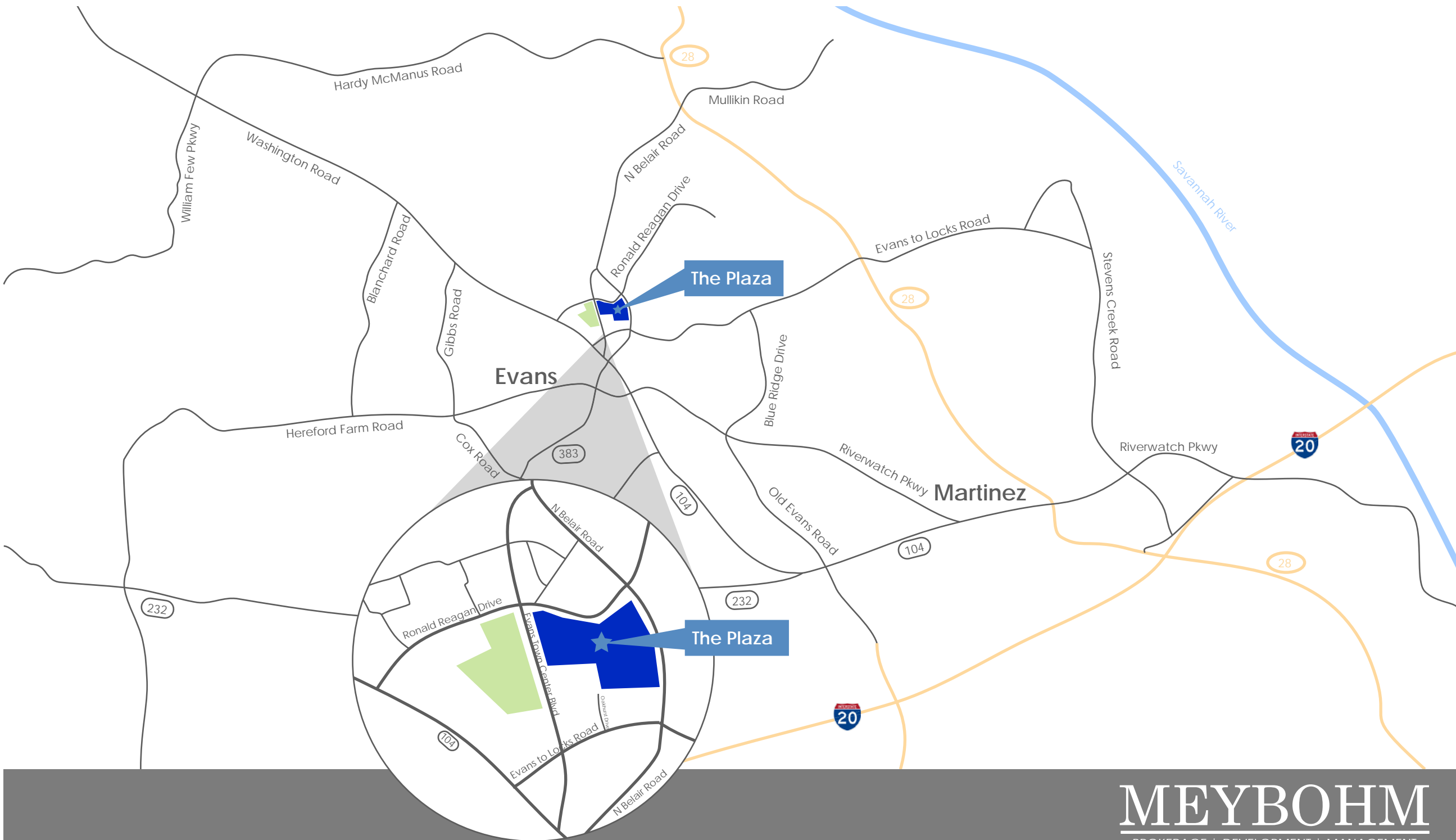


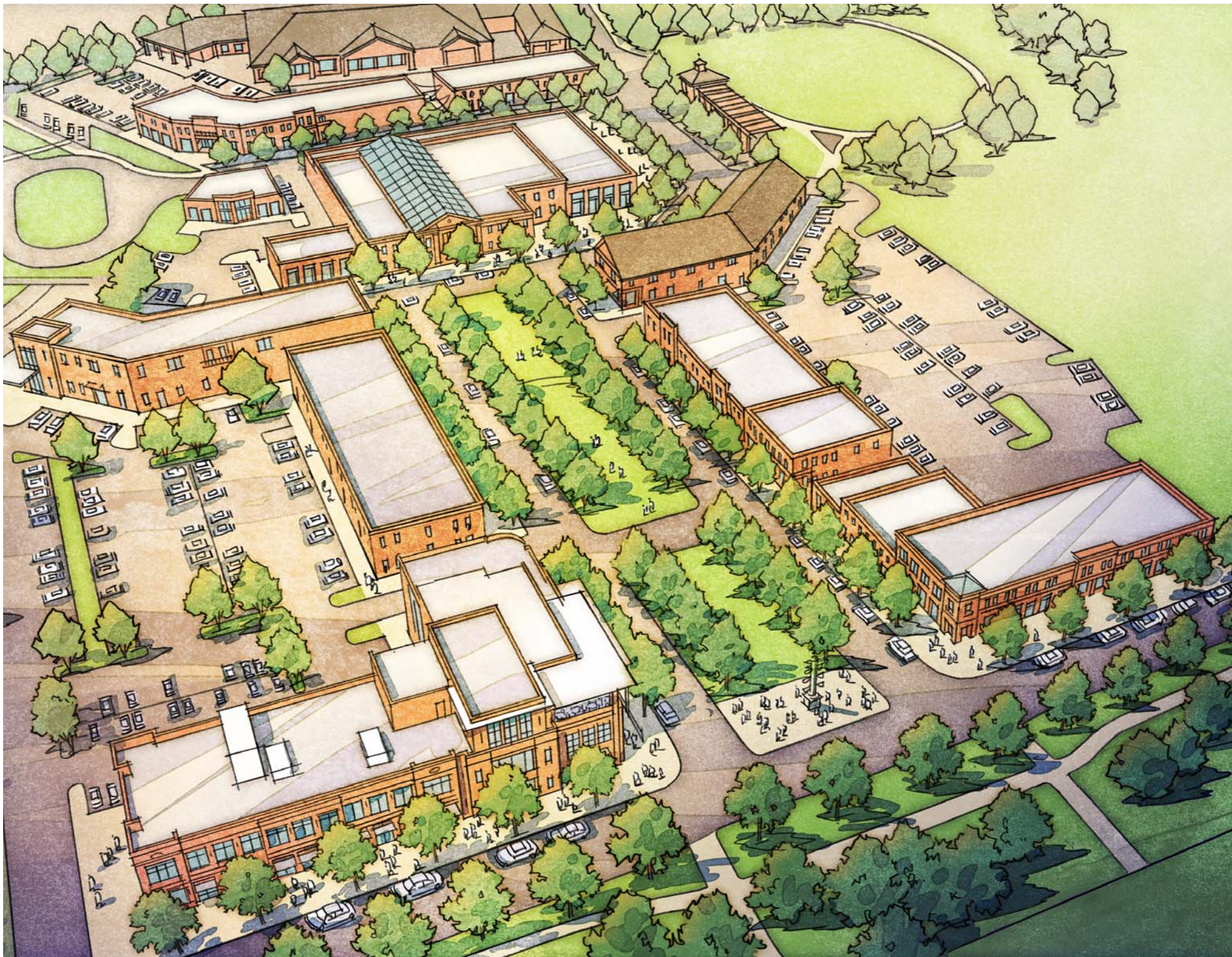


The Plaza

at Evans Towne Center

MEYBOHM
BROKERAGE | DEVELOPMENT | MANAGEMENT





EVANS TOWNE CENTER

EVANS, GEORGIA

FOR

COLUMBIA COUNTY, GEORGIA
650 RONALD REAGAN D., EVANS, GEORGIA 30809
706.312.7388

MEYBOHM DEVELOPMENT

3519 WHEELER ROAD, AUGUSTA, GEORGIA 30909
706.736.0700

BY

MICHAEL WATKINS ARCHITECT, LLC
TOWN PLANNER
330 FIREHOUSE LANE, GAITHERSBURG, MD 20878
301.675.6223

CHARRETTE TEAM

BOBBY BAGWELL
PATRICK BRUNNER
BOB GIBBS

MARY CATHERINE WALTER

MIKE WATKINS
RUTHZALY WEICH
JJ ZANETTA

Columbia County, Georgia is expected to undergo tremendous growth in the coming decades and Evans is primed to provide the walkable center that the county currently lacks. Columbia County recognized this and formed a public-private partnership with Meybohm REALTORS® and, in the summer of 2015, tasked Michael Watkins Architect and Gibbs Planning Group, to deliver a plan for this vision.

An underutilized 25-acre parcel of land in the heart of Evans was selected to be the site of the mixed-use downtown. The popular Evans Towne Center Park and Lady Antebellum Pavilion served as major anchors. The desire to include abundant park space, highly valued by the community, was a major objective.

The result is a master plan that provided a walkable downtown core that connects Evans Towne Center Park with a market pavilion and a cultural arts center. The commercial aspect is designed to be also vibrant and enduring. With this plan the community is given a proper square that is bound to be a postcard image of Columbia County for years to come.

MEYBOHM

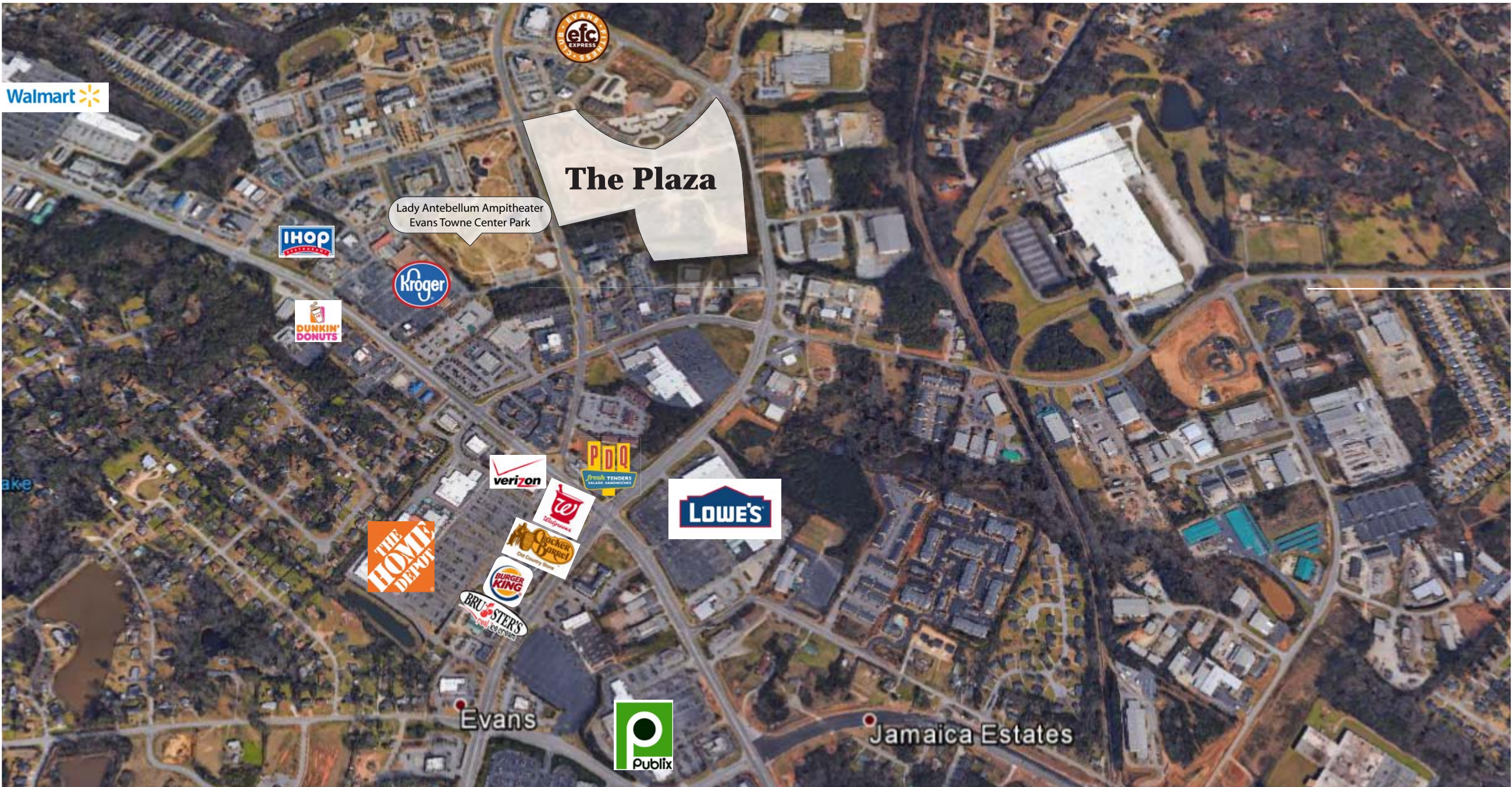
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The Plaza at Evans Towne Center is a public private venture between Columbia County and Meybohm Development Group. The Plaza is designed to be a walkable multi-use downtown in the heart of Columbia County. The Plaza will be anchored by a cultural arts center and is across from the Columbia County Court House, Library, and Lady Antebellum Park. The 22 acre site will include retail, professional and residential. The Plaza will be approximately 150,000 sqft including 60,000 sqft of professional space and nearly 75,000 sqft of retail space.

Mix business with pleasure by bringing your nine to five to The Plaza at Evans Towne Center and be a part of this brand new lifestyle center!

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Walmart

The Plaza

Lady Antebellum Ampitheater
Evans Towne Center Park

IHOP

Kroger

DUNKIN' DONUTS

verizon

PDQ
PORK TENDERS
BURRITOS

LOWE'S

THE HOME DEPOT

W

COCKER BARREL
Old Country Store

BURGER KING

BRUSTER'S
ICE CREAM

Publix

Evans

Jamaica Estates



The Plaza at Evans Towne Center

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2015	5,784	50,005	106,079
Population 2020	6,427	54,628	117,560
Households	2,201	18,767	40,308
Average Household Income	\$120,671	\$93,005	\$91,172

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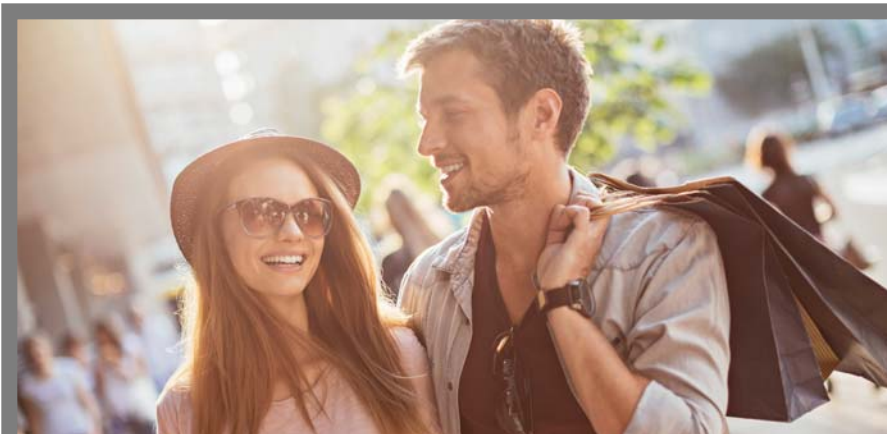


MEYBOHM IM

STAR'S COF

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WEST ELEVATION



Faces Evans Town Center Blvd and
Evans Towne Center Park / Lady Antebellum Amphitheater

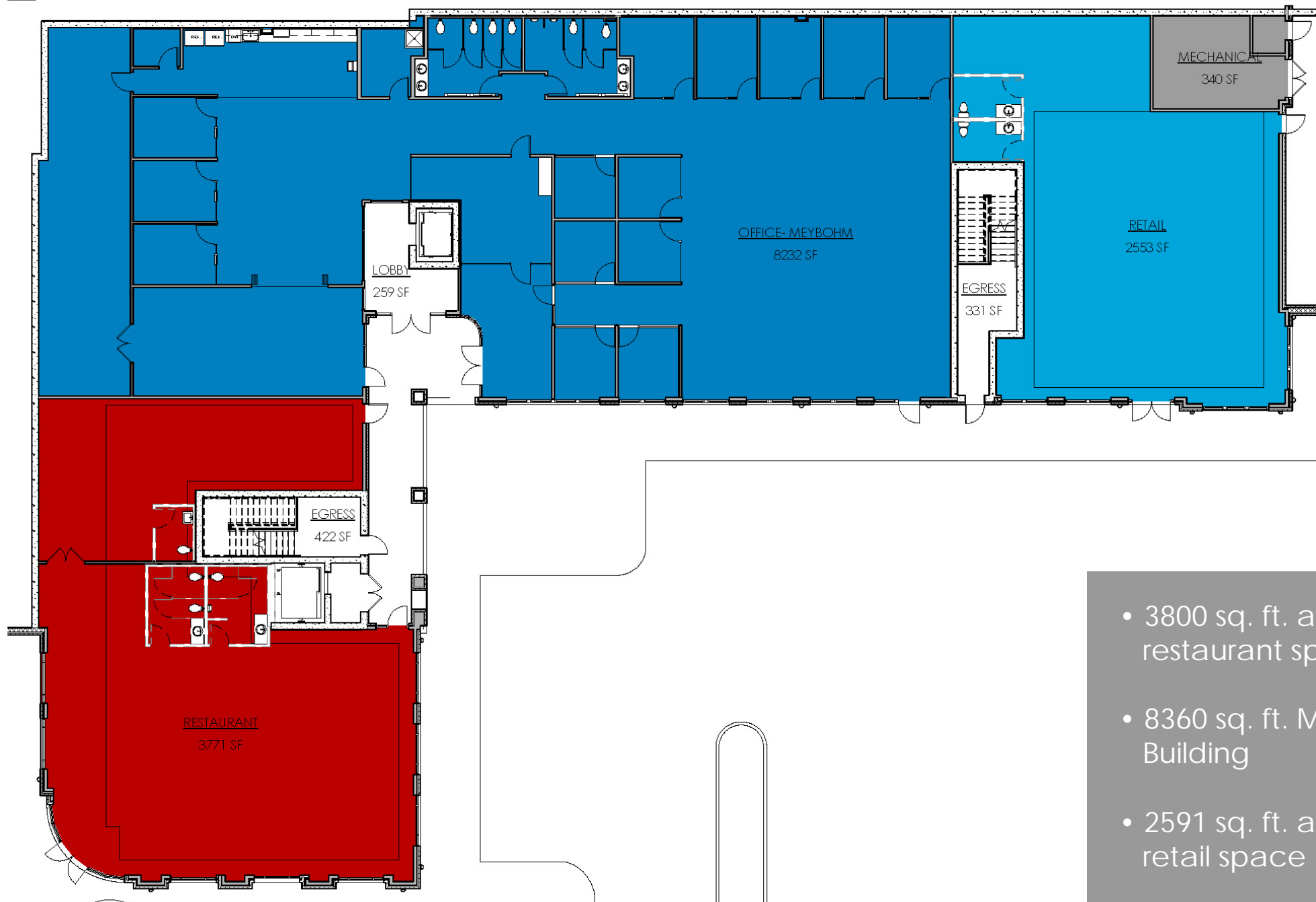
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SOUTH ELEVATION

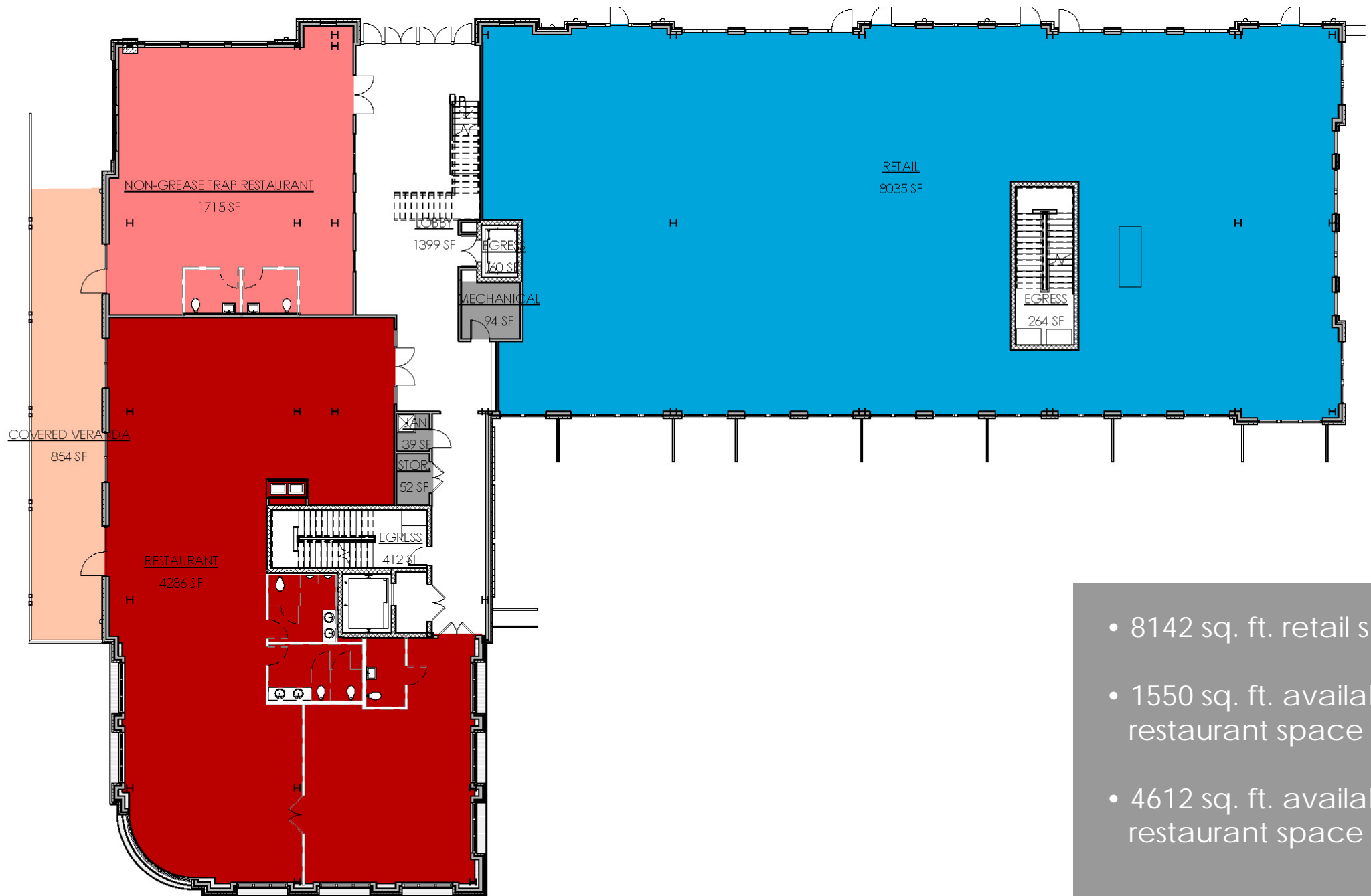


Faces the greenspace center of The Plaza

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- 3800 sq. ft. available restaurant space
- 8360 sq. ft. Meybohm Building
- 2591 sq. ft. available retail space



- 8142 sq. ft. retail space
- 1550 sq. ft. available restaurant space
- 4612 sq. ft. available restaurant space

Level 2 USE DIAGRAM



- 8056 sq. ft. Meybohm Building
- 6171 sq. ft. available professional space

See the best play at Lady A!

Lady Antebellum Pavilion is located in the center of Evans Towne Center Park in Evans, Georgia. Seated in the middle of a 140,000 square foot lawn, Lady Antebellum Pavilion offers ample amount of space for large concerts and festivals.

Past Shows

Kid Rock
Sam Hunt
Darius Rucker
Lady Antebellum
NeedToBreathe
Avett Brothers
Little Big Town

Upcoming Events

Kiss Family Reunion
Columbia County Country Classic
Screen on the Green
Ultimate College Football Tailgating
Leukemia & Lymphoma Benefit Concert
Veterans Day Celebration
Christmas in the Park

Features

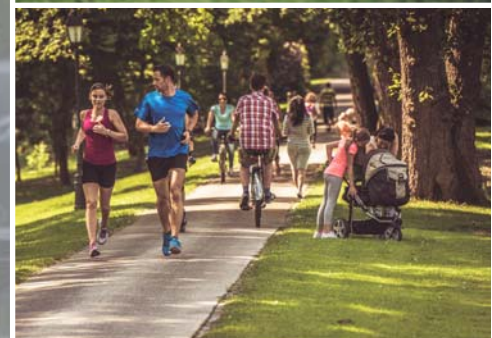
- Playground
- Dog Park
- Track
- Splash Pad
- Pavilions
- BCycle

140,000
Square Foot Lawn

Accommodations for up to

12,000

1 Amazing venue
open year round



Evans Towne Center Park & Lady Antebellum Pavilion

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HISTORY

The initial idea of a major park in Evans actually started in 2004 when people would call the Commission office looking for permission to use the vacant land. It was nice of them to ask, but the problem was that we did not own the land. While County residents used the property for many things, it belonged to the American Medcorp Development Company – or to us – Doctors Hospital. I began to watch the use of the land and noted the many activities that took place and began to think more and more that this property should belong to the people of the County. In our Planning Advance in late 2004, I approached the Commission to see if there was support to pursue the purchase of the property.

Some were hesitant because of the expected high expense and the possibility that the owner would not agree to sell, but finally they agreed that it was a good idea and we talked to the owners. After several meetings, the officials of Doctors Hospital finally agreed that it would be good for the County to own this property and the wheels started to turn to get appraisals, settle on a price, and find the money for the purchase. One of the best things about being a County of sound financial condition is the ability to fund projects from the General Fund without affecting our bond rating or raising taxes and that is exactly what we did. We then planned to repay the General Fund with monies from the 2005-2010 SPLOST (Special Purpose Local Option Sales Tax) if the voters approved and they did.

We then had seventeen acres of very valuable property with no plan and no money for improvements. However, we did have some budgeted monies for engineering and hired a park consultant from Atlanta to assist us in a design. In 2007, we also formed a Park Committee of local citizens to meet with the consultants to express what they would like to see in the finished product. As so often happens, what we wanted and what we could afford were vastly different. An estimated price by the consultant of eight million dollars left us disheartened and discouraged. After a month or so of pondering and study, I decided that our in-house group of engineers could take the basic design and develop it to suit the needs of the County. My charge to the group was to complete a plan that would allow all of the present uses of the land to continue and to make it attractive to a much larger percentage of the County population at about one-half of the original estimate. They worked on it and got a local engineer to complete a concept plan, and it was presented to the Commission as an item for the 2010-2016 SPLOST referendum. Once again, the voters gave their approval, and we retained a local engineering firm to complete bid documents to begin actual construction in late 2010.

–CHAIRMAN RON CROSS



Evans Towne Center Park & Lady Antebellum Pavilion

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Columbia County, Georgia



Rapid Population Growth

62.2% of population is age 18-64

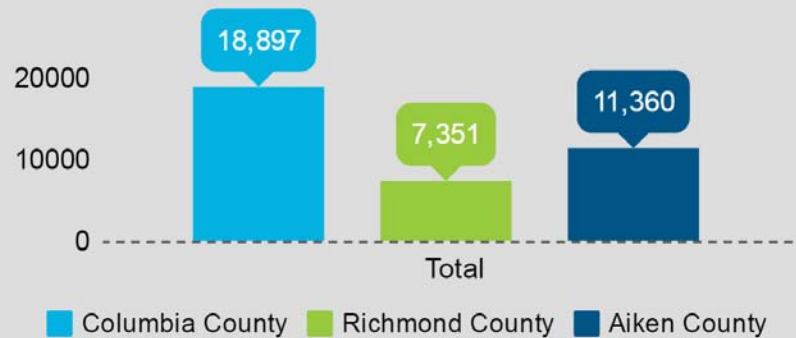


28th Fastest
Growing County
in the United States

70.4%
Owner
Occupied

37.7
Median
Age

Building Permits 2000-2014



Average Household Income



\$206,007

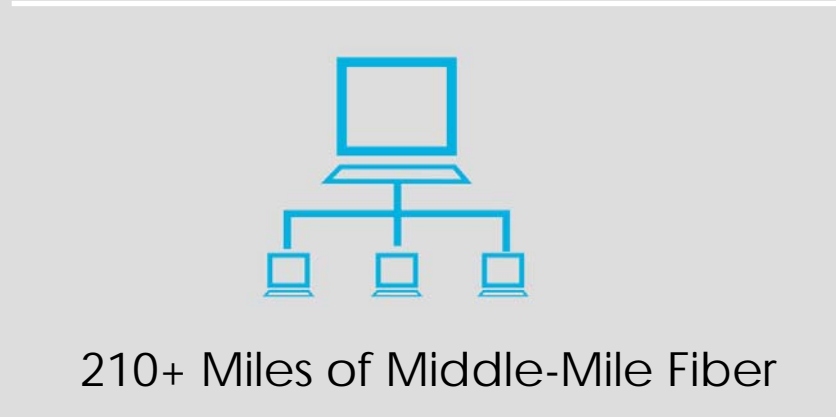
Median Home Value



34.88% Bachelor
Degree or higher



Development Opportunities





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For more information and
leasing opportunities, please contact:

LIONEL PRATHER
MEYBOHM DEVELOPMENT GROUP

3519 WHEELER ROAD
AUGUSTA, GA 30909

P 706.736.0700
E LPRATHER@MEYBOHM.COM