57 ACRE RESIDENTIAL DEVELOPMENT
90 SFH LOTS | UTILITIES ON SITE

3047 MANCHESTER DR, HEPHZIBAH, GA



PROPERTY DETAILS				
Lots	**Size**	**Price**	**Price/Acre**	**Price/Lot**
90 SFH Lots	57.79 Acres	$625,000	$10,815	$7,022

OFFERING MEMORANDUM

57.79 ACRES FOR SALE
90 SINGLE FAMILY SITES
UTILITIES ON SITE | HEPHZIBAH, GA

FINEM GROUP
MEYBOHM COMMERCIAL

OFFERING MEMORANDUM

TABLE OF CONTENTS

SECTION 01 EXECUTIVE SUMMARY

SECTION 02 SITE MAPS

SECTION 03 AREA OVERVIEW

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

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

TEAM LEAD



JONATHAN ACEVES

VICE PRESIDENT, CCIM,MBA
706-294-1757
JACEVES@FINEMGROUP.COM



JOHN ECKLEY

VICE PRESIDENT, CCIM,MBA
706-214-2937
JECKLEY@FINEMGROUP.COM



DUSTIN WRIGHT

ASSOCIATE BROKER
706-830-8266
DWRIGHT@FINEMGROUP.COM

BROKERAGE SUPPORT STAFF



STEPHEN LONG

SENIOR INVESTMENT ANALYST
706-513-3840
SLONG@FINEMGROUP.COM



KEVIN CRAW

INVESTMENT ANALYST
706-840-2198
KCRAW@FINEMGROUP.COM



JUDY MONIS

TRANSACTION COORDINATOR
706-214-2937
JMONIS@FINEMGROUP.COM

RETAIL OPPORTUNITY

WHY THIS SITE?

ZONING
R-1 | Single Family Residential

NUMBER OF LOTS
90 Residential Lots

UTILITIES
Water & Sewer Available

STRONG RESIDENTIAL HUB
Adjacent to Large Neighborhood

STRONG DEMOGRAPHICS
47.2K Pop. in 3 Mile Ring

LOCATION
Hephzibah, GA

CONNECTIVITY
4.9 Miles to I-520

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 3047 & 3038 Manchester Drive, a ±57.79-acre residential development tract in Hephzibah, Georgia. With R-1 zoning in place and utilities located adjacent to the property, this site offers an excellent opportunity for residential development.

A preliminary concept plan outlines 95 residential lots; however, a sewer easement impacts five of the proposed lots, reducing the total number of developable lots to approximately 90. Access to the site will be provided through the extension of Manchester Drive, creating a logical continuation into the planned neighborhood.

The tract features gently rolling topography and is positioned directly north of the established Cambridge Subdivision, a community of approximately 300 brick homes. Neighboring an elementary school and within proximity to retail amenities, this parcel is primed for subdivision development with scale.

Located just off Tobacco Road in Richmond County, the property is situated minutes from Fort Gordon's Gate 5 and within a half mile of Walmart Neighborhood Market. Its strategic location provides connectivity across the Augusta metro via I-520 and access to the Central Savannah River Area (CSRA). The area benefits from strong residential fundamentals, proximity to schools, and an established neighborhood character.

LOCATION OVERVIEW

CONVENIENT TO AMENITIES

NOTABLE FEATURES

WITHIN 6 MILES

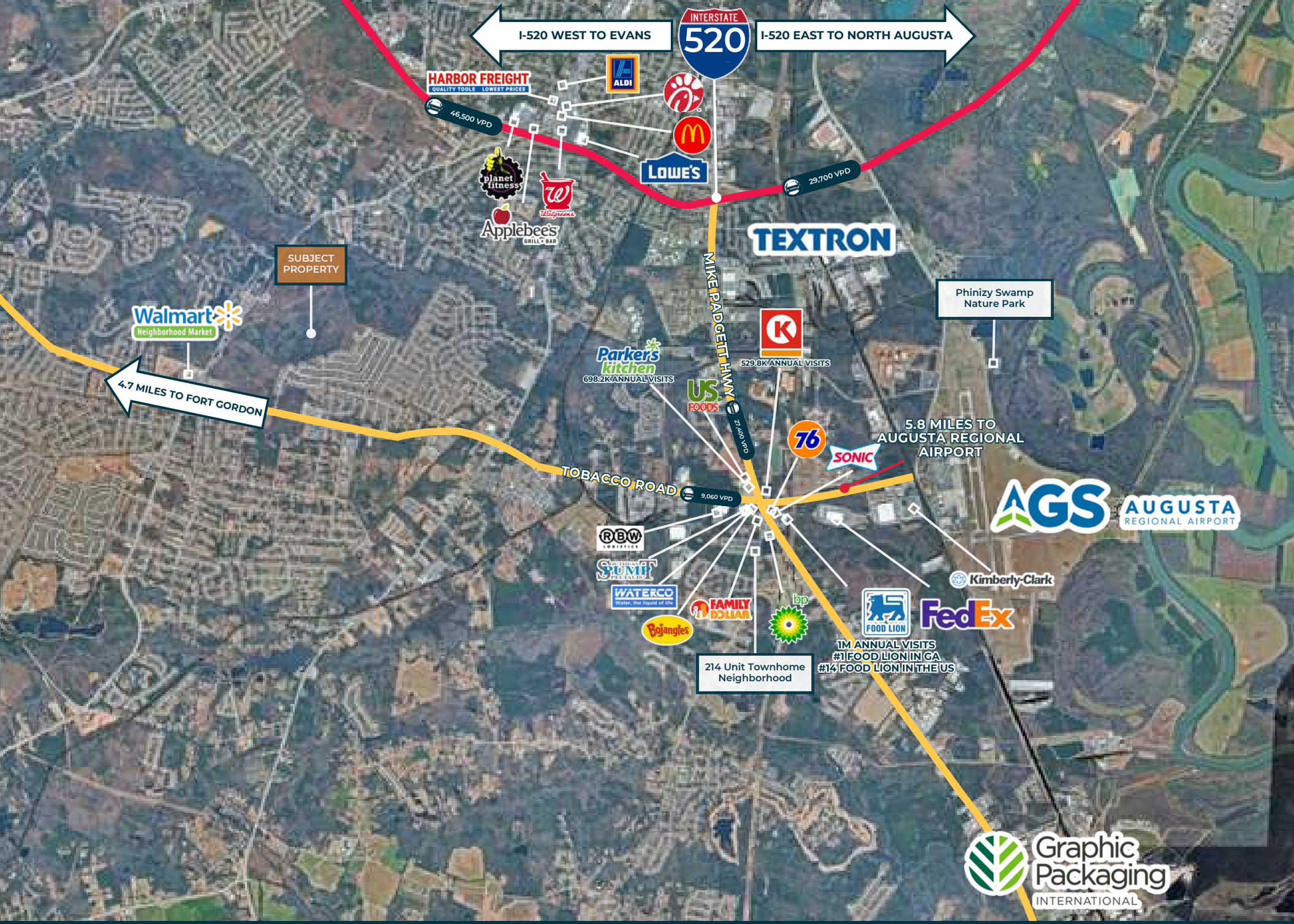
Fort Gordon Gate 5	4.7 Miles
Augusta Regional Airport	5.8 Miles
Walmart Neighborhood Center	1.5 Miles
Population	47.2K People
Median Household Income	$58,058
I-520 (Bobby Jones Expy)	4.9 Miles
Peach Orchard Retail Corridor	5.2 Miles
Industrial Corridor	4.2 Miles





Demographics	1 Mile	3 Mile	5 Mile
Population	5,381	47,172	87,992
Median HH Income	$70,751	$58,058	$53,504
Households	2,117	17,611	33,930


ACCESS FROM
CONTINUING
MANCHESTER DRIVE


I-520 WEST TO EVANS
INTERSTATE 520
I-520 EAST TO NORTH AUGUSTA
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
ALDI
46,500 VPD
planet fitness
Applebee's GRILL + BAR
LOWE'S
29,700 VPD
TEXTRON
SUBJECT PROPERTY
Walmart Neighborhood Market
4.7 MILES TO FORT GORDON
MIKE PADGETT HWY
Parker's kitchen
698.2K ANNUAL VISITS
US FOODS
529.8K ANNUAL VISITS
Phinizy Swamp Nature Park
27,000 VPD
76
SONIC
5.8 MILES TO AUGUSTA REGIONAL AIRPORT
TOBACCO ROAD
9,060 VPD
AGS AUGUSTA REGIONAL AIRPORT
RBW
WATERCO
FAMILY DOLLAR
Bojangles
bp
FOOD LION
FedEx
Kimberly-Clark
1M ANNUAL VISITS
#1 FOOD LION IN GA
#14 FOOD LION IN THE US
214 Unit Townhome Neighborhood
Graphic Packaging INTERNATIONAL

SITE MAPS



90 SINGLE FAMILY HOME SITES

SUBDIVISION PLAN W/ SEWER EASEMENT

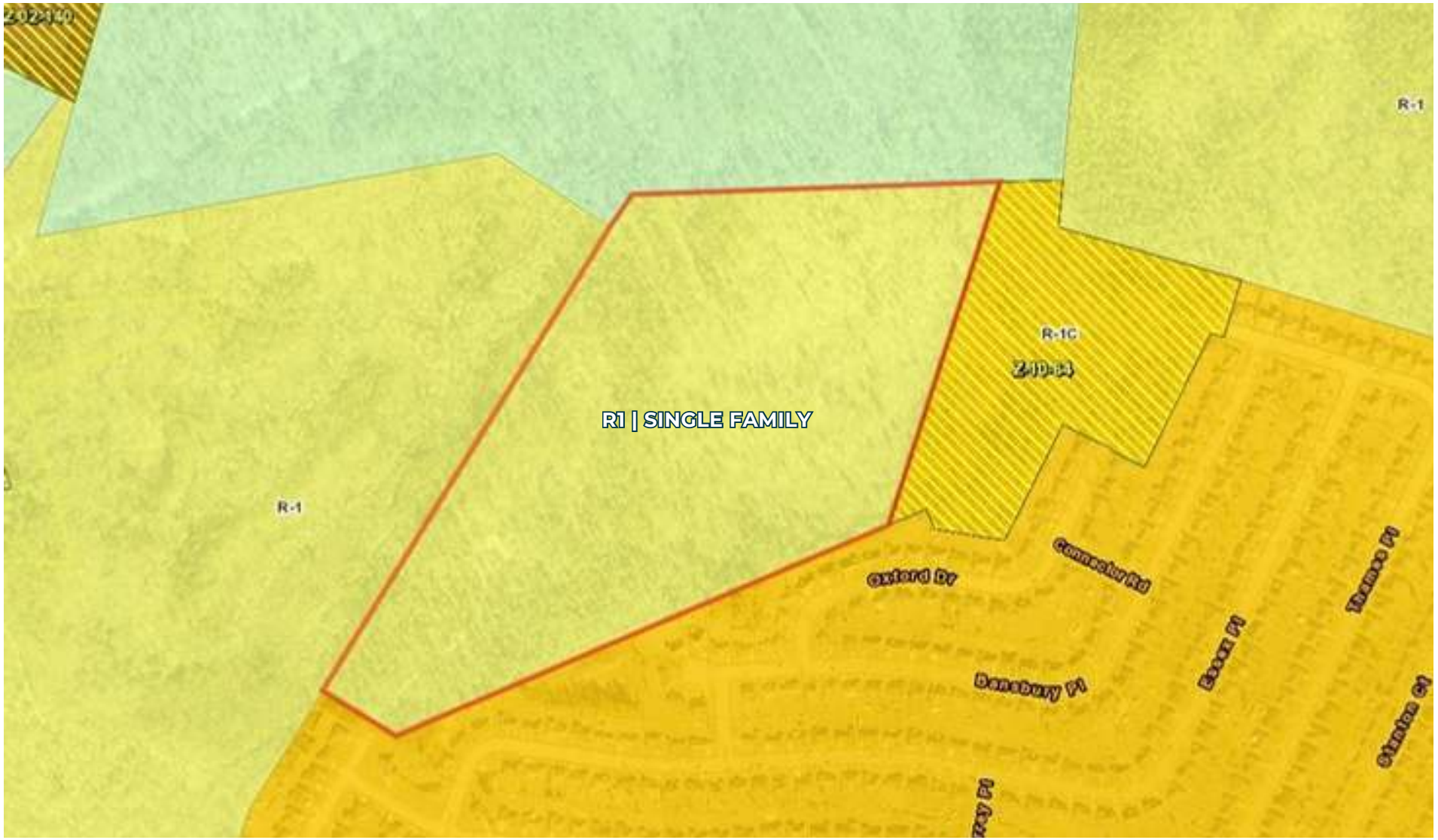


90 SINGLE FAMILY HOME SITES
SURVEY



90 SINGLE FAMILY HOME SITES

ZONING MAP



90 SINGLE FAMILY HOME SITES

TOPOGRAPHY MAP (10' CONTOURS)



90 SINGLE FAMILY HOME SITES
UTILITIES MAP



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, 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 (to the west) and Columbia (to the east), 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 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 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

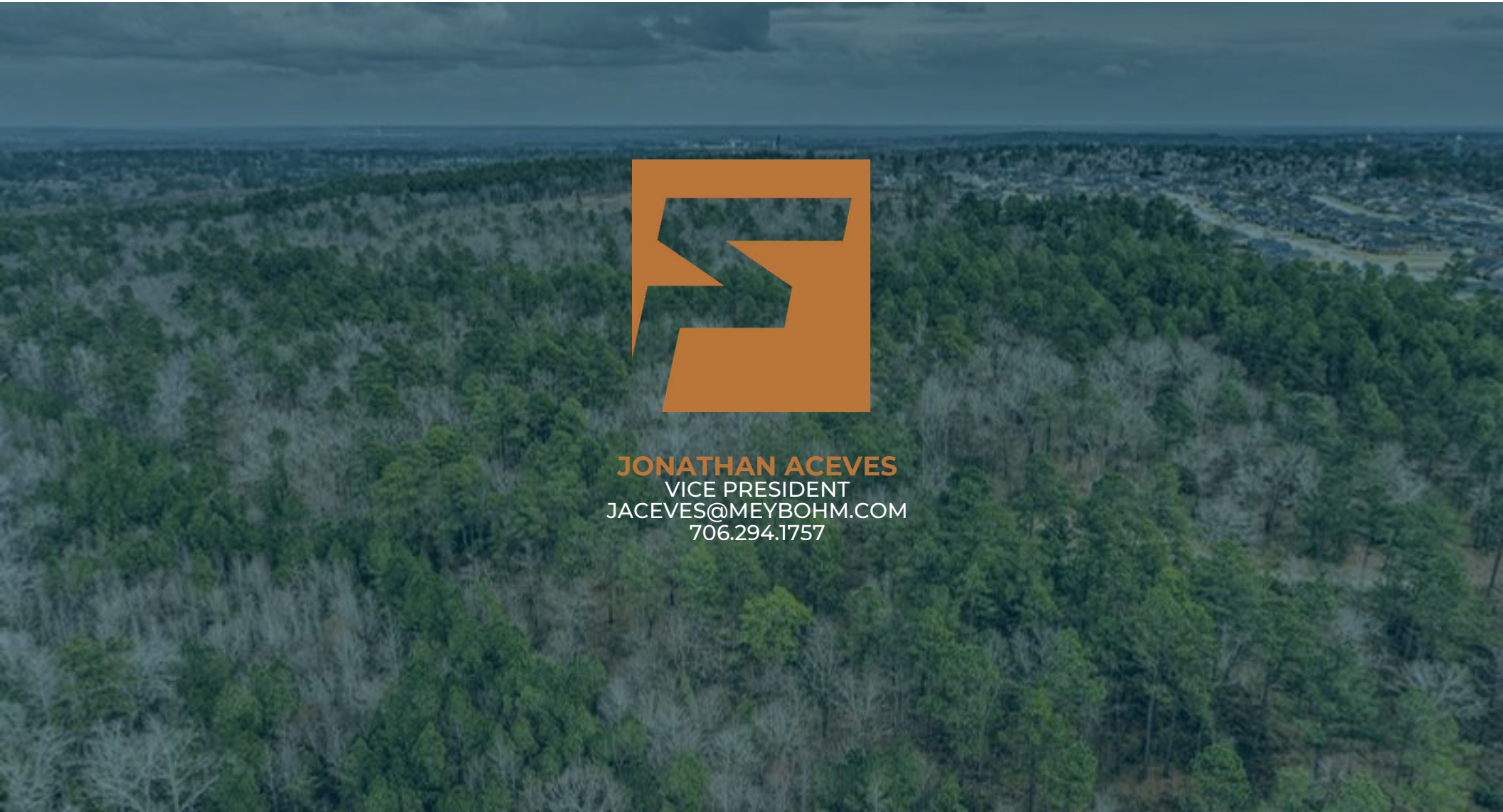
13M 2050 Projected State Pop.

90% Growth in Trade at Port of Savannah Over the Last Decade

For inquiries, contact us.

www.finemgroup.com
jaceves@finemgroup.com
706.294.1757

FINEM GROUP
MEYBOHM COMMERCIAL



JONATHAN ACEVES
VICE PRESIDENT
JACEVES@MEYBOHM.COM
706.294.1757