

FOR SALE

**Sweetwater North
62.65 Acres Commercial
1075 Edgefield Rd**

North Augusta, SC 29841



EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|-------------|-------------|
| Sale Price: | \$6,265,000 |
| Lot Size: | 62.65 Acres |
| Price/Acre: | \$100,000 |

PROPERTY HIGHLIGHTS

- Planned Development zoning
- Entitled and approved for commercial and residential uses
- 62.65 acre Commercial property is cleared and level
- Anchors rapidly-growing area
- Outstanding retail, professional, general commercial potential
- Excellent site view and frontage
- 27K ADT on Hwy 25, 40K ADT on I-20
- Potential Multifamily Site in rear

DESCRIPTIONS



PROPERTY DESCRIPTION

Meybohm Commercial is proud to exclusively present this 62.65 acre development site for sale in North Augusta, SC. The site is well positioned for development such as grocery-anchored shopping centers, home improvement stores and retail shop space. The frontage of the site will allow for several out-parcels with great visibility. The front 30 acres are cleared with almost level topography.

Adjoins Sweetwater Commons a neighborhood with 250 luxury 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, hundreds of new residential rooftops, Sage Valley Golf Club, Sage Mill Industrial Park with Bridgestone's world flagship plant, new schools and public safety stations; minutes from downtown employment centers like Unisys, Cyber Range, Medac, Augusta University, University Hospital, and much more.

Aiken County parcel #'s 010-11-05-008 and 010-10-06-001

LOCATION DESCRIPTION

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.

RETAILER MAP

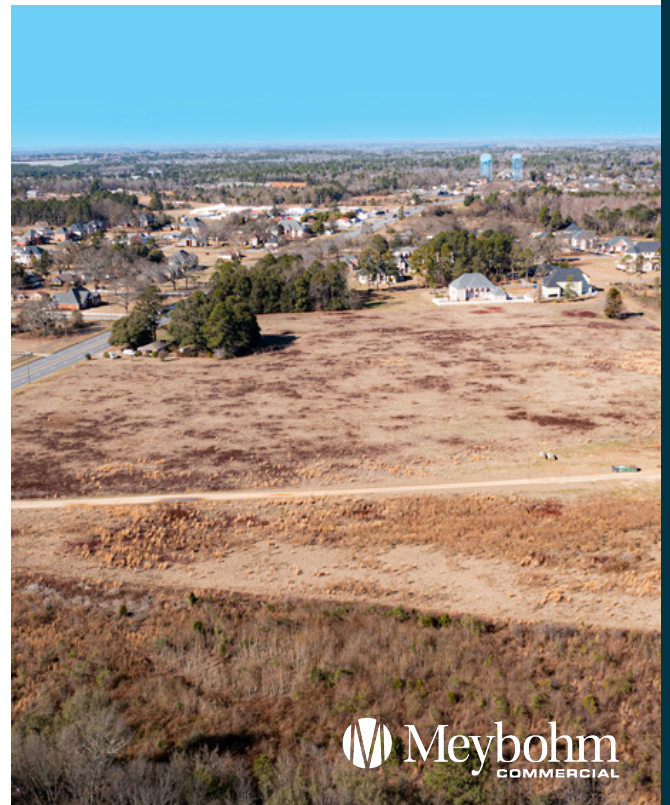


Map data © 2022



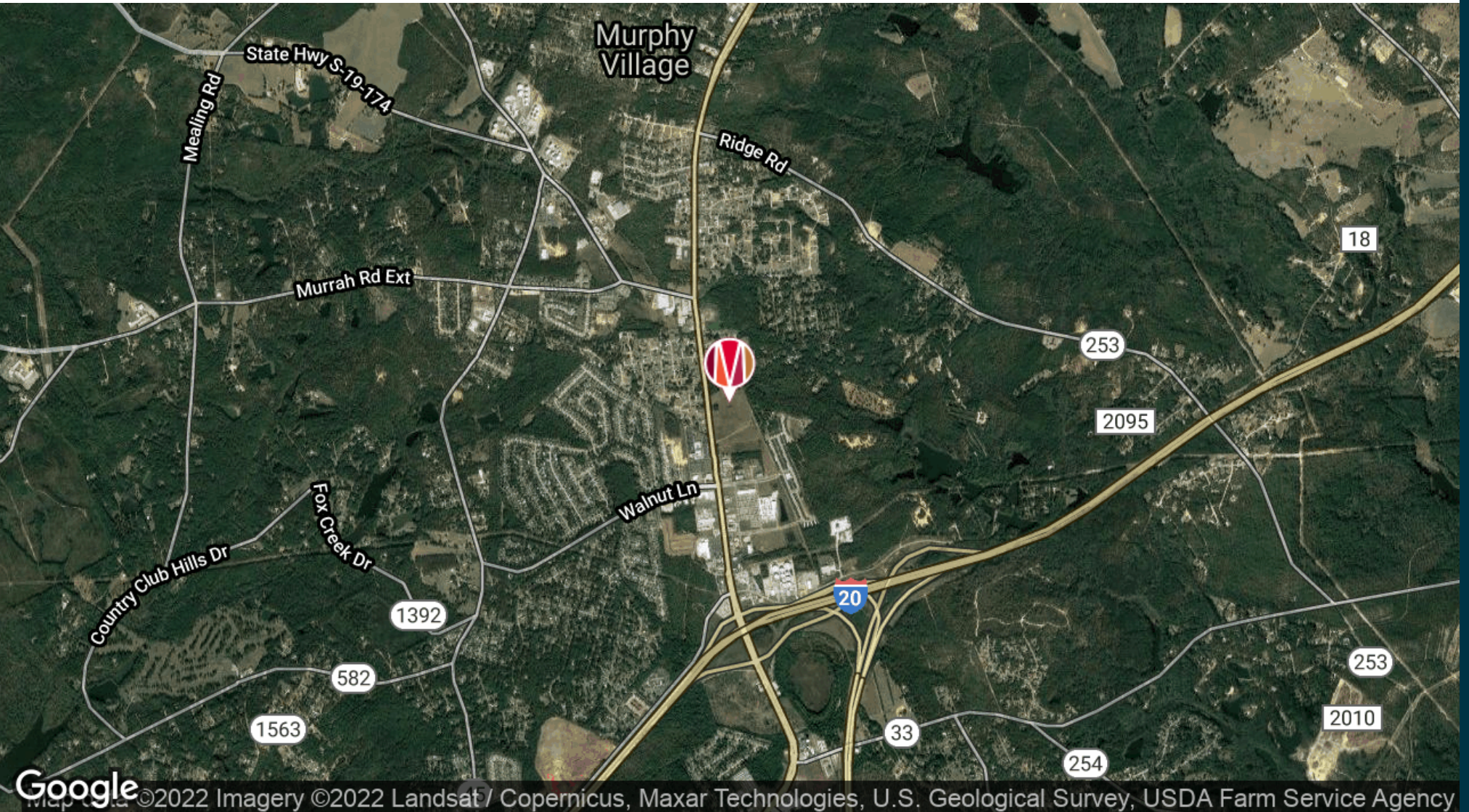
AERIAL PHOTOS / SWEETWATER NORTH - 62.65 ACRES COMMERCIAL: 1075 & 1091 EDGEFIELD RD





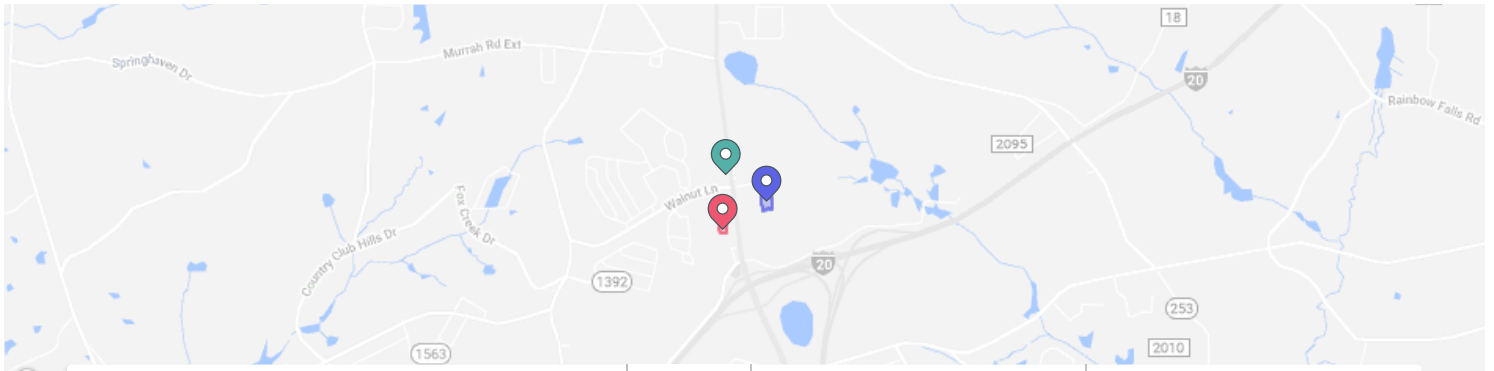


LOCATION MAP



LOCATION MAP / SWEETWATER NORTH - 62.65 ACRES COMMERCIAL: 1075 & 1091 EDGEFIELD RD

Google Maps ©2022 Imagery ©2022 Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



Placer.ai |
 Walmart ⋮ |
 Vs |
 Food Lion ... ⋮ |
 Starbucks ⋮

1041 Edgefield Rd, North... |
 135 Market Dr, North Au... |
 1062 Edgefield Rd, North...

Last 12 Months

Export ⌵

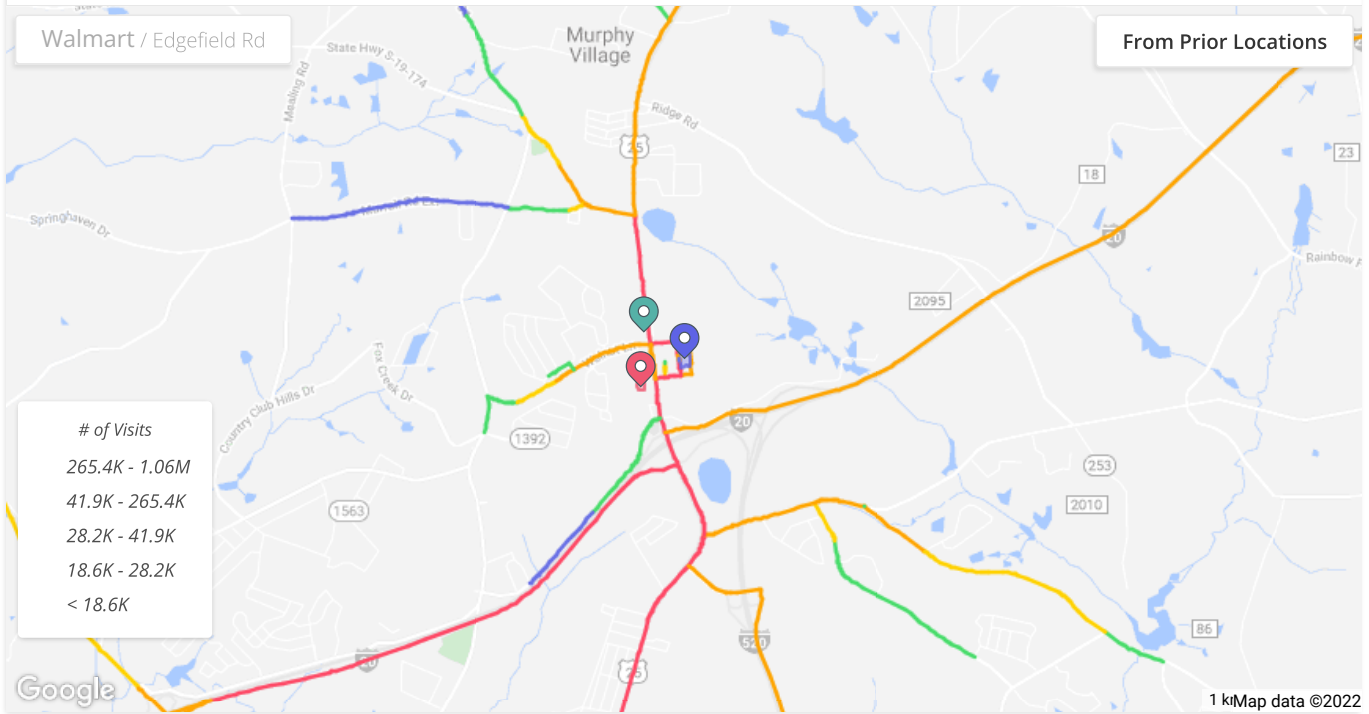
Metrics

Walmart
1041 Edgefield Rd, North Aug...
 Food Lion Grocery St...
135 Market Dr, North August...
 Starbucks
1062 Edgefield Rd, North Aug...

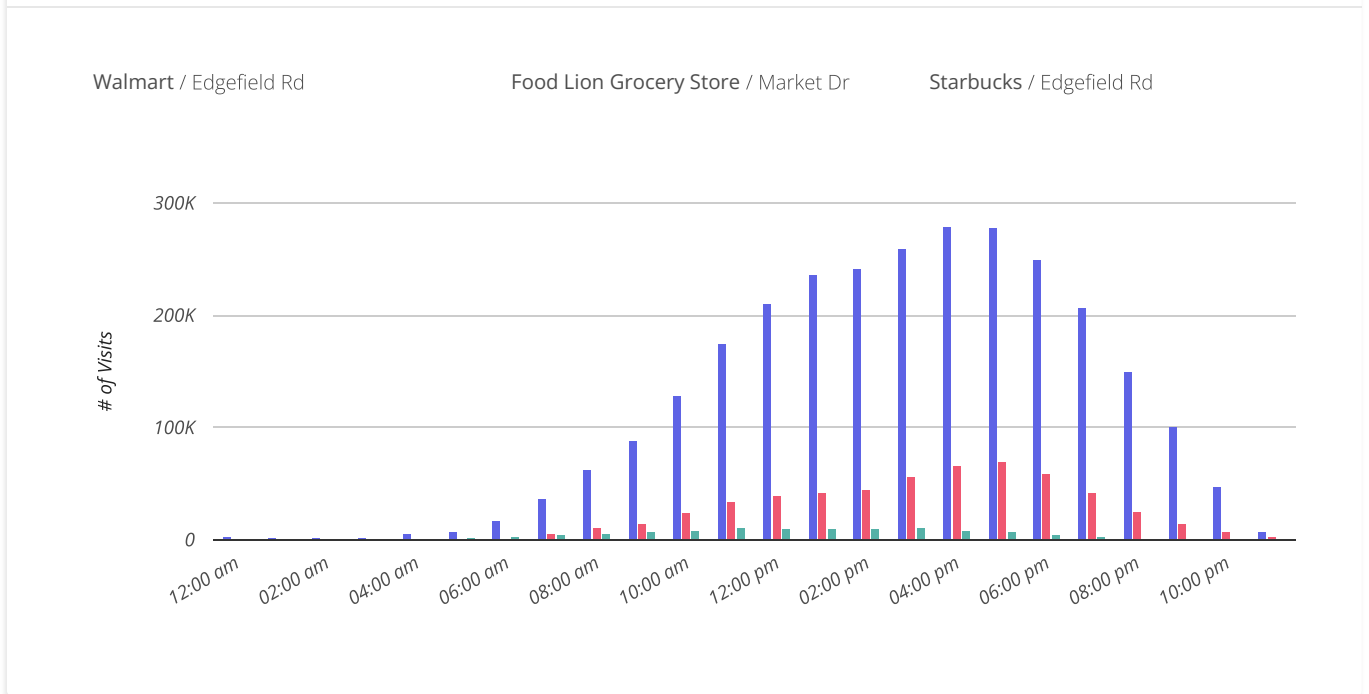


| Metric Name | Walmart 1041 Edgefield Rd, North ... | Food Lion Grocery... 135 Market Dr, North Aug... | Starbucks 1062 Edgefield Rd, North ... |
|-----------------|--|--|--|
| Visits | 1.6M | 344.3K | 65.2K |
| Visits / sq ft | 9.96 | 6.71 | 32.19 |
| Visitors | 203.4K | 72.5K | 34K |
| Visit Frequency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

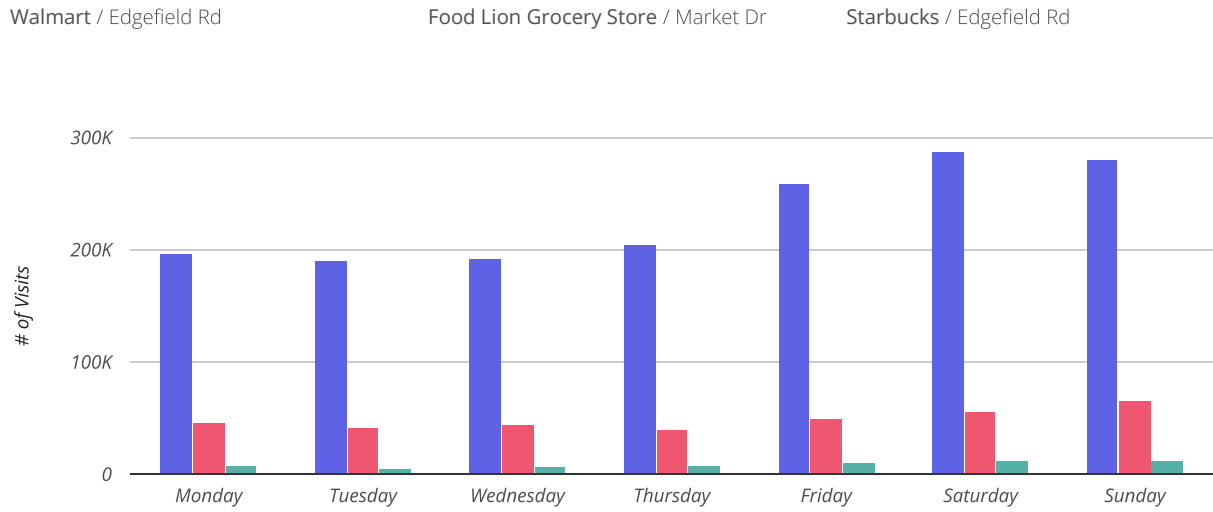
Visitor Journey - Routes



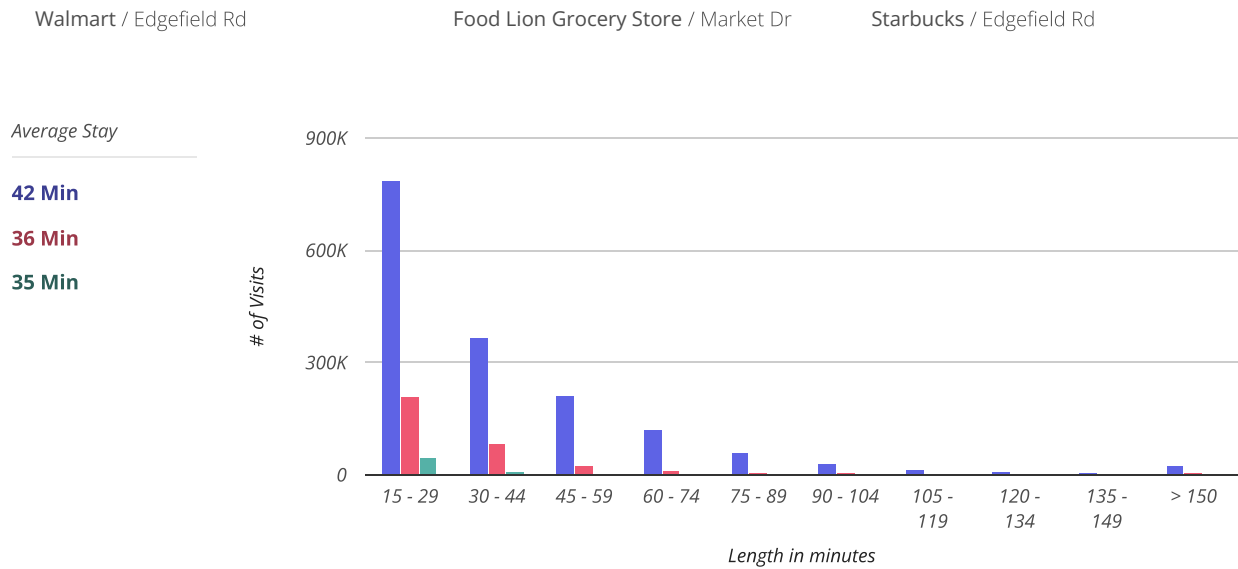
Hourly Visits



Daily Visits



Length-of-Stay

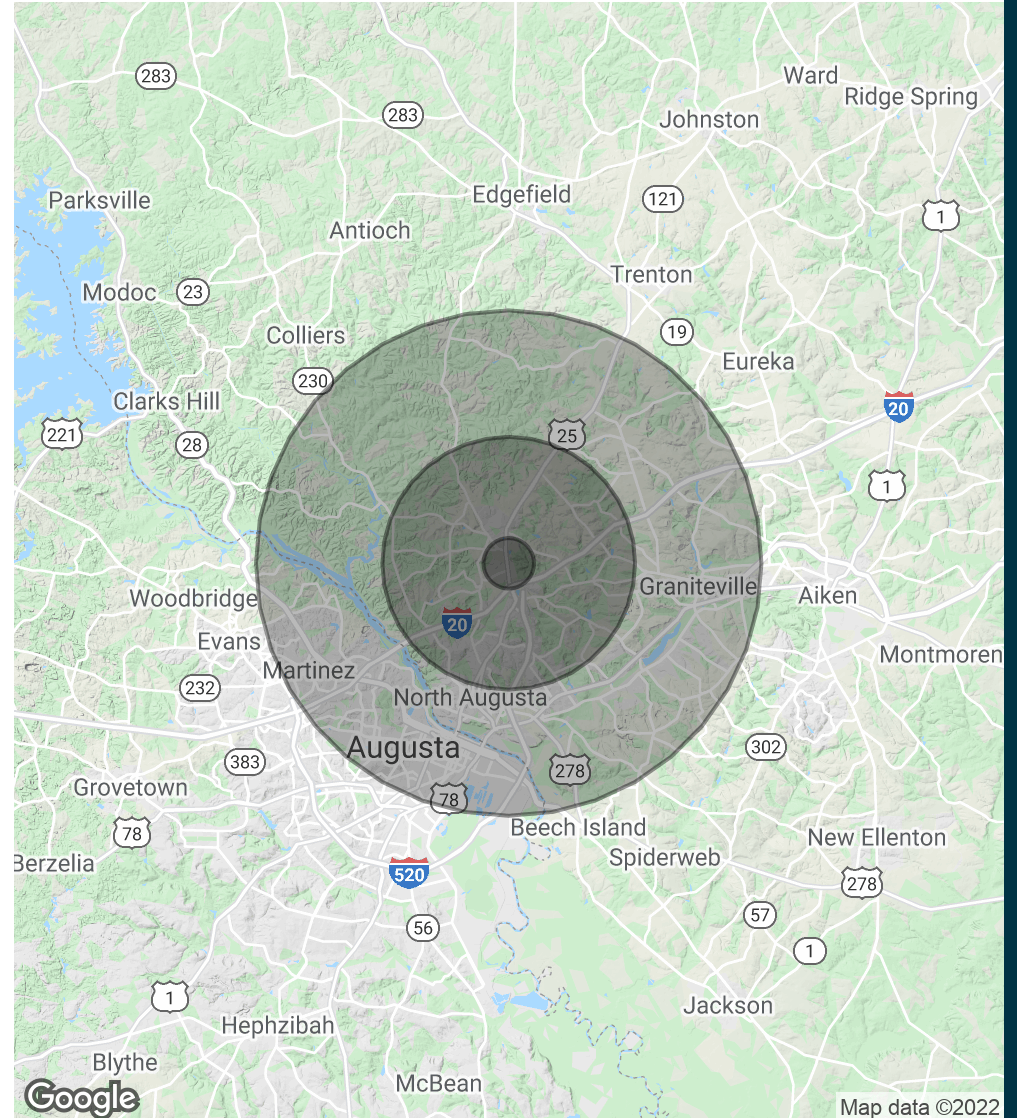


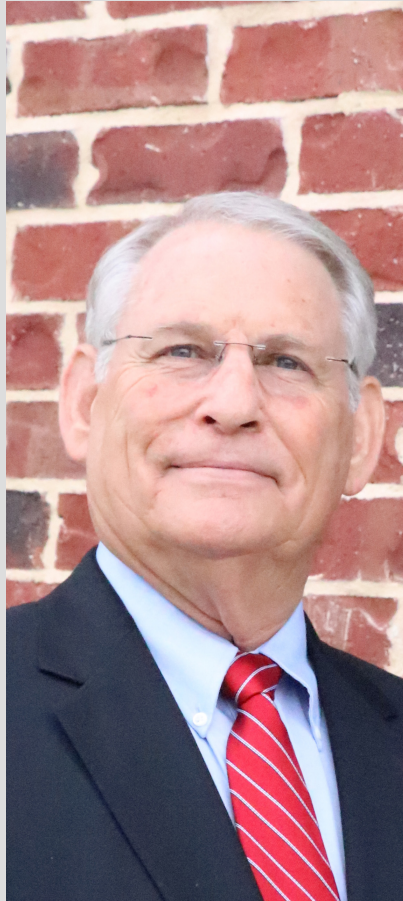
DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 1,457 | 35,230 | 148,601 |
| Average Age | 38.4 | 38.2 | 37.8 |
| Average Age (Male) | 38.4 | 36.6 | 36.5 |
| Average Age (Female) | 38.6 | 39.7 | 39.1 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|----------|-----------|-----------|
| Total Households | 519 | 13,456 | 60,932 |
| # of Persons per HH | 2.8 | 2.6 | 2.4 |
| Average HH Income | \$76,192 | \$61,925 | \$58,616 |
| Average House Value | | \$150,376 | \$175,559 |

* Demographic data derived from 2010 US Census





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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