14.81 AC DEVELOPMENT OPPORTUNITY

Meybohm COMMERCIAL

- 0.1 miles to I-20 and 1 mile to Doctors Hospital
- Access on Wheeler Road and Interstate Parkway
- Zoned B-2 Commercial



OFFERING MEMORANDUM | 1125 INTERSTATE PKWY | AUGUSTA, GA

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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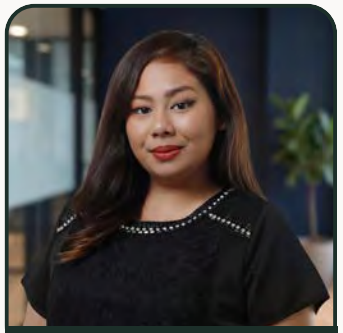
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SECTION 01
PROPERTY OVERVIEW

OFFERING MEMORANDUM

DEAL HIGHLIGHTS

PRICING
$4,200,000 | $283,592/Acre

LOT SIZE
14.81 Acres

ZONING
B-2 Commercial Zoning

LOCATION
0.1 Mi to I-20 | 1.0 Mi to Doctor's Hospital

ACCESS
Wheeler Rd (RI, RO) Interstate Pkwy (FM)

TRAFFIC COUNTS
85K VPD I-20 26.1K VPD Wheeler Rd

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 1125 Interstate Parkway for sale. The property consists of approximately 14.81 acres positioned along Wheeler Road in West Augusta, 0.1 miles from Interstate 20 and 1 mile from Doctors Hospital. Zoned B-2 commercial, the site provides a development opportunity within an established medical and commercial corridor with access from both Wheeler Road and Interstate Parkway.

The property was previously planned for a medical campus consisting of a multi-story cancer center and two additional medical office buildings. The property's uses include medical, healthcare, retail, hospitality, automotive, and multifamily

1125 Interstate Parkway is located in West Augusta along Wheeler Road near Interstate 20 and Doctors Hospital. The property sits approximately 0.1 miles from I-20, providing regional connectivity throughout the Augusta market and the broader Central Savannah River Area. I-20 carries approximately 85,000 vehicles per day, while Wheeler Road carries approximately 26,100 vehicles per day. Interstate Parkway carries 6,000 vehicles per day and provides full motion access along the rear of the property.

The surrounding area includes Doctors Hospital, the established West Augusta medical corridor, the ADP campus, residential communities, apartments, townhomes, and a range of commercial uses. 10-minute drive-time population of 92,224 with a median household income of $73,271, providing a sizeable nearby population base for healthcare, commercial, hospitality, residential, and retail.

The combination of interstate proximity, healthcare infrastructure, nearby employment centers, residential density, and B-2 commercial zoning positions the property for consideration by a broad range of developers and end users.

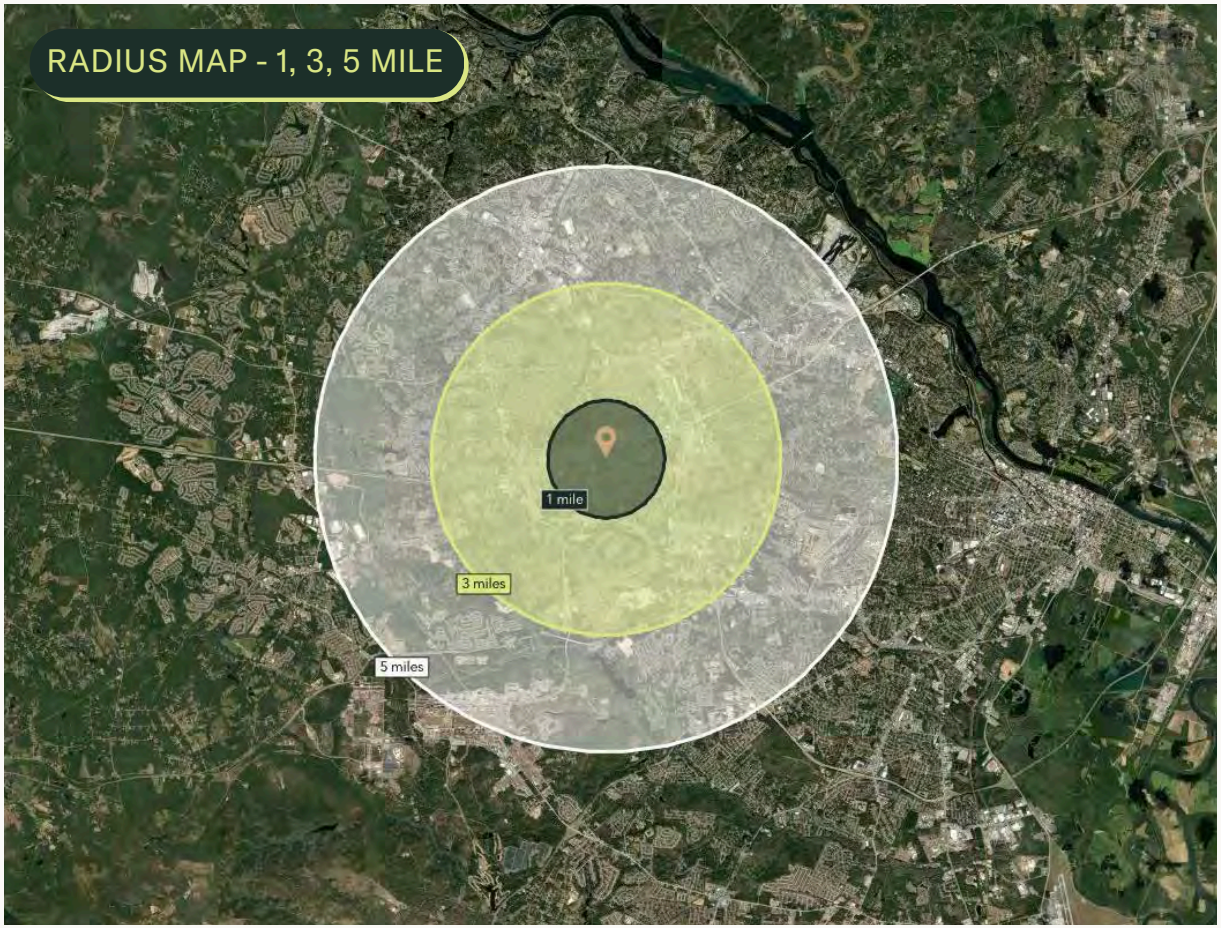
OFFERING MEMORANDUM

LOCATION OVERVIEW

NOTABLE FEATURES

Population	60K People
Median Household Income	$74,228
I-20	0.1 Miles
Doctor's Hospital	1.0 Miles
I-520	1.7 Miles
Augusta Exchange	2.2 Miles
Jimmie Dyess Pkwy Retail Corridor	2.4 Miles
Fort Gordon Gate 1	5.5 Miles





Demographics	1 Mile	3 Mile	5 Mile
Population	6,201	60,717	145,003
Median Household Income	$73,261	$74,228	$78,702
Households	3,114	26,364	59,331
Average Age	36.7	38.8	37.7
Population Growth %	0.80%	0.60%	0.60%

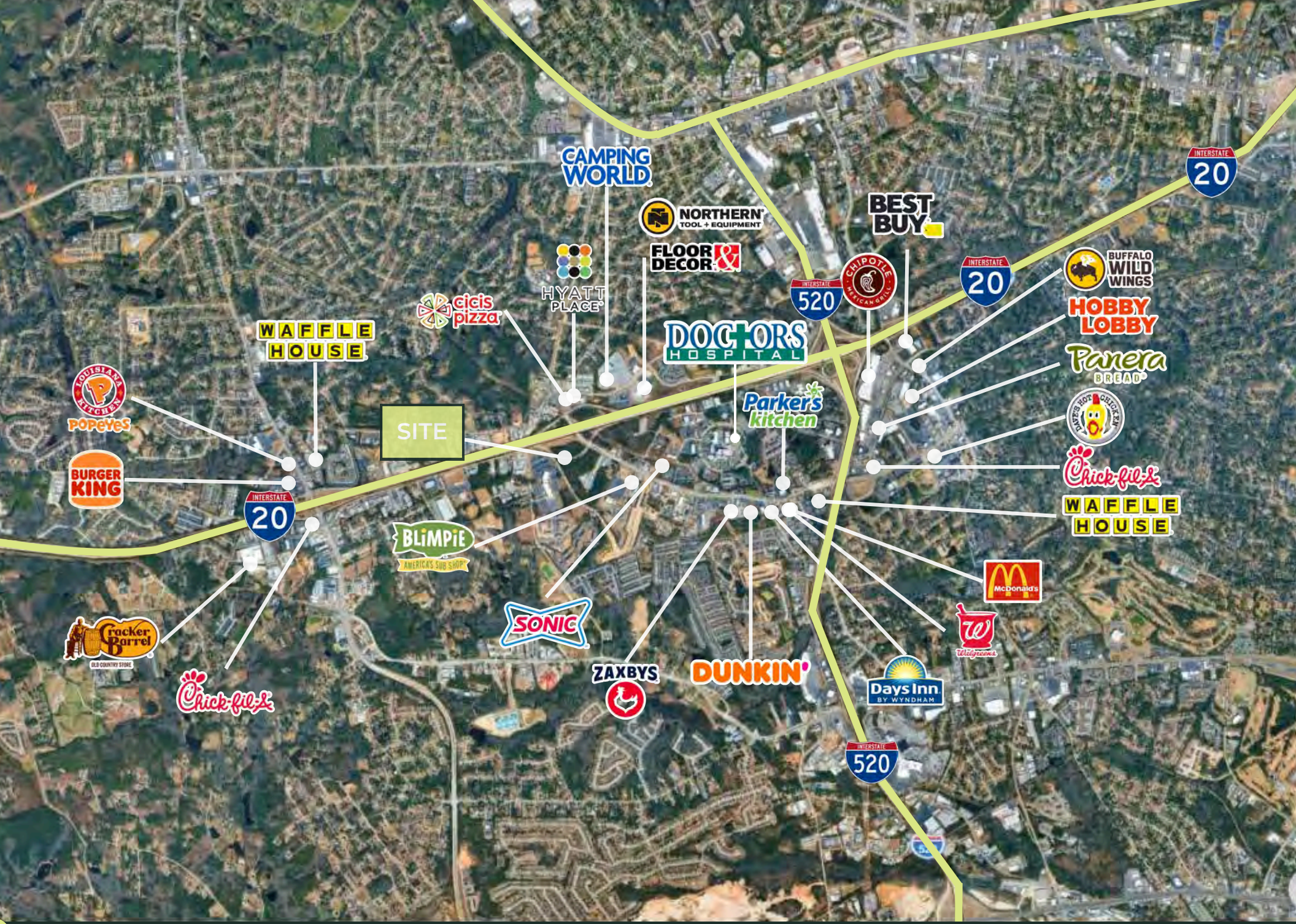
SECTION 02
AERIAL IMAGES




REDLINE
POWERSPORTS & EQUIPMENT
Belair
BUILDING SUPPLY CO.
ADP
CUSHMAN PAINT AND BODY
Hill High Animal Hospital
FARMHAUS
BURGER
Jersey Mike's
SUBS
sprint
cicis pizza
INTERSTATE
20
85,000 VPD
Interstate Pkwy
6,000 VPD
Wheeler Rd
26,100 VPD
Storage Sense


CAMPING WORLD
CARMAX
NORTHERN TOOL + EQUIPMENT
FLOOR & DECOR
DOCTORS HOSPITAL
bp
SONIC
T-Mobile
INTERSTATE 20
85,000 VPD
Wheeler Rd
26,100 VPD
Storage Sense
Interstate Pkwy
6,000 VPD


Parc at Flowing Wells
Apartment Homes
The Mason Augusta
ADP
Storage Sense
Wheeler Rd
26,100 VPD


CAMPING WORLD
NORTHERN TOOL + EQUIPMENT
FLOOR & DECOR
HYATT PLACE
cicis pizza
WAFFLE HOUSE
DOCTORS HOSPITAL
Parker's kitchen
SITE
BEST BUY
CHIPOTLE MEXICAN GRILL
INTERSTATE 520
INTERSTATE 20
BUFFALO WILD WINGS
HOBBY LOBBY
Panera BREAD
POPEYES
BURGER KING
BLIMPIE
AMERICA'S SUB SHOP
SONIC
ZAXBYS
DUNKIN'
Cracker Barrel
OLD COUNTRY STORE
Chick-fil-A
McDonald's
Walgreens
Days Inn BY WYNDHAM

SECTION 03
SITE MAPS



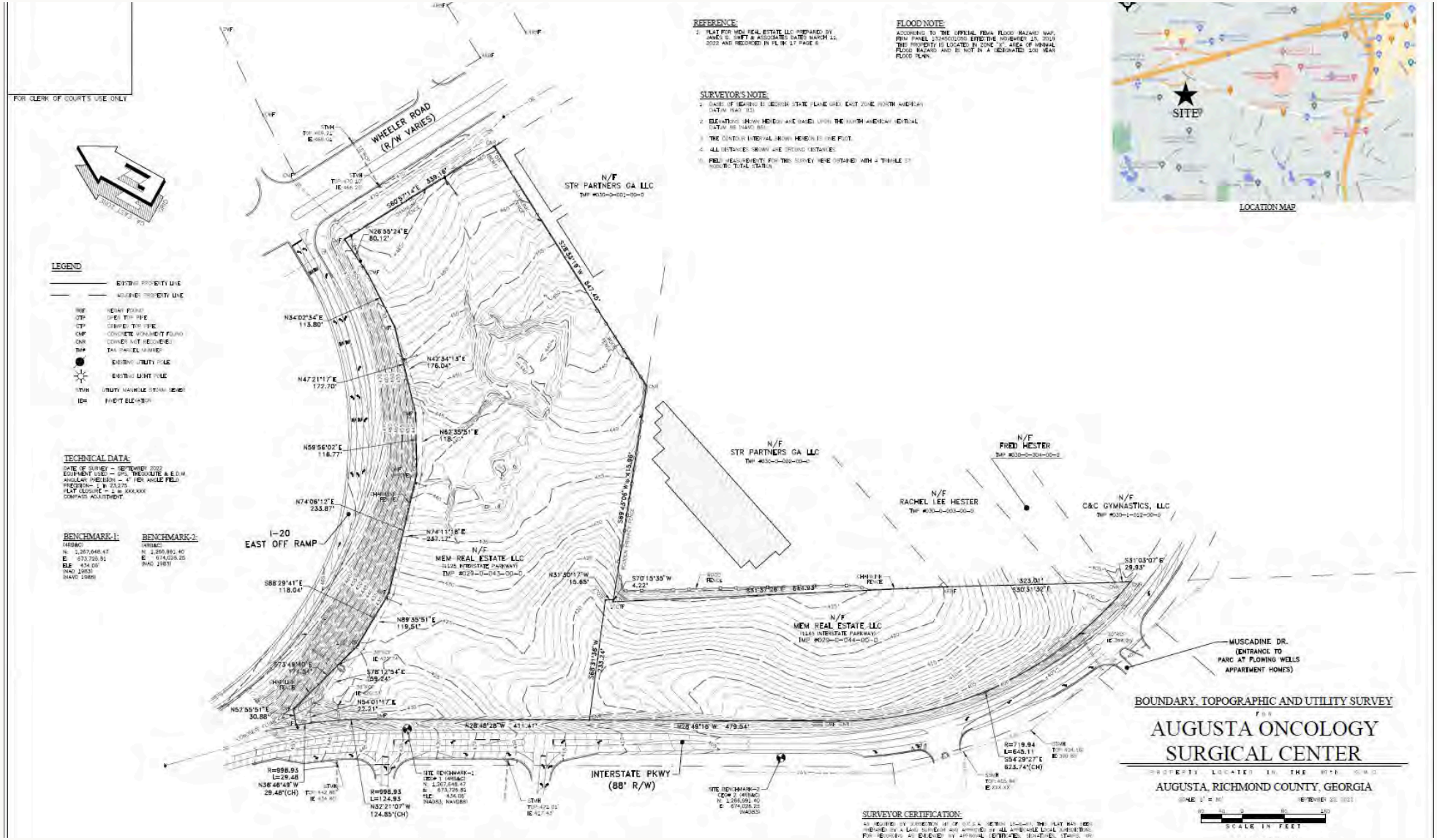
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PROPOSED SITE PLAN



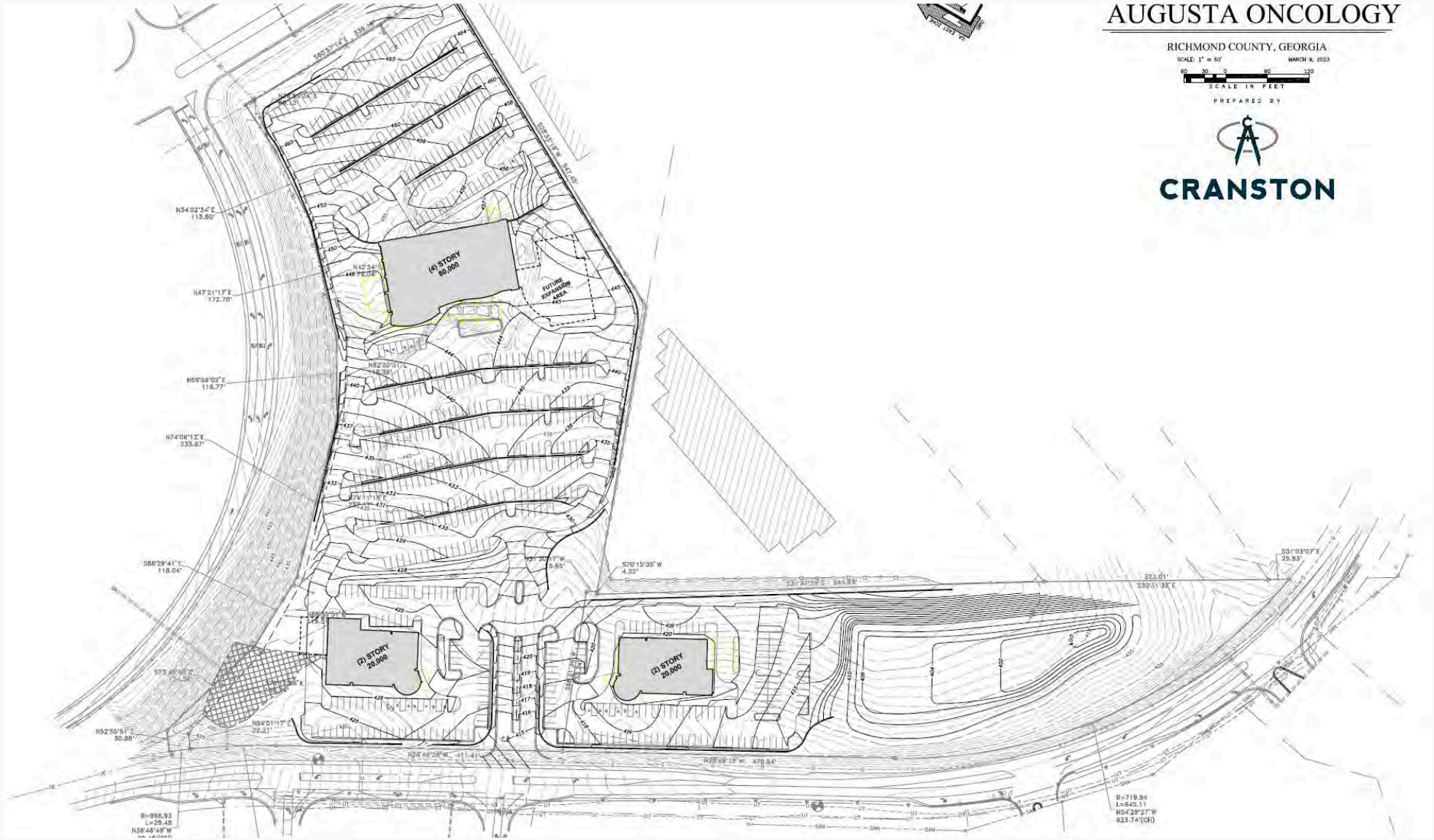
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SURVEY & TOPO



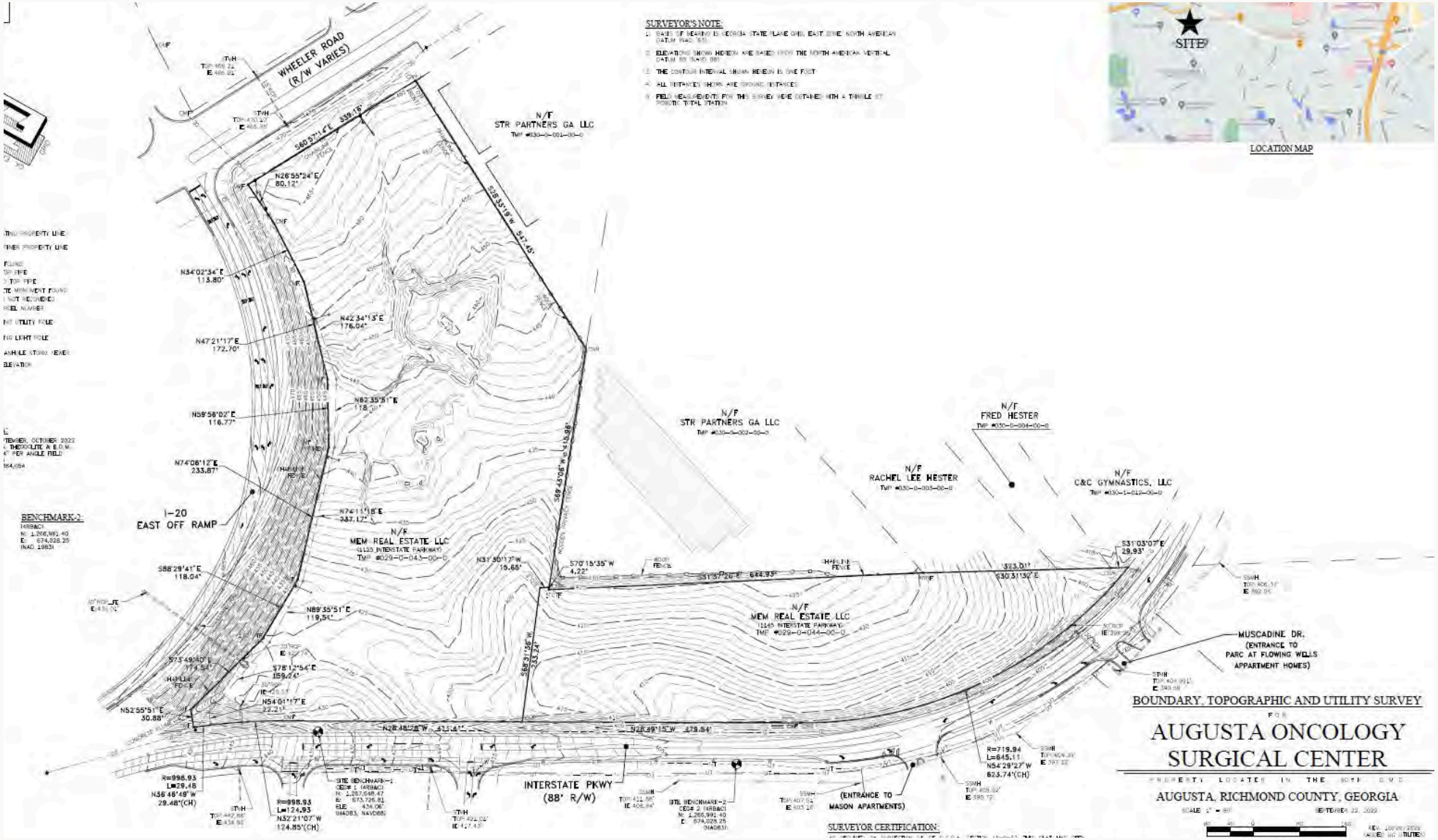
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PRELIMINARY GRADING PLAN



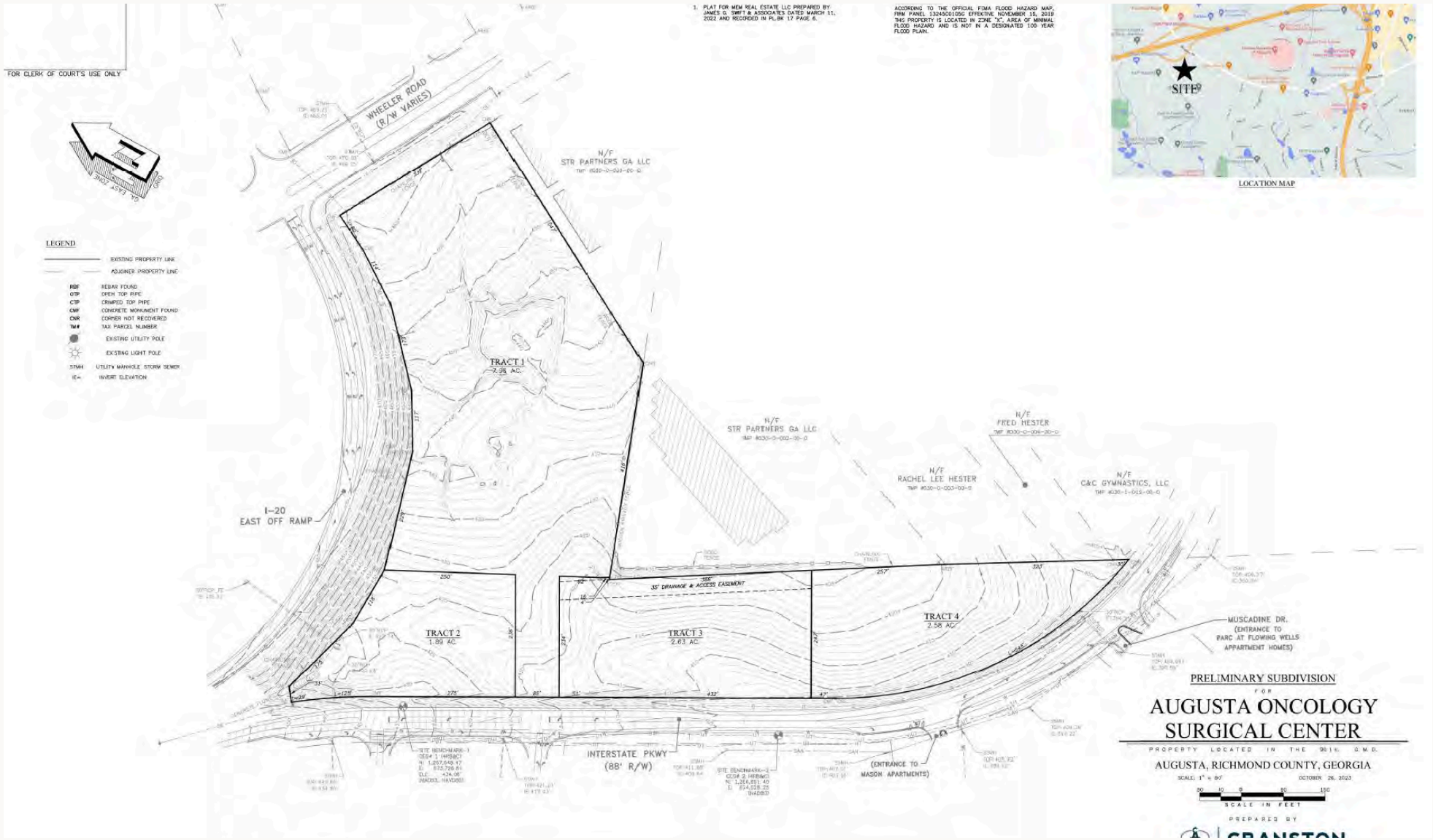
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BOUNDARY, TOPOGRAPHIC, & UTILITIES



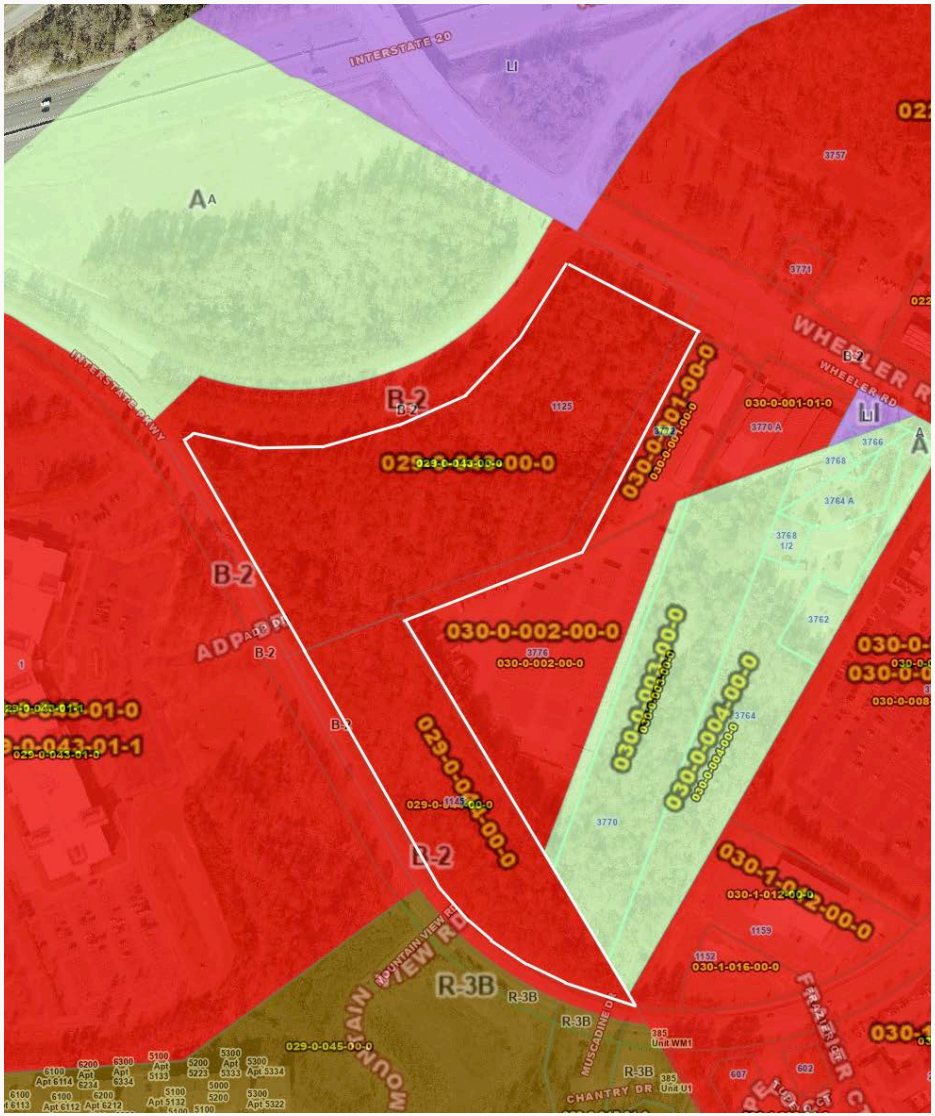
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PRELIMINARY SUBDIVISION



OFFERING MEMORANDUM

ZONING MAP



B-2 Zoning:

The subject property is zoned B-2 (General Business) under the Augusta-Richmond County Unified Development Code. B-2 is Augusta's broadest commercial classification, accommodating a wide range of retail, service, restaurant, entertainment, and light commercial uses by right. Permitted uses include retail stores, restaurants and drinking establishments, theaters and recreational facilities, automobile sales and service, hotels, convenience stores, liquor stores, car washes, funeral homes, mini-warehouses/self-storage, and business parks, among others.

The zone carries no maximum individual building area and allows commercial structures up to 165 feet in height. Setback provisions follow the B-1 (Neighborhood Business) Zone standards. Certain uses — including extended-stay hotels and motels, automobile body repair, and self-storage facilities exceeding four stories — require Special Exception approval. Pico and nano brewery/distillery operations may be permitted via Conditional Use Permit.

Zoning Ordinance Link

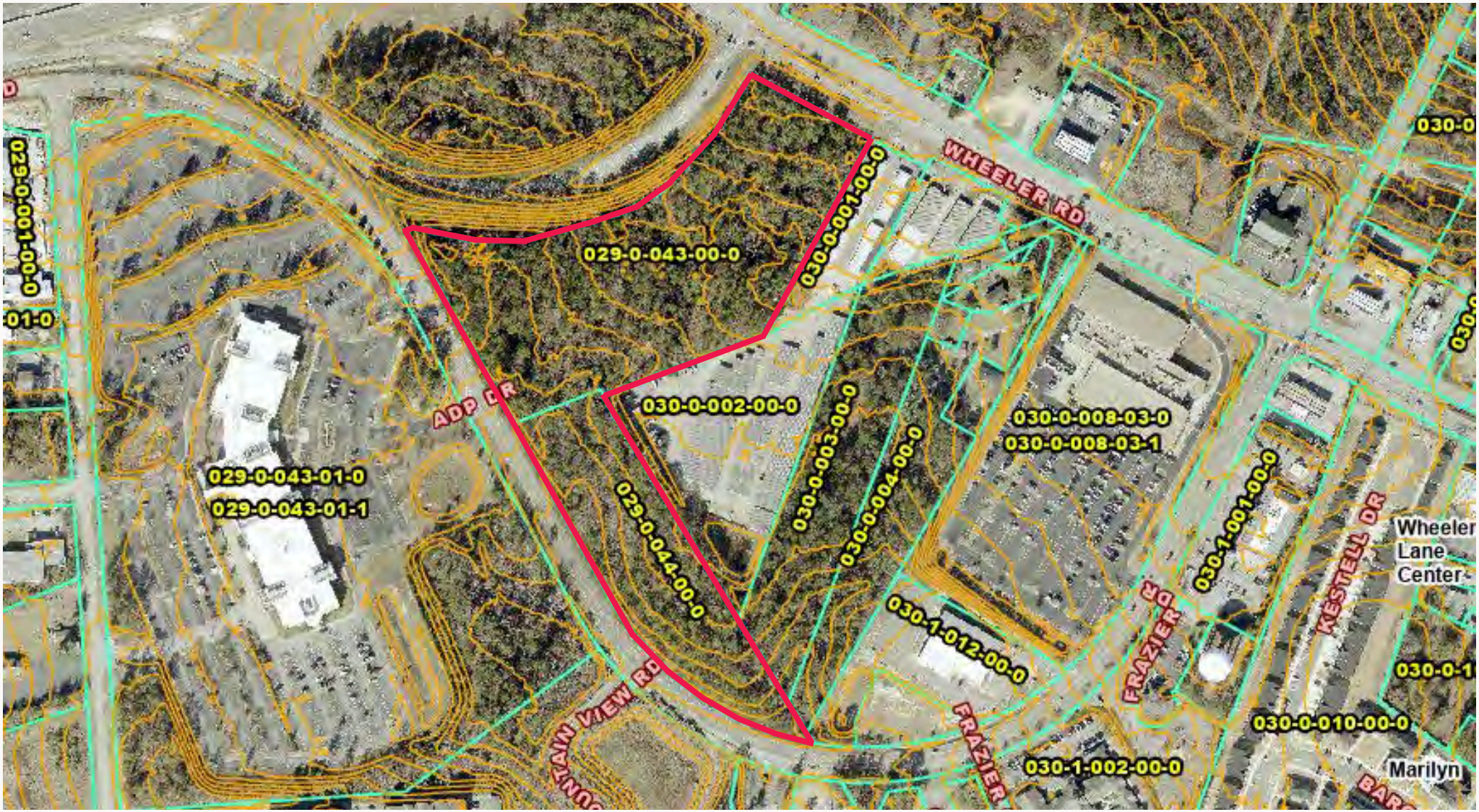
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ACCESS MAP



OFFERING MEMORANDUM

TOPOGRAPHY MAP | 10' CONTOURS



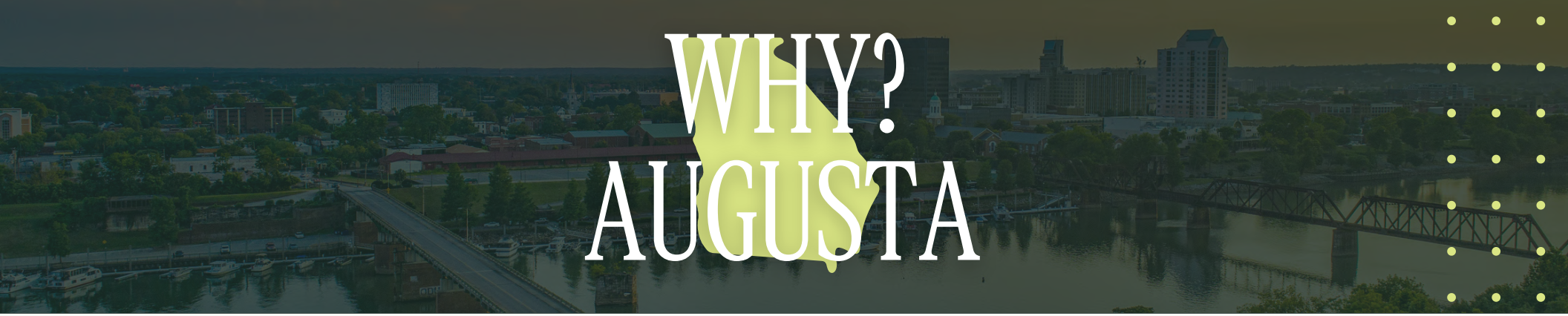
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UTILITIES MAP





SECTION 04
AREA OVERVIEW



WHY? AUGUSTA

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 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 infrastrucutre 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	61%	268K	134B	13M	90%
Total State Population	Labor Force Participation	Jobs Created Last 5 Years	Invested in GA in Last 5 Years	2050 Projected State Pop.	Growth in Trade at Port of Savannah Over the Last Decade

FOR INQUIRIES, CONTACT US.

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