

MARKET REPORT

EVANS GA MSA OUTPARCEL MARKET REPORT Augusta GA MSA



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EVANS OUTPARCEL COMPARABLES



1
5113 WASHINGTON ROAD
 5113 Washington Road | Evans, GA 30809

Sale Price: \$775,000 Closed: 09/09/2020
 Price / AC: \$790,816 Price PSF: \$18.15
 Lot Size: 0.98 Acres



In September of 2020, South State Bank sold this .98 acre tract of land to APS Real Estate Holdings. Zoning is PUD, fairly level, outparcel to Publix. Use is local QSR.



2
3104 WILLIAM FEW PARKWAY - PUBLIX OUTPARCEL
 3104 William Few Parkway | Evans, GA 30809

Sale Price: \$662,500 Closed: 10/30/2020
 Price / AC: \$752,840 Price PSF: \$17.28
 Lot Size: 0.88 Acres



On October 30, 2020, Riverwood Town Center, LLC sold this .88 acre tract of land to Henbell Properties, LLC. Dennis Trotter represented the buyer. The tenant for the site is Starbucks.

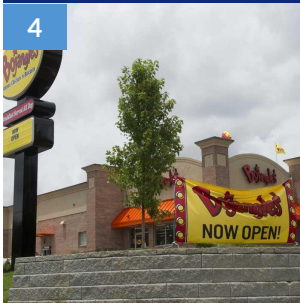


3
4429 WASHINGTON ROAD - CHICKEN SALAD CHICK AND ASPEN DENTAL DEVELOPMENT SITE
 4429 Washington Road | Evans, GA 30809

Sale Price: \$900,000 Closed: 02/15/2017
 Price / AC: \$933,609 Price PSF: \$21.43
 Lot Size: 0.964 Acres



In February of 2017, this .964 acre tract of land was sold by Mary Jane Robertson to Endurance 4429 Washington Rd LLC, and was subsequently developed into a two-tenant NNN-leased building. The building was then sold in March of 2018 for \$3,187,692.



4
4544 WASHINGTON ROAD - BOJANGLES DEVELOPMENT SITE
 4544 Washington Road | Evans, GA 30809

Sale Price: \$765,000 Closed: 03/28/2014
 Price / AC: \$796,875 Price PSF: \$18.29
 Lot Size: 0.96 Acres



In March of 2014, this .96 acre tract of land was sold for development to Threene Evans LLC, by Cardinal Square Group LLC. The property was developed into a Bojangles, and has not been re-sold.

EVANS OUTPARCEL COMPARABLES



5
4538 WASHINGTON ROAD - DISCOUNT TIRE DEVELOPMENT SITE

4538 Washington Road | Evans, GA 30809

Sale Price:	\$1,030,000	Closed:	09/20/2017
Price / AC:	\$944,954	Price PSF:	\$21.69
Lot Size:	1.09 Acres		



In September of 2017, this 1.09 acre site was sold for development by Cardinal Square Group LLC to Halle Properties LLC. The property was developed into Discount Tire and has been held since then. The property features a suicide lane, and corner location with 31,100 DTC.



6
4720 WASHINGTON ROAD - UNIVERSITY HEALTH PROMPT CARE DEVELOPMENT SITE

4720 Washington Road | Evans, GA 30809

Sale Price:	\$750,000	Closed:	07/13/2017
Price / AC:	\$646,551	Price PSF:	\$14.84
Lot Size:	1.16 Acres		



In July of 2017, Capital Investment Properties Group LLC sold this 1.16 Acre tract for \$750,000 to WTC of Evans (Wyatt Development), and it was subsequently developed into a University Health Prompt Care. The property was sold with a NNN-lease by University Hospital to Barinowski Investment Company in January of 2019.



7
4244 WASHINGTON ROAD - PERFECT HEALTH DEVELOPMENT SITE

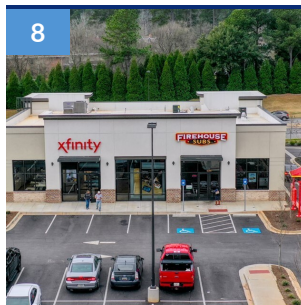
4244 Washington Road | Evans, GA 30809

Sale Price:	\$525,000	Closed:	05/11/2015
Price / AC:	\$972,222	Price PSF:	\$22.32
Lot Size:	0.54 Acres		



In May of 2015, Perfect Health purchased this .54 acre tract of land from Eugene Williamson for \$525,000. It was later developed into a prompt care facility.

EVANS OUTPARCEL COMPARABLES

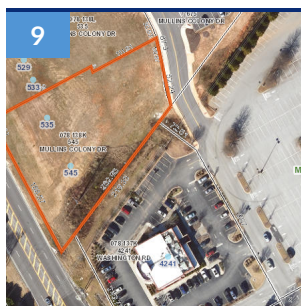


8
535 MULLINS COLONY DRIVE - XFINITY/FIREHOUSE DEVELOPMENT SITE
 535 Mullins Colony Drive | Evans, GA 30809

Sale Price:	\$700,000	Closed:	03/08/2019
Price / AC:	\$853,658	Price PSF:	\$19.60
Lot Size:	0.82 Acres		



In March of 2019, this 82 acre tract of land was sold by Mullins Colony LLC to MC Op Shops LLC. It was later developed into an Xfinity Store and Firehouse Subs. The property is an outparcel to the new Evans Belk, in the newest phase of Mullins Crossing Shopping Center. There is no direct access to Washington Road, but there is access off of Mullins Colony Drive



9
345 MULLINS COLONY DR - HEARTLAND DENTAL DEVELOPMENT SITE
 345 Mullins Colony Drive | Evans, GA 30809

Sale Price:	\$795,000	Closed:	11/01/2019
Price / AC:	\$771,844	Price PSF:	\$17.72
Lot Size:	1.03 Acres		



In November of 2019, Professional Resource Development Inc. (Heartland Dental) Purchased this 1.03 acre tract of land from Mullins Colony LLC. The property was developed into a Heartland Dental practice.



10
515 MULLINS COLONY DRIVE - PANDA EXPRESS DEVELOPMENT SITE
 515 Mullins Colony Drive | Evans, GA 30809

Sale Price:	\$1,115,136	Closed:	04/17/2019
Price / AC:	\$1,296,669	Price PSF:	\$29.77
Lot Size:	0.86 Acres		



In April of 2019, Mullins Colony LLC sold this .86 acre tract of land to CFT NV Developments LLC (Panda Express Parent Company), who developed it into a Panda Express restaurant. The property is on the corner of Mullins Colony and Washington Road, visible to 32,000 Cars per day, with 60,000 people living with a 3-mile radius.

EVANS COMP SUMMARY

	SALE COMPS	PRICE	LOT SIZE	PRICE/AC
	5113 Washington Road			
1	5113 Washington Road Evans, GA 30809	\$775,000	0.98 AC	\$790,816
	3104 William Few Parkway - Publix Outparcel			
2	3104 William Few Parkway Evans, GA 30809	\$662,500	0.88 AC	\$752,840
	4429 Washington Road - Chicken Salad Chick and Aspen Dental Development Site			
3	4429 Washington Road Evans, GA 30809	\$900,000	0.96 AC	\$933,609
	4544 Washington Road - Bojangles Development Site			
4	4544 Washington Road Evans, GA 30809	\$765,000	0.96 AC	\$796,875
	4538 Washington Road - Discount Tire Development Site			
5	4538 Washington Road Evans, GA 30809	\$1,030,000	1.09 AC	\$944,954
	4720 Washington Road - University Health Prompt Care Development Site			
6	4720 Washington Road Evans, GA 30809	\$750,000	1.16 AC	\$646,551
	4244 Washington Road - Perfect Health Development Site			
7	4244 Washington Road Evans, GA 30809	\$525,000	0.54 AC	\$972,222
	535 Mullins Colony Drive - Xfinity/Firehouse Development Site			
8	535 Mullins Colony Drive Evans, GA 30809	\$700,000	0.82 AC	\$853,658
	345 Mullins Colony Dr - Heartland Dental Development Site			
9	345 Mullins Colony Drive Evans, GA 30809	\$795,000	1.03 AC	\$771,844
	515 Mullins Colony Drive - Panda Express Development Site			
10	515 Mullins Colony Drive Evans, GA 30809	\$1,115,136	0.86 AC	\$1,296,669
		PRICE	LOT SIZE	PRICE/AC
	TOTALS/AVERAGES	\$801,764	0.93 AC	\$862,111

EVANS SALE COMPS MAP



1 5113 WASHINGTON ROAD
5113 Washington Road
Evans, GA 30809



2 3104 WILLIAM FEW PARKWAY - PUBLIX OUTPARCEL
3104 William Few Parkway
Evans, GA 30809



3 4429 WASHINGTON ROAD - CHICKEN SALAD CHICK AND ASPEN DENTAL DEVELOPMENT SITE
4429 Washington Road



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Evans, GA 30809



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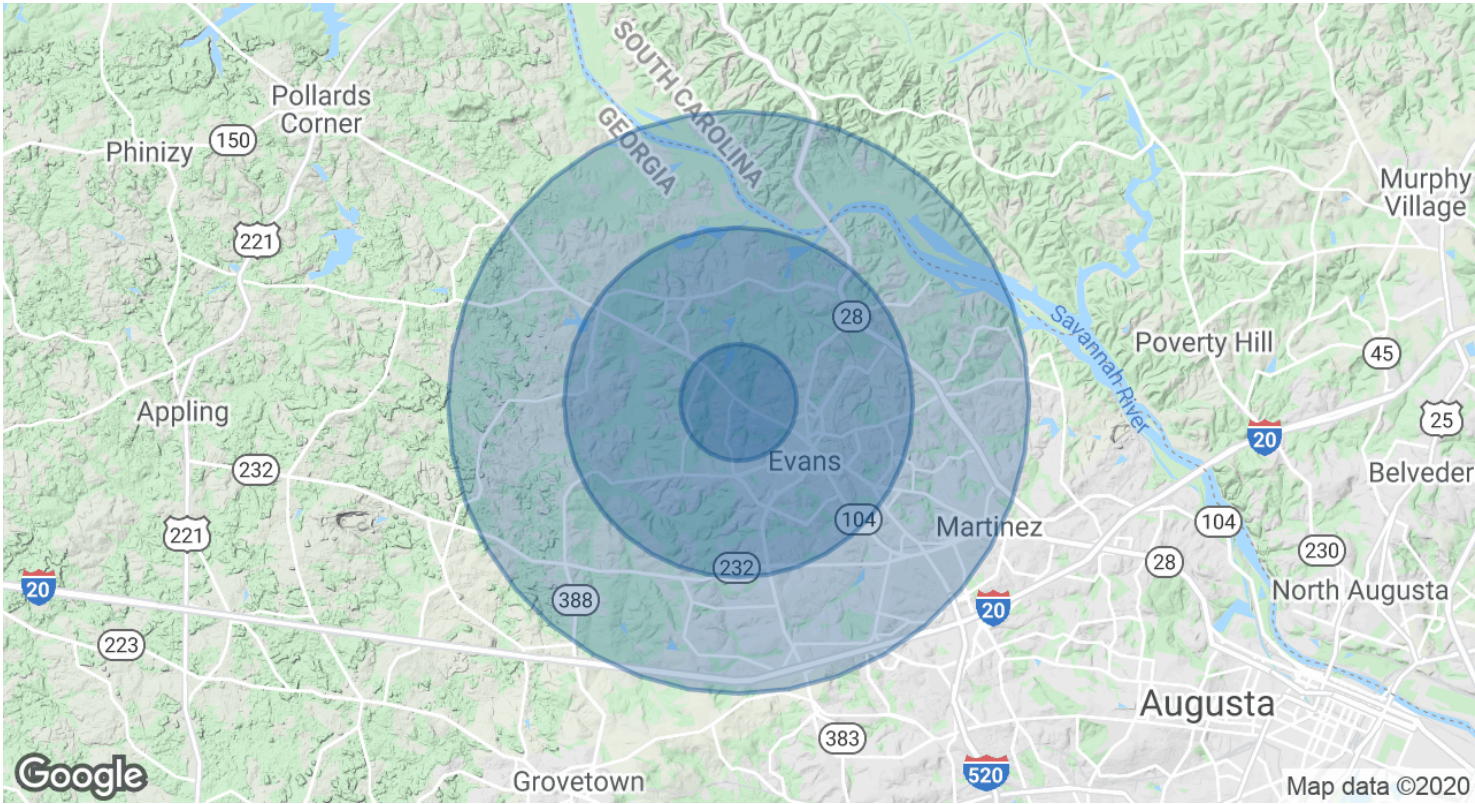


9 345 MULLINS COLONY DR - HEARTLAND DENTAL DEVELOPMENT SITE
345 Mullins Colony Drive
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10 515 MULLINS COLONY DRIVE - PANDA EXPRESS DEVELOPMENT SITE
515 Mullins Colony Drive
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,950	51,384	123,201
Average age	38.0	38.3	37.2
Average age (Male)	35.9	37.1	36.4
Average age (Female)	39.5	39.9	38.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,366	22,241	50,912
# of persons per HH	2.1	2.3	2.4
Average HH income	\$62,154	\$73,049	\$68,213
Average house value	\$156,810	\$254,837	\$231,083

* Demographic data derived from 2010 US Census

ADVISOR BIO 1



JONATHAN ACEVES, CCIM, MBA

Commercial Brokerage Advisor

jaceves@meybohm.com
Direct: 706.294.1757

GA #285735 // SC #90747

PROFESSIONAL BACKGROUND

Jonathan serves as a commercial sales and leasing agent with Meybohm Commercial. Originally licensed in 2005, Jonathan specializes in downtown development, multifamily brokerage, land site selection and development, and business analysis. Jonathan served as the Administrator of Christ Community Health Services years, overseeing finance and operations for a community health center employing 60 staff and serving over 20,000 patients annually. He earned his BBA and MBA from Augusta University. Jonathan lives downtown in the Olde Town neighborhood with his wife and five children. He has lived in Augusta for over 23 years, has served as a deacon at First Presbyterian Church, and is an active part of the Olde Town Neighborhood Association.

EDUCATION

BA - Augusta University
MBA - Augusta University

MEMBERSHIPS

ICSC - International Council of Shopping Centers
CCIM

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ADVISOR BIO 2



JOHN ECKLEY, MBA, CIVIL ENG.

Commercial Advisor

jeckley@meybohm.com
Direct: 803.428.7111

GA #366880 // SC #111774

PROFESSIONAL BACKGROUND

John serves as an Industrial and Office Advisor as a part of the greater specialized Meybohm Commercial team, which aims to be a holistic real estate solution for clients simultaneously seeking asset-class-focused expertise and attention to their greater investment horizon. Consultative, client-focused and analytical, John has his MBA and comes from a civil engineering background, has previous experience providing consultation and marketing services to small businesses, and managing a team of training experts in the medical field. John has a passion for downtown Augusta having built the first new home in the Olde Town neighborhood in several generations. John is a member and Deacon at First Presbyterian Church with his wife, two sons and daughter, where they have resided for the past eight years. He serves as treasurer of the Olde Town Neighborhood Association, is a member of the Heritage Academy Junior Board, and serves on the board of directors for Saving Grace in Uganda, a street children’s ministry in East Africa.

EDUCATION

BS of Civil Engineering, Clemson University
Masters Of Business Administration, Clemson University

MEMBERSHIPS

CCIM Candidate

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