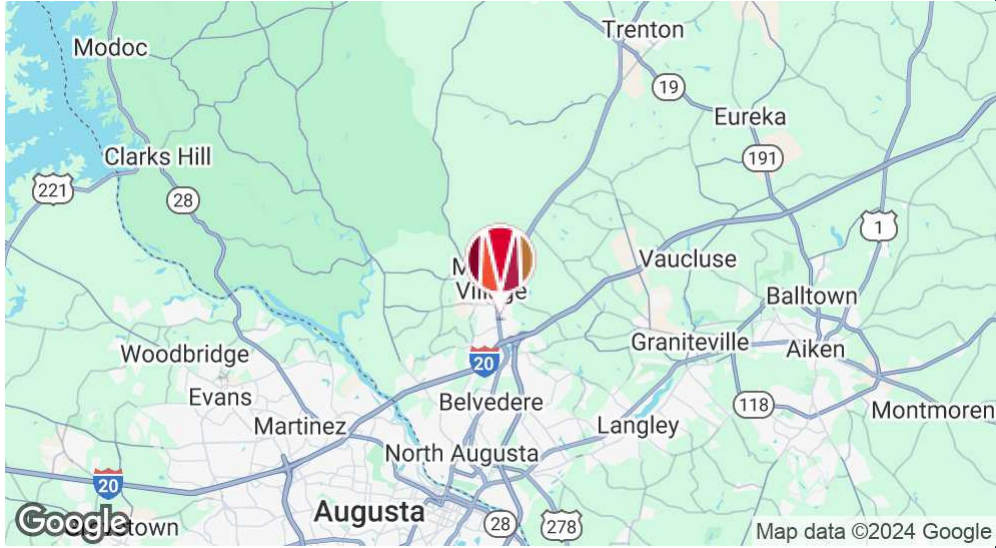


FOR SALE

**Sweetwater Center
5 Acres of Development Land**

1073 Edgefield Rd, North Augusta, SC 29860

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,750,000
Lot Size:	5.58 Acres
Price/Acre:	\$313,620
Zoning:	TC

LOCATION OVERVIEW

Located in North Augusta at Exit 5 at I-20, which is experiencing rapid growth with the recent addition of Walmart, Verizon, McDonald's, University Hospital Prompt Care, Wendy's, Dairy Queen, Zaxbys, etc. The 90,000 square foot SRP Federal Credit Union operations center and Walmart Supercenter have anchored this vibrant market for several years along with restaurants and retail establishments. The location between Augusta and Aiken provides convenient access between the state capitals of Atlanta and Columbia.

PROPERTY HIGHLIGHTS

- Zoned and Entitled
- Level with curb cut and detention pond
- Commercial / Retail site with frontage outparcel already platted
- Rapidly-growing area

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Meybohm Commercial is pleased to present this 5.58 acre commercial site located in the Sweetwater Trade Area of North Augusta, a mixed-use, master-planned community, which includes Sweetwater Commons, a neighborhood with 250 luxury rental cottages; Sweetwater Square with Walmart Supercenter, Holiday Inn Express, State Farm, GNC, Just Beds, Verizon, AT&T; and near University Hospital Prompt Care, SRP Federal Credit Union headquarters, and hundreds of new residential rooftops. A new elementary & middle school have recently been announced as part of Highland Springs - a large master-planned community of 1500 acres with several neighborhoods, retail, and recreational amenities. Water and sewer are provided by Edgefield County (even though this is located in Aiken County).

At the next exit on I-20 heading towards Columbia, SC, is Sage Valley Golf Club, Sage Mill Industrial Park with Bridgestone's world flagship plant, and new residential development.

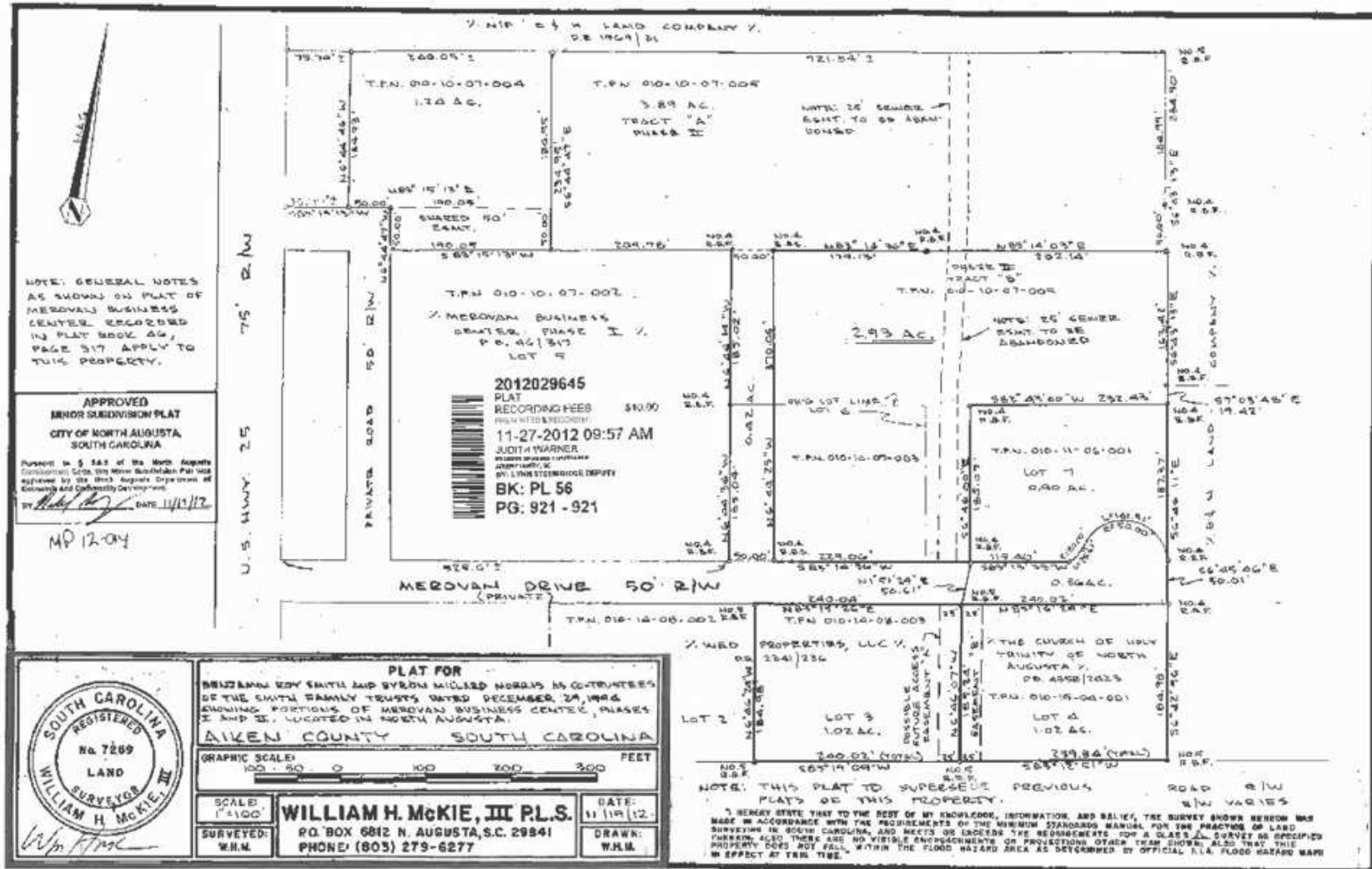
This property benefits from daily commute traffic heading to and from downtown Augusta, South Augusta industrial corridor employers, and Fort Gordon / Columbia County; is poised to benefit from the traffic heading from North Augusta to the interstate, and a new elementary and middle school that have recently been announced. It is just minutes from downtown employment centers like Unisys, the new Cyber Range, Augusta Cyber Works, Medacc, Augusta University, University Hospital, and much more.

At the next exit on I-20 heading towards Columbia (5 minutes away) are Bridgestone's tremendous world flagship manufacturing facility at Sage Mill Industrial Park, along with Detroit Diesel / MTU crafting diesel power plants for ships, trains, etc. Exclusive and beautiful Sage Valley Golf Club is here as well. Just up the road is the Palmetto Shooting Sports Complex, hosting world-class trap, skeet, and sporting clays competitions as well as shooting and outdoor sports education. Several golf clubs are within minutes. Traffic is excellent with 37,300 ADT on Hwy 25 and 47,000 ADT on I-20. Many neighborhoods with thousands of rooftops are nearby with many more being built.

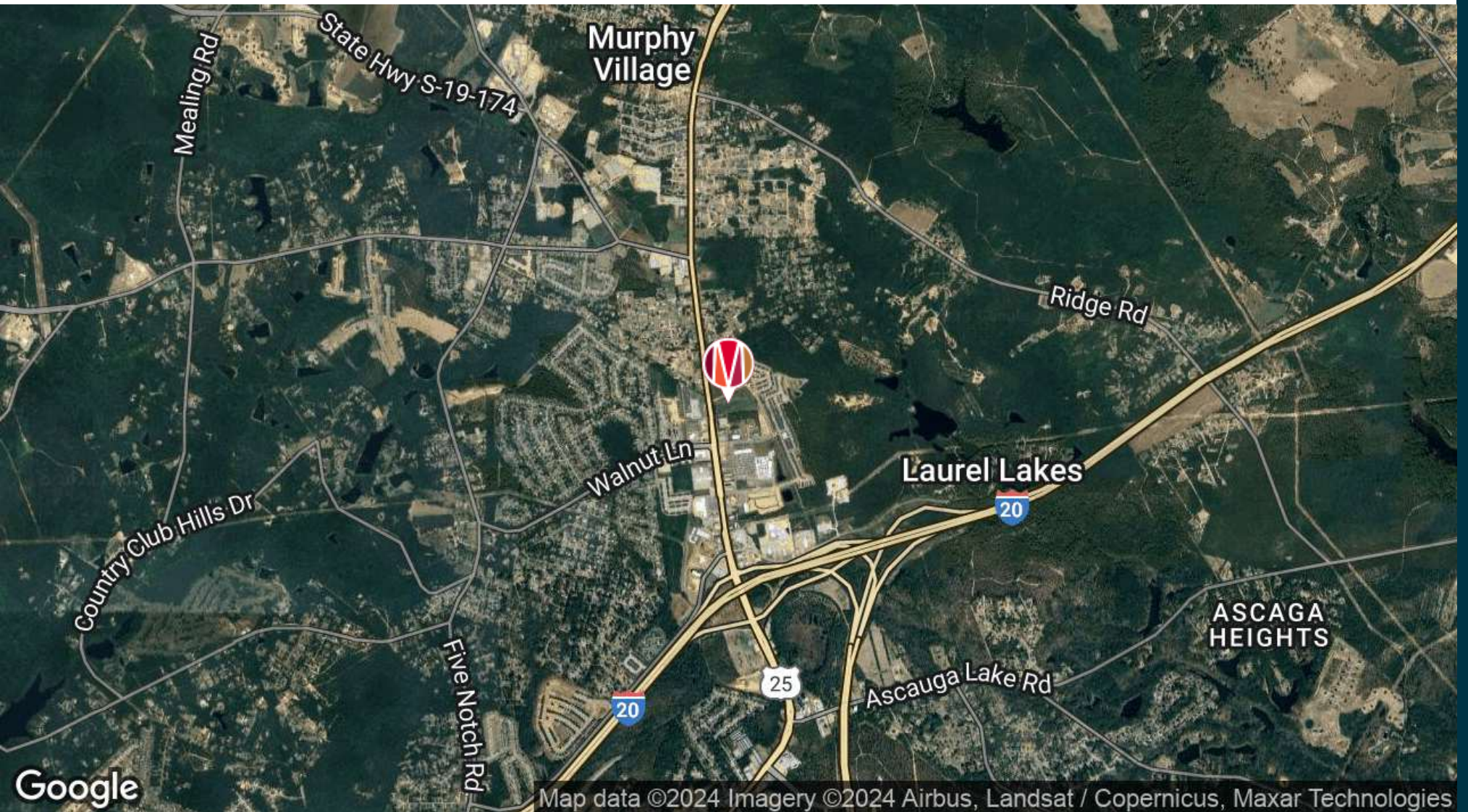
RETAILER MAP



PLAT



LOCATION MAP

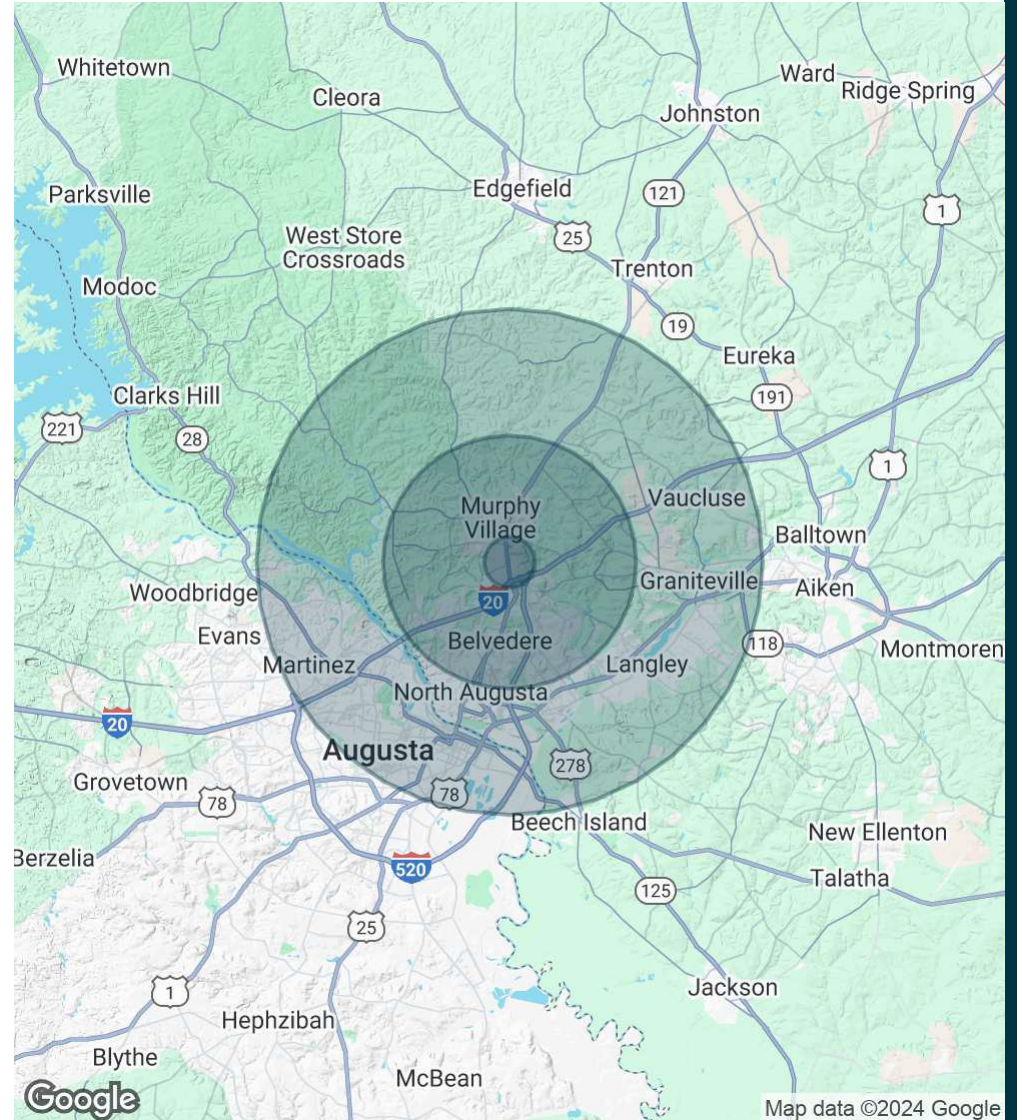


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,227	39,985	171,896
Average Age	44	41	41
Average Age (Male)	42	40	40
Average Age (Female)	45	43	42

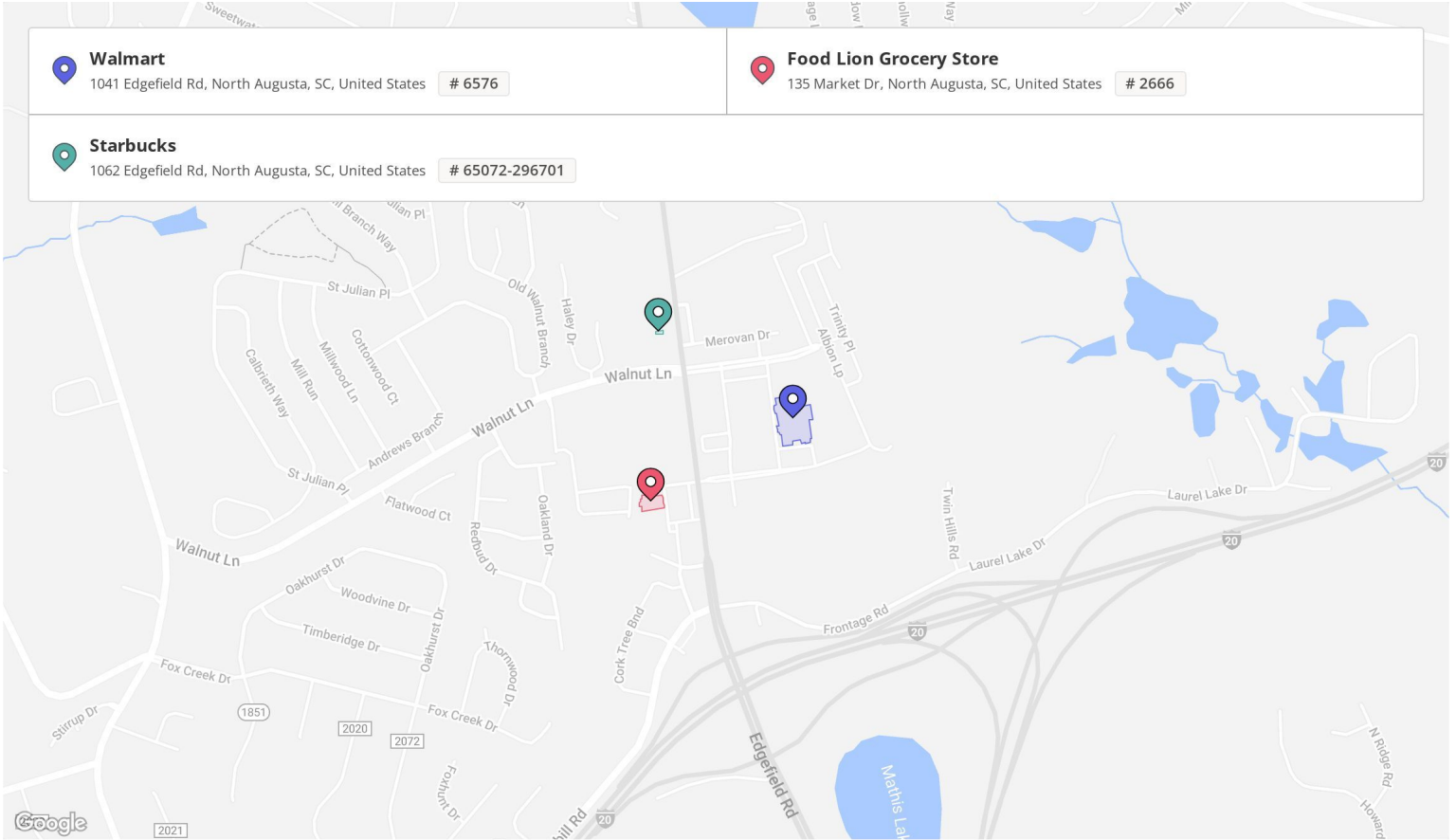
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,679	15,742	72,305
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$99,801	\$95,863	\$89,887
Average House Value	\$265,552	\$240,407	\$249,330

* Demographic data derived from 2020 ACS - US Census



Property Overview




Jul 1, 2022 - Jun 30, 2023



Property Overview

Jul 1, 2022 - Jun 30, 2023

Metrics

Metric Name	 Walmart Edgefield Rd, North Augusta, SC	 Food Lion Grocery Store Market Dr, North Augusta, SC	 Starbucks Edgefield Rd, North Augusta, SC
Visits	1.6M	380.3K	137.1K
Visits / sq ft	9.63	11.05	61.01
Size - sq ft	162.1K	34.4K	2.2K
Visitors	197K	71.8K	64.9K
Visit Frequency	7.92	5.3	2.11
Avg. Dwell Time	37 min	32 min	29 min
Panel Visits	79.3K	19.8K	6K
Visits YoY	-1.2%	+9.2%	+36.3%
Visits Yo2Y	+4.2%	+18.6%	N/A
Visits Yo3Y	-2%	+33%	N/A

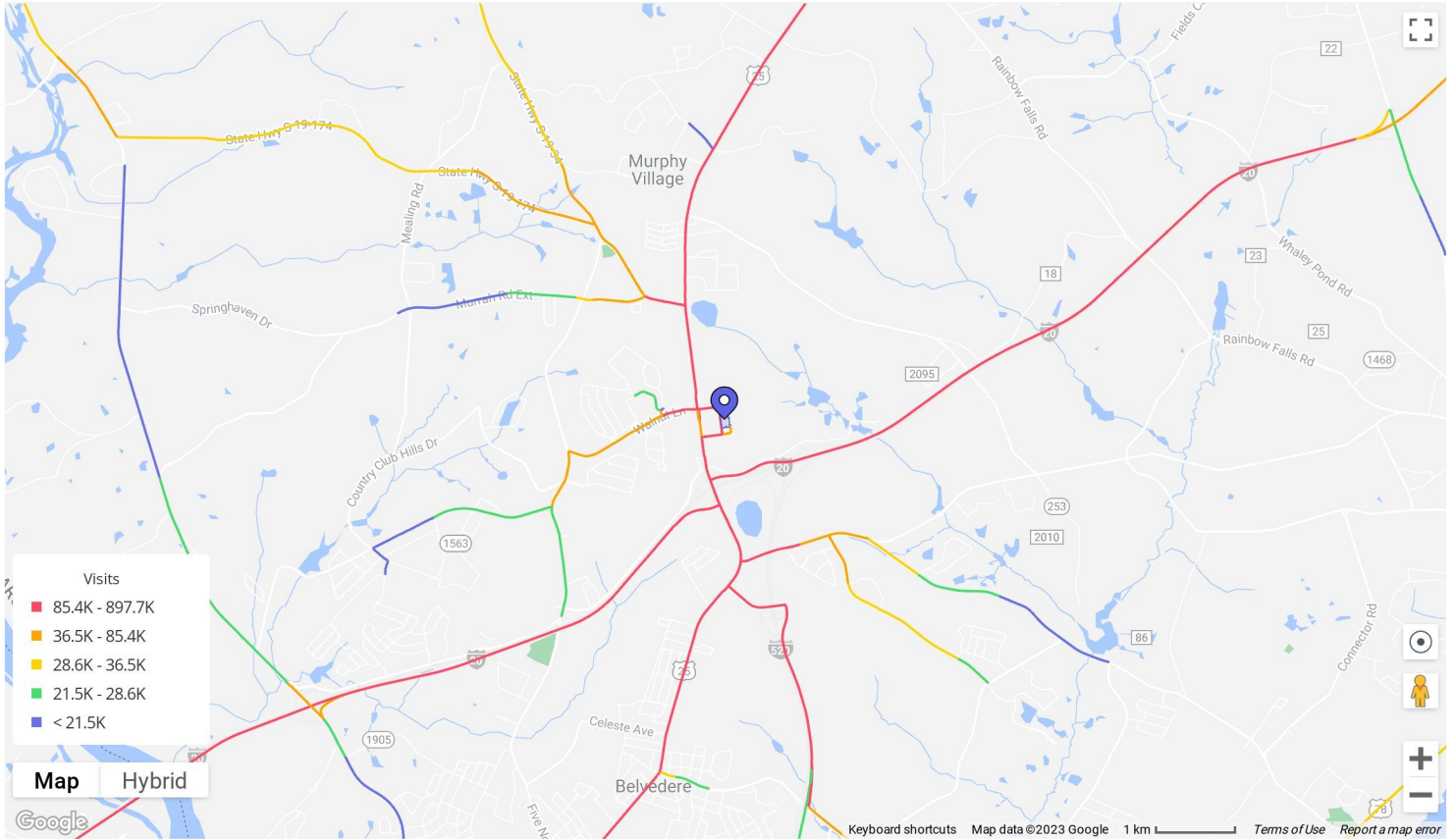
Jul 1st, 2022 - Jun 30th, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Property Overview

Jul 1, 2022 - Jun 30, 2023

Visitor Journey - Routes



To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

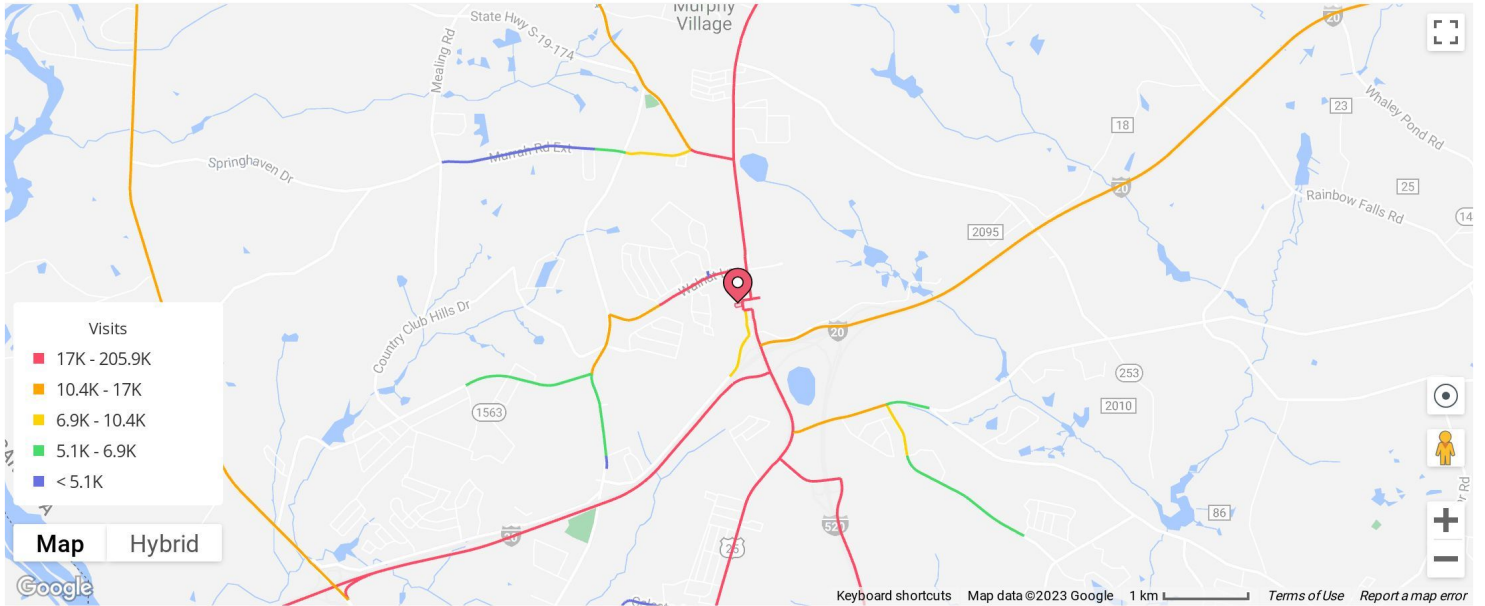
Journey Direction: To Property | Jul 1st, 2022 - Jun 30th, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Property Overview

Jul 1, 2022 - Jun 30, 2023

Visitor Journey - Routes

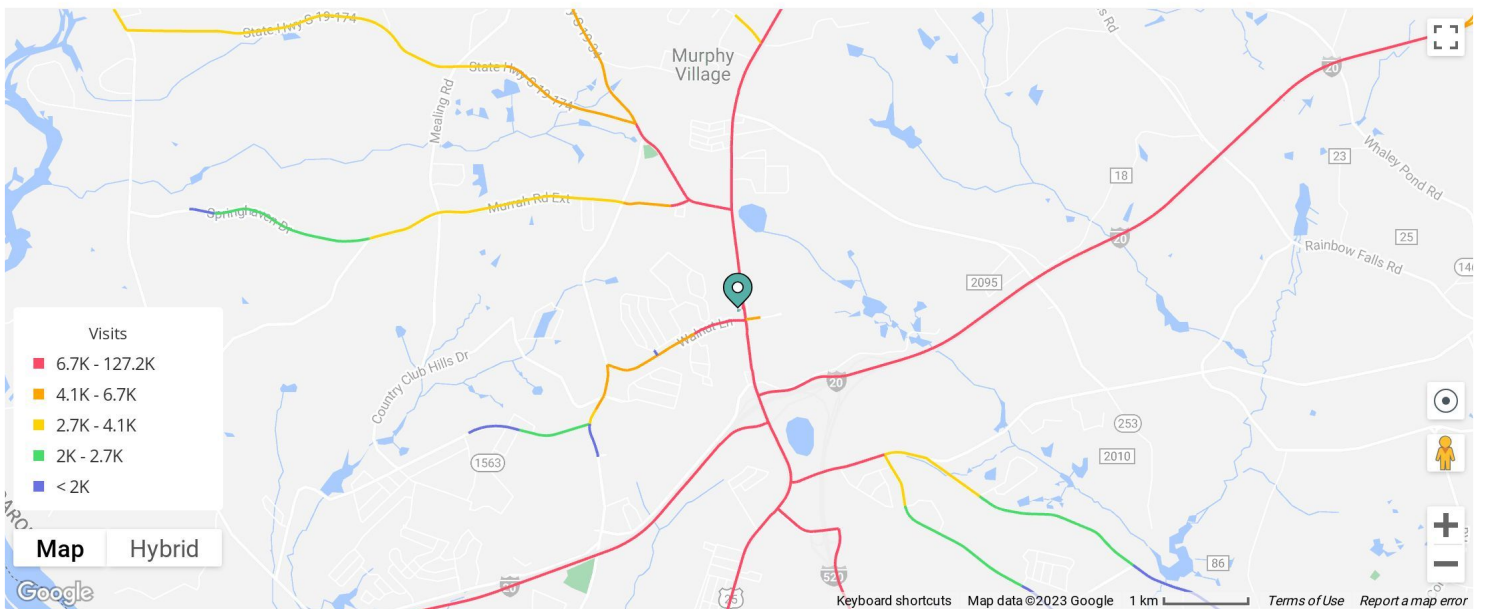


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Journey Direction: To Property | Jul 1st, 2022 - Jun 30th, 2023
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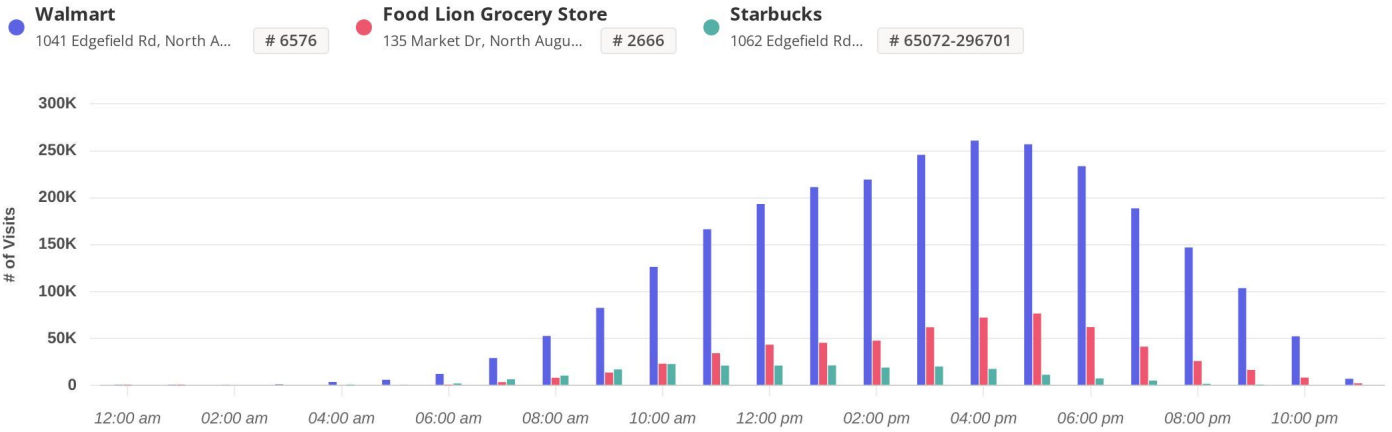
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Property Overview

Jul 1, 2022 - Jun 30, 2023

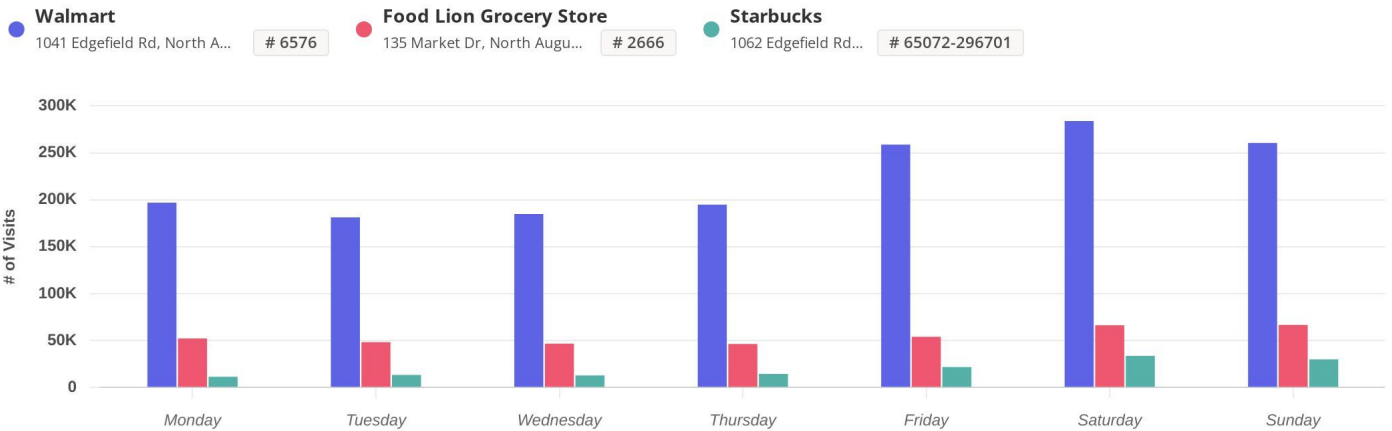
Hourly Visits



Visits | Jul 1st, 2022 - Jun 30th, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Daily Visits



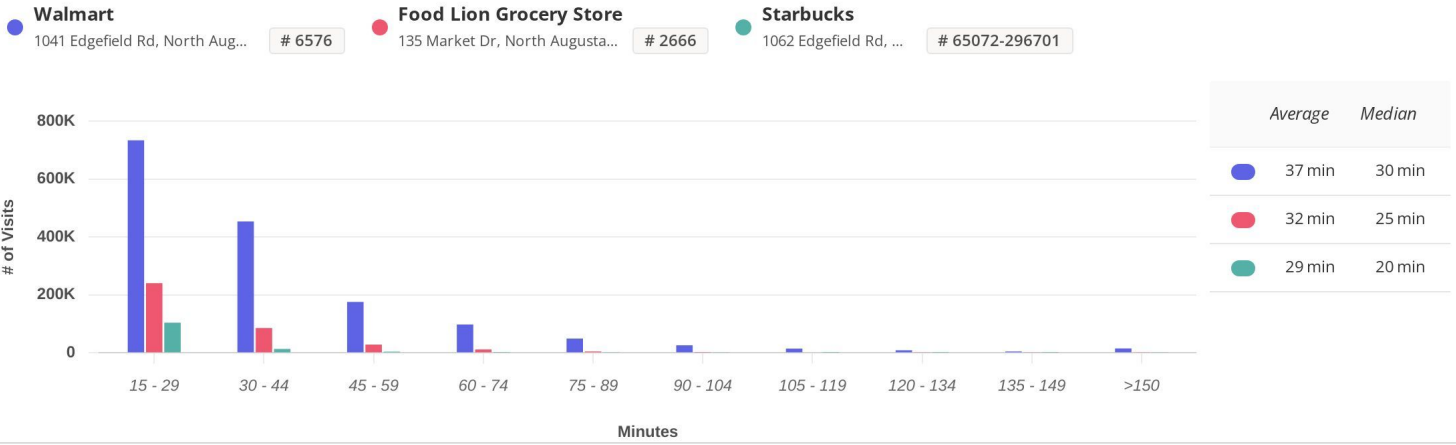
Visits | Jul 1st, 2022 - Jun 30th, 2023
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Property Overview

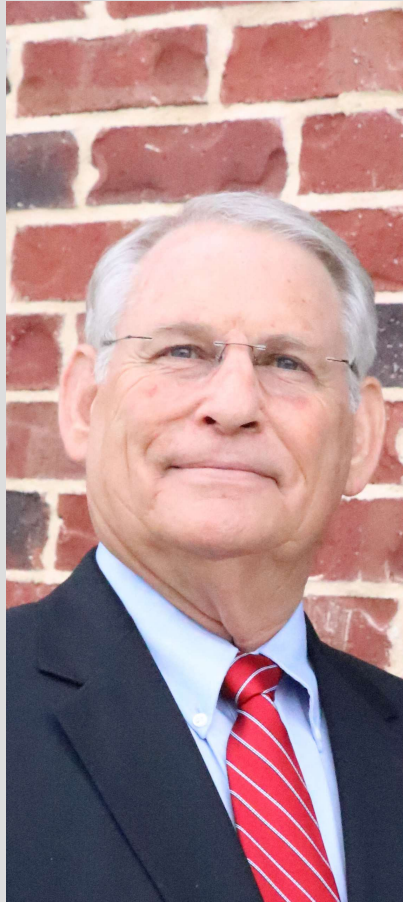
Jul 1, 2022 - Jun 30, 2023

Length of Stay



Visits | Jul 1st, 2022 - Jun 30th, 2023
Data provided by Placer Labs Inc. (www.placer.ai)





TRAVIS REED, CCIM

Vice President, Associate Broker

Treed@Meybohm.Com

Cell: 706.836.8091

PROFESSIONAL BACKGROUND

Travis is a broker specializing in commercial properties, forestry, development and construction. A native of Lincolnton, Georgia, Travis earned a Bachelor of Science degree in Forest Resources from the University of Georgia and served as president of Reed Logging, Inc. for 25 years. In 1996 he was chosen Georgia Outstanding Logger of the Year, in 1998 Regional Outstanding Logger and in 2000 Travis was awarded the National Outstanding Logger Award by the Forest Resources Association. Before joining the family logging business in the mid-1980s, Travis worked for Barco International, an international agricultural construction company, as head of its Middle Eastern/North African division, spending six years in Iraq and Egypt. After Barco, he spent time in England working with Middle East Econometrics Limited researching and writing feasibility studies for Middle Eastern clients of the World Bank. Travis has two daughters, Shelli and Whitney, and five grandchildren and lives with his wife, Gail, in Evans, Georgia. As a graduate forester and a lifetime spent in the forest industry, Travis is committed to land and timber conservation. He enjoys shooting trap, sporting clays and bird hunting.

EDUCATION

BS in Forest Services, University of Georgia

MEMBERSHIPS & AFFILIATIONS

CCIM

SC #67337 // GA #302716

MEYBOHM COMMERCIAL PROPERTIES

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Augusta, GA 30909

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