

FOR SALE

Sweetwater Center 5 Acres of Development Land

1073 Edgefield Rd, North Augusta, SC 29860

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	5.58 Acres
Price/Acre:	\$268,817
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 new 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



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Meybohm Commercial is pleased to present this 5-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 proposed new elementary and 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.

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 28k ADT on Hwy 25 and 40k ADT on I-20. Many neighborhoods with thousands of rooftops are nearby with many more being built.

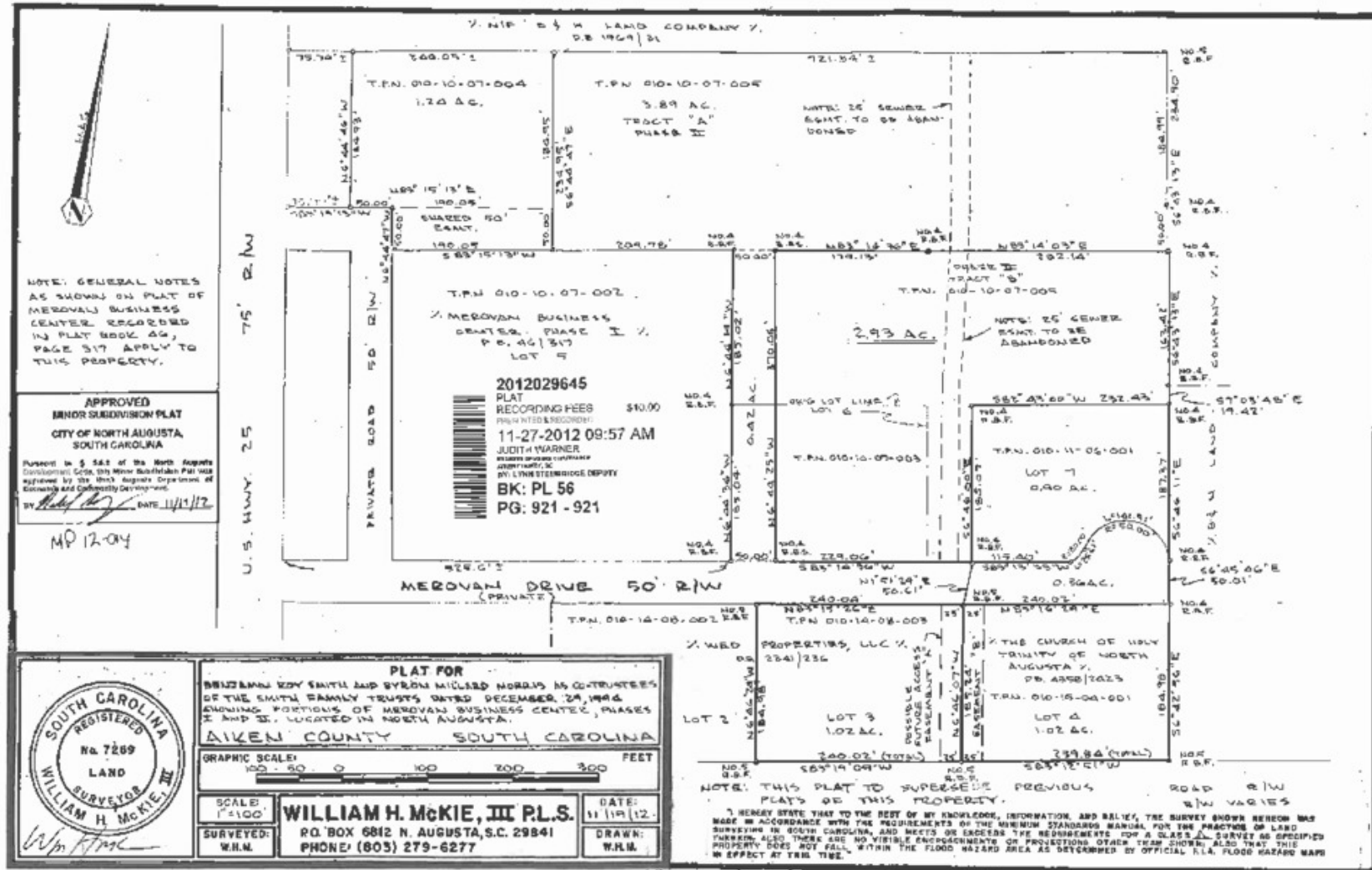
Aiken County Parcel #'s 010-10-07-005 and 010-10-07-004

RETAILER MAP

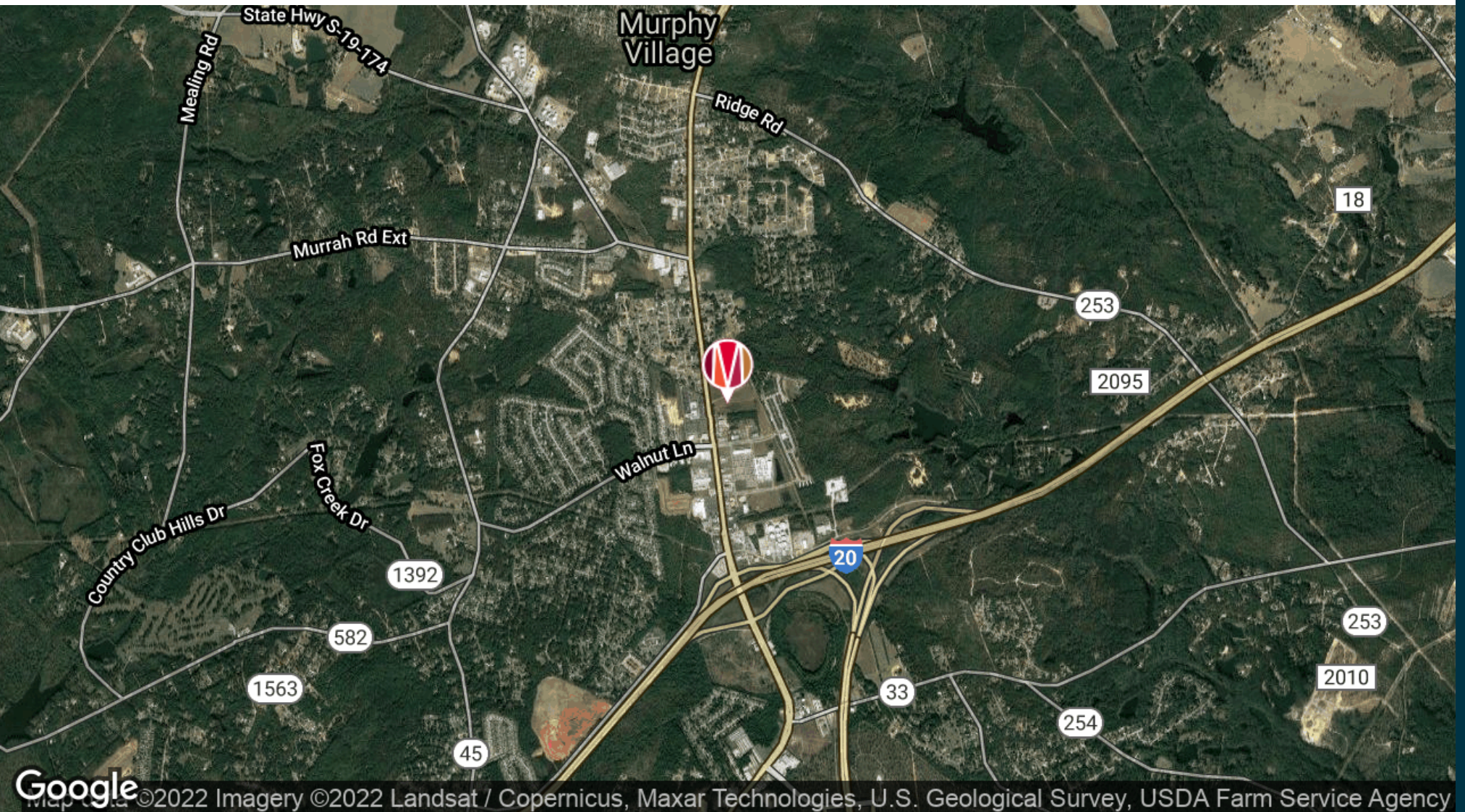


Map data © 2021

PLAT



LOCATION MAP

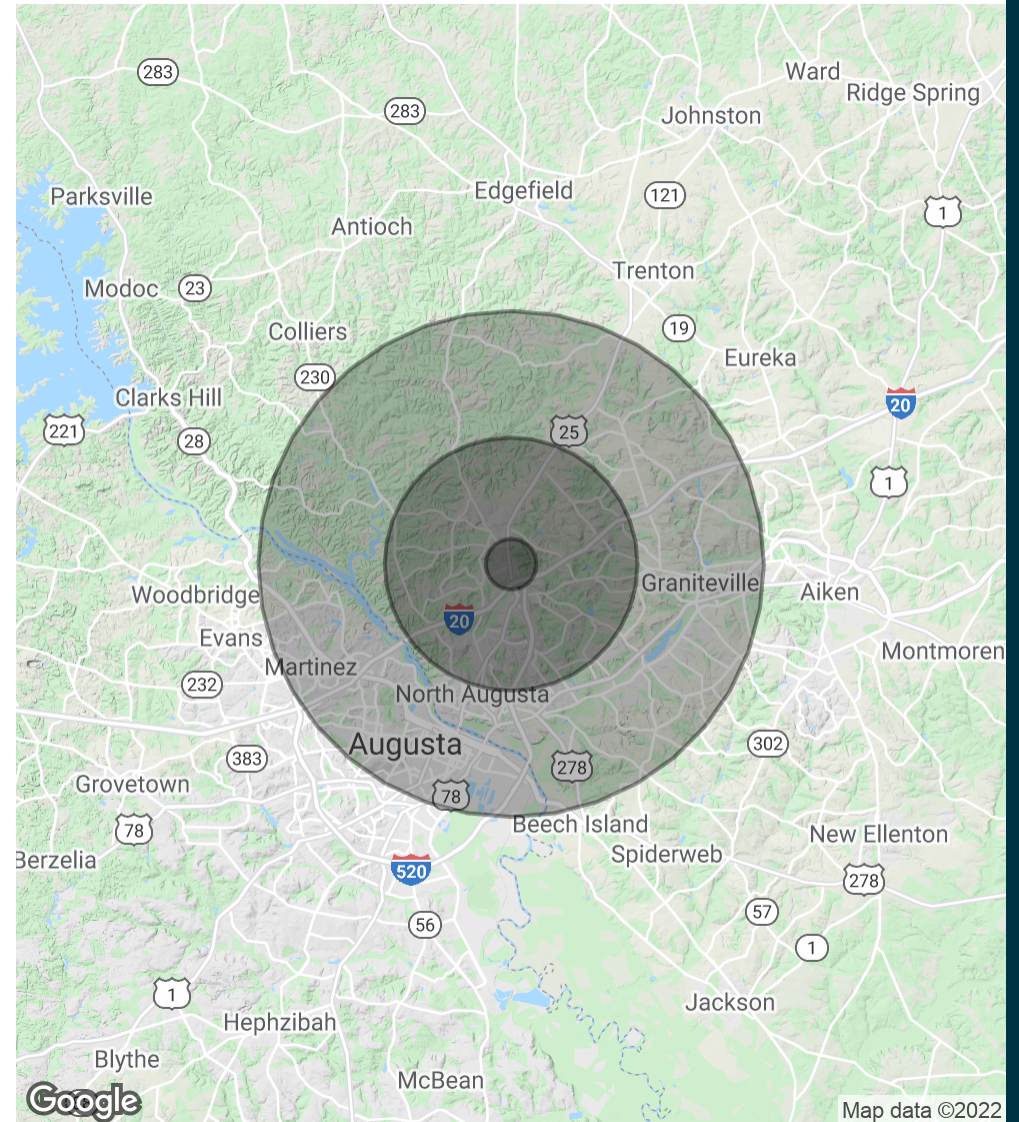


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,621	36,433	150,722
Average Age	37.9	38.3	37.8
Average Age (Male)	37.6	36.6	36.5
Average Age (Female)	38.2	39.8	39.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	580	13,964	61,799
# of Persons per HH	2.8	2.6	2.4
Average HH Income	\$73,493	\$61,521	\$58,471
Average House Value		\$149,027	\$174,933

** Demographic data derived from 2010 US Census*



Map data ©2022

Walmart

1041 Edgefield Rd, North...

Vs

Food Lion ...

135 Market Dr, North Au...

Starbucks

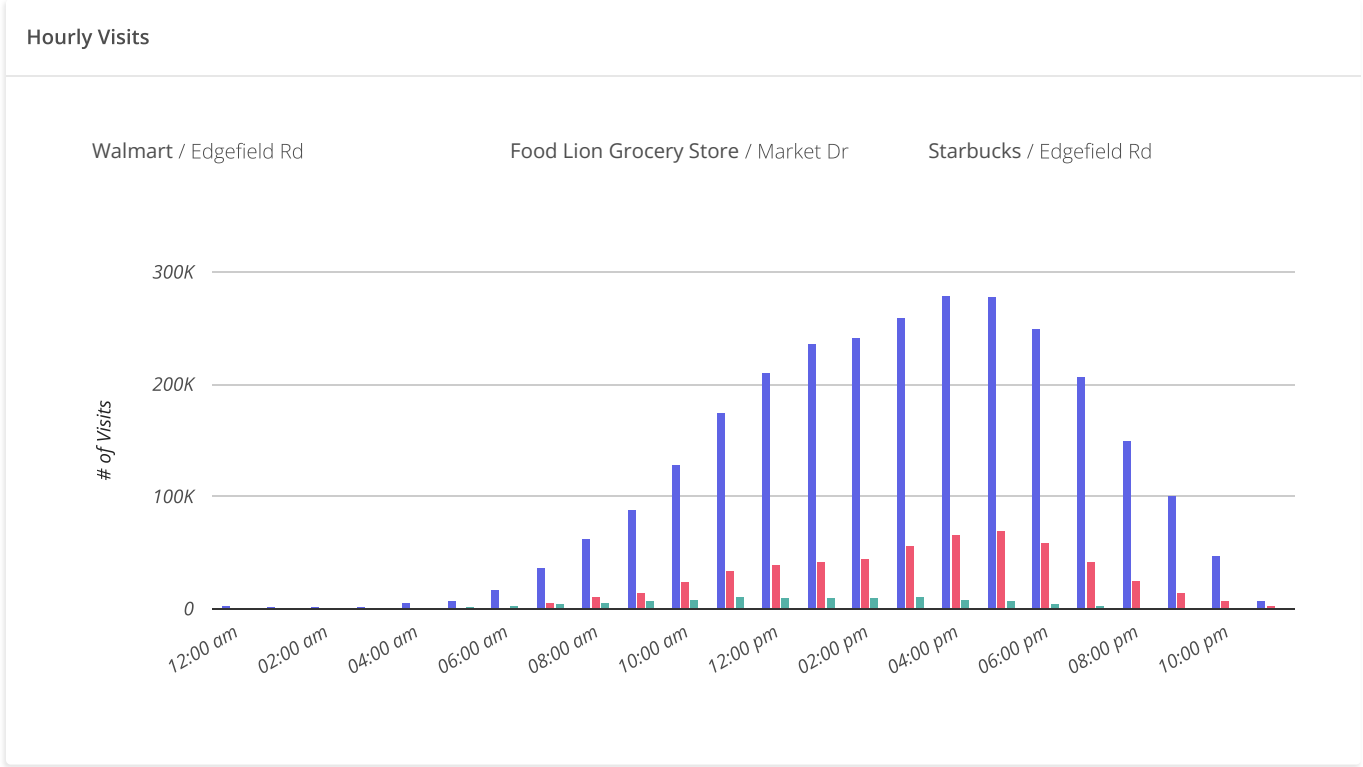
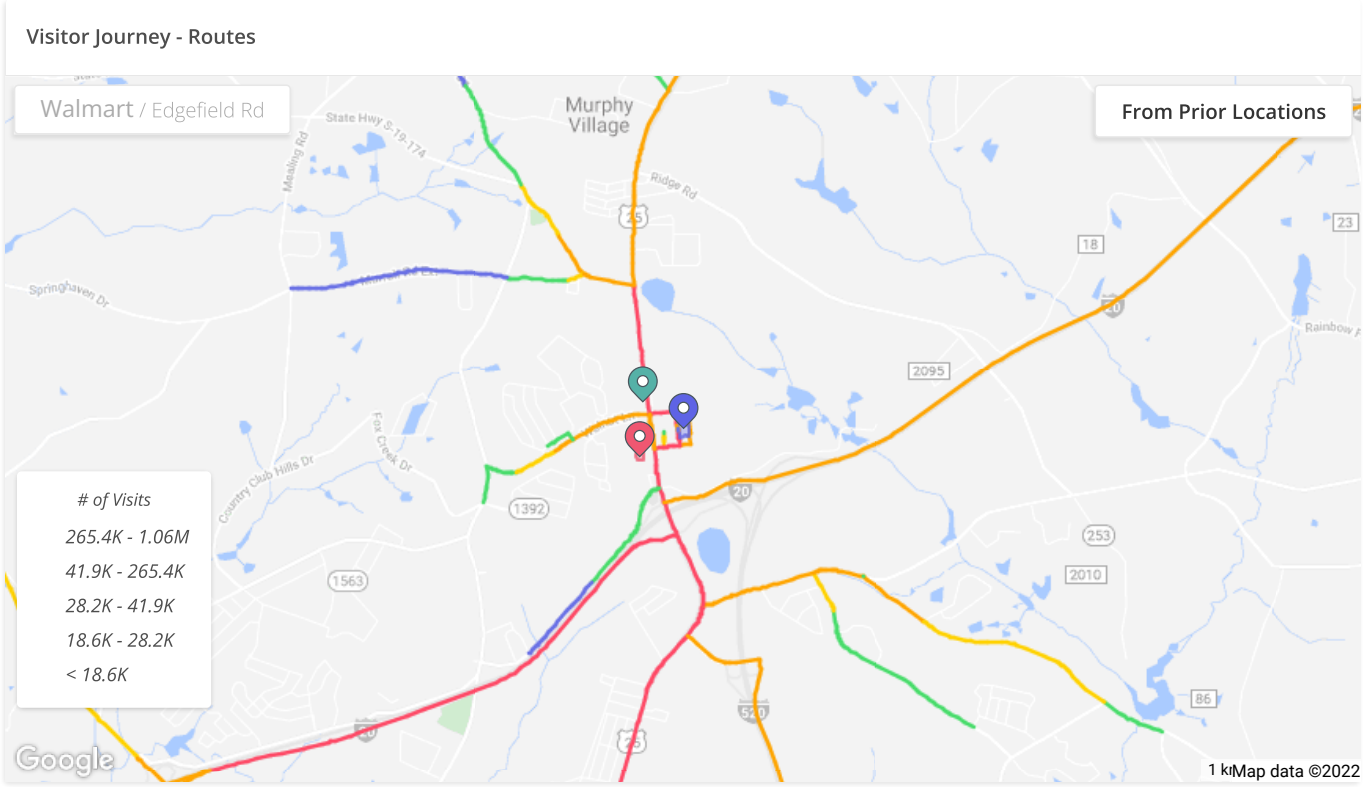
1062 Edgefield Rd, North...

Last 12 Months

Export ▼

Metrics

	Walmart 1041 Edgefield Rd, North Aug...	Food Lion Grocery St... 135 Market Dr, North August...	Starbucks 1062 Edgefield Rd, North Aug...	
Metric Name	Walmart 1041 Edgefield Rd, North ...	Food Lion Grocery... 135 Market Dr, North Aug...	Starbucks 1062 Edgefield Rd, North ...	
Visits	1.6M	344.3K	65.2K	
Visits / sq ft	9.96	6.71	32.19	
Visitors	203.4K	72.5K	34K	
Visit Frequency	7.93	4.75	1.92	
Avg. Dwell Time	42 min	36 min	35 min	
Panel Visits	47.7K	10.5K	1.8K	



Walmart / Edgefield Rd

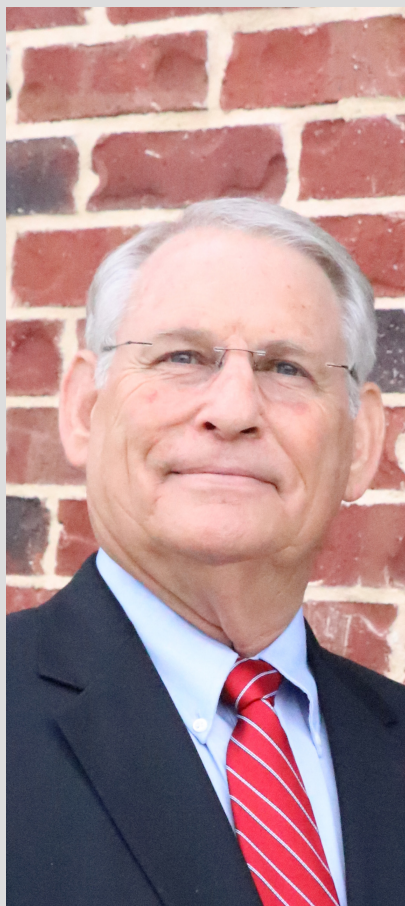
Starbucks / Edgefield Rd



Starbucks / Edgefield Rd

A bar chart titled '# of Visits' on the y-axis and 'Length in minutes' on the x-axis. The y-axis has major ticks at 0, 300K, 600K, and 900K. The x-axis has categories: 15 - 29, 30 - 44, 45 - 59, 60 - 74, 75 - 89, 90 - 104, 105 - 119, 120 - 134, 135 - 149, and > 150. For each category, there are up to three bars: blue, red, and green. The blue bars are the most prominent, peaking at approximately 850K for the 15-29 minute range. Red bars are present for 15-29, 30-44, 45-59, 60-74, 75-89, 90-104, and > 150 minutes. Green bars are present for 15-29 and 30-44 minutes.

Length in minutes	Blue (# of Visits)	Red (# of Visits)	Green (# of Visits)
15 - 29	~850K	~250K	~50K
30 - 44	~380K	~80K	~10K
45 - 59	~220K	~20K	0
60 - 74	~120K	~10K	0
75 - 89	~60K	~5K	0
90 - 104	~30K	~5K	0
105 - 119	~10K	0	0
120 - 134	~5K	0	0
135 - 149	~2K	0	0
> 150	~20K	~5K	0



TRAVIS REED, CCIM

Broker & Senior Advisor

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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. 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 and sporting clays and serves on the board of directors of Pinetucky Gun Club.

SC #67337 // GA #302716

MEYBOHM COMMERCIAL PROPERTIES

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