8,800 SF OFFICE BUILDING
2 STORY | OWNER USER

100 TIMBER TRAIL, RICHMOND HILL, GA



PROPERTY DETAILS

Building Size	8,800 SF	Lot Size	0.76 Acres
Sale Price	$1,050,000	Traffic Counts	31,553 Combined VPD
Price/SF	$119.32/SF	Access	2X Full Motion & 2X RI, RO
Building Condition	Shell	3 Mile Population	21,209
Distance to Interstate	3.1 Miles to I-95	3 Mile Median Household Income	$88,050

OFFERING MEMORANDUM

FOR SALE: $1,050,000 | $119.32/SF
ADJACENT TO SIGNALIZED CORNER | 0.76 ACRES
8,800 SF BUILDING | 31,553 COMBINED VPD

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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EXECUTIVE SUMMARY



OFFICE BUILDING

WHY THIS BUILDING?

BUILDING SIZE
8,800 SF

LAND SIZE
0.76 Acres

DELIVERY CONDITION
Ready for Buildout

ACCESS
2X Full Motion & 2X Shared Access

PROXIMITY TO INTERSTATE
3.1 Miles to I-95

LOCATION
Adjacent to Signalized Corner

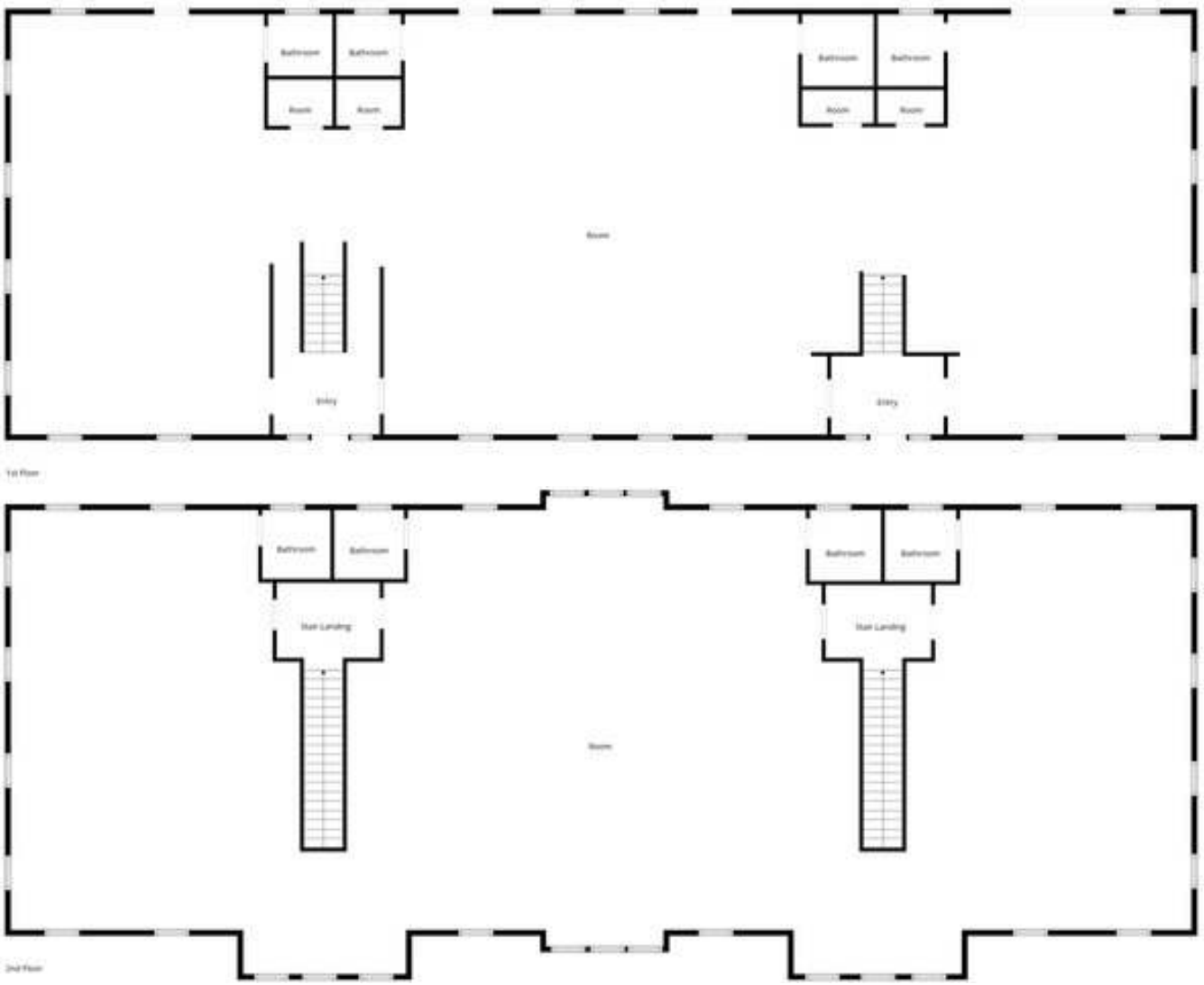
BUILDING SUMMARY	
Address	100 Timber Trail, Richmond Hill, GA
Space Size	8,800 SF
Daily Traffic Counts	31,553 Combined VPD
Condition	Shell Condition | Built in 2006

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 100 Timber Trail in Richmond Hill, Georgia for sale. This ±8,800 square foot, two-story professional office building is positioned on approximately ±0.76 acres and offers an opportunity for office, medical, or institutional users seeking a customizable layout. The building is currently in shell condition, allowing users or investors to design and build out space to meet specific operational requirements. The property features multiple access points, including full-motion access from Timber Trail Road, and is situated within an established commercial node adjacent to fuel and retail services.

100 Timber Trail is located just off the signalized intersection of Ford Avenue (GA Highway 144) and Timber Trail Road in Richmond Hill, Georgia. Ford Avenue serves as a primary arterial corridor with approximately 25,818 vehicles per day, providing strong regional connectivity and access to I-95. Timber Trail Road functions as a collector route serving nearby residential subdivisions, supporting consistent local traffic. The property is approximately 3.1 miles from I-95, offering convenient access to the greater Savannah market and coastal Georgia region. The surrounding area includes established retail, fuel services, and growing residential neighborhoods that support demand for professional and service-oriented office users.

8,800 SF OFFICE SPACE
FLOOR PLAN



LOCATION OVERVIEW

HIGH GROWTH TRADE AREA

NOTABLE FEATURES

WITHIN A 3 MILE DRIVE TIME

I-95	3 Miles (83,200 VPD)
Richmond Hill Retail Corridor	1.8 Miles
Population Growth	18.97%
Population	21K People
Median Household Income	$88,050
The Ford Field & River Golf Club	1.4 Miles
Richmond Hill High School	1.7 Miles
Richmond Hill Recreation Park	0.5 Miles





Demographics	1 Mile	3 Mile	5 Mile
Population	6,871	21,209	34,761
Median HH Income	$93,747	$88,050	$92,086
2020-2025 Growth	26.94%	18.97%	15.25%
Households	2,421	7,344	11,961


Another Debut
Courtney Camp Highsmith, DMD
What's For Dinner
FORD AVENUE
25,818 VPD
Parker's kitchen
Richmond Hill History Museum
TIMBER TRAIL RD
5,735 VPD
LAND ALSO AVAILABLE
The Rachel Peterson Group | LPT Realty, LLC.
Blue, Inc.
Magnolia Manor of Richmond Hill
LAND ALSO AVAILABLE


Sterling Creek Condominiums
Magnolia Manor of Richmond Hill
25,818 VPD
FORD AVE
Richmond Hill History Museum
TIMBER TRAIL
5,735 VPD
Blue, Inc.
The Rachel Peterson Group | LPT Realty, LLC.
LAND ALSO AVAILABLE
Parker's kitchen
What's For Dinner
Another Debut
Courtney Camp Highsmith, DMD
LAND ALSO AVAILABLE


Disciple Property Management
My Grandfather's Place
Courtney Camp Highsmith, DMD
Another Debut
What's For Dinner
LAND ALSO AVAILABLE
LAND ALSO AVAILABLE
FORD AVE
25,818 VPD
Parker's kitchen
TIMBER TRAIL
5,735 VPD


DQ Grill & Chill
Kroger
ZAXBYS
goodwill
Auto Zone
EXPRESS OIL CHANGE
TIRE ENGINEERS
enmarket
Parker's kitchen
Walgreens
CVS
INTERSTATE 95
83,200 VPD
I-95 NORTH TO SAVANNAH
30 MINUTES
US HWY 17
24,000 VPD
I-95 SOUTH TO BRUNSWICK
1 HOUR
INTERSTATE 95
27,800 VPD
27,400 VPD
FORD AVE
OGEECHEE RIVER
The Ford Field & River Golf Club
Parker's kitchen
SUBJECT PROPERTY
Richmond Hill High School
Richmond Hill Recreation
HARRIS TRAIL RD
TIMBER TRAIL RD
10,400 VPD
20,300 VPD

PROPERTY PHOTOS



















































AREA OVERVIEW



WHY? RICHMOND HILL

OVERVIEW

Bryan County, anchored by Richmond Hill, is one of Georgia's fastest-growing communities and a gateway to Savannah. With strong logistics, rapid housing growth, and the Hyundai/Bryan County Megasite, the region is emerging as a hub for advanced manufacturing and investment.





BRYAN COUNTY MEGASITE

Year after year, attention turns to Bryan County as the Hyundai Metaplant and its growing network of suppliers transform the region. This $7.6 billion project is creating more than 8,500 direct jobs and fueling rapid population and housing growth. The megasite draws executives, engineers, and global investment partners, placing Bryan County at the center of the EV industry and making it one of the most impactful economic hubs in the Southeast.

HYUNDAI

MEGASITE IMPACT

- Hyundai Motor Group Metaplant: $7.6B EV & battery facility on 2,900 acres.
- Jobs & Investment: 8,500 direct jobs plus tens of thousands indirectly.
- Supplier Network: Dozens of Tier-1 suppliers already committed.
- Economic Ripple: Billions in capital fueling housing, retail, and services.

A WELL-CONNECTED REGION

- Highways: Direct access to I-95 and I-16 to Atlanta.
- Port of Savannah: 30 minutes away, fastest-growing U.S. port.
- Air: Savannah/Hilton Head International with nonstop U.S. hubs.
- Rail: CSX and Norfolk Southern to the port and megasite.

FASTEST-GROWING COUNTY IN GEORGIA

- Population: Among the state's fastest-growing, nearly doubling in 20 years.
- Labor Force: Expanding with young, skilled workers.
- Housing: Thousands of units planned along I-95 and GA-144.

QUALITY OF LIFE

- Schools: Bryan County schools rank among Georgia's best.
- Housing: Options from master-planned to historic.
- Lifestyle: Coastal access with nearby Savannah amenities.

2nd Fastest Growing County in the US (2020)

46K Bryan County Population

22K Bryan County Labor Force

<3% Percentage Unemployed

8.5K Direct Jobs from Hyundai Megasite

30K Projected Population Growth in the Next 10 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 indicating 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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