

AUGUSTA, GA  
COMING  
2016



The Market at  
*Windsor  
Spring*

A NEW SHOPPING CENTER FEATURING  
WALMART NEIGHBORHOOD MARKET

**Bright-Meyers Windsor Springs, LLC**

Fletcher Bright Company  
(423) 755-8830

Meyers Brothers Properties, LLC  
(404) 252-1499

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The Market at  
*Windsor Spring*  
AUGUSTA, GA

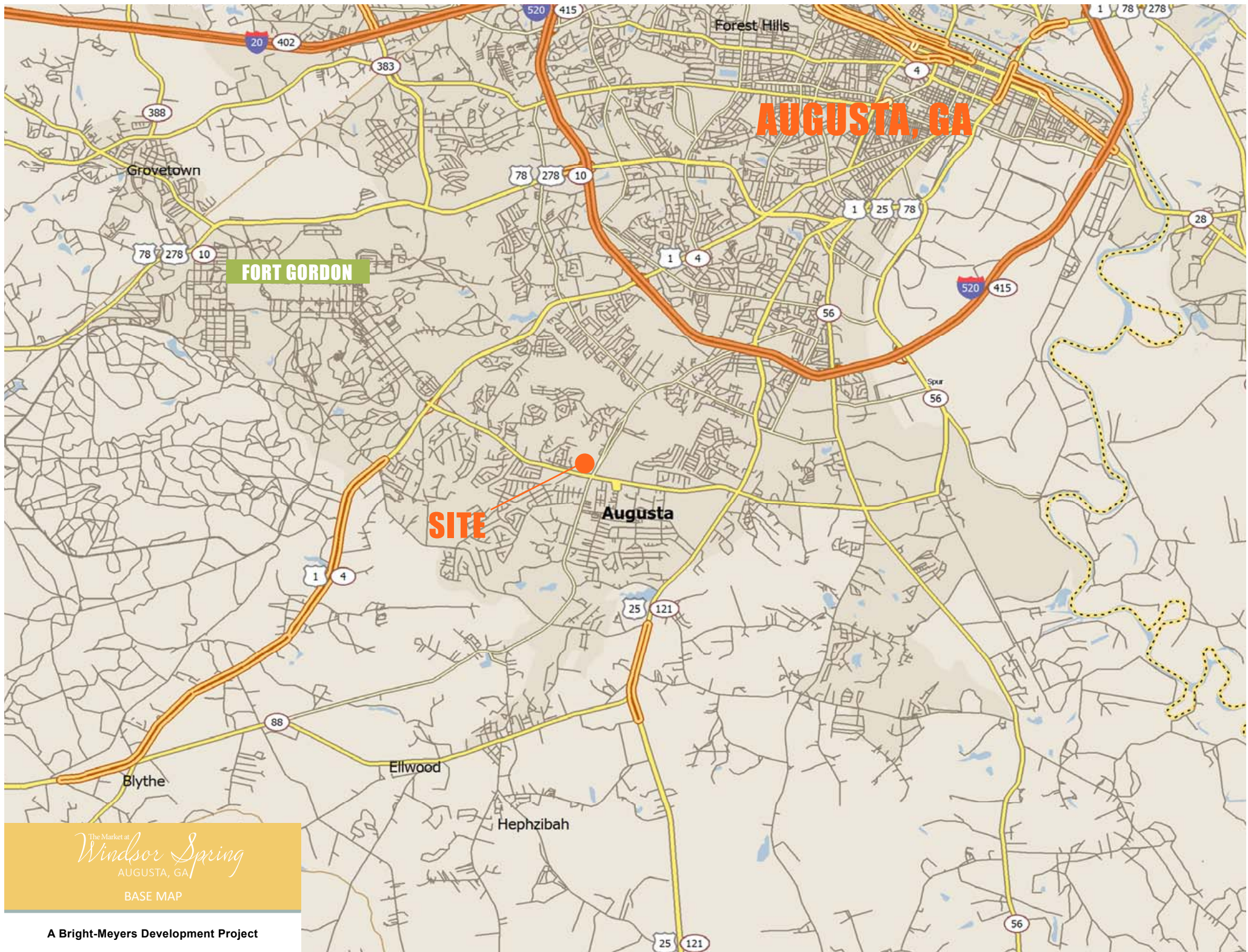
- **New** shopping center featuring Walmart Neighborhood Market with retail space for lease
- Located at Tobacco Rd & Windsor Spring Rd
- Windsor Spring shopping center is 3.7 miles from University Hospital Health Care System with approximately 3,100 employees & 612 beds
- Windsor Spring shopping center is just 5 miles from Fort Gordon, which has approximately 30,000 military and civilian employees. It is estimated to have a \$1.1 billion economic impact on the Augusta-Richmond county economy
- For out parcel information call:

**Steve Long**  
**423-752-0159**

**Bright-Meyers Windsor Springs, LLC**

Fletcher Bright Company  
(423) 755-8830

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The Market at  
*Windsor Spring*  
AUGUSTA, GA  
BASE MAP

**FORT  
GORDON**

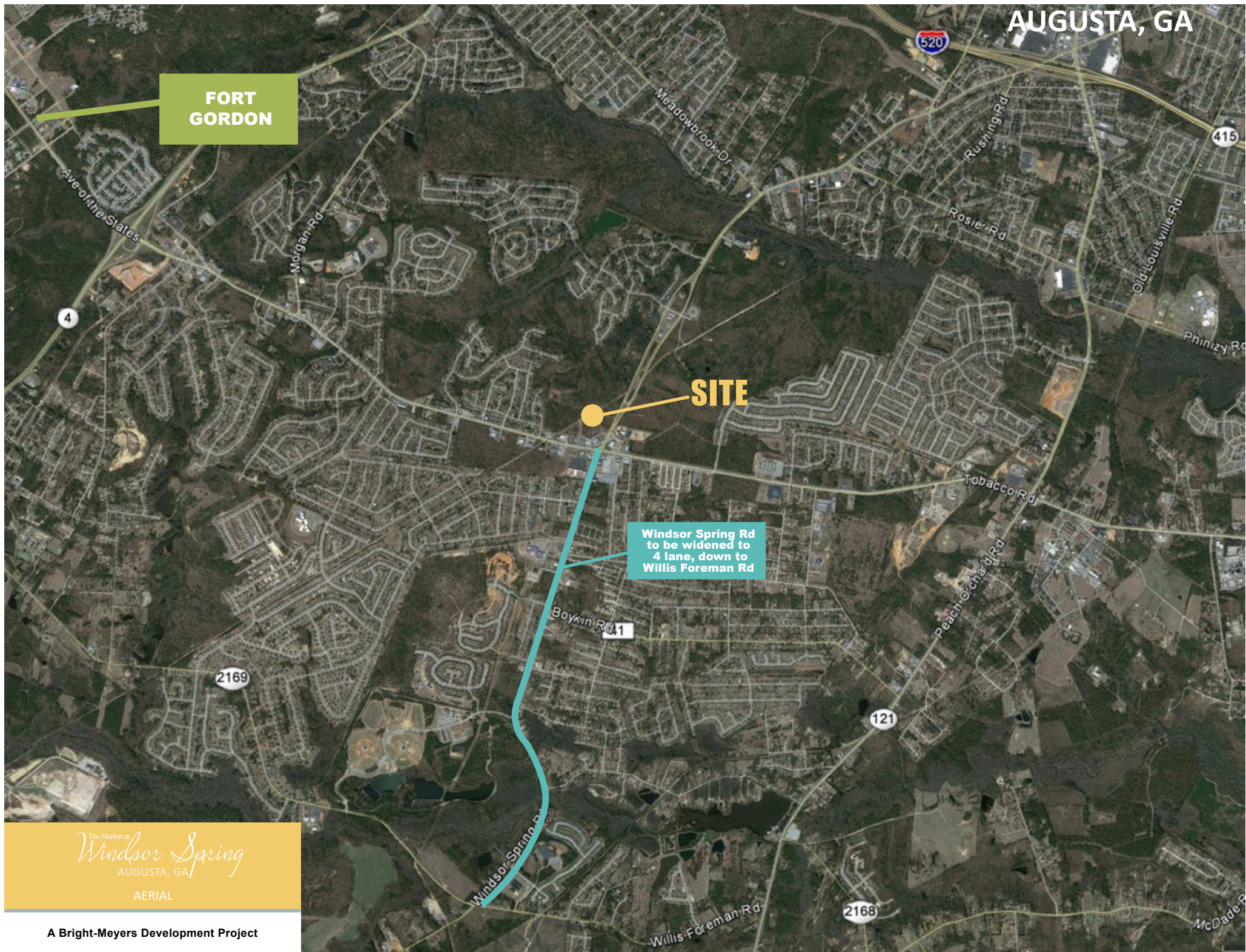
**SITE**

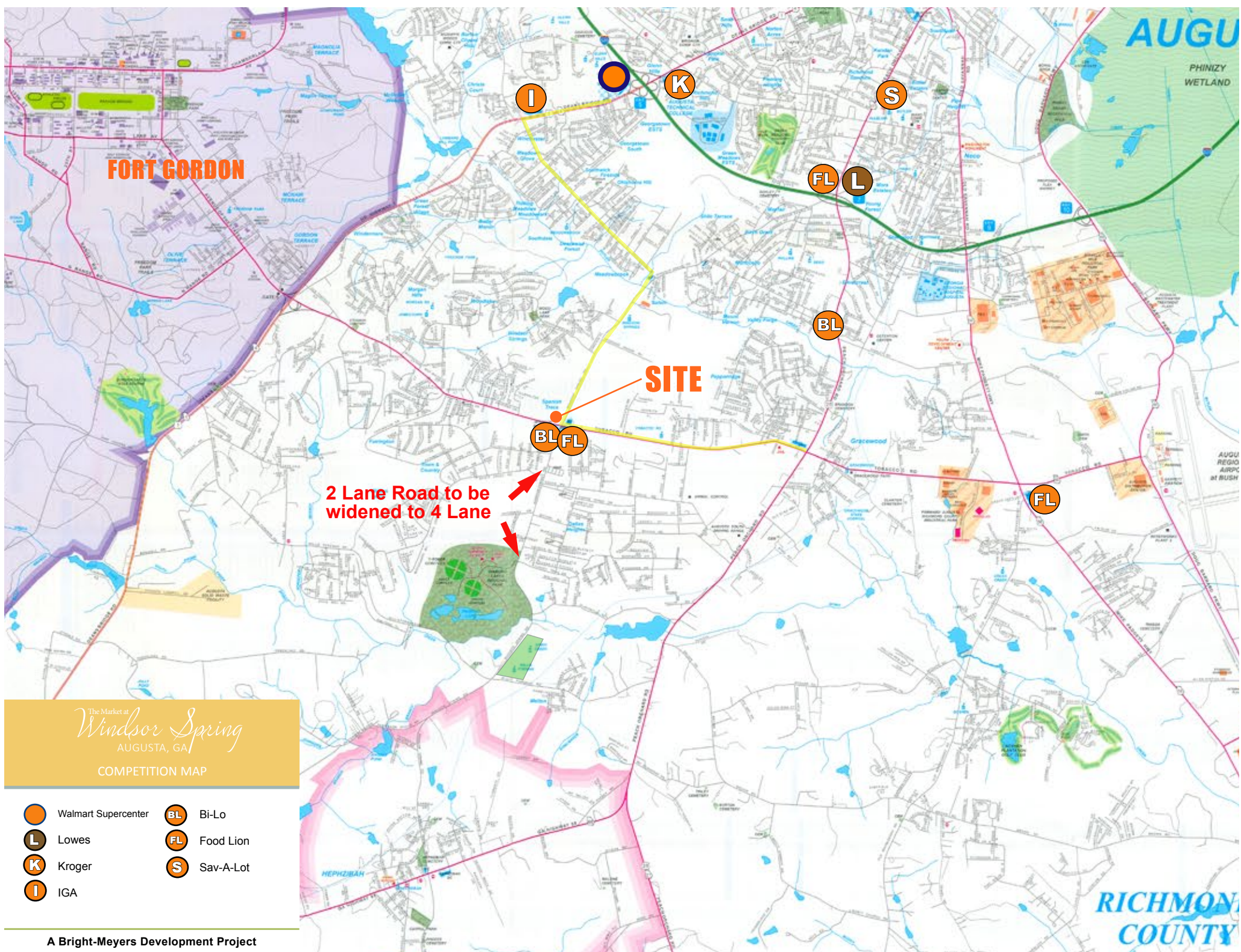
Windsor Spring Rd  
to be widened to  
4 lane, down to  
Willis Foreman Rd

The Market at  
*Windsor Spring*  
AUGUSTA, GA

AERIAL

A Bright-Meyers Development Project





**FORT GORDON**

**AUGUSTA**  
PHINIZY  
WETLAND

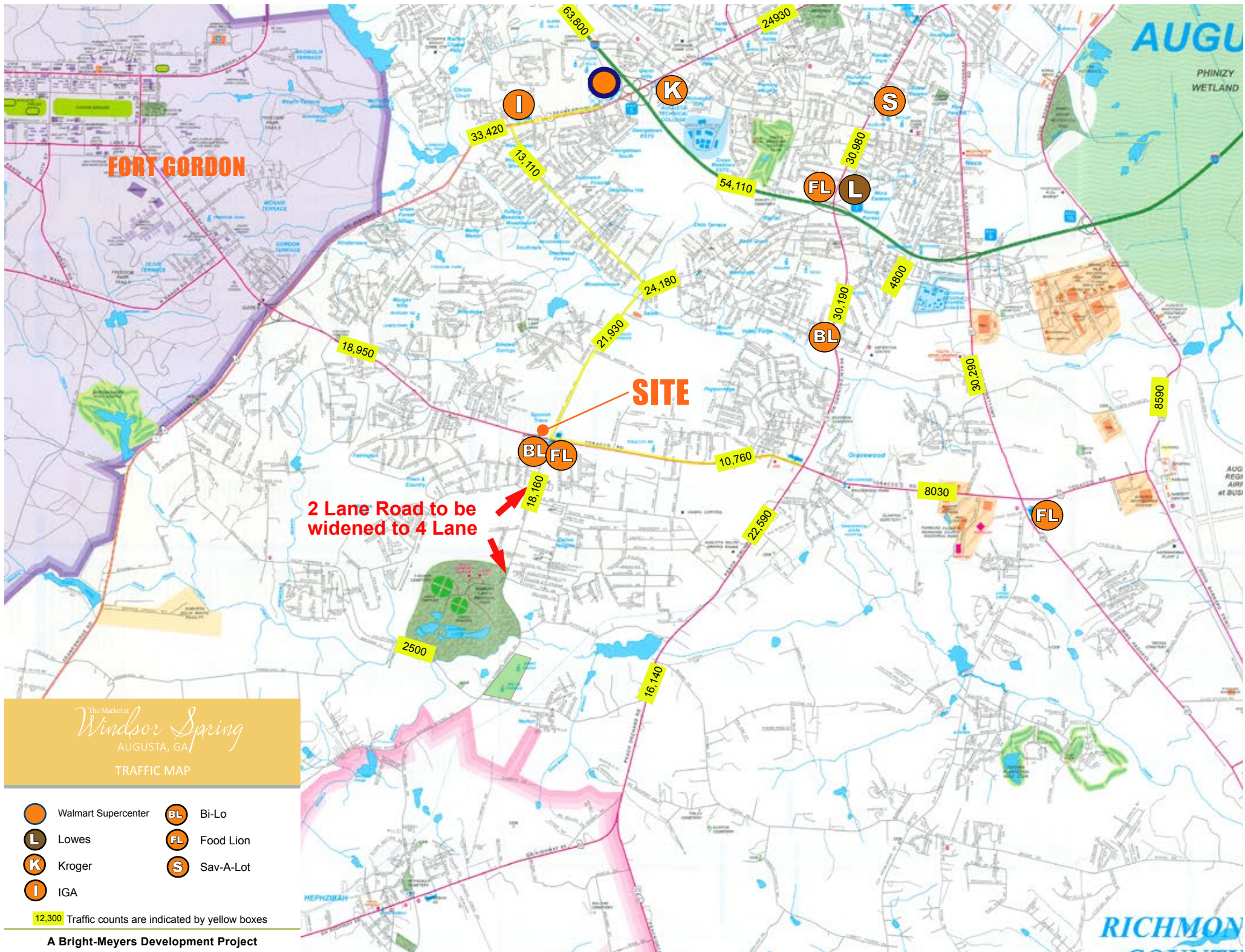
**SITE**

**2 Lane Road to be widened to 4 Lane**

**RICHMOND COUNTY**

The Market at  
*Windsor Spring*  
AUGUSTA, GA  
COMPETITION MAP

- Walmart Supercenter
- L Lowes
- K Kroger
- I IGA
- BL Bi-Lo
- FL Food Lion
- S Sav-A-Lot



The Market at  
*Windsor Spring*  
 AUGUSTA, GA  
 TRAFFIC MAP

- Walmart Supercenter
- BL Bi-Lo
- L Lowes
- FL Food Lion
- K Kroger
- S Sav-A-Lot
- I IGA

Traffic counts are indicated by yellow boxes

A Bright-Meyers Development Project

The Market at  
*Windsor Spring*  
AUGUSTA, GA



| DEMOGRAPHICS       | 2 Mi Ring | 5 Mi Ring | 10 Mi Ring |
|--------------------|-----------|-----------|------------|
| 2014 Population    | 24,314    | 86,145    | 242,128    |
| 2000 Population    | 21,930    | 82,127    | 223,648    |
| 2014 Households    | 8,526     | 30,169    | 93,620     |
| 2014 Avg HH Income | \$54,676  | \$50,384  | \$54,189   |

Coordinates: 33.37663, 82.07207



CELL TOWER  
HEIGHT=190'

FULL MOVEMENT  
ACCESS

RIGHT IN /  
RIGHT OUT  
ONLY

The Market at  
*Windsor Spring*  
AUGUSTA, GA  
SITE PLAN

A Bright-Meyers Development Project



This is a preliminary site plan subject to modification by the developer.



### WHERE IS AUGUSTA?

Nestled along the banks of the Savannah River, Augusta is the second largest and oldest city in Georgia. Located in the east central section of the state, Augusta is approximately 150 miles east of Atlanta on Interstate 20. Augusta is also centrally located just two and a half hours from the beach and the mountains.

<http://www.augustaga.gov/867/Augusta-Visitor-Information>

### A MAJOR EMPLOYMENT AREA

|                                    | Approx. Employees |
|------------------------------------|-------------------|
| Fort Gordon                        | 30,000            |
| Georgia Health Sciences University | 4,656             |
| University Hospital Healthcare     | 3,100             |
| EZ GO Textron Inc                  | 1,277             |

### FORT GORDON

Fort Gordon is a United States Army installation and the current home of the United States Army Signal Corps. The fort is located in Richmond, Jefferson, McDuffie, and Columbia counties, and if it had an official hometown, Grovetown would be it.

The main component of the post is the Advanced Individual Training for Signal Corps military occupational specialties. Fort Gordon trains more military personnel than any other training center of the U.S. Army.

Considered a mission partner on Fort Gordon is the Dwight D. Eisenhower Army Medical Center (DDEAMC), home of the Southeast Regional Medical Command (SERMC) as well as a dental laboratory. The facility treats active duty military and their families, as well as many of the military retiree community in the Central Savannah River Area. Under SERMC, the hospital is responsible for military hospital care from Kentucky to Puerto Rico.

Fort Gordon has approximately 30,000 military and civilian employees and currently has an estimated \$1.1 billion economic impact on the Augusta-Richmond County economy.

<http://www.cityofgrovetown.com/FortGordon.cfm>

2014-01-17 / Front Page

## Leaders discuss post, area growth

Public Affairs Office

[Fort Gordon](#) leaders are working with area officials to help them meet the challenges and take advantage of the opportunities presented by planned growth at the installation in coming years.

Current plans call for more than 3,000 additional service members, federal civilians and other workers to arrive for duty between now and 2019. Installation officials project that they'll be accompanied by about 5,000 family members.

"We're all very excited by the prospect of growth at [Fort Gordon](#)," said Col. Samuel G. Anderson, Fort Gordon Garrison commander. "This tells us that our national leadership has high confidence in our ability to carry out these important missions, and points to a bright future for our installation."

Department of the Army announced Dec. 19 that the headquarters of Army Cyber Command would relocate to [Fort Gordon](#) from its current [Washington](#), D.C. -area locations. That announcement also included the news that the Army would establish the [U.S. Army Cyber Center of Excellence at Fort Gordon](#), making it the center of gravity for cyber warriors' training and doctrine development. Combined with other growth, primarily in intelligence units on the installation, the installation's population will rise to its highest level in years and bring an additional 500 students per year to the post for training.

Where's the story?



3 Points Mentioned

Growth of this magnitude can be challenging to manage, Anderson said. He has embarked on a series of briefings for local leaders that he hopes will give them an idea of the magnitude of the planned growth and help them make their own plans.

"We recognize that with this growth come great opportunities and great responsibility, both for [Fort Gordon](#) and the surrounding communities," he said. "These new arrivals to the CSRA will use the road network, send their children to local schools, purchase or rent homes in area neighborhoods and make use of community services. Effectively managing this growth will require a cooperative effort between Fort Gordon and our neighbors. We are committed to assisting them in any way possible."

Anderson said that, because very few new family housing units are planned for the installation, virtually all of the new service members will live in offpost neighborhoods. While this represents an economic boom for the communities in which they reside, it also means a wave of new students in neighborhood schools and commuters on nearby roadways. Anderson added that the installation will provide as much information as early as possible to help local planning agencies and school districts adjust their plans accordingly.

"We're in this together, and we'll do our part," Anderson said. "Our success in managing this growth depends on our civilian neighbors succeeding as well. For our part, we will look at impacts on the installation – our ability to meet on-post demands for services and infrastructure. But we'll also look closely at impacts off the installation, and try to anticipate ways we can assist the local community in accommodating our growing population."

The growth comes with a growing list of infrastructure needs. Almost \$30 million in renovation and modernization of [Fort Gordon](#) facilities is already under way, according to figures provided by the Directorate of Public Works. Post officials say an additional \$170 million in new construction and \$56 million in additional renovations are needed; a figure they concede is likely to grow.

"Those figures for potential construction represent a snapshot in time – our planned military construction as of today," Anderson said. "However, discussions are continuing about our facility needs, so we expect these figures to change. In addition, it should be noted that most of these dollars have not yet been appropriated; budget discussions in [Washington](#) could have an impact the size of our military construction budget."

Anderson says nothing is certain until these new service members and units arrive, and he recommends patience and flexibility in the [Fort Gordon](#) community as plans unfold.

"Many factors can affect the scope and pace of this growth – budgets and national strategy chief among them," he said. "We are a military in transition, entering the post-war era, and we could face many changes to our armed forces. This is the plan as we know it today. All that said, there's no place I'd rather be, and no community that will do a better job of welcoming new service members and families than [Fort Gordon](#) and the CSRA."

2014-07-18 / Spectrum

## Gordon growth, downsizing – sorting out mixed messages

Unless you've been hiding under a rock for the past year, you know [Fort Gordon](#) is growing. You may not know how, how many, when or what it all means to our community, but you know new people are on the way. If you're like most people, you're happy about the economic infusion into the area, but you're also a little concerned about the pressure that a significant population increase will put on local infrastructure and resources.

Then, a couple of weeks ago, you heard on the news that [Fort Gordon](#), along with most other major Army installations, may be shrinking. Again, you're not sure how, how many, when or what it all means to our community. And again, if you're like most people, you're happy that the Army is soliciting public input on its plans for reductions across the force, but you're concerned about the potential impacts of job losses in the community.

In other words, if you're like most people, you're just plain confused. Here's a primer to help sort things out.

Under a plan for growth on post that began in 2012, new units and people are arriving at [Fort Gordon](#) and will continue to do so at least through 2019. The movement of the Army Cyber Command headquarters here over the next few years has gotten the lion's share of media attention, but the fact is, about 3,700 new service members and civilians from all four military services will arrive for duty at Fort Gordon between now and 2020. That number could grow even larger, and they won't be coming alone. They'll be bringing about 5,500 family members with them, for an estimated total growth of between 9,000 and 10,000 people. Hundreds of them are already here.

Yes, that's a lot of people, and that's why installation officials have been working closely with local elected leaders, school districts, chambers of commerce, and regional development authorities for the past several months. Since virtually all of these new personnel will live in the off-post community, we must ensure that we keep our neighbors informed so they can plan for the impact of this growth on themselves and their institutions.

While this growth is taking place at [Fort Gordon](#), the Army as a whole is shrinking. Plans drawn up a couple of years ago called for the active Army to be reduced from its wartime strength of 562,000 to 490,000. An environment assessment was completed last year, and it resulted in no planned reductions at Fort Gordon. However, the impact of sequestration on the defense budget may require the Army to further reduce the active force by an additional 70,000 Soldiers, down to a total of 420,000. So, a supplemental environmental assessment of the additional cuts is underway, and the public comment period for that process just began.

We can't predict whether these reductions will hit home at [Fort Gordon](#), and it would be inappropriate for us to try. What we can tell you is this:

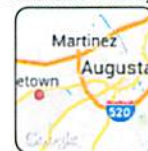
- The cumulative cuts being studied across the Army far exceed the number actually needed to reach the goal of 420,000; they've been characterized as "worst-case scenarios."
- Last year's study resulted in no cuts at [Fort Gordon](#).
- The Navy, Air Force and Marine Corps are unaffected by the Army's potential reductions.
- The growth that's coming to [Fort Gordon](#) is coming to Fort Gordon, whether the Army is reduced or not.

There's no doubt that we and our neighbors are getting some mixed messages right now, and that may be unavoidable during a complex transition from an Army at war to an Army in preparation for the next war. But we hope these facts will help you draw your own conclusions, and we'll do our best to continue to provide the facts as we know them.

[Return to top](#)

[Login](#) to post comments

Where's the story?



1 Points Mentioned

# ATLANTA BUSINESS CHRONICLE



*Augusta: Base officials cut the ribbon Aug. 4 on the new U.S. Army Cyber School at Fort Gordon, which will train students to move into the new jobs being created on the operational side of the Cyber Command.*

SPECIAL/U.S. ARMY

## Georgia moves to forefront of cyberwar

BY DAVE WILLIAMS AND URVAKSH KARKARIA  
davewilliams@bizjournals.com, ukarkaria@bizjournals.com

**T**he U.S. Army is putting Georgia at the center of its 21st century war-fighting. The Army plans to locate its new Army Cyber Command Headquarters at Fort Gordon near Augusta, consolidating cybersecurity functions for the first time and generating nearly 4,000 jobs.

Local business leaders project the move will spur up to 16,000 more jobs indirectly as high-paying civilian defense contractors flock to the area to be near the action. Potential icing on the cake: a proposal to designate cyber as a separate branch of the Army, giving it equal status with infantry and armor.

CONTINUED ON PAGE 13A

## NEWS

CYBER CONTINUED FROM PAGE 1A

"[Augusta] is going to be the Silicon Valley for Army cybersecurity," said retired Col. **Thom Tuckey**, executive director of the **CSRA Alliance for Fort Gordon**, a coalition of business leaders and elected officials in the Central Savannah River Area. "Anybody in the cyber business is going to want to be here."

The Cyber Command Headquarters move was announced late last year. Since then, it's become clear that hosting the Army's cyber operations will involve a lot more. The base also is home to a new U.S. Army Cyber School that will train students for the new jobs being created on the operational side.

**"[Augusta] is going to be the Silicon Valley for Army cybersecurity."**

**RETIRED COL. THOM TUCKEY**

Executive director, CSRA Alliance for Fort Gordon



Gordon  
Hannah

and the private sector share best practices.

**David Bockel**, a retired major general now serving as veterans programs liaison for the **Georgia Department of Economic Development**, said

Fort Gordon competed for the cyber headquarters with Fort Meade, Md., part of an Army cyber operation temporarily spread over a half-dozen federal government buildings and leased space in greater Washington, D.C.

The experience of Fort Gordon's

workforce in communications technology as the home of the Army's Signal Corps played a key role in its selection by the Cyber Command, Bockel said.

"Fort Gordon is the communications center for the Army," he said. "It's a smart installation. There's a lot of brain power."

Georgia also offers a lower cost of living than Maryland, Bockel said.

The consolidation at Fort Gordon will generate a mix of military and civilian jobs. Anderson expects about 1,100 of the new base jobs to be filled by civilians.

When indirect civilian jobs are counted, Augusta business leaders are projecting a multiplier effect of up to 4-1, based on retail spending.

"When you have a three-star command

on the cutting edge of technology, it's logical to believe some of that IT community would come to that area," Anderson said.

Tuckey said many of the new civilian jobs will be high-paying, with starting salaries in the range of \$70,000 a year.

"They're not looking for trailers," he said. "They're looking for decent communities."

It's too soon to tell whether the Army's top brass will embrace dedicating a separate branch to cyber. Either way, it won't affect the number of jobs at Fort Gordon, Anderson said.

"The folks doing that business will simply have new patches on their shoulders," Tuckey said.

HEALTH  NNECT  
S O U T H

reThinking Collaboration



Soldiers filling the new headquarters jobs will be joined by the expansion of an existing **National Security Administration** (NSA) operation at the base, and two new brigade-size cyber units will be stationed there, said Col. **Sam Anderson**, garrison commander at Fort Gordon. "One of the values of this consolidation is the operational synergy ... [of] having all these organizations at one location," Anderson said.

It makes sense for America's armed forces to boost the nation's cyber-warfare capabilities, said **Adam Ghetti**, an Atlanta-based information security entrepreneur.

"Increasingly ... the cyber domain is the first frontier of warfare," Ghetti said. "Whether you're on the ground, in the air or on the water, cyber is by far the quickest mechanism by which adversaries are attempting to subvert our capabilities."

Cyberwar is an effective first line of attack for nation-states because it's cheap, Ghetti said. Unlike a conventional war, which requires expensive training of thousands of people, cyberwar can be waged by a few dozen people with computers and an Internet connection.

As warfare becomes more dependent on communication networks, cybersecurity is one of the new battlefield domains, said **Gordon Hannah**, a principal at professional services firm Deloitte.

"More ... mission-related capabilities are moving to network-based infrastructure," Hannah said. "That makes defending and protecting your infrastructure, as well as being able to establish some kind of offensive capabilities, very important."

The U.S. Department of Defense spends more than \$5 billion annually protecting its military networks from external threats, such as nation states, and internal attacks from rogue employees, according to public statements.

When choosing sites to locate cyber operation centers, the military seeks access to a skilled workforce and a private sector with complementary capabilities, Hannah said. That lets government

## A first-of-its-kind event. A first-of-its-kind purpose.

Leading healthcare executives, innovators and experts will convene on September 15 to define the Southeast's role in the future of health. This is your opportunity to join the conversation.

Health Connect South is a platform for you to make connections and collaborate with the health industry's foremost experts and leaders.

Serving as a gateway between health industry stakeholders, we provide unique and meaningful partnership opportunities in health.

Registration is currently open and filling up quickly. Space is limited, so reserve your spot today. Together, Health Advances.

**September 15th at the Woodruff Arts Center.**

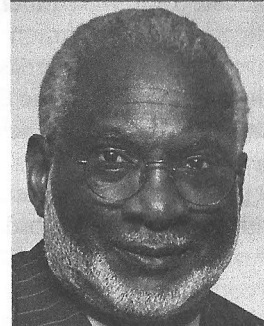
Registration and conference details can be found at [healthconnectsouth.com](http://healthconnectsouth.com)



/healthconnectsouth



/hcs2014



Dr. David Satcher  
16th Surgeon General of  
the United States



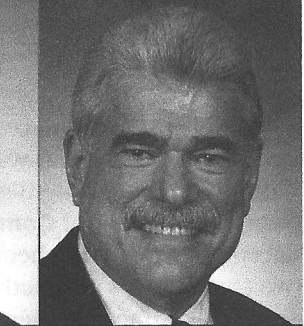
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