22 ACRE DEVELOPMENT SITE
INDUSTRIAL & RESIDENTIAL ZONING

00 PLANER MILL RD, HARLEM, GA



PROPERTY DETAILS			
Size	**Price**	**Price/Acre**	**Additional Acreage Available Separately**
22.62 Acres	$539,999	$23,873	1.25 Acres

OFFERING MEMORANDUM

22.62 ACRE DEVELOPMENT SITE FOR SALE
WATER ON SITE | 6.2 MILES TO I-20
INDUSTRIAL AND RESIDENTIAL ZONING

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

POINT OF CONTACT



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DEVELOPMENT OPPORTUNITY

WHY THIS SITE?

LAND SIZE
22.62 Acres

ZONING
R-1A | I-1

UTILITIES
Water Available On Site

LAND QUALITIES
Rolling Topo | No Wetlands

STRONG DEMOGRAPHICS
$77K MHI in 5 Mile Ring

DISTANCE TO I-20
6.2 Miles to I-20

NEARBY AMENITIES
City of Harlem, Planer Mill Village

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 00 Planer Mill Road in Harlem, Georgia for sale. This ±22.62-acre residential development tract sits just 0.6 miles from Downtown Harlem and is positioned within a rapidly growing Columbia County submarket. Zoned R-1A and I-1, the site features gently rolling topography and public water access via Gordon Highway.

While sewer is not yet recorded at the property, adjacent sites are served, offering near-term extension potential. The tract benefits from a strong residential context, adjacency to Planer Mill Village, and proximity to local schools and retail. A separate ±1.25-acre parcel at the rear of the site may be purchased separately.

Located off Planer Mill Road with indirect frontage to Gordon Highway, this site is ideally positioned for residential infill or new subdivision development. Downtown Harlem is less than one mile away, offering community amenities and small-town charm, while I-20 is just over six miles from the property, providing regional access.

With 7,460 VPD along Gordon Highway, the location connects to Fort Gordon Gate 6 (8.5 miles), Grovetown (8.3 miles), and the core of the Augusta MSA (19.1 miles). Zoned for Harlem High, Harlem Middle, and North Harlem Elementary, this tract sits in a well-established residential corridor with rising household incomes and growing population density.

LOCATION OVERVIEW

CONVENIENT TO AMENITIES

NOTABLE FEATURES

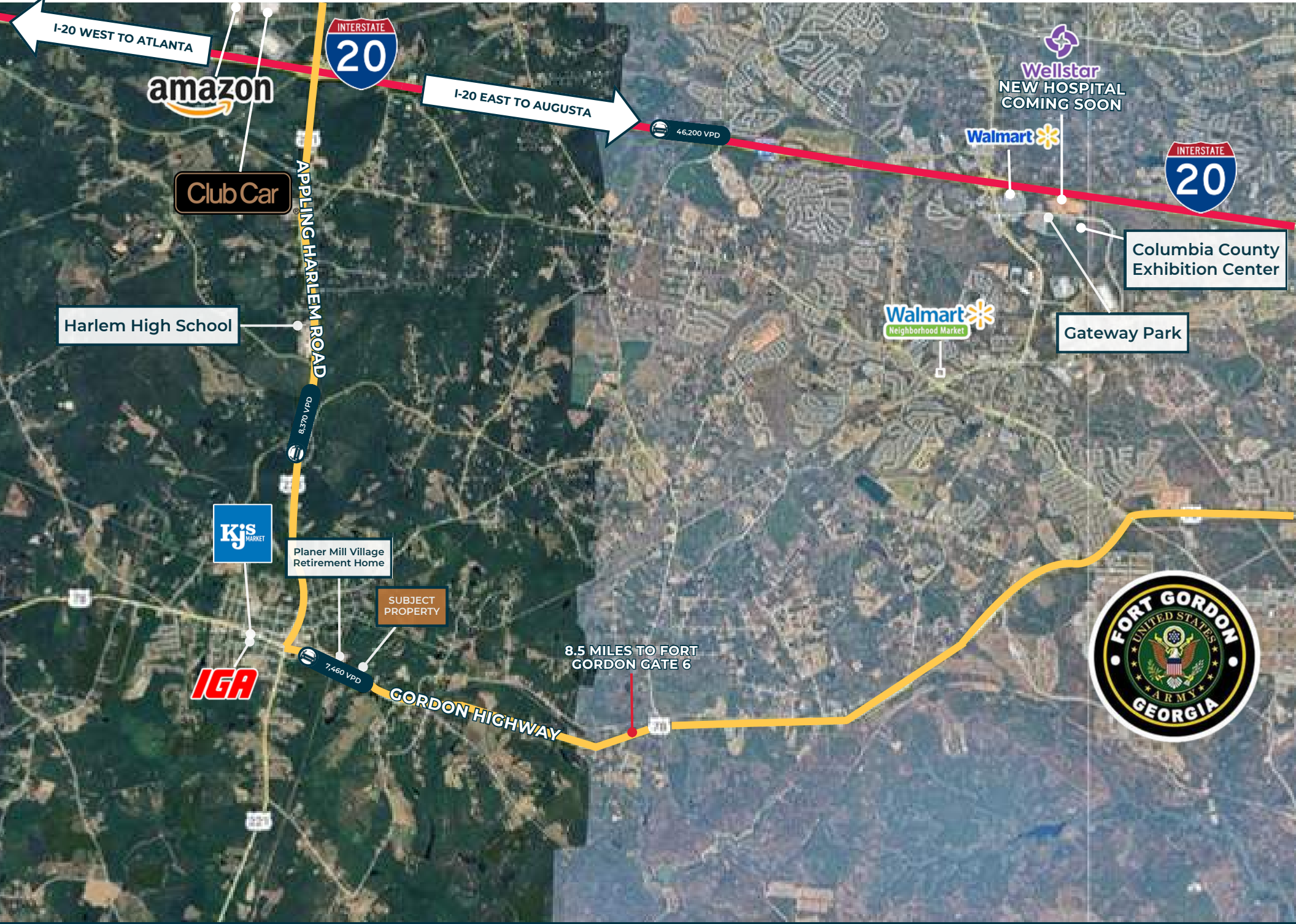
DISTANCE TO AREA AMENITIES

KJ's & IGA	1.3 Miles
I-20	6.2 Miles
Grovetown	8.3 Miles
Population	7.5K People
Median Household Income	$67,356
Fort Gordon Gate 6	8.5 Miles
Augusta, GA	19.1 Miles
Evans, GA	21.1 Miles

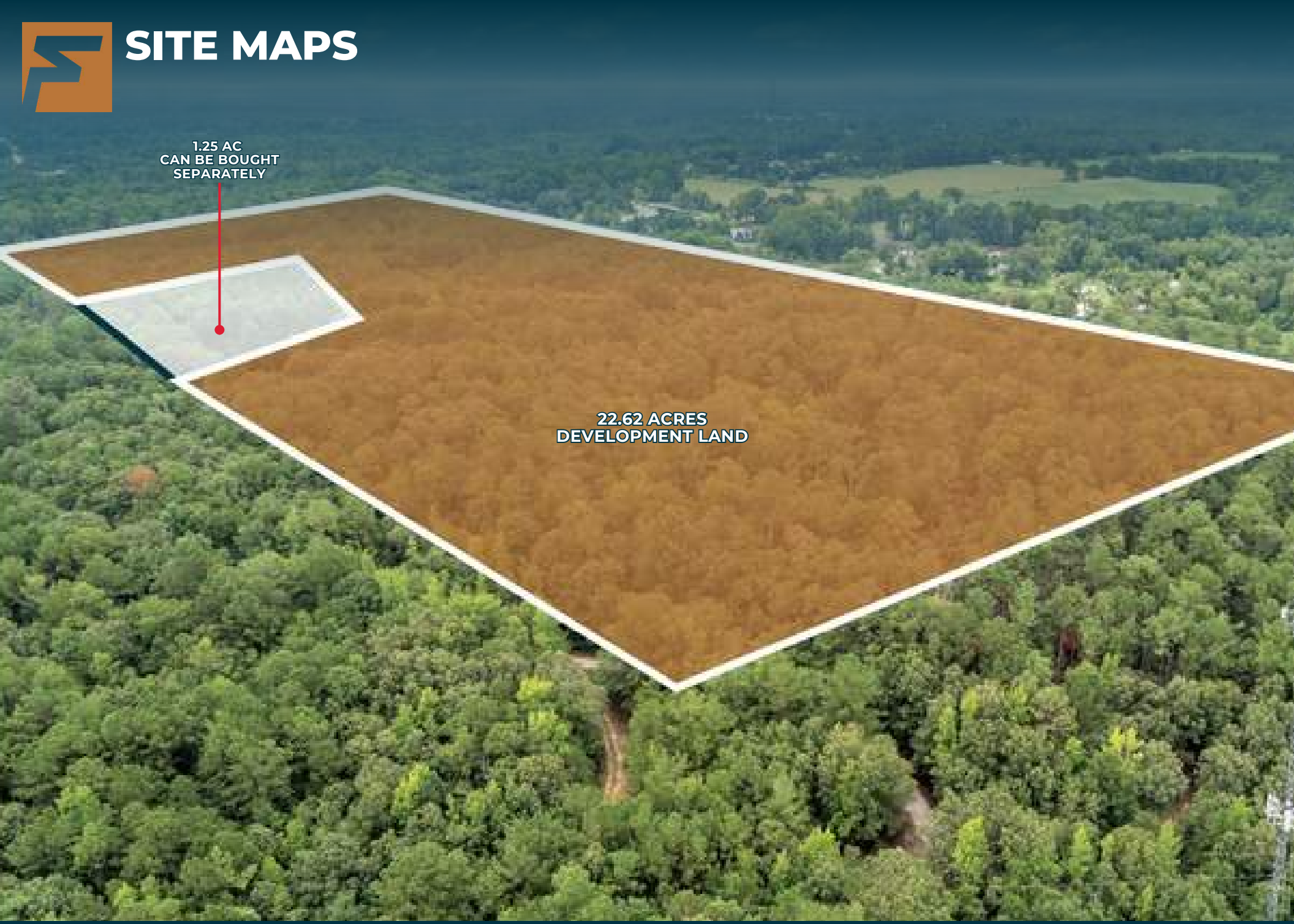




Demographics	1 Mile	3 Mile	5 Mile
Population	1,700	7,504	18,164
Median HH Income	$56,166	$67,356	$77,224
Households	643	2,725	6,490
Population Growth 20-25	9.40%	13.66%	15.35%


I-20 WEST TO ATLANTA
INTERSTATE 20
I-20 EAST TO AUGUSTA
46,200 VPD
amazon
Club Car
APPLING HARLEM ROAD
8,370 VPD
Wellstar
NEW HOSPITAL
COMING SOON
Walmart
INTERSTATE 20
Columbia County
Exhibition Center
Harlem High School
Walmart
Neighborhood Market
Gateway Park
KJ's MARKET
Planer Mill Village
Retirement Home
SUBJECT
PROPERTY
IGA
7,460 VPD
GORDON HIGHWAY
8.5 MILES TO FORT
GORDON GATE 6
FORT GORDON
UNITED STATES
ARMY
GEORGIA

SITE MAPS


1.25 AC
CAN BE BOUGHT
SEPARATELY
22.62 ACRES
DEVELOPMENT LAND

22 ACRE DEVELOPMENT SITE

PLAT

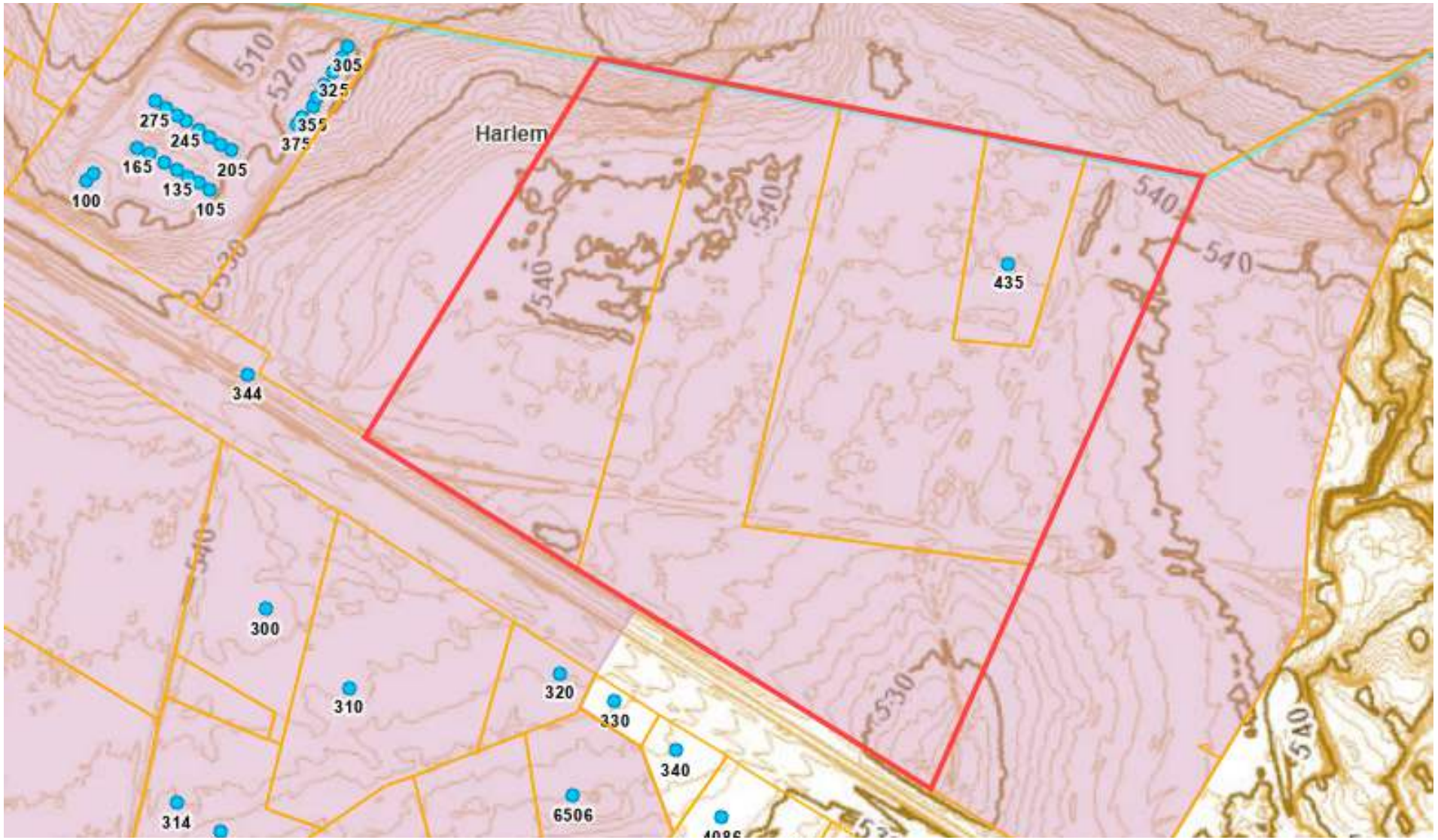


22 ACRE DEVELOPMENT SITE

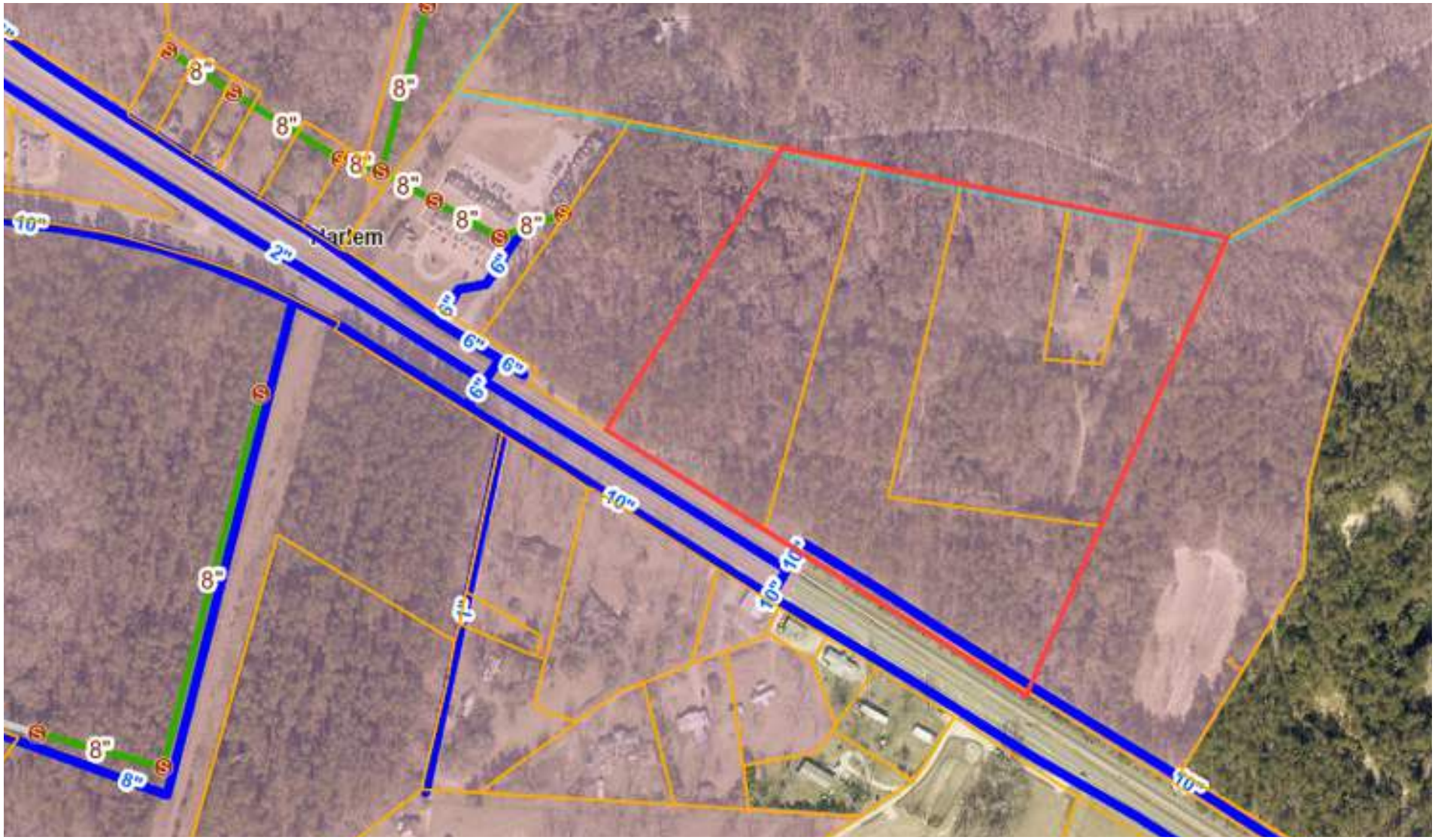
ZONING MAP



22 ACRE DEVELOPMENT SITE
TOPOGRAPHY MAP (10' CONTOURS)



22 ACRE DEVELOPMENT SITE
UTILITIES MAP



PROPERTY PHOTOS



















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.

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 the 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 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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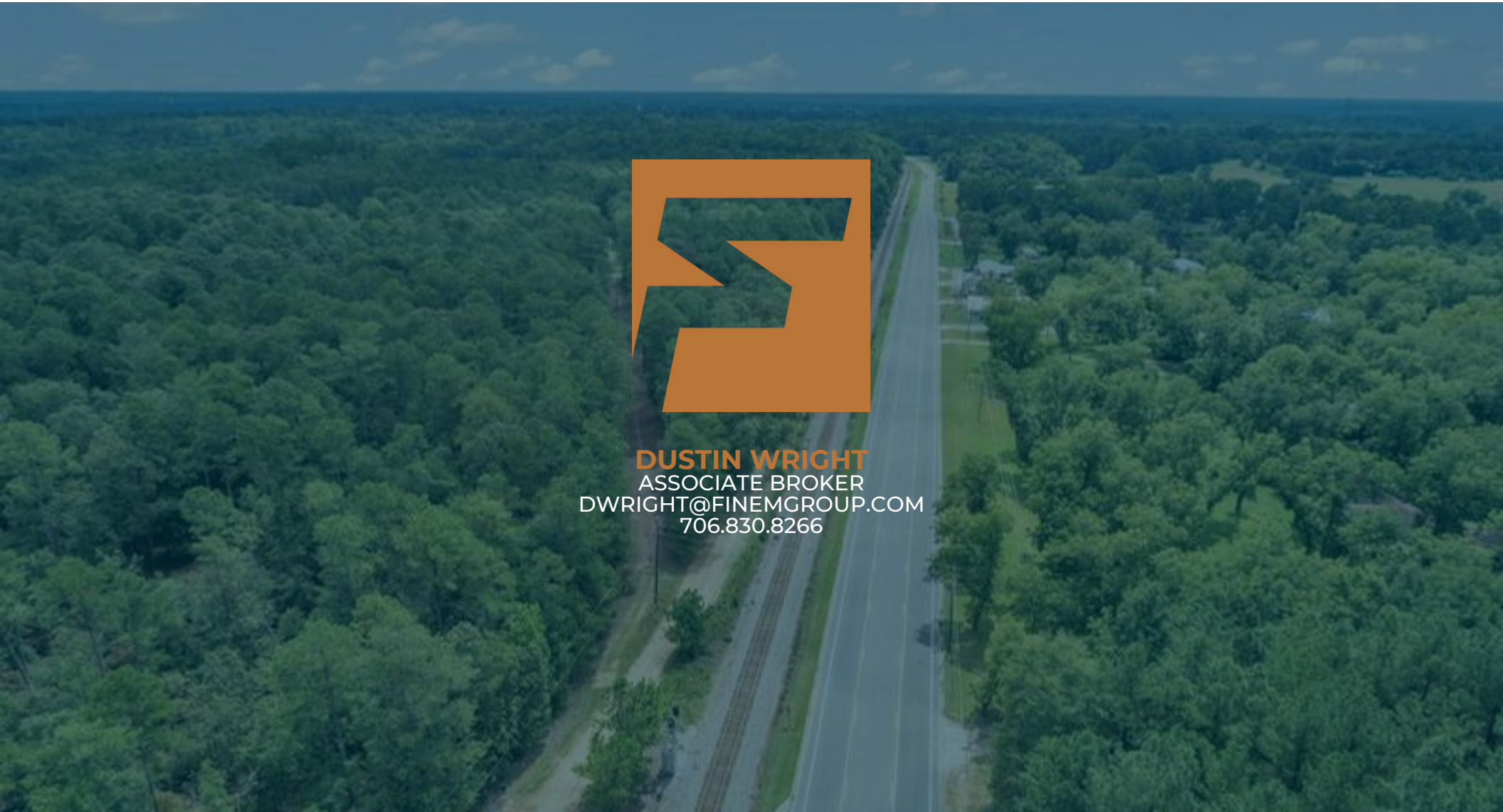

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