

# DOWNTOWN CAMPUS

1348 Broad Street, Augusta, GA 30901  
7.35 acres | 151, 240 sq. ft.

Jordan Trotter is proud to exclusively market this extensive campus located along the 1300 Block of Broad Street in Downtown Augusta, Georgia.

- Located in the Opportunity Zone

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**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE



# OPPORTUNITY ZONE

## WHAT IS AN OPPORTUNITY ZONE?

The Tax Cuts and Jobs Act of 2017 established the Federal Opportunity Zones program. This is a new community reinvestment tool designed to use tax incentives to drive long-term investments to rural and low-income urban communities throughout the nation.

## HOW DO TAXPAYERS BENEFIT?

Taxpayers who invest gains in an Opportunity Zone Fund enjoy deferred taxes, gain reduction and appreciation exclusion.

Tax on the gain invested in the Opportunity Zone Fund is deferred until either the date a taxpayer sells its interest in the o-fund or Dec. 31, 2026, whichever comes first.

## OWNERSHIP TIMELINE

If a taxpayer holds its ownership **interest in the Opportunity Zone Fund for at least five years, then 10 percent of the gain invested is excluded from the tax owed upon the sale of the taxpayer's interest in the Opportunity Zone Fund (or 2026, whichever is earlier).** If the ownership interest is held for at least seven years, an additional 5 percent (for a total of 15 percent) of the invested gain is excluded from the tax owed upon the sale of the interest in the Opportunity Zone Fund (or 2026, whichever is earlier).

If a taxpayer holds its ownership interest in an Opportunity Zone Fund for at least **10 years, then all appreciation in the investment will be tax-free when the taxpayer sells its interest.**

# AREA OVERVIEW

Augusta, Georgia, The Garden City, sits on the central-eastern border of Georgia. The second-largest and oldest city in Georgia, Augusta has an estimated population of 600,151. Situated along the Savannah River, Augusta lies across from North Augusta, South Carolina.

Founded in 1736, Augusta is home to the US Army's Cyber Center of Excellence at Fort Gordon, the birthplace of James Brown, and the globally recognized Masters Tournament. The CSRA (Central Savannah River Area) is home to a growing list of industries including: Fort Gordon, Savannah River Site, Amazon, John Deere, Augusta University, University Hospital, Charlie Norwood VA Medical Center, Bridgestone, East Central Regional, E-Z-Go/Textron, Inc., Doctors Hospital, and Starbucks.

The downtown area is home to The Miller Theater, Georgia Cyber Center, Imperial Theatre, The Augusta Museum of History, The Augusta Convention Center, The James Brown Arena and just across the bridge to SC sits Riverside Village and SRP Park along with an 18-hole Jim Fazio golf course.

The Average commute is 23.5 minutes and the average median home value in Augusta is \$138,300. Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

**BROAD STREET**



**THIRTEENTH STREET**



**GREENE STREET**

**802'**

**147'**

**120'**

**357'**

**125'**

**583'**

**200'**

**FOURTEENTH STREET**

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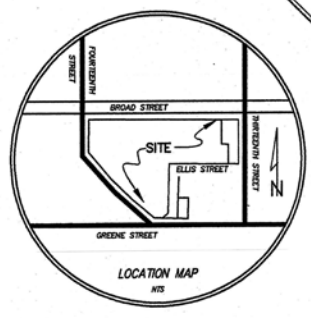
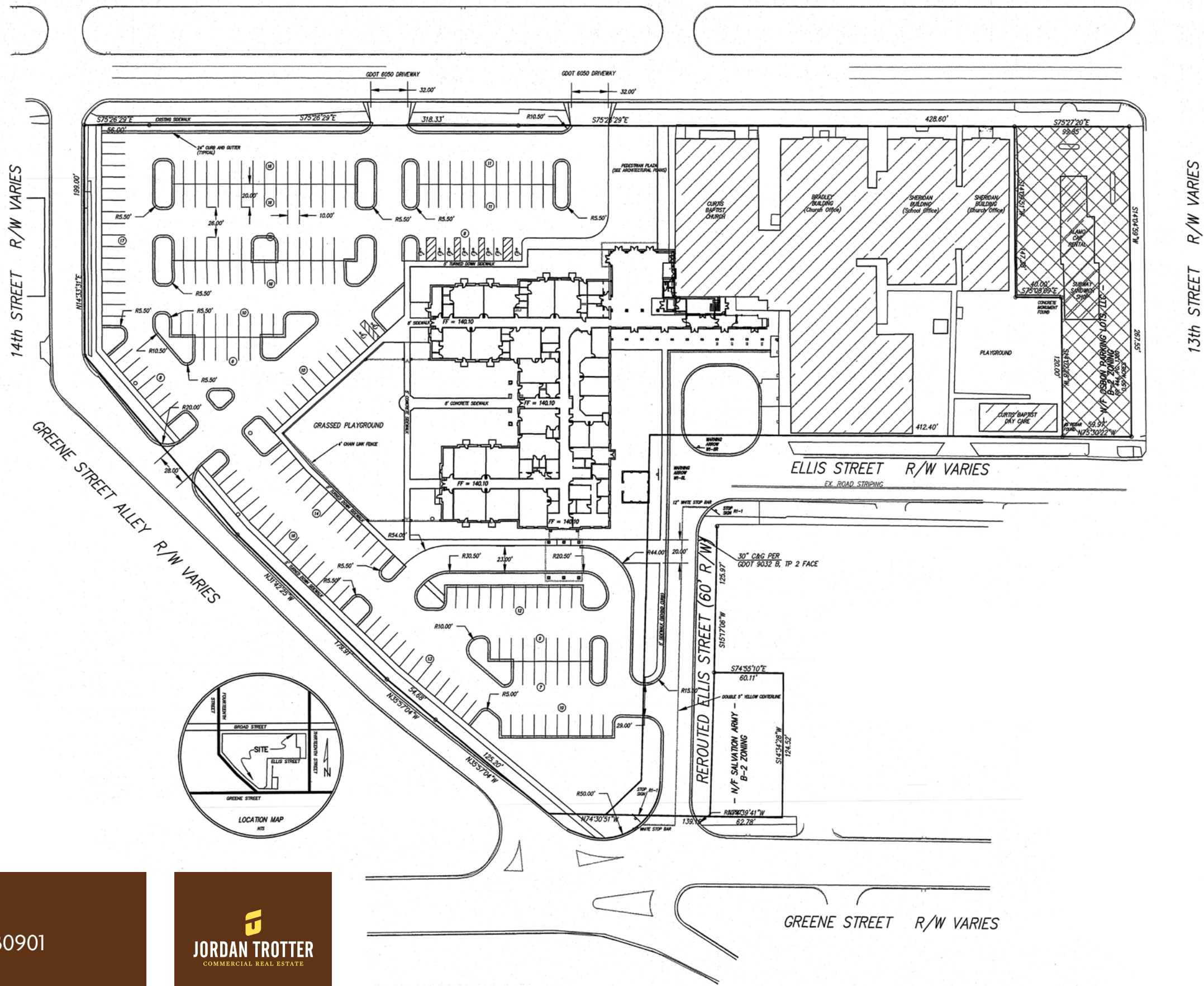


BROAD STREET

FOURTEENTH STREET

THIRTEENTH STREET

GREENE STREET



**SITE MAP**  
 1348 Broad Street, Augusta, GA 30901  
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## #1 | GEORGIA CYBER CENTER

- Over 300,000 square foot cyber campus. Built by the State of Georgia in 2019, this campus is home to multiple colleges, cyber defense contractors, and an innovation incubator.

----- \$120 Million Dollar Project

## #2 | RIVERSIDE VILLAGE

- Mutli-use development along the Savannah River. Includes a 4,500 seat minor league baseball stadium, office space, the Crown Plaza hotel and rooftop bar, restaurants and bars, and over 300 apartment units.

----- \$40 Million Dollar Project

## #3 | MILLHOUSE STATION

- 155 Unit Class A Multi-family Development

----- \$32 Million Dollar Project

## #4 | HYATT HOUSE HOTEL

- An upscale, boutique hotel with 100 rooms and a 140 bay parking deck

----- \$25 Million Dollar Project

## #5 | UNISYS

- Unisys is located in the Discovery Plaza building in Downtown Augusta overlooking the beautiful Savannah River. Unisys has brought more than 700 jobs to the CSRA since 2014.

----- \$20 Million Dollar Project

## #6 | TAXSLAYER

- Taxslayer renovated the Former Downtown Family Y building. The building now houses more than 100 software developers and administrators.

## #7 | THEATER DISTRICT - BROAD STREET

- The Miller Theater and Imperial Theater are both located along the 700 block of Broad Street. The Imperial Theatre is an 853-seat theater located in downtown Augusta, Georgia, United States. The theater opened on February 18, 1918. It is named after the Imperial Theatre in New York City. Additionally, the Morris Museum of Art is planning to relocate to this block in the near future.

----- MILLER THEATER | \$25 Million Dollar Project  
----- IMPERIAL THEATER | \$1.5 Million Dollar Renovation Project

## #8 | AUGUSTA ENTERTAINMENT COMPLEX

- Home to the James Brown Arena (8,000 capacity) and The Bell Auditorium (2,800 capacity). The James Brown Arena and Bell Auditorium are slated to see major replacement and renovation projects in 2021.

----- Proposed \$32 Million Dollar Project

## #9 | THE AUGUSTA CONVENTION CENTER

- 100,00 square feet of meeting space and 372 attached Marriot hotel rooms

## #10 | REYNOLDS STREET PARKING DECK

- A 230,000 SF Parking Deck and pedestrian bridge to the Augusta Convention Center

----- \$12 Million Dollar Project

## #11 | HOSPITAL DISTRICT

- University Hospital, AU Health, and the VA Hospital are located in this area and together have over 7,000 employees

## #12 | AUGUSTA MUNICIPAL BUILDING

----- \$40 Million Dollar Renovation Project

## #13 | THE RIVER GOLF COURSE

- An 18-hole, Jim Fazio designed golf course



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

**RESTAURANT**