



BEMAN GROUP
REAL ESTATE

**VALUE ADD
OPPORTUNITY**

2807 Wylds Road

Augusta GA

Mixed Use

FOR SALE

100,000 SF

I-520 VPD 93,400 VPD

Potential Tenant

**OFFERING
MEMORANDUM**



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2807
Wyls Rd.

EXECUTIVE SUMMARY

01.



Listing Price
\$8,900,000.00



Cap Rate
8%



Location
Augusta, GA



Year Built/
Renovated
1986/2024


OFFERING SUMMARY

FINANCIAL

Listing Price	\$8,900,000.00
NOI Year 1	\$411,250.00
Cap Rate	8% (on existing lease only)
Price / SF	\$89.00

OPERATIONAL

Rentable SF	100,000 SF
Occupancy	35% Leased
Year Built / Renovated	1986/2024
Renovations Done	Space dark shelled (2022) \$103K Parking lot resealed (2023) \$130K Exterior Painting (2022) \$48K



Additional Income Opportunity: Billboard rent from Lamar and In-place Tenants

INVESTMENT OVERVIEW

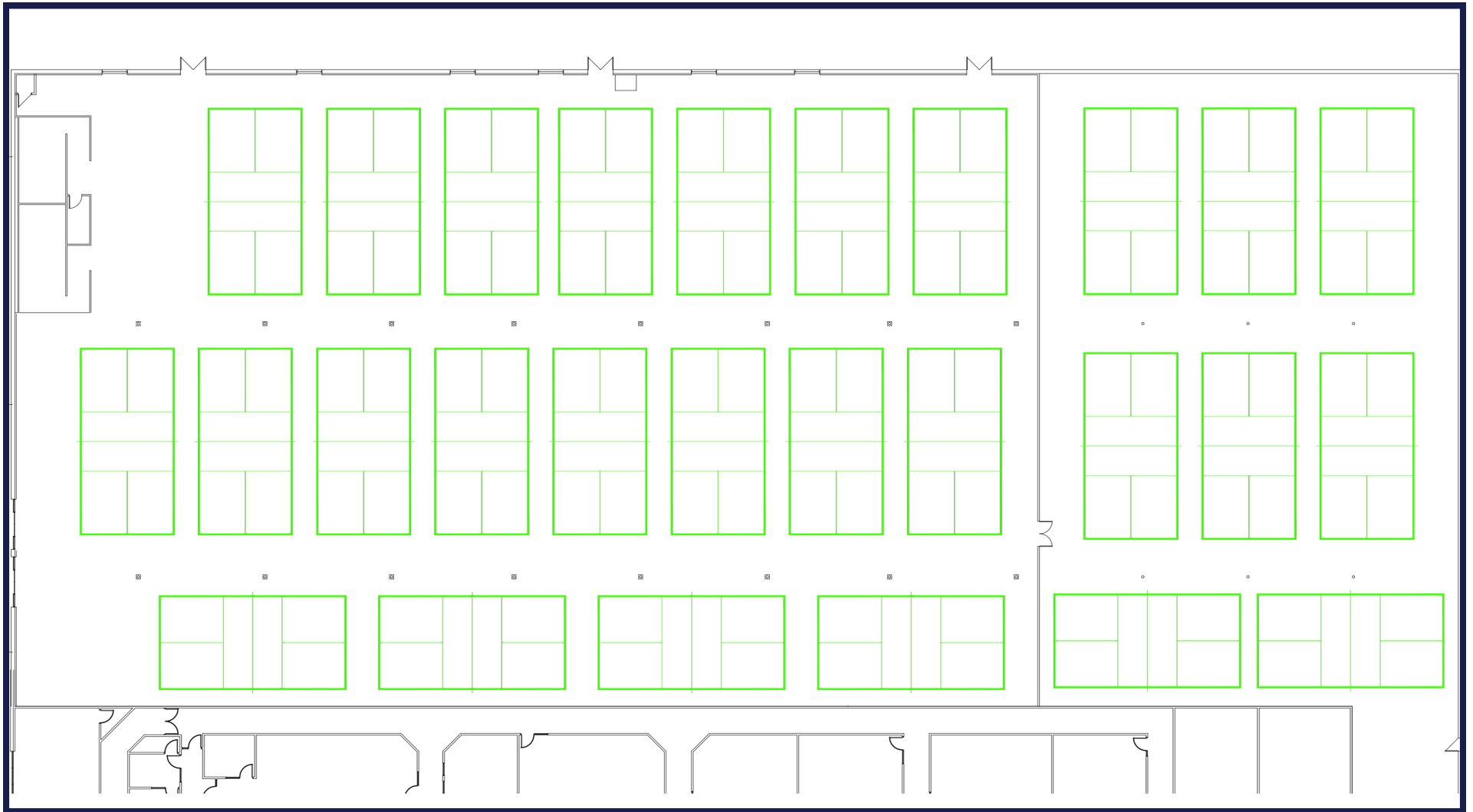
Positioned immediately adjacent to Augusta Mall (~3 million visitors annually), 2807 Wylds Road is a 100,000 SF, light-industrial-zoned asset offering a rare blend of in-place cash flow and clear value-add lease-up. Wylds Road has a vehicles per day (VPD) of 10,500/day, with I-520 running parallel to the property having a VPD of 93,400.

The property is anchored by a newly executed 35,000 SF, 10-year lease with Big Air Trampoline Park at \$11.75/SF, producing ~\$411,250 in annual base rent.

The balance—65,000 SF of dark shell—is immediately available and highly flexible, capable of accommodating retail, office, or industrial configurations under its LI zoning. With 27 FT clear ceiling height, this property boasts features and flexibility that is scarce in other products in this market.

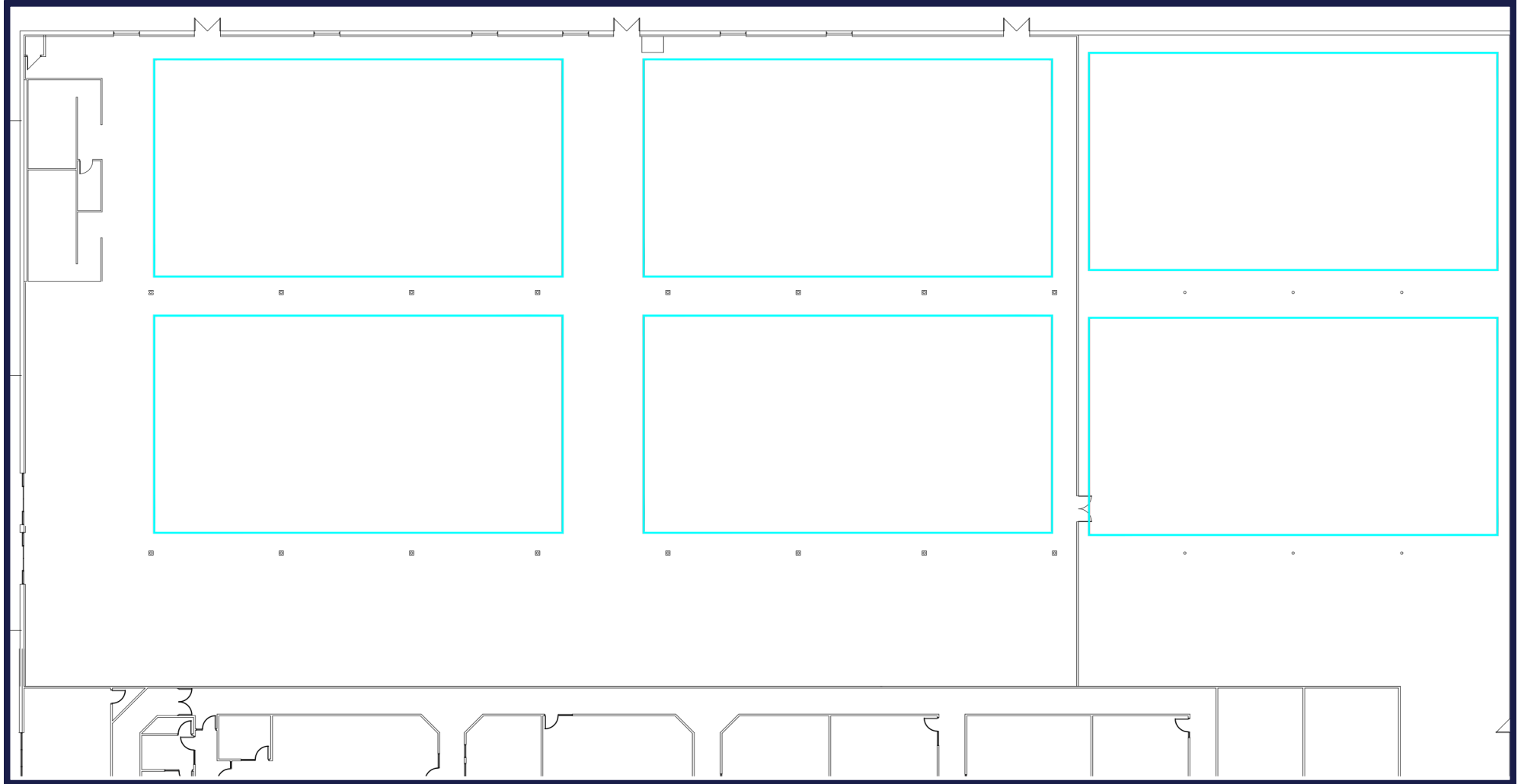
Investment Thesis

- Cash flow today, growth tomorrow: The Big Air lease provides immediate, predictable income while the vacant 65,000 SF represents tangible upside through lease-up.
- Regional location strength: Direct adjacency to Augusta Mall delivers high visibility, strong consumer draw, and exceptional regional accessibility—advantages that also benefit office or light-industrial occupancy.
- Zoning-driven optionality: LI zoning meaningfully expands the takedown universe—supporting everything from large-format retail and entertainment to back-office, medical/administrative, education/training, flex, or last-mile/assembly uses.
- Compelling basis: Priced at \$89/SF, the asset offers attractive replacement-cost arbitrage in a supply-constrained, infill trade area.



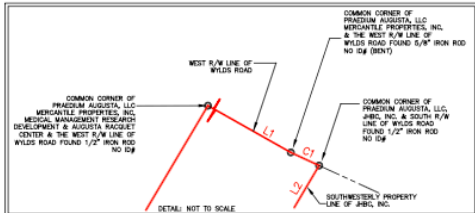
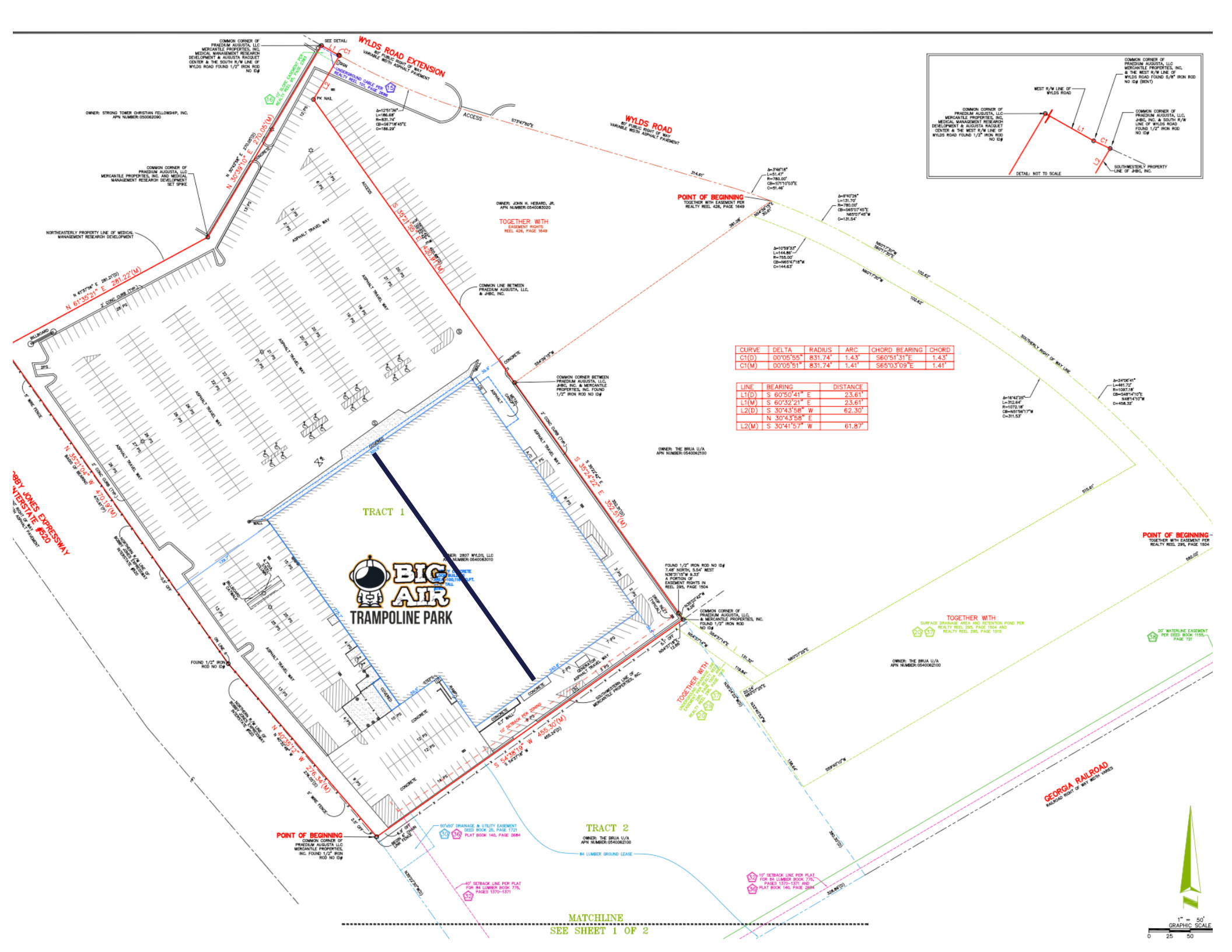
PICKLEBALL TEST FIT

Rendering of the 65K SF side with Pickleball Courts.
Currently configured to maximize number of courts, but can accommodate additional open area if needed



BASKETBALL TEST FIT

Rendering of the 65K SF side with Basketball Courts. Ideal for a gym or club needing court and workout space



CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1(D)	00°05'55"	831.74'	1.43'	S60°51'31"E	1.43'
C1(M)	00°05'51"	831.74'	1.41'	S65°03'09"E	1.41'

LINE	BEARING	DISTANCE
L1(D)	S 60°50'41" E	23.61'
L1(M)	S 60°32'21" E	23.61'
L2(D)	N 30°43'58" W	62.30'
L2(M)	S 30°41'57" W	61.87'



MATCHLINE
SEE SHEET 1 OF 2

1" = 50'
GRAPHIC SCALE
0 25 50

02.

PROPERTY
INFORMATION
AERIAL MAP



2807 Wylds Road

BOBBY JONES EXPY

WYLD'S ROAD

93,400 VPD

10,500 VPD





Augusta Regional Airport



Downtown
Augusta



Augusta National
Golf Club



Daniel Field

**2807 WYLD'S
ROAD**



Augusta Mall



Fort Gordon
the U.S. Army Cyber
Center of Excellence

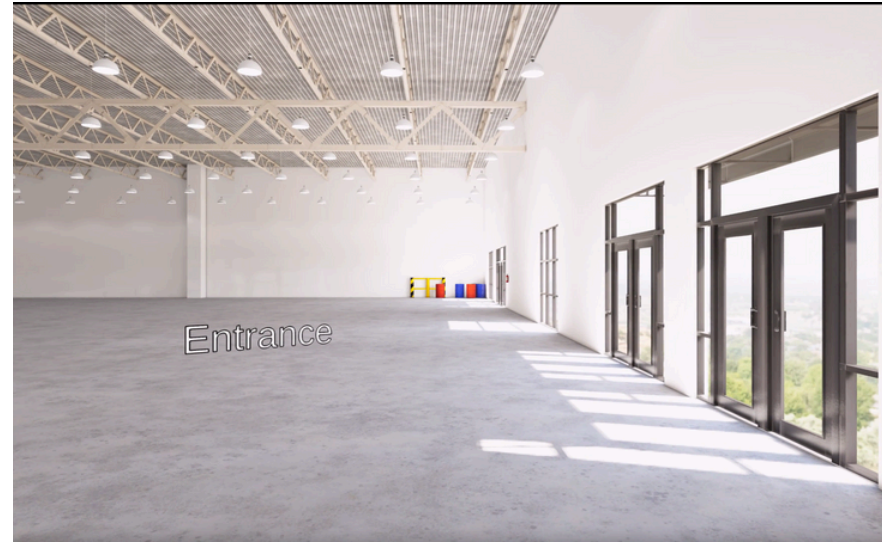
1-3 MILES:
Population - 60,000
Average HH Income: \$65,000

3-5 MILES:
Population - 175,000
Average HH Income: \$67,200

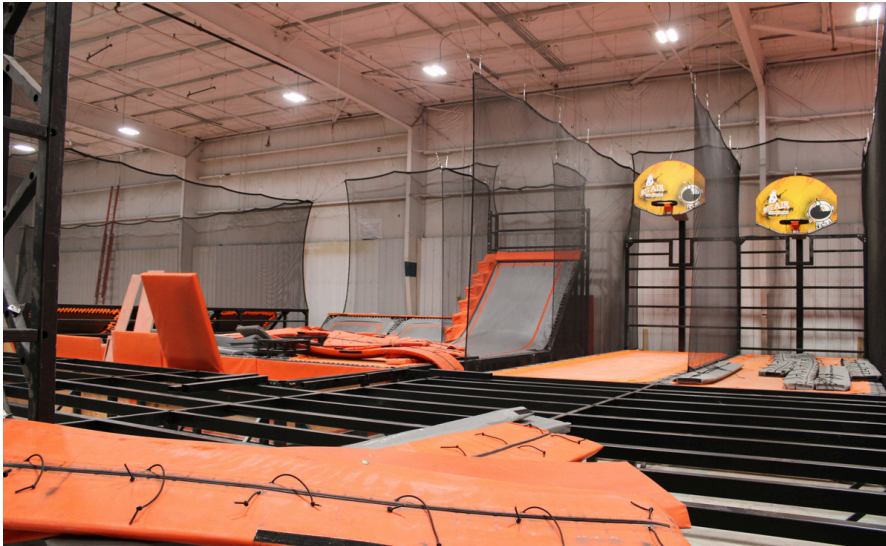
PROPERTY PHOTOS (EXTERIOR)



PROPERTY PHOTOS CONCEPTUAL RENDERINGS



PROPERTY PHOTOS INTERIOR



ABOUT THE TENANT

Big Air Trampoline Park was founded in 2012. The first location was in Laguna Hills, California. The company began franchising in 2015. Their website shows 19 parks operating across the US currently, with 9 parks set to open in the next year.

Big Air Augusta Location offers endless adventures and fun for the whole family, including:

- Ropes and Ninja Courses
- Foam pit
- Launch pads
- Dodgeball courts
- Slam Dunk courts
- Flight Simulator and more!



FINANCIAL ANALYSIS

PRICING DETAILS

Property Address	2807 Wylds Road, Augusta GA 30909
Price	\$8,900,000.00
Cap Rate	8% (on existing lease)
Price / SF	\$89/PSF

PROPERTY DESCRIPTION

Year Built / Renovated	1986/2024
Gross Leasable Area	100,000 SF
Use	Retail/Office/Industrial
Lot Size	8.11 acres

LEASE ABSTRACT - BIG AIR (35,000 SF)

Property Subtype	Entertainment
Tenant Rent Increases	10% Escalations every 5 years
Guaranty	Personal Guaranty
Lease Commencement	July 2025
Lease Type	NNN
Renewal Options	2, 5-year options to extend at Fair Market Value
Initial Lease Term	10 Years
Dock Doors	2 Dock Doors, 2 Rollup doors
Ceiling Height	27 Ft
Parking	600+
Column Spacing	30 ft / 60 ft



Listing Price
\$8,900,000.00



Cap Rate
8%



Location
Augusta, GA



Year Built/Reno
1986/2024

ANNUALIZED OPERATING INCOME (Actual/Proformed) I

NET OPERATING INCOME (In Place Retail Lease)

Lease Year	Rate	Annual Rent	Monthly Rent
Years 1-5	\$11.75/PSF	\$411,250.00	\$34,270.83
Years 6-10	\$12.93/PSF	\$452,550.00	\$37,712.92

Billboard NOI

Lamar Billboard (10 Yrs)	\$7,000.00	\$588.33
Tenant Billboard	\$24,000.00	\$1,000.00/side

NOI Industrial* (Proformed)

Years 1-5	\$4.75/PSF	\$308,750.00	\$25,729.17
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Total (Year 1) \$751,000.00

*If backfilling with retail tenant, replace rate with \$11.75/PSF

03.

Major Employers

SECTOR

EMPLOYERS

Government & Cybersecurity

Fort Gordon - 29,252 employees
NSA Georgia - 4,000 employees

Healthcare & Universities

Wellstar, MCG Health,
Piedmont Augusta
Augusta University- 6,775
Employees combined

Education

Richmond County School - 4398

Manufacturing

E-Z-Go - 1,350
Graphic Packaging - 960
Ferrara-900

Private Companies

ADP: 1542
Doctors Hospital: 1837



The riverfront in downtown. Photo by @visitaugusta



Master's Tournament. Photo by @visitaugusta



Augusta University Photo by @Augusta University

CONT. MARKET OVERVIEW

Augusta, GA—Renowned for its warm climate and legacy as a premier resort town in the early to mid-20th century, has earned international acclaim as host of the prestigious Masters Golf Tournament each spring. Visitors from around the world are generating a significant tourism and hospitality impact.

Augusta National Golf Club: 200,000

The city also thrives as a regional hub for medicine, biotechnology, and higher education. The state's only public health sciences graduate institution employs more than and drives research, education, and workforce development.

Augusta University: 7,000

Including Piedmont Augusta, generates an annual economic impact exceeding \$1.8 billion.

Medical District: 25,000

Military & Cybersecurity Expansion

A major economic engine, Fort Gordon is home to U.S. Army Cyber Command and continues to expand with the establishment of the National Security Agency (NSA) Georgia facility. This growth has positioned Augusta as a national hub for cybersecurity operations, intelligence, and defense-related industries. Thousands of military and civilian personnel are relocating to the region, fueling demand for housing, retail, office, and support services. The synergy between Fort Gordon, NSA, and Augusta University's School of Cyber & Center for Cybersecurity underscores Augusta's long-term trajectory as a leading center for technology and security innovation.

Commercial Real Estate Opportunity

This powerful combination of global visibility, stable institutional anchors, robust healthcare and military employment, and accelerating cybersecurity growth makes Augusta one of the Southeast's most dynamic secondary markets. Investors and developers benefit from diversified demand drivers, long-term employment stability, and rising in-migration, all of which support sustained commercial real estate growth across office, retail, industrial, and mixed-use sectors.

ALL ASSETS • ALL CLASSES

Asset Classes

- Currently managing over 3 Million Square Feet of Commercial Real Estate Space
- Managing over 1500 Residential Units
- 100 Active Commercial Listings in GA & SC

Prominent Clients

- Goodwill | 10,000 SqFt
- Humana | 6,000 SqFt
- Dollar General 10,000 SqFt
- CitiTrends | 16,000 SqFt
- TaxSlayer | 45,000 SqFt

Core Competencies

- Sales
- Leasing
- Site Selection
- Property Management
- Land Development
- Construction Development

INVESTMENT • MANAGEMENT • BROKERAGE • DEVELOPMENT



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