



## OFFERING MEMORANDUM

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This is a unique opportunity to act as master-developer for a PUD at the intersection of I-520 and I-20 in North Augusta, (within City Limits of North Augusta and Aiken County) SC.



A national homebuilder has partnered with the current owner, on 970+acres for the residential buildout, which will total over 3,000 homes once complete.

Meybohm Commercial & Wakefield Group are marketing the remaining 362 acres of entitled commercial/mixed-use property, which includes all 4 quadrants of an interstate interchange off I-520. The Development has been called "Highland Springs" for years, but the name will be changed upon completion of NVR's branding study.

The existing entitlements allow for a myriad of uses across the 362 acres, from light-industrial to heavy commercial, retail, town center, and some multi-family. To date we have received inquiries from big-box retail developers, a charter school operator, industrial developers, and convenience/retail developers.



The Seller's preference is to go under contract on the entirety of the 362 acres for a discount to the below guidance or at a minimum, on one of the three identified parcels:

- Tract A: 92.9 acres in the SW quadrant of the I-520 intersection with access on the connector and Hwy-25. This tract also has connectivity to the Palmetto Parkway Trail, which is a walking/biking trail that spans from this property to the riverfront development, Hammond's Ferry. This site is entitled for up to 1.6 million square feet of light industrial, retail, healthcare, QSR, hospitality, education and up to 50 acres of rental-residential. Approximately 60% of site will gravity to a lift station to be installed on Tract B.

- Bulk price: \$8,000,000
- Includes Aiken County TMS #: 011-10-07-00

- Tract B: 20.6 acres in the NW quadrant of the I-520 intersection with access on the connector. The Palmetto Parkway Trail also borders this parcel. This parcel is entitled for industrial, retail, QSR, hospitality, healthcare, and travel center/convenience store. This site will have a lift station installed in the SE portion of the site providing the entirety of the parcel gravity sewer.

- Bulk price: \$4,900,000
- Includes Aiken County TMS #: 011-11-02-001

- Tract C: 248.5 acres that spans all land to the east of the connector. This parcel will serve as the main entrance into the residential development and is entitled for all of the above uses, as well as big-box retail and "village-center" zoning, whereby "residential over retail" is encouraged. This site will need a single temporary lift station installed to pump into an existing force main located east of the property along Whitehall Road.

- Bulk price: \$14,900,000
- Includes TMS #s: 011-12-04-001 & 022-09-17-001

The homebuilder, NVR/Ryan Homes, has not released its brochure or website on this master-planned community yet, but they are planning to develop up to nine distinct neighborhoods/enclaves within the development with prices ranging from high 200s to over \$1 million.





**Tract A**  
92.9  
Acres

**Tract B**  
20.6  
Acres

**Tract C**  
248.5  
Acres



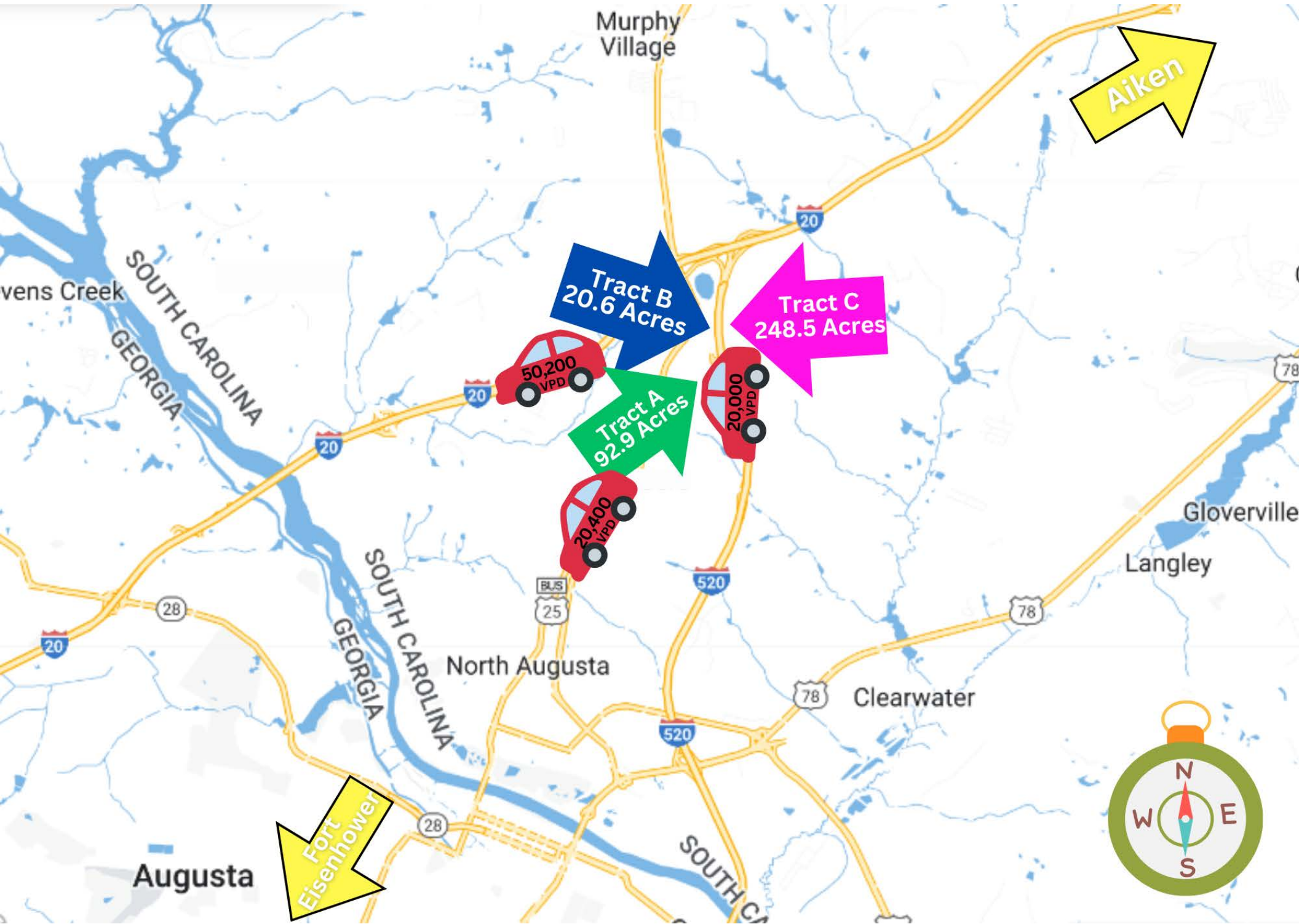
















# North Augusta

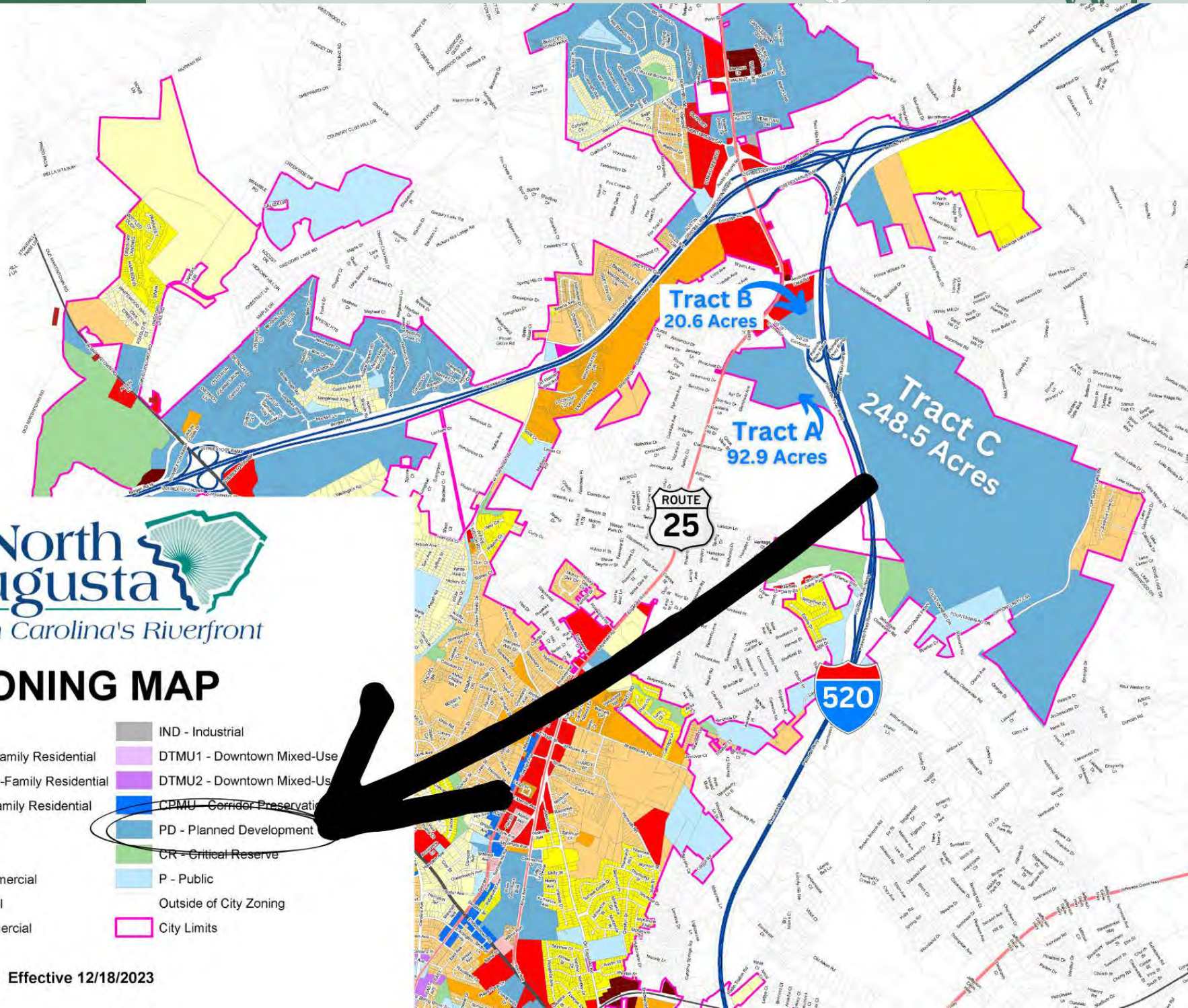
South Carolina's Riverfront

## ZONING MAP

### Zoning Districts

- R-14 - Large Lot Single-Family Residential
- R-10 - Medium Lot Single-Family Residential
- R-7 - Small Lot, Single-Family Residential
- R-5 - Mixed Residential
- OC - Office Commercial
- NC - Neighborhood Commercial
- GC - General Commercial
- TC - Thoroughfare Commercial
- IND - Industrial
- DTMU1 - Downtown Mixed-Use
- DTMU2 - Downtown Mixed-Use
- CPMU - Corridor Preservation
- PD - Planned Development
- CR - Critical Reserve
- P - Public
- Outside of City Zoning
- City Limits

Effective 12/18/2023



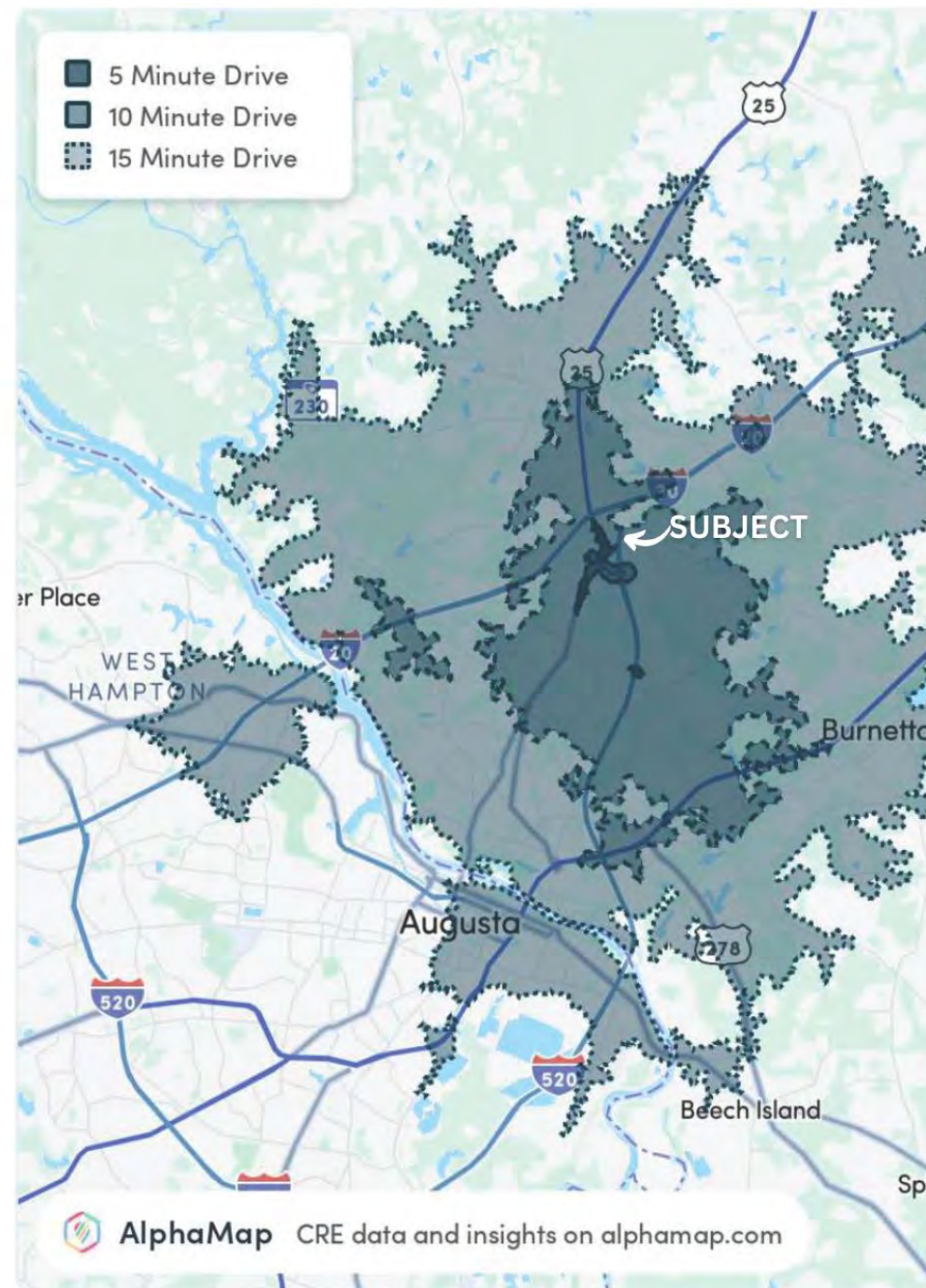
POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
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Total Population	200	23,362	80,370
Average Age	41	41	40
Average Age (Male)	39	40	39
Average Age (Female)	42	43	42

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
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Total Households	85	9,384	34,151
Persons per HH	2.4	2.5	2.4
Average HH Income	\$66,134	\$84,175	\$83,229
Average House Value	\$177,326	\$217,460	\$225,284
Per Capita Income	\$27,555	\$33,670	\$34,678

Map and demographics data derived from AlphaMap



Exclusively Marketed By:



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