile
Population	4,460	55,351	123,114
Median HH Income	$99,219	$102,399	$93,755
2020-2025 Growth	16.02%	8.96%	7.49%
Households	1,806	20,539	47,768



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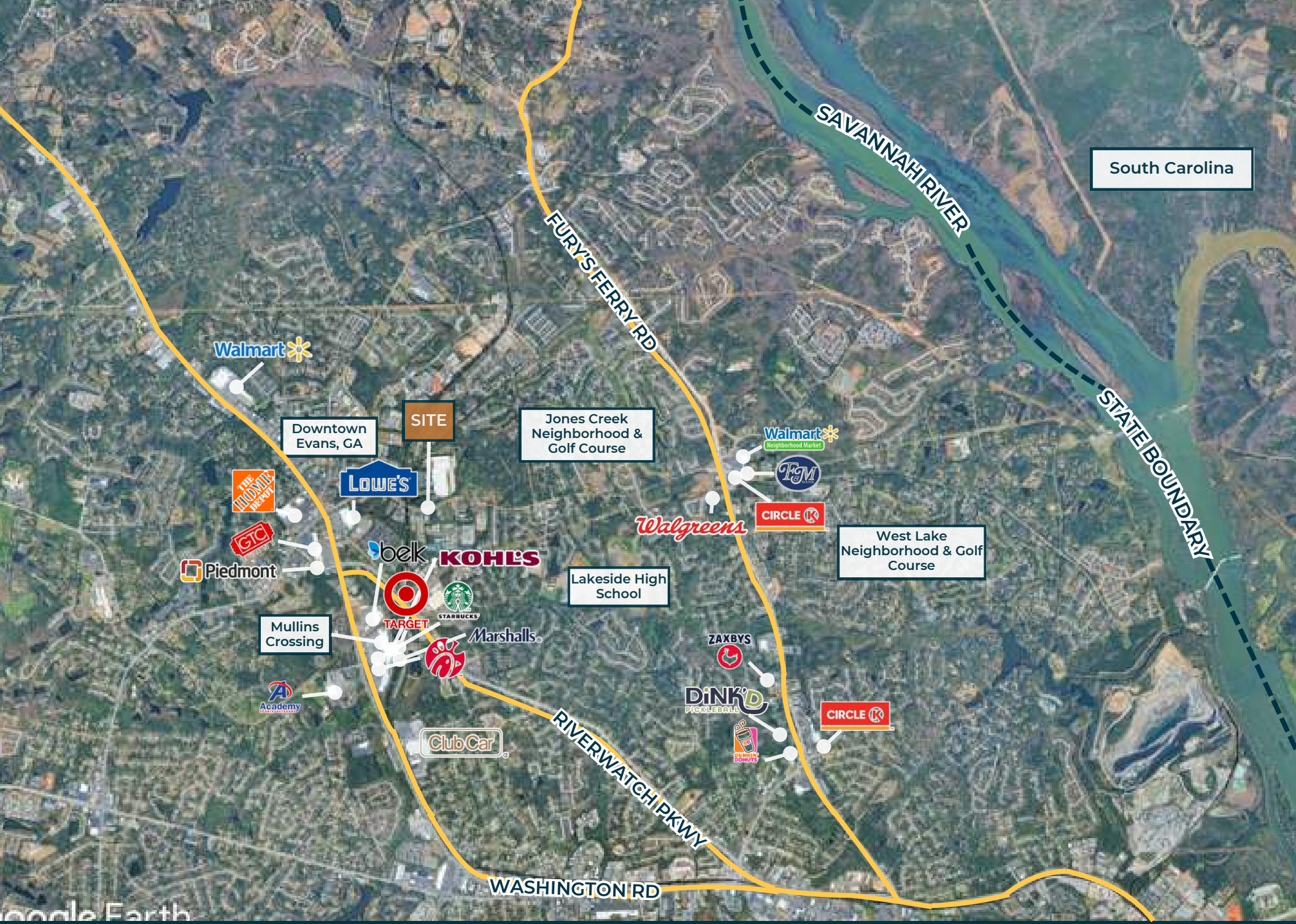
00 EVANS TO LOCKS RD


Publix
TACO BELL
WAFFLE HOUSE
Power Products
SOUTHEAST
ballroom DANCE CENTER
gerber COLLISION & GLASS
Cracker Barrel
LOWE'S
THE HOME DEPOT
Walgreens
GOLD'S GYM
Kirkland's FLOORING
Evans Towne Center Park
The Pumping Station
Evans Animal Hospital
Mish Mash Interiors
Blair Construction
Hayden's International Gymnastics
8.07 ACRE
INDUSTRIAL LAND
recteq


HOWARD LUMBER CO
Evans Trade Center
General Fasteners Company
JA Discovery Center of the CSRA
Hayden's International Gymnastics
Blair Construction
Club Car
Riverwatch Parkway
gerber COLLISION & GLASS
TARGET
Marshalls
KOHL'S
belk
Mullins Crossing
ballroom DANCE CENTER
SOUTHEAST
Power Products
8.07 ACRE
INDUSTRIAL LAND


SAVANNAH RIVER
South Carolina
FURY'S FERRY RD
STATE BOUNDARY
Walmart
SITE
Downtown Evans, GA
Jones Creek Neighborhood & Golf Course
Walmart Neighborhood Market
F&M
CIRCLE K
Walgreens
West Lake Neighborhood & Golf Course
LOWE'S
THE HOME DEPOT
GTC
Piedmont
belk
KOHL'S
TARGET
STARBUCKS
Marshalls
Lakeside High School
Mullins Crossing
ZAXBYS
DINK'D PICKLEBALL
CIRCLE K
Academy
Club Car
RIVERWATCH PKWY
WASHINGTON RD
Google Earth

SITE MAPS



8.07 ACRE INDUSTRIAL LAND

SITE PLAN

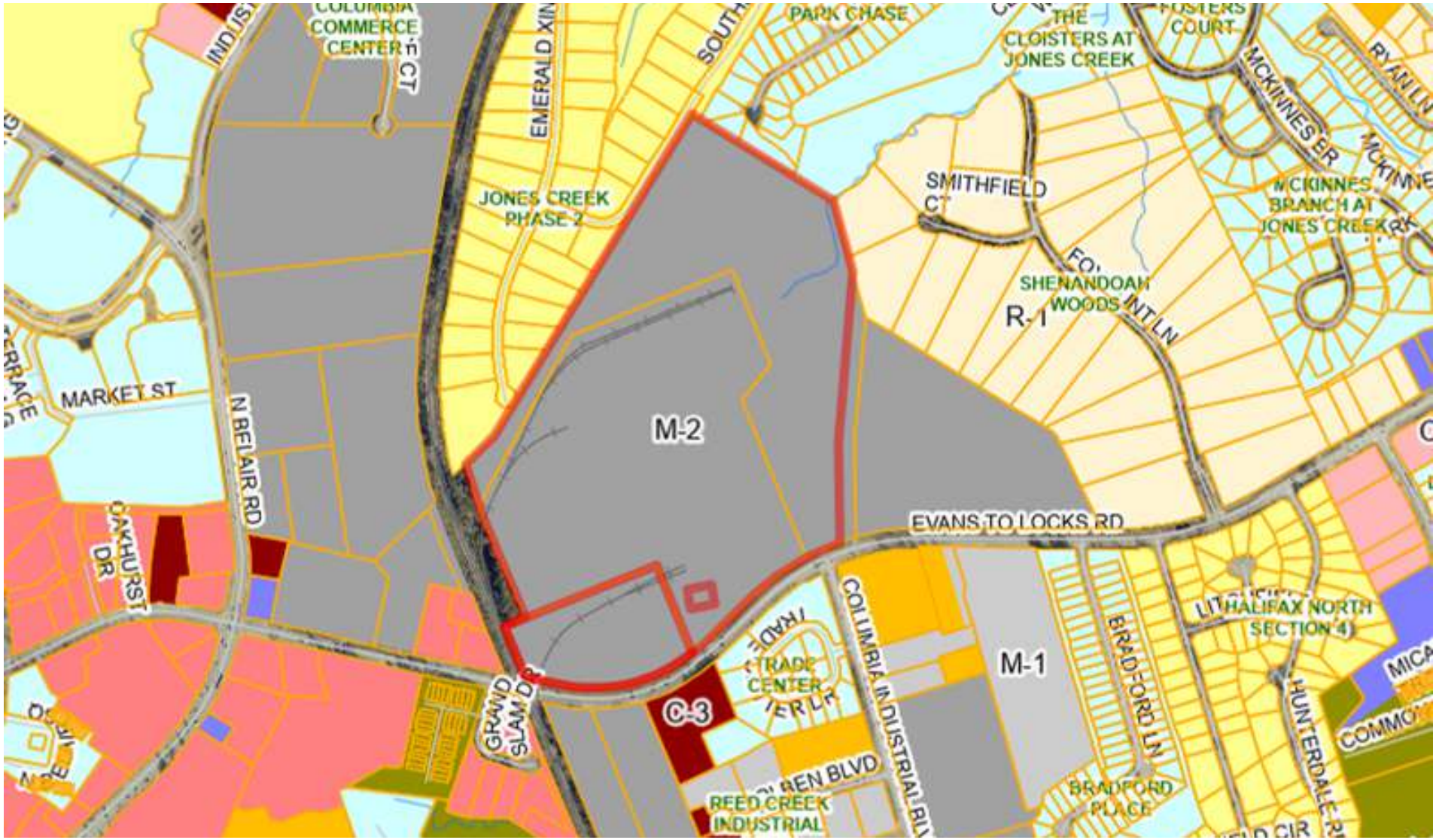


8.07 ACRE INDUSTRIAL LAND
ACCESS MAP



8.07 ACRE INDUSTRIAL LAND

ZONING MAP



8.07 ACRE INDUSTRIAL LAND

UTILITIES MAP



AREA OVERVIEW



WHY? THE 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.

GEORGIA CYBER CENTER

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	611K	270K	5.7%	13K	27K
Most Populated MSA in GA	CSRA Population	CSRA Labor Force	Percentage Unemployed	Projected Job Growth in Next 5 Years	Projected Population Growth in Next 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 most 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 indication the attraction of investment and innovation.

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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