



FOR SALE | LAND

HWY 19 @ I-20, 6 COMMERCIAL LOTS,
AIKEN



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Highway 19, Aiken, SC 29841



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Presley in compliance with all applicable fair housing and equal opportunity laws.

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SECTION 1

PROPERTY INFORMATION

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PROPERTY INFORMATION | EXECUTIVE SUMMARY

Highway 19, Aiken, SC 29841



OFFERING SUMMARY

Sale Price:	\$72,360 - \$263,250
Lot Size:	50.0 Acres
Number Of Lots:	6
Zoning:	RUD
Price / Acre:	\$15,000-\$30,000

PROPERTY OVERVIEW

Presley Realty is proud to exclusively present six commercial development lots just off of I-20 in Aiken, SC. Located next to the Deluxe Inn, and across from Waffle House, Shell, and Guesthouse Inn. Lots range from 19 acres to just over 2 acres. Excellent for development, recreation or investment. Topography is gently rolling. Potential uses include Retail, Flex Space, Light Industrial, Logistics, Multifamily, Mobile Home/RV community.

LOCATION OVERVIEW

Topography is gently rolling. Located minutes from Aiken, SC, and thirty minutes to both Augusta, and Columbia, and just 5 minutes from Sage Mill industrial complex, where MTU and Bridgestone both have flagship manufacturing facilities. Located at the intersection of I-20 and Hwy 19, in Aiken.

PROPERTY HIGHLIGHTS

- Clear site view and easy access from Hwy 19 and Frontage Road
- Potential uses include Retail, Flex Space, Light Industrial, Logistics, Multifamily, Mobile Home/RV community.

PROPERTY INFORMATION | ADDITIONAL PHOTOS

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SECTION 2

LOCATION INFORMATION



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LOCATION INFORMATION | AIKEN MARKET OVERVIEW

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City of Aiken

Originally chartered in 1828, Aiken is a city of historic charm, with a vibrant downtown, and history of passion for all things equestrian. Located in Aiken County, South Carolina, the Central Savannah River Area (CSRA) in close proximity to Augusta, GA, Aiken has long been a destination for those horse and golf lovers alike. This coupled with its general charm, have resulted in a city with great appeal as retirement location.

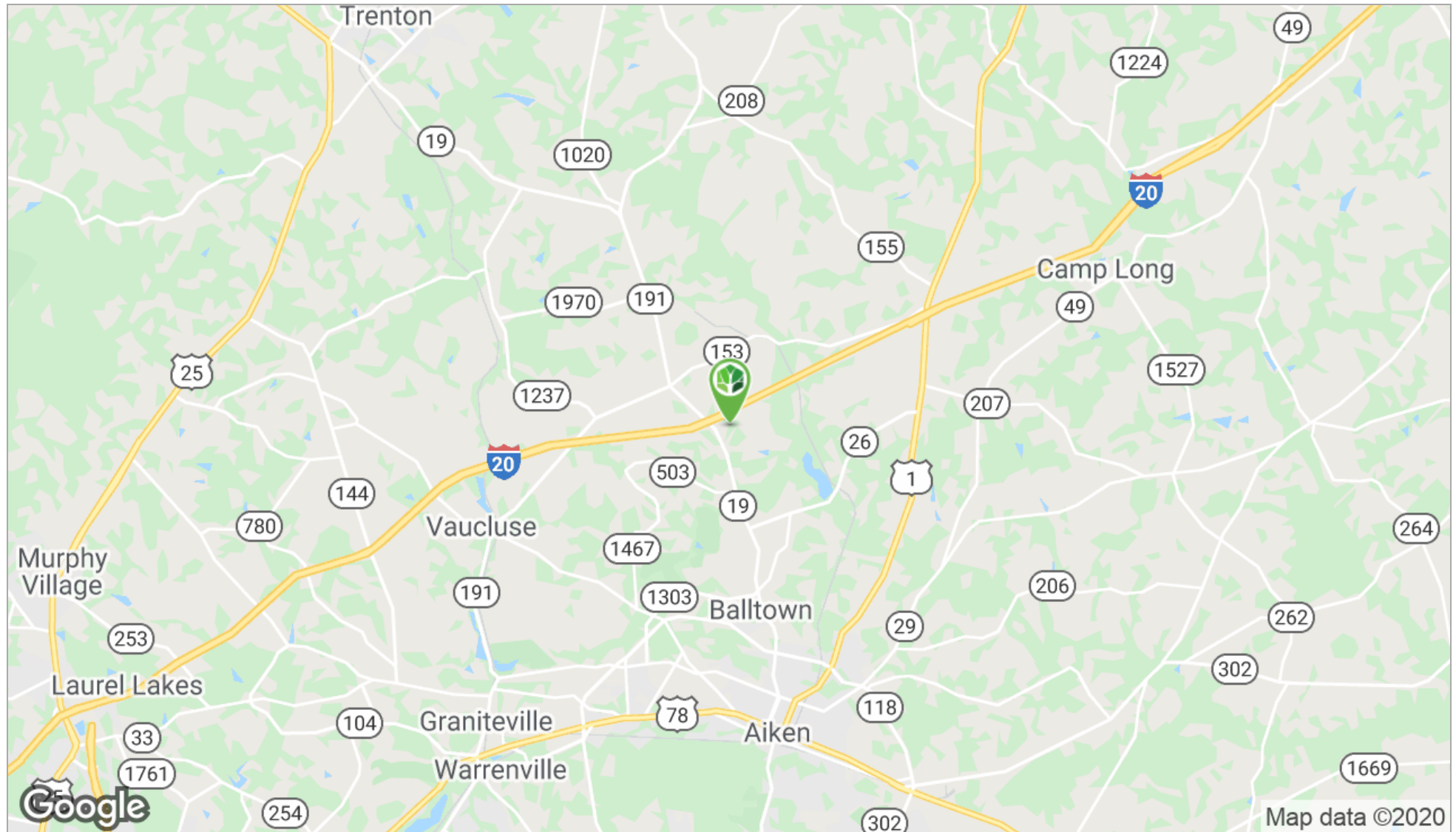
Industry and Workforce

As the county seat of Aiken County, per a 2015 estimate, Aiken has a population of approximately 30,604. Per a 2013 census, the greater county is the home to approximately 164,176 people. Area employers benefit directly from the proximity of Aiken Technical College, Piedmont Technical College, and the University of South Carolina at Aiken. When you consider the abundant workforce from the Aiken-Augusta, SC-GA Metropolitan Statistical area that includes over 575,000 people. Savannah River Site (SRS) is a nuclear site located in close proximity to Aiken that employs more than 10,000 people. With its first reactor having gone critical in 1953, the facility has continued to grow in capacity and in the number of people employed. Bridgestone has two separate plants in Aiken, employing nearly 1,800 people and Kimberly-Clark which employs 1,200, in addition to many smaller industrial operations employing thousands more.



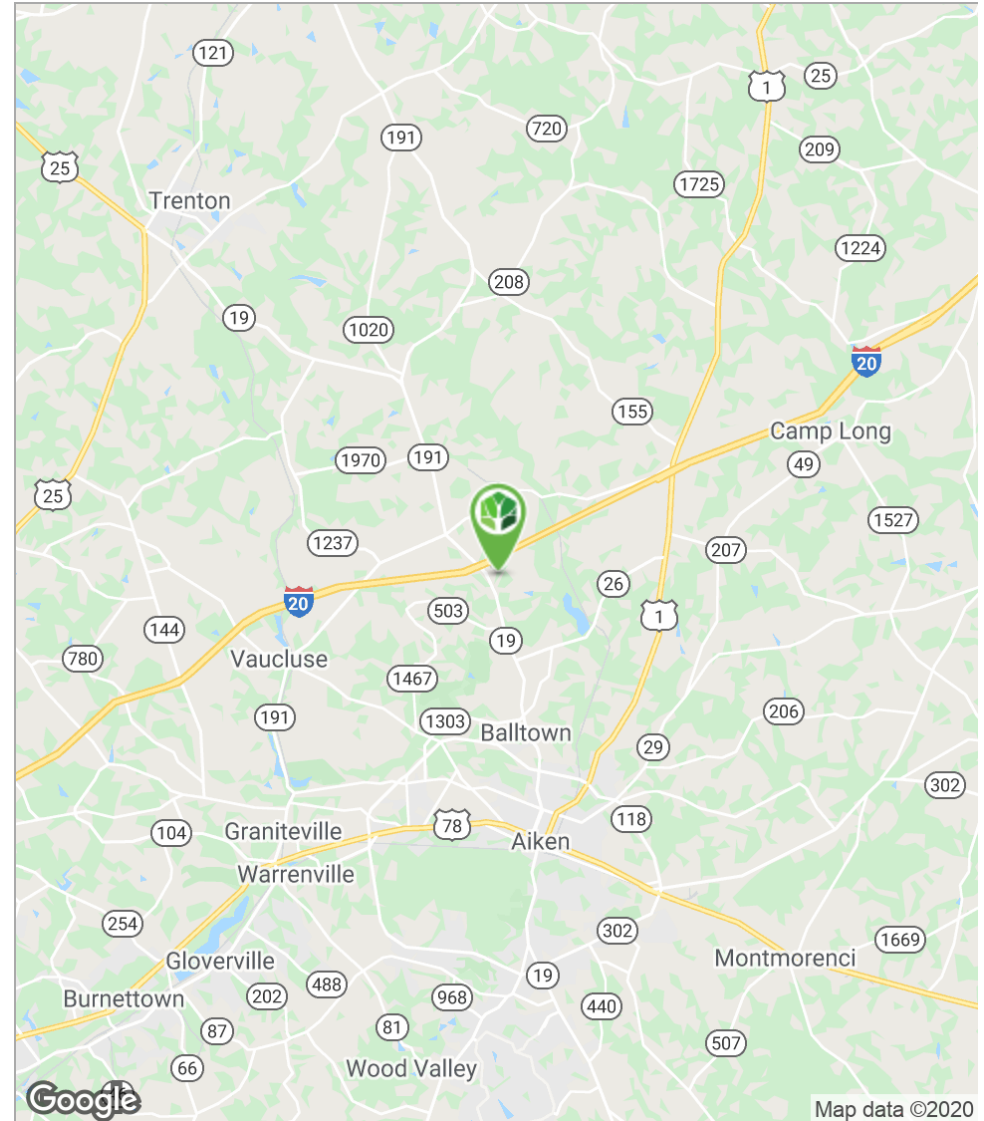
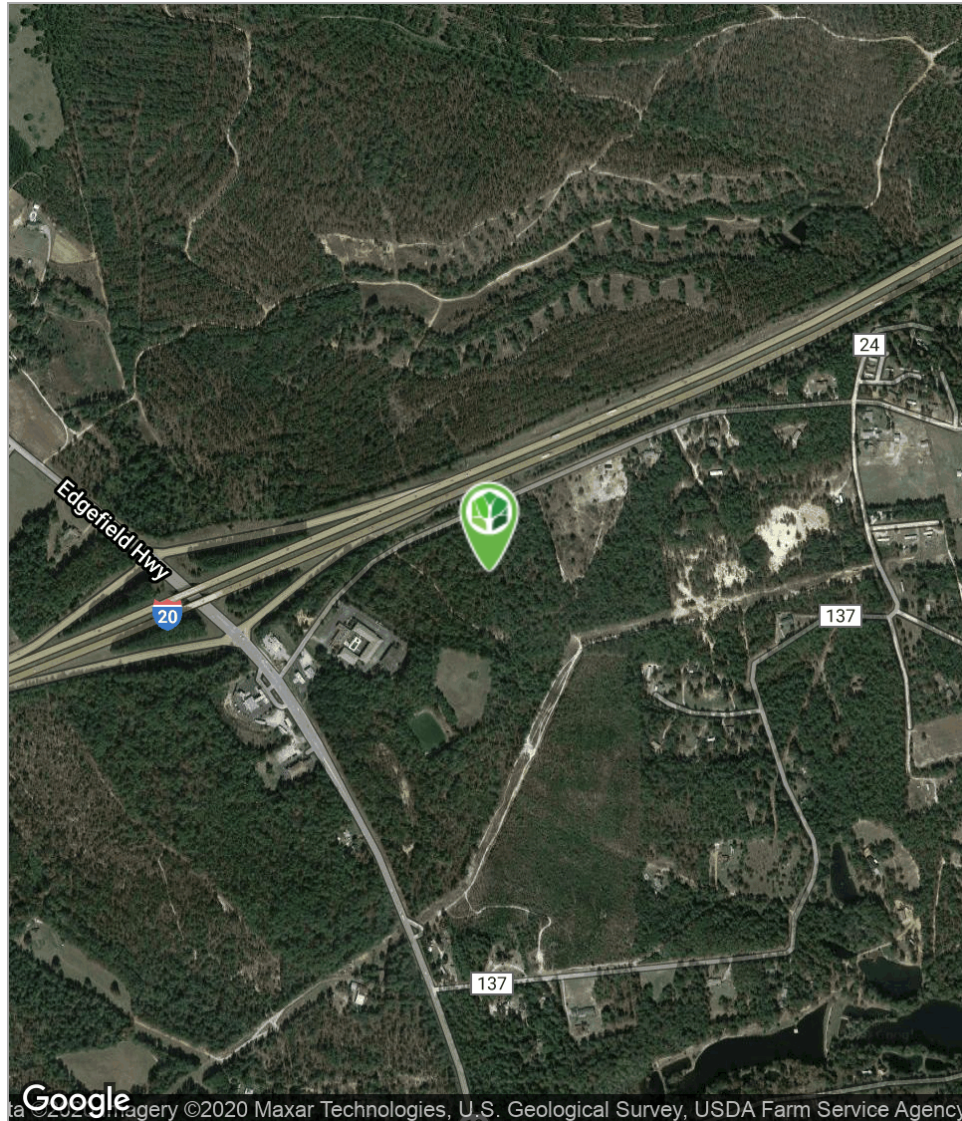
LOCATION INFORMATION | REGIONAL MAP

Highway 19, Aiken, SC 29841



LOCATION INFORMATION | LOCATION MAPS

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LOCATION INFORMATION | AERIAL MAPAERIAL MAP

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SECTION 3

DEMOGRAPHICS



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DEMOGRAPHICS | DEMOGRAPHICS REPORT

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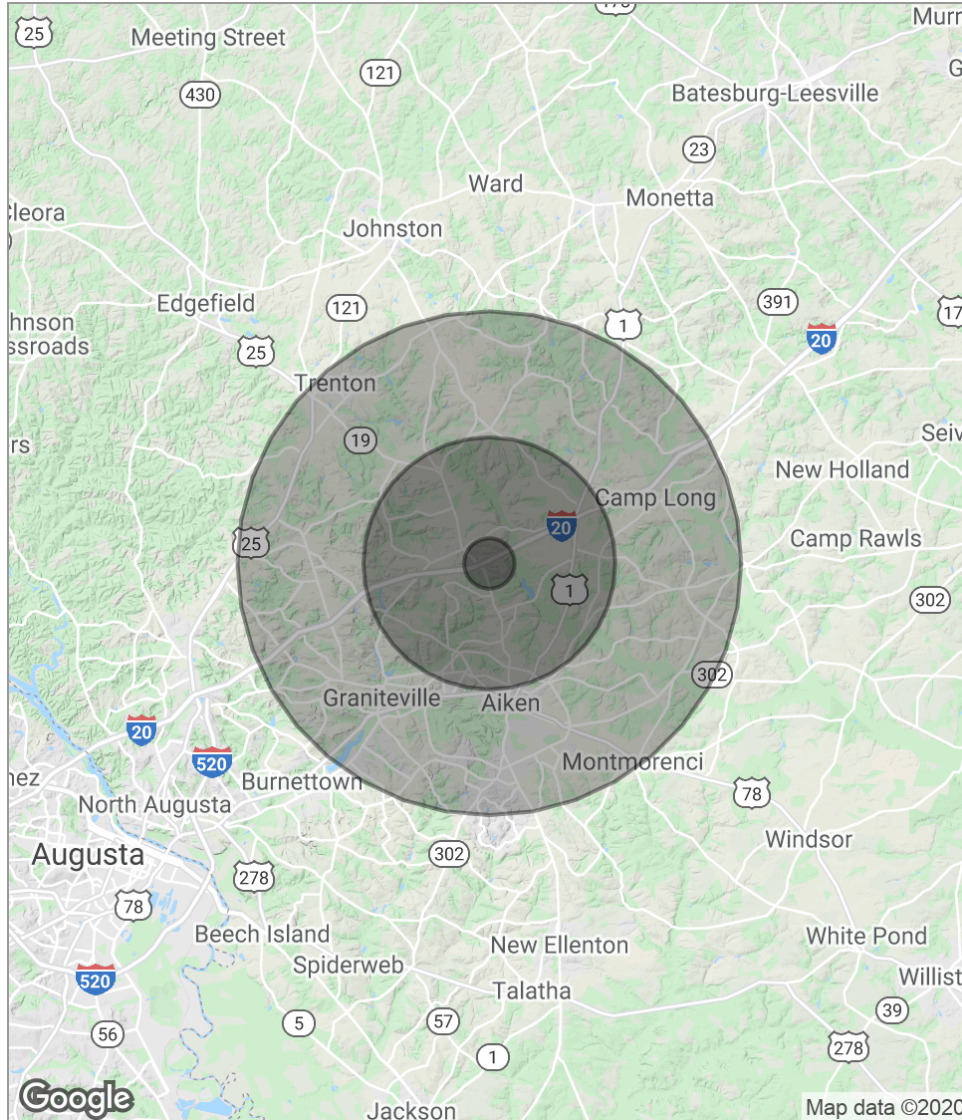


	1 MILE	5 MILES	10 MILES
Total population	770	37,625	186,085
Median age	38.5	38.6	37.6
Median age (Male)	38.6	37.0	36.4
Median age (Female)	38.5	40.2	38.8
Total households	274	14,951	76,306
Total persons per HH	2.8	2.5	2.4
Average HH income	\$78,756	\$62,193	\$60,521
Average house value		\$149,809	\$184,514

** Demographic data derived from 2010 US Census*

DEMOGRAPHICS | DEMOGRAPHICS MAP

Highway 19, Aiken, SC 29841



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SECTION 4

COMPANY OVERVIEW AND ADVISOR BIOS



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COMPANY OVERVIEW AND ADVISOR BIOS | TEAM PAGE

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JOEL PRESLEY



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PROFESSIONAL BACKGROUND

Joel is the owner of Presley Realty, working in development, construction, and brokerage of land and commercial properties. He is a native of North Augusta, South Carolina and lives there with his wife, Tracy, and four children. Joel was graduated from Liberty University in Lynchburg, Virginia with a B.S. in Journalism. After college, he worked in communications for Samaritan's Purse; and then served for six years as an officer in the United States Air Force. He enjoys music, good stories, beautiful land, traveling and adventures with his family. He is an active leader of Church of the Good Shepherd in North Augusta and supports causes like 40 Days for Life and Central Savannah River Land Trust.

JONATHAN ACEVES, MBA



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PROFESSIONAL BACKGROUND

Jonathan serves as a commercial sales and leasing agent with Presley. 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 is also a General Partner in Equity Venture Partners, focusing on downtown real estate development, and RAM Construction Group LLC, a construction firm. He earned his BBA and MBA from Augusta University. Jonathan lives downtown in the Olde Town neighborhood with his wife and two children. He has lived in Augusta for over 20 years, serves as a deacon at First Presbyterian Church, and is an active part of the Olde Town Neighborhood Association.

JOHN ECKLEY, MBA, CIVIL ENGINEER



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PROFESSIONAL BACKGROUND

John serves as a commercial sales and leasing agent with Presley, and specializes in commercial sales and leasing, land sales, and business analysis. John earned both his BS in Civil Engineering and his MBA from Clemson University. He is a former water and wastewater engineer with Jordan, Jones, and Goulding (now Jacobs), where he participated in the design and construction of multiple treatment plants and pipeline systems. More recently, he has worked in roles providing marketing services, small business consultation, and outside sales services, and loves using this acquired mix of expertise to serve the commercial real estate industry in the CSRA. John is a member of First Presbyterian Church and lives downtown in the Olde Town neighborhood with his wife and son, where they have resided for the past three 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.