

HIGHLAND SPRINGS DEVELOPMENT

Meybohm
COMMERCIAL

WG
WAKEFIELD GROUP
EST. 2001

- M** 362 Commercial Acres Available
- M** National Home Builder is Developing 3,684 Units on 970 Acres
- M** North Augusta's Largest Entitled Mixed Use Development



OFFERING MEMORANDUM

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

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

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SECTION 01 PROPERTY OVERVIEW

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DEAL HIGHLIGHTS



INTERSTATE ACCESS

Located Right off I-520 Exit



MIXED USE DEVELOPMENT

Over 1,368 Acres Master Planned



RESIDENTIAL DEVELOPMENT

3,684 New Units in Progress



CONNECTS TO BIKE TRAIL

4.8 Mile Established Bike Trail



STRONG MUNICIPAL SUPPORT

City Has Given Approval for the Project



NEW ACCESS ROADS

New Roads and Infrastructure for Project



ZONING

Approved Zoning for Mixed Use

OFFERING OVERVIEW

Meybohm Commercial and Wakefield Group are offering 362± acres of fully entitled commercial and mixed-use land at the I-520 and I-20 interchange in North Augusta, South Carolina. This is the commercial piece of Highland Springs, a 1,368± acre master-planned community currently being built out by a national homebuilder. The offering covers all four quadrants of the interchange across three tracts, giving a buyer the chance to control interstate-visible, ready-to-build commercial ground at the front door of a residential community that will eventually bring more than 3,684 new units to the area ranging in value from High \$200s to over \$1 Million.

The land is available as three separate tracts: Tract A at 92.9± acres, Tract B at 20.6± acres, and Tract C at 248.5± acres. It can also be purchased as one assemblage, which is the Seller's preference, at a discount to the combined asking price of the three tracts. Each parcel has its own access points and utility situation, but all three sit inside a Planned Development zoning district under City of North Augusta Ordinance No. 2022-11, which already allows light industrial, retail, healthcare, quick-service and full-service restaurants, hospitality, education, and, on parts of the site, big-box retail and village-center development with residential over retail. None of that requires a rezoning.

Highland Springs has benefited from years of thoughtful planning and steady support from the City of North Augusta. The underlying Planned Development zoning dates back to 2001 and was refreshed and modernized in 2022, and the City has worked closely with ownership over that span on road connections, utility extensions, and the broader vision for the interchange. That level of coordination is a big part of why the entitlements here are as broad and well developed as they are.

The residential side of the project is already moving. A national homebuilder has partnered with the property owner on more than 970 acres of residential development across nine planned neighborhoods, with home prices ranging from the high \$200s to over \$1 million. The City has already extended a major water main and a sanitary sewer trunk line to the site, and the interchange, connector roads, and the Palmetto Parkway Trail, which links the property to the Hammond's Ferry riverfront, are either finished or under construction.

North Augusta sits just across the Savannah River from Augusta, Georgia, and the interchange already carries strong traffic counts along US-25 and I-520. Nearby retail includes Walmart, Publix, Food Lion, and a full mix of national quick-service and bank tenants, which shows this location can already support real commercial density. Within a 15-minute drive, the trade area includes roughly 116,000 people with a median household income of \$69,500.

OFFERING MEMORANDUM

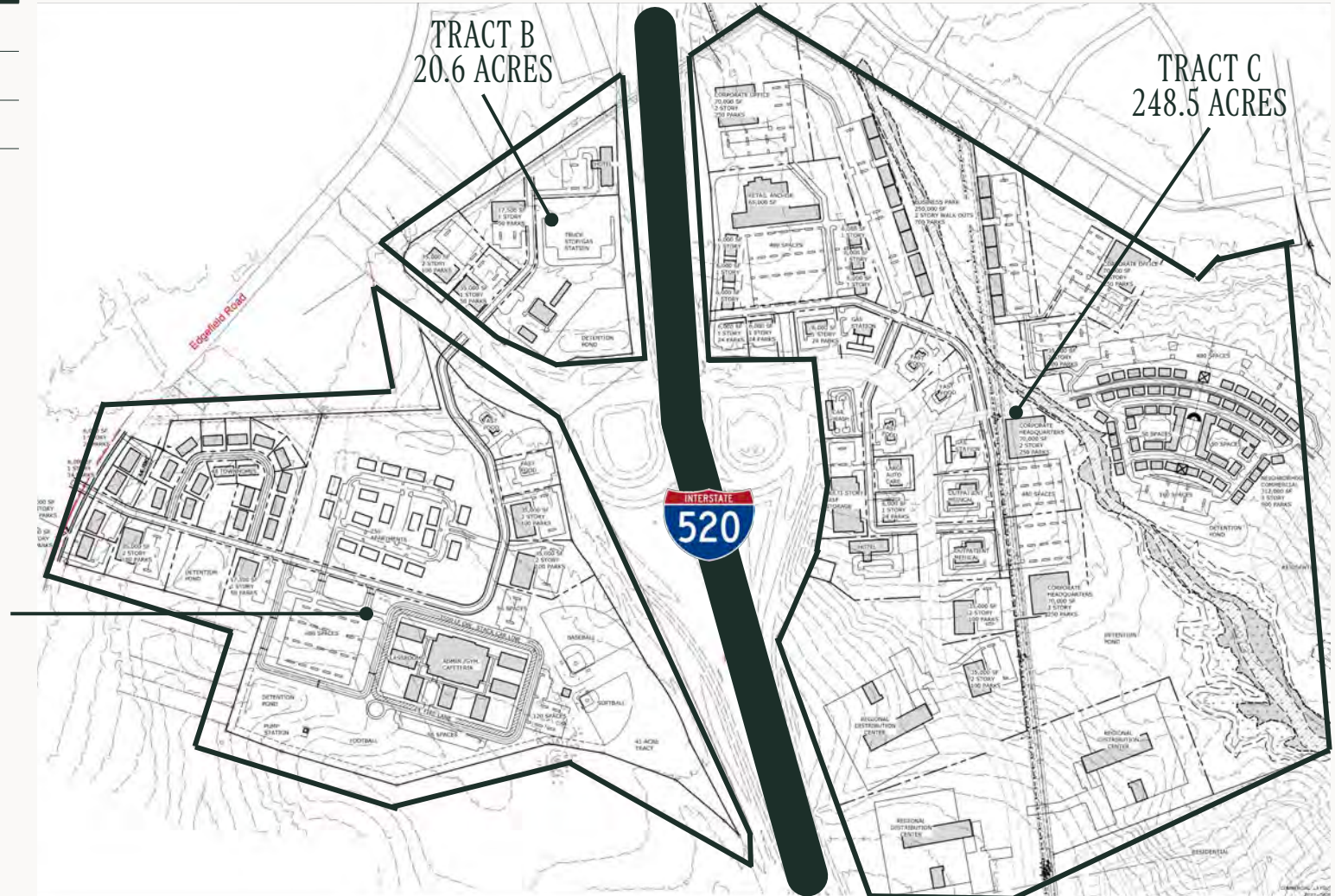
SITE PLAN



Tract	Size	Price
A	92.9 Acres	\$8,000,000
B	20.6 Acres	\$4,900,000
C	248.5 Acres	\$14,900,000

[Click to Download PDF Site Plan](#)

TRACT A
92.9 ACRES



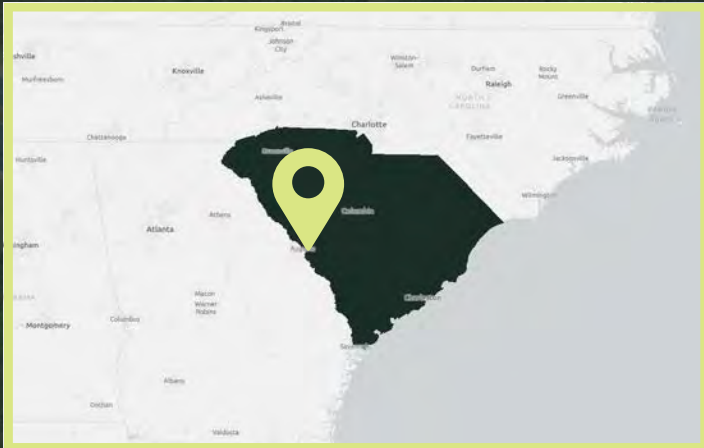
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LOCATION OVERVIEW

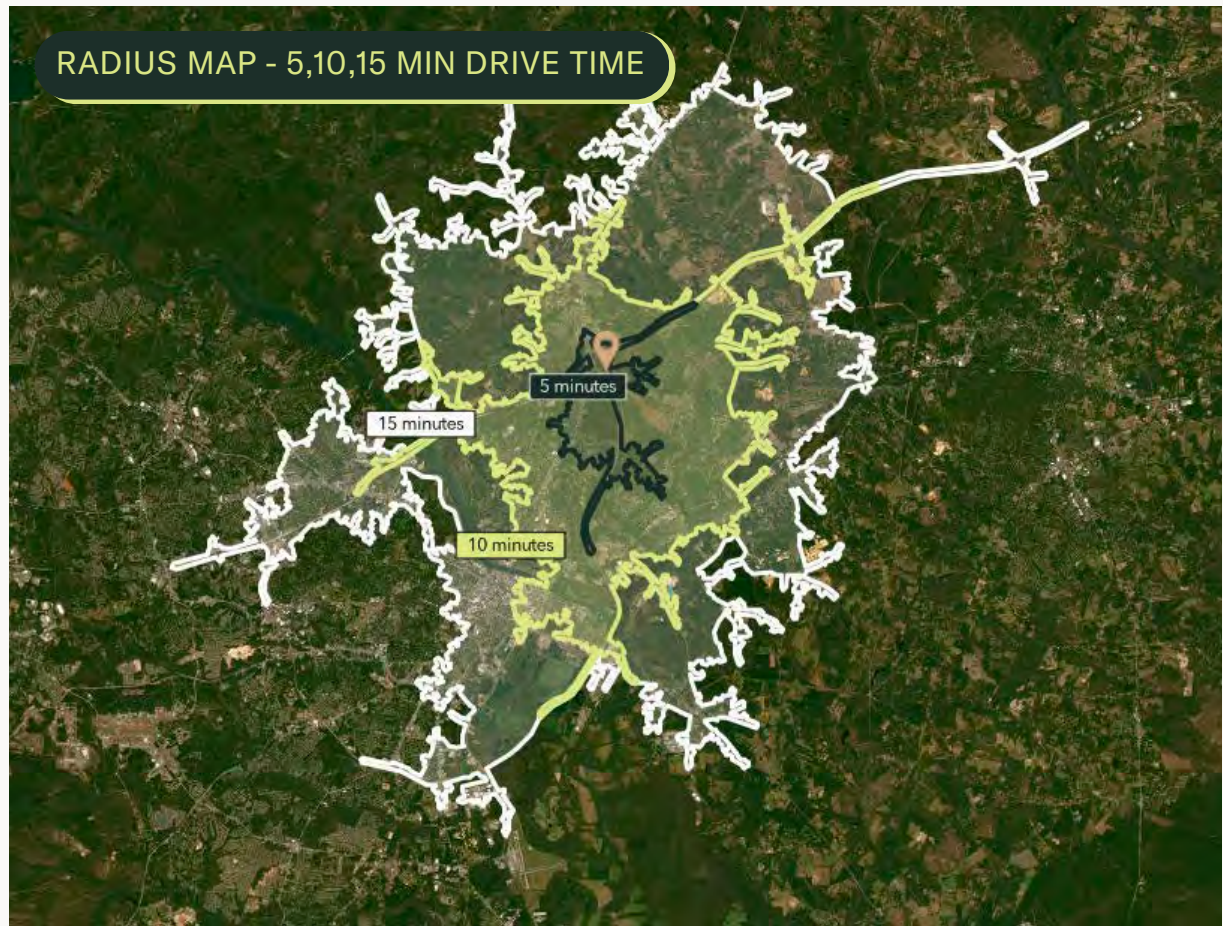


HIGHLIGHTS

Apartment of a Large Residential Development	3,684 Units
I-520 Exit	Located Right off the I-520 Exit
I-20	Easy Connectivity to I-20
Downtown North Augusta, SC	12 Minute Drive
Downtown Augusta, GA	15 Minute Drive
Augusta National Golf Club	15 Minute Drive
Downtown Aiken, SC	25 Minute Drive
Evans, GA	25 Minute Drive

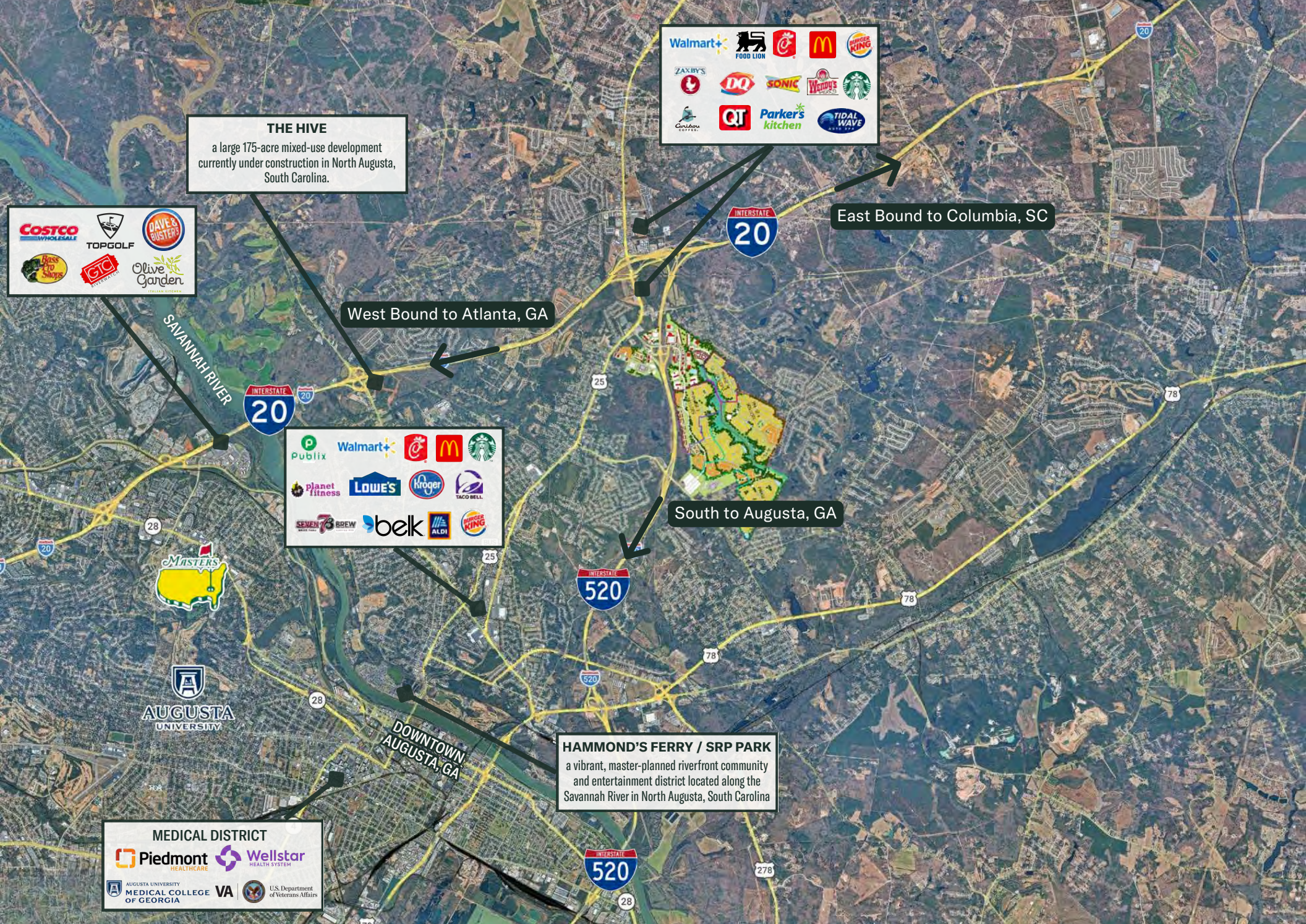


RADIUS MAP - 5,10,15 MIN DRIVE TIME



Current Demographics	5 Min	10 Min	15 Min
Population	4,567	43,517	116,223
Median Household Income	\$63,457	\$73,349	\$69,498
Households	1,869	18,456	50,302
Median Age	40.5	40.5	39.3
Population Growth %	4.99%	3.96%	6.08%

*Not accounting for the approved and planned residential units part of the master plan.



THE HIVE
a large 175-acre mixed-use development
currently under construction in North Augusta,
South Carolina.



East Bound to Columbia, SC

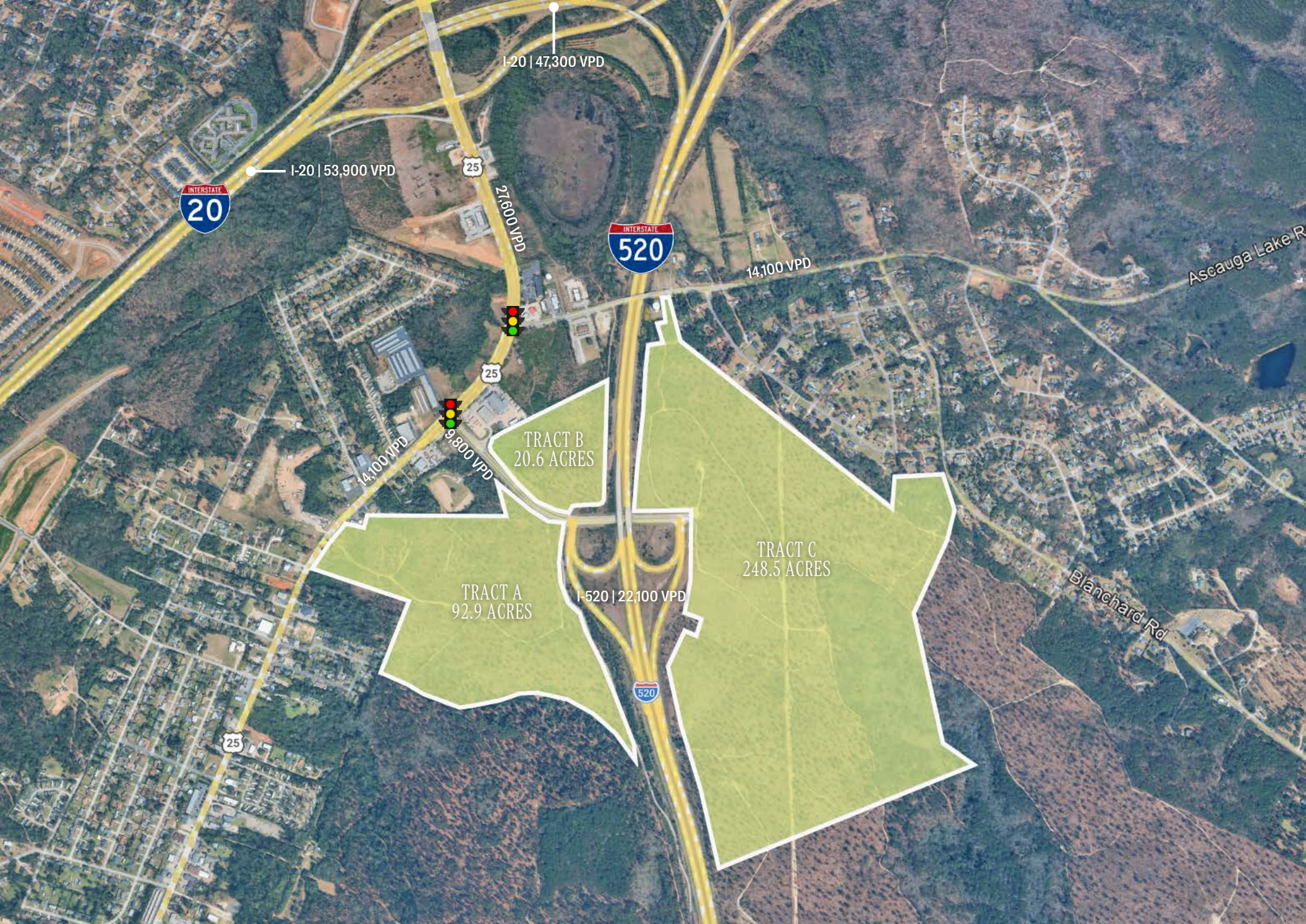
West Bound to Atlanta, GA

South to Augusta, GA



HAMMOND'S FERRY / SRP PARK
a vibrant, master-planned riverfront community
and entertainment district located along the
Savannah River in North Augusta, South Carolina



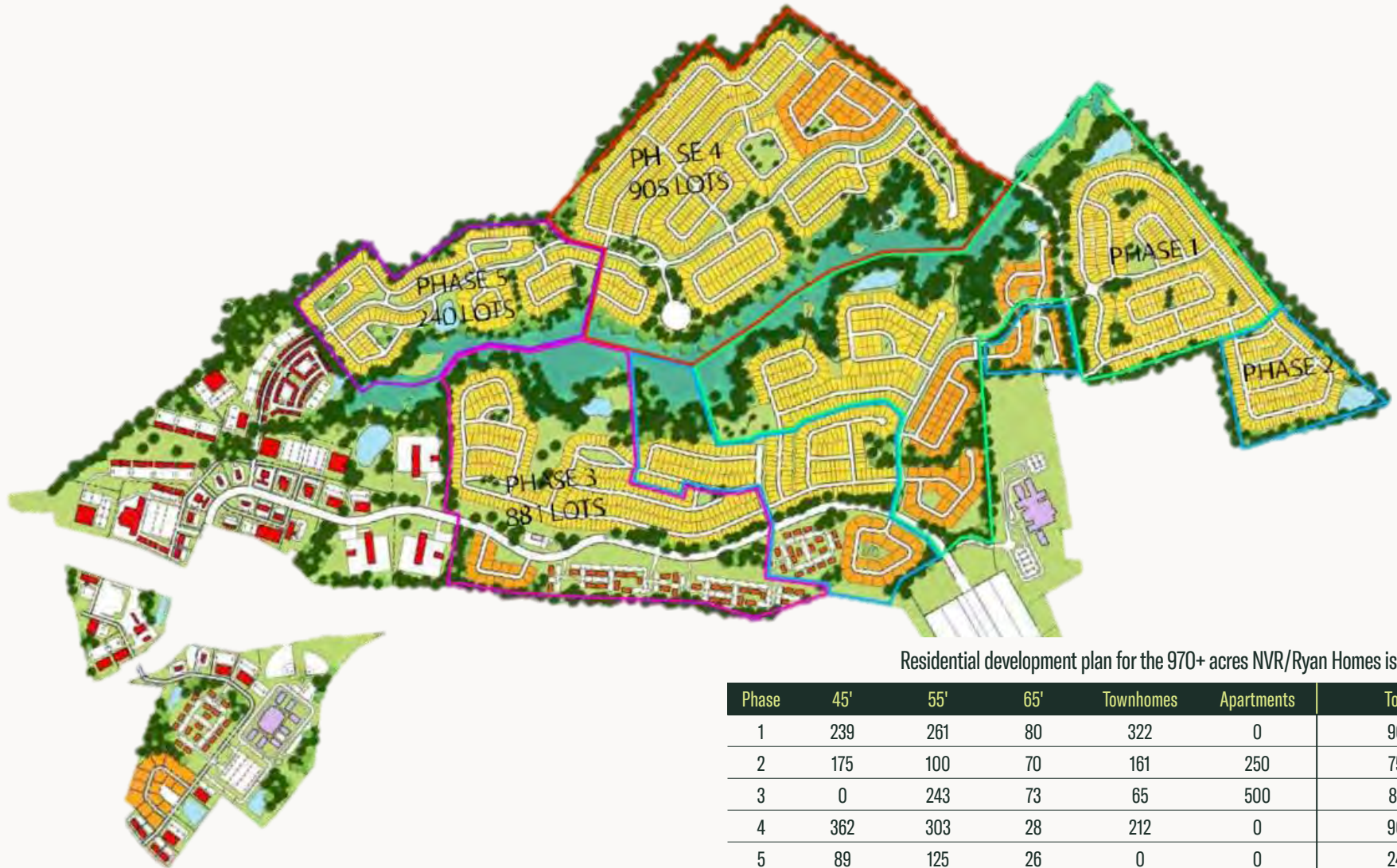




SECTION 02 SITE PLANS

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ENTIRE MASTER PLANNED COMMUNITY



Residential development plan for the 970+ acres NVR/Ryan Homes is developing.

Phase	45'	55'	65'	Townhomes	Apartments	Total
1	239	261	80	322	0	902
2	175	100	70	161	250	756
3	0	243	73	65	500	881
4	362	303	28	212	0	905
5	89	125	26	0	0	240
Total	865	1032	277	760	750	3684

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TRACT A - 92.9 ACRES

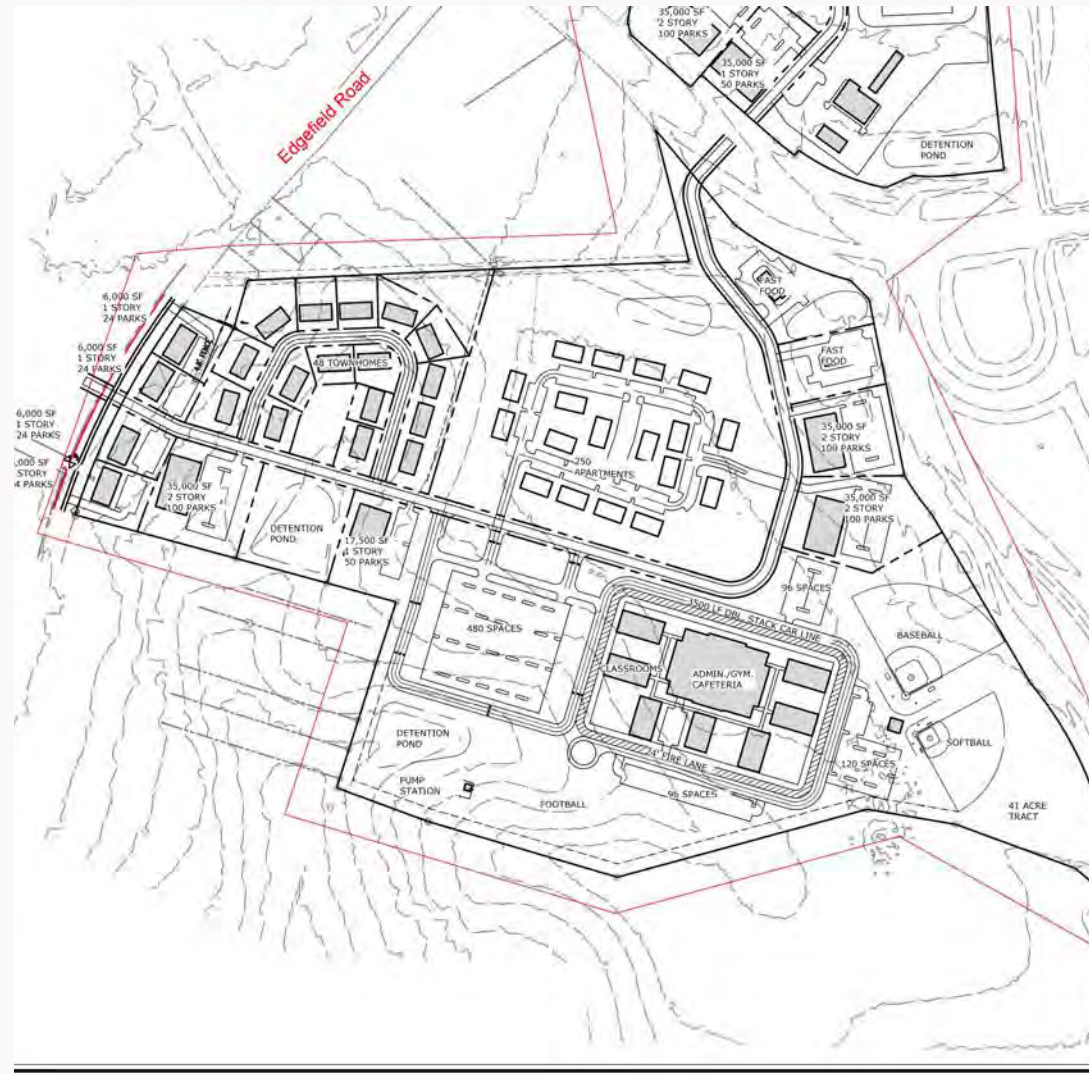


- M Bulk Price: \$8,000,000**
- M Located on the SW Quadrant of I-520**
- M Parcel ID: 011-10-07-00**

Tract A fronts US-25 and the connector road, with direct pedestrian and bike access to the Palmetto Parkway Trail. It is entitled for up to 1.6 million square feet of light industrial, retail, healthcare, QSR, hospitality and education uses, plus up to 50 acres of rental residential. About 60% of the site gravity-flows to the lift station planned on Tract B.

The zoomed view is pulled from Cranston Engineering's illustrative Commercial Concept plan (October 2022). It shows one way the site could build out: small commercial pads and flex buildings along Edgefield Road, 48 townhomes and a 250-unit apartment community in the interior, and a school complex with ballfields to the south.

Tract A has an alternative site plan which is show on page 19



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TRACT B - 20.6 ACRES



- M** Bulk Price: \$4,900,000
- M** Located on the NW Quadrant of I-520
- M** Parcel ID: 011-11-02-001

Tract B is the smallest and most exposed of the three parcels, sitting right on the connector at the interchange and bordered by the Palmetto Parkway Trail. It is entitled for industrial, retail, QSR, hospitality, healthcare, and travel center or convenience store uses. The lift station serving the entirety of this parcel, plus roughly 60% of Tract A, sits in its southeast corner.

The concept plan shows a hotel, a truck stop and gas station, and two flex buildings totaling 52,500 square feet, all wrapped around a detention pond at the corner of the interchange.



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TRACT C - 248.5 ACRES



- M** Bulk Price: \$14,900,000
- M** Located on the E Quadrant of I-520
- M** Parcel ID: 011-12-04-001 & 022-09-17-001

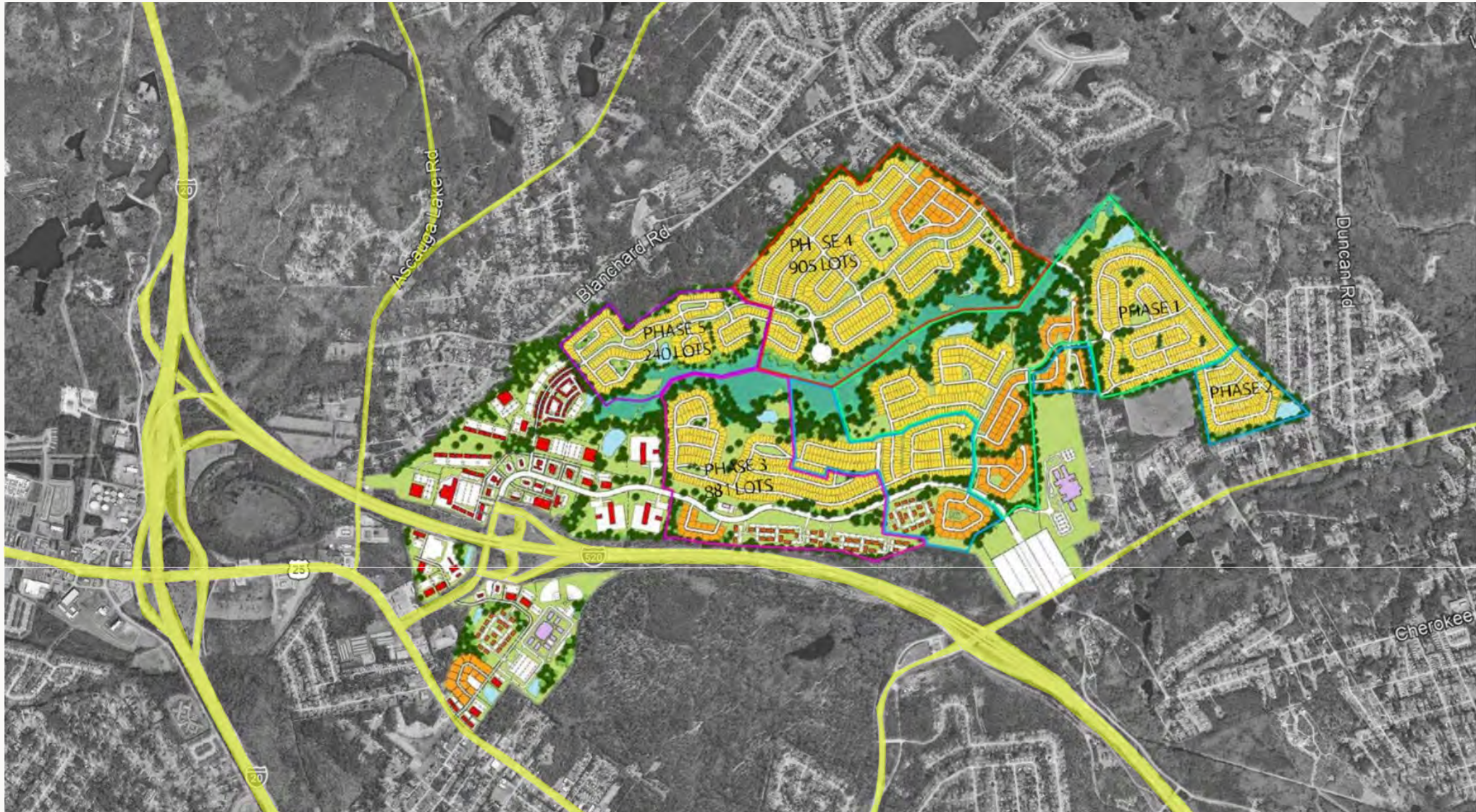
Tract C is the largest of the three parcels by a wide margin and serves as the main entrance into the residential development. It carries every use available to Tracts A and B, plus big-box retail and village-center zoning that encourages residential over retail. A single temporary lift station is planned to pump east to the existing force main along Whitehall Road.

The concept plan shows the scale a full build-out could reach: three 70,000-square-foot corporate office and headquarters buildings, a 65,000-square-foot retail anchor, a 250,000-square-foot business park, two outpatient medical buildings, a hotel, several distribution centers, and a 312,000-square-foot neighborhood commercial building ringed by multifamily near the entrance.



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SITE PLAN OVERLAY

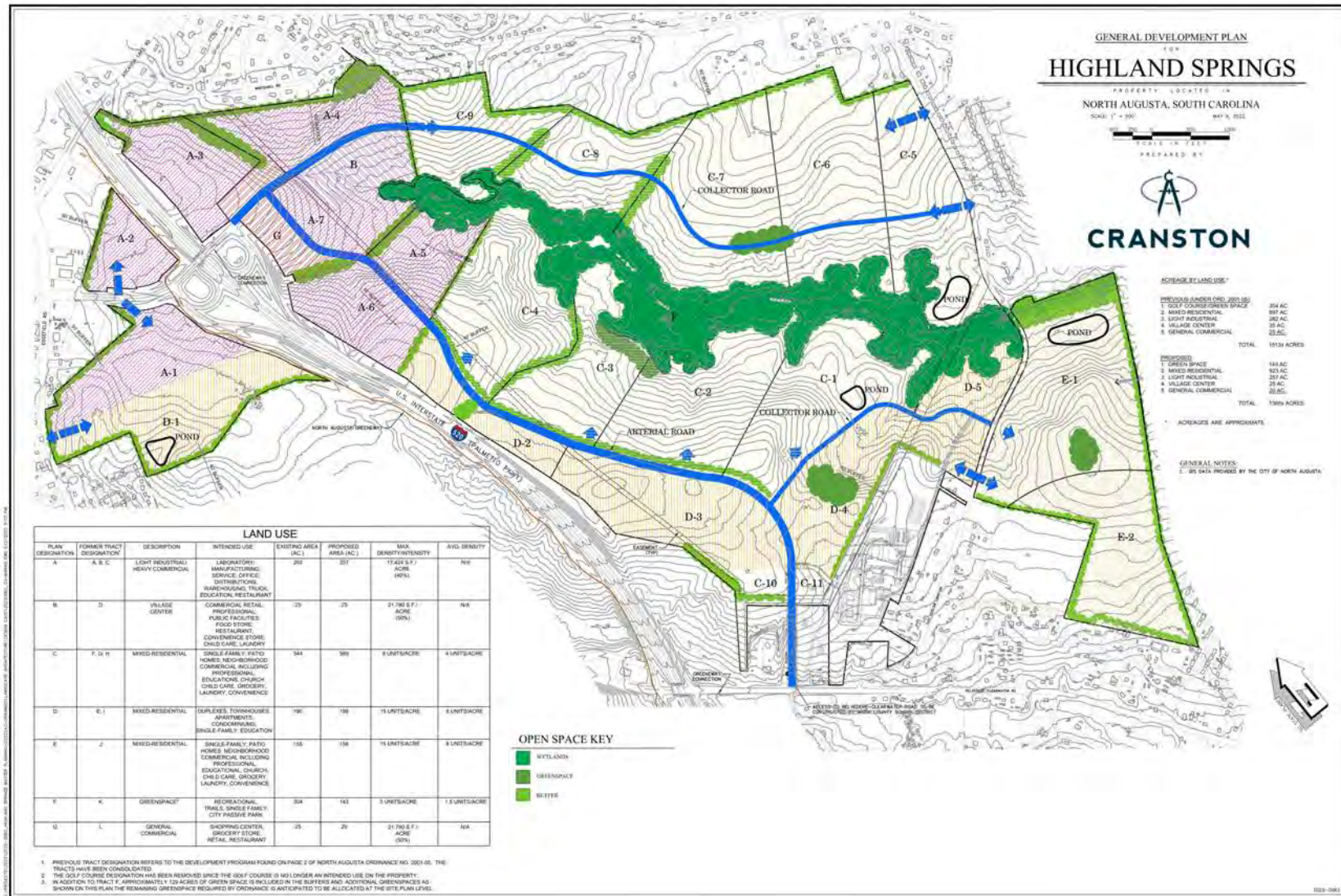




SECTION 03 SITE DETAILS

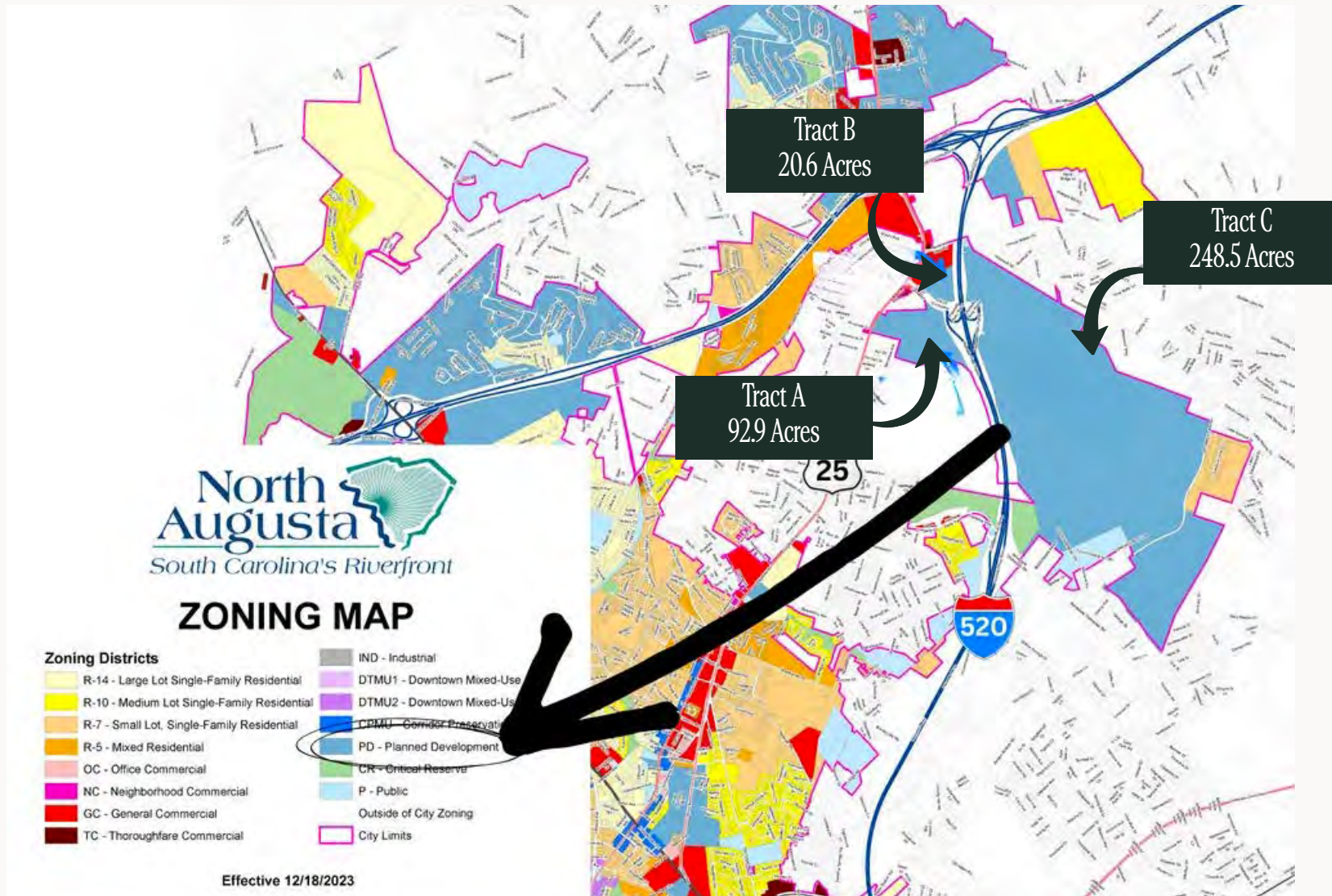
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LAND USE



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ZONING





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ALTERNATIVE SITE PLAN FOR TRACT A



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NEWS ABOUT THE DEVELOPMENT



Changes to Highland Springs development gets North Augusta city council approval

BY ELIZABETH HUSTAD EHUSTAD@POSTANDCOURIER.COM
JUL 19, 2022

[+] ADD POST AND COURIER NEWS ON GOOGLE



Aiken County holds ribbon cutting ceremony for Highland Springs Middle School



First section in Highland Springs will add 554 new homes next to middle school

BY ELIZABETH HUSTAD EHUSTAD@POSTANDCOURIER.COM
FEB 23, 2024

[+] ADD POST AND COURIER NEWS ON GOOGLE



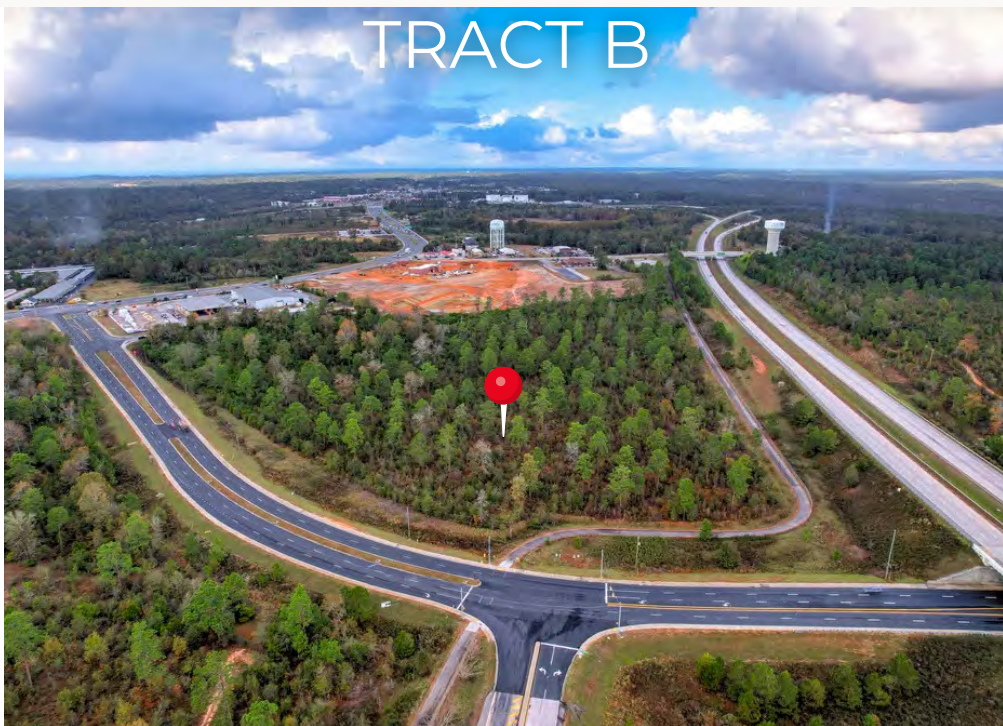
North Augusta gives final approval to Highland Springs development

BY ELIZABETH HUSTAD EHUSTAD@POSTANDCOURIER.COM
AUG 2, 2022

[+] ADD POST AND COURIER NEWS ON GOOGLE



TRACT B



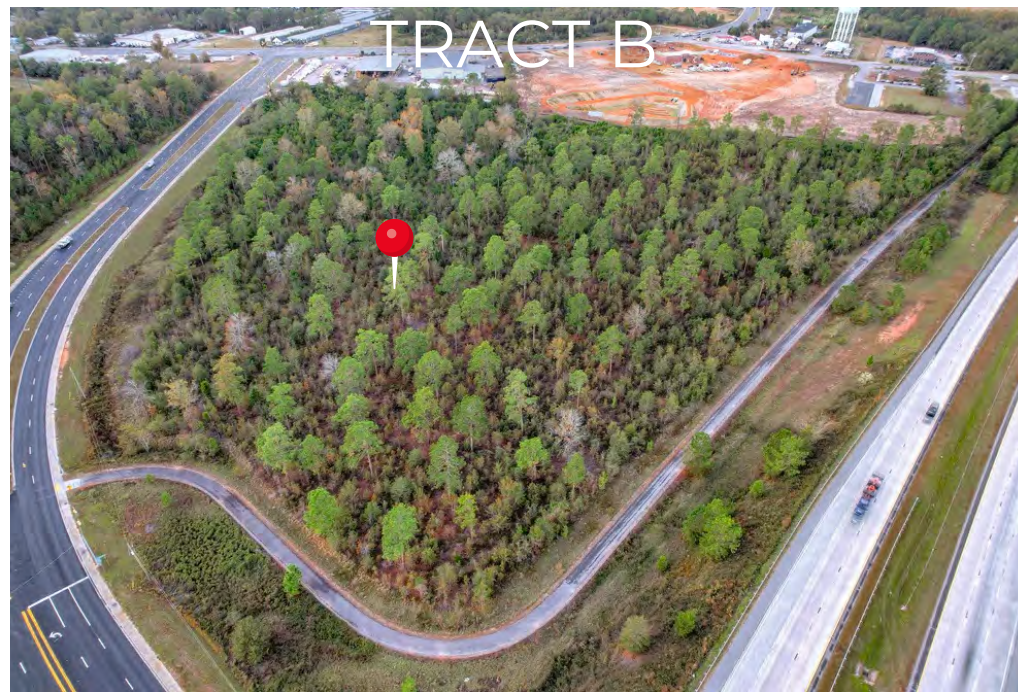
TRACT B



TRACT B



TRACT B



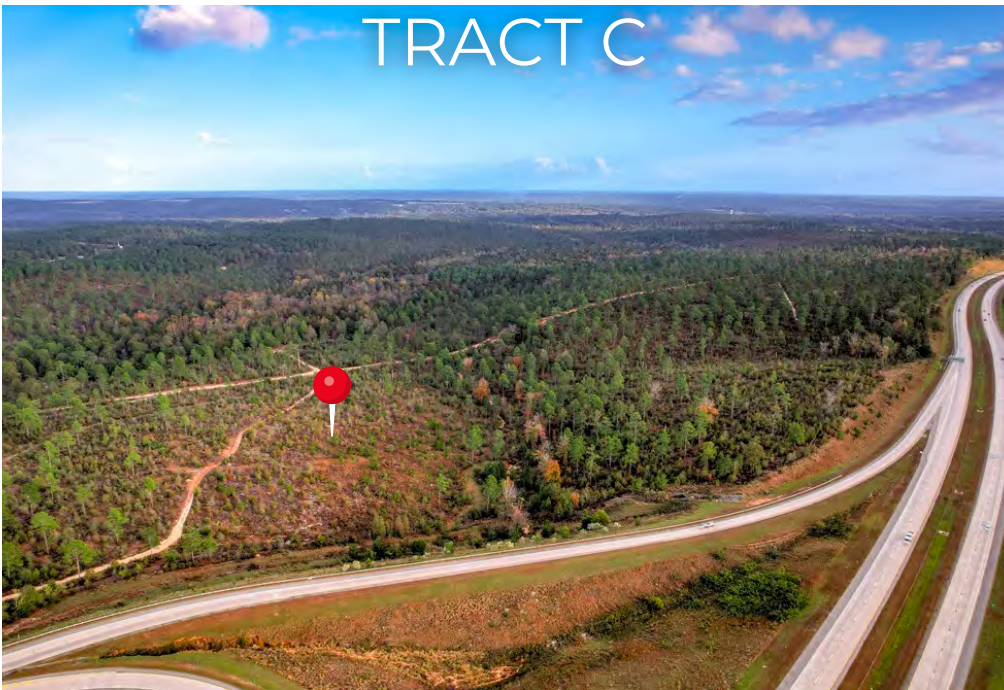
TRACT C



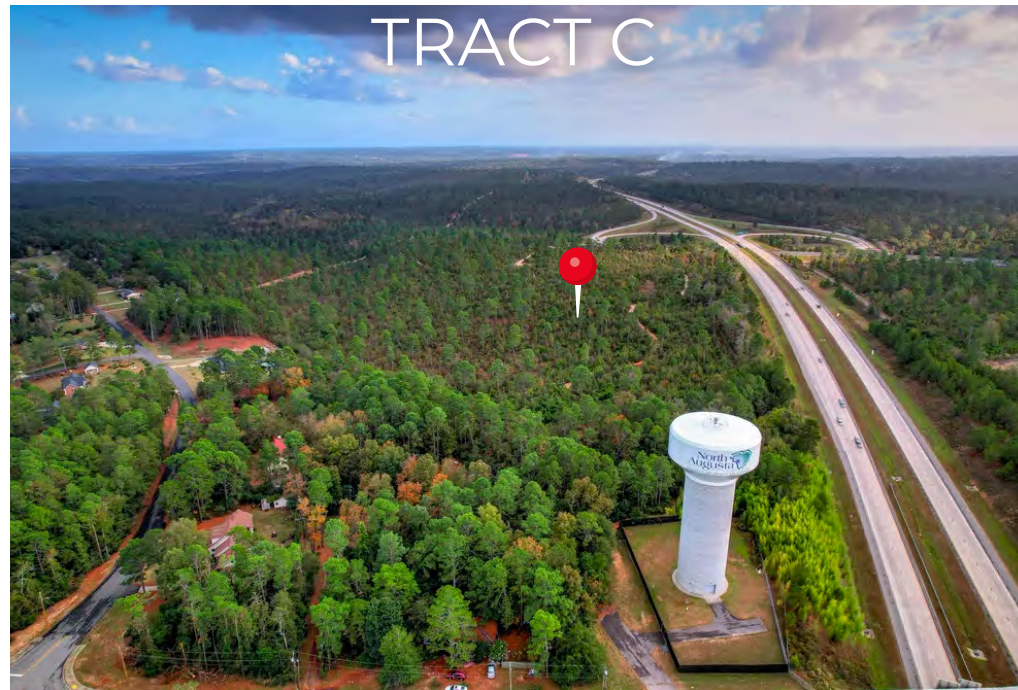
TRACT C



TRACT C



TRACT C





SECTION 04 AREA OVERVIEW

WHY? THE CSRA

OVERVIEW

The Central Savannah River Area (CSRA) which includes Augusta, GA, Aiken, SC, North Augusta, SC and more, is in a perfect phase for business. Right-sized, ideally 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.*



AUGUSTA, GA



AIKEN, SC



NORTH AUGUSTA, SC



EVANS, GA



A WELL CONNECTED CITY

Few places are as ideally located as The CSRA. It sits on I-20 between Atlanta (eastbound) and Columbia (westbound), 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.



MASTERS

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.



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.



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 newly completed 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.

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 Next the next
5 Years

WHY? SOUTH CAROLINA

KEY DRIVERS

South Carolina has become one of the most dynamic states in the Southeast, attracting businesses, investors, and families with its strong economy, strategic location, and high quality of life. With continuous investments in infrastructure, a skilled workforce, and a business-friendly environment, South Carolina offers numerous advantages for industries ranging from manufacturing to technology and logistics.



South Carolina's population is expected to increase significantly, driven by migration and economic growth.



The state is seeing a surge in manufacturing with job creation projected to grow by over 50% by 2050.



Major investments in transportation and logistics infrastructure are expanding South Carolina's role as a key logistics hub.



South Carolina ranks among the top states for workforce training programs, preparing a skilled labor force across multiple industries.

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

The 2024 Site Selectors Survey underscores South Carolina's prominence as a prime location for business development and expansion. The state has achieved notable rankings across several key categories, reflecting its favorable business environment and strategic advantages.

Key stats for SC as follows:

- Top State Business Climate: SC#5
- Best State for Manufacturing: SC#2 (Site Selection Group, 2024)
- Best Manufacturing Projects, Site Selectors Survey: SC#1 (Site Selection Magazine, 2024)

- U.S. #1 for International Investment: The United States maintains its leading position as the top destination for international investment, with South Carolina playing a vital role in attracting foreign businesses.



ECONOMIC OVERVIEW

South Carolina's population is vibrant and growing, making it an attractive state for businesses and individuals alike. With a substantial proportion of its residents in prime working ages, 25-44 years old, the state offers a young and dynamic workforce.

By 2040, the state's population is expected to exceed 6,000,000 residents.

Reflecting a strong commitment by both new businesses and new residents



ECONOMIC COMPETITIVENESS

South Carolina ranks highly across multiple metrics that reflect its dynamic and growing economy, particularly in the areas of new business creation and investment.

The state ranks among the top states for new business launches, driven by a supportive business climate and resources for startups.

Over the past five years, South Carolina has seen a significant increase in capital investment, attracting both domestic and international businesses.



FUTURE OF TALENT

South Carolina is making significant strides in high-tech job creation, with notable growth in sectors such as advanced manufacturing, information technology, and life sciences.

South Carolina continues to be a leader in job growth.

This strong talent pipeline, supported by institutions such as Clemson University and the University of South Carolina, provides businesses with a well-qualified workforce in critical fields.



INFRASTRUCTURE OF THE FUTURE

South Carolina's Port of Charleston is one of the busiest and most efficient ports on the East Coast, with continuous investments to increase capacity and efficiency.

South Carolina ranks among the top states for growth in warehouse and distribution jobs, driven by its strategic location and proximity to major markets.

South Carolina's robust logistics infrastructure, anchored by the Port of Charleston and a rapidly expanding warehousing sector, positions the state as a logistics powerhouse in the Southeast.

5M

Total State
Population

58%

Labor Force
Participation

150K

Jobs Created
Last 5 Years

90B

Invested in SC
in Last 5 Years

6.2M

2040 Projected
State Pop.

30%

Growth in Trade at Port
of Charleston Over the
Last Decade

FOR INQUIRIES,
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