



FOR SALE | LAND

3.5 ACRE AIKEN I-20 OUTPARCEL

106 W. FRONTAGE ROAD, AIKEN, SC 29803



Meybohm
COMMERCIAL

Joel Presley
803.279.2060

TABLE OF CONTENTS

106 W. Frontage Road, Aiken, SC 29803



Confidentiality & Disclaimer

All materials and information received or derived from Presley its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Presley its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Presley will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Presley makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Presley does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

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.

Contents

PROPERTY INFORMATION	3
LOCATION INFORMATION	8
COMPANY OVERVIEW AND ADVISOR BIOS	15



SECTION 1

PROPERTY INFORMATION



Meybohm
COMMERCIAL

Joel Presley
803.279.2060

PROPERTY INFORMATION | EXECUTIVE SUMMARY

106 W. Frontage Road, Aiken, SC 29803



OFFERING SUMMARY

Sale Price: \$262,500

Parcel ID: 133-00-20-002

Lot Size: 3.59 Acres

Zoning: Commercial

Price / AC: \$85,000

PROPERTY OVERVIEW

Presley Realty is proud to exclusively present this 3.5 AC retail development lot, just off of I-20 at exit 22, in Aiken, SC. With a clear site view from I-20 and Exit 22 exit ramp, adjoining McDonalds with good access and traffic counts. Nearby Retailers include McDonalds, Raceway, Quality Inn, Hardees, Circle K, Bojangles, and Dollar General. Property boasts a clear site view from I-20, and good access.

Located directly next to McDonald's just off of Columbia Hwy N, just north of Aiken, SC. This site is located thirty minutes from Augusta, GA, and thirty minutes to Columbia, Sc. Also located just minutes from Sage Mill Industrial Complex, where MTU and Bridgestone both have flagship manufacturing facilities.

PROPERTY HIGHLIGHTS

- Great retail / commercial location
- Excellent Visibility
- I-20 and Hwy 1 with lots of traffic
- Nearby to Aiken airport and industrial park

PROPERTY INFORMATION | HELPFUL LINKS

106 W. Frontage Road, Aiken, SC 29803



HELPFUL LINKS

Google Map Link:

<https://drive.google.com/open?id=14TrYkSe57f5bMgFYB1CmrlvQyog&usp=sharing>

Property Card:

[https://beacon.schneidercorp.com/](https://beacon.schneidercorp.com/Application.aspx?AppID=844&LayerID=15264&PageTypeID=4&PageID=6879&Q=1090434900&KeyValue=1)

[Application.aspx?AppID=844&LayerID=15264&PageTypeID=4&PageID=6879&Q=1090434900&KeyValue=1](https://beacon.schneidercorp.com/Application.aspx?AppID=844&LayerID=15264&PageTypeID=4&PageID=6879&Q=1090434900&KeyValue=1)

Parcel Map:

[https://beacon.schneidercorp.com/](https://beacon.schneidercorp.com/Application.aspx?AppID=844&LayerID=15264&PageTypeID=1&PageID=6876&KeyValue=133-00-20-002)

[Application.aspx?AppID=844&LayerID=15264&PageTypeID=1&PageID=6876&KeyValue=133-00-20-002](https://beacon.schneidercorp.com/Application.aspx?AppID=844&LayerID=15264&PageTypeID=1&PageID=6876&KeyValue=133-00-20-002)

Aiken, SC Info:

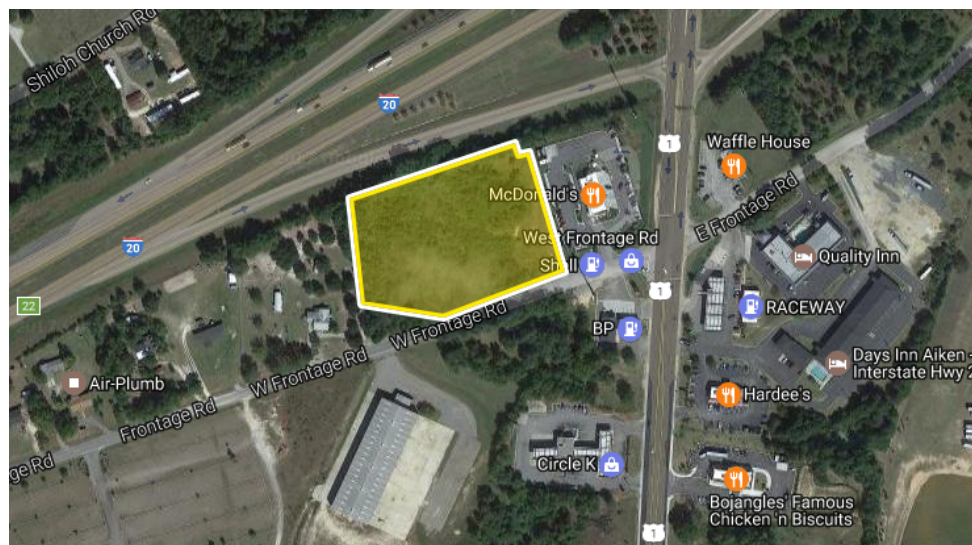
<http://discoveraikencounty.com/>

Aiken County Zoning Ordinance:

<https://buildout.com/docs/documents/579248?token=533ff5fbc0d287bde4c4b9805d11b3e279e72044>

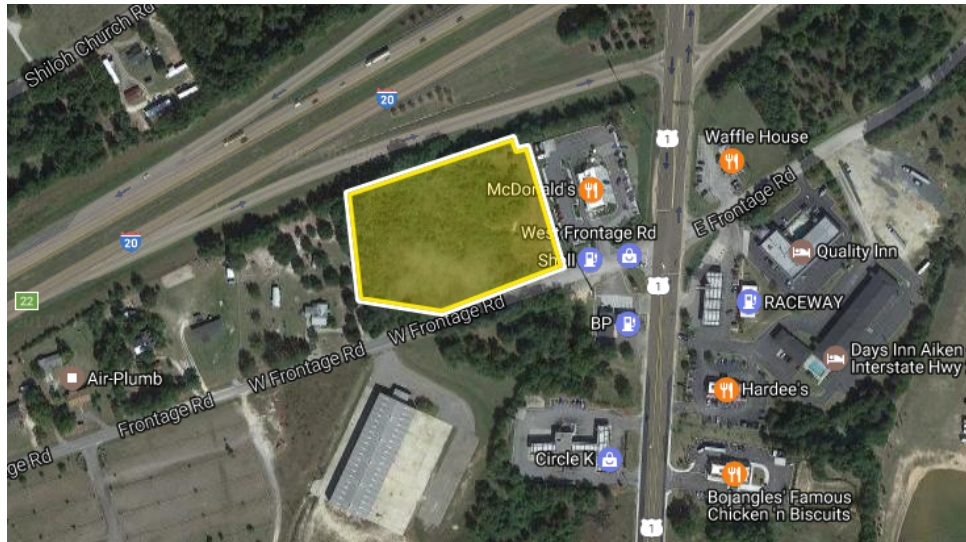
PROPERTY INFORMATION | ADDITIONAL PHOTOS

106 W. Frontage Road, Aiken, SC 29803



PROPERTY INFORMATION | ADDITIONAL PHOTOS

106 W. Frontage Road, Aiken, SC 29803





SECTION 2

LOCATION INFORMATION

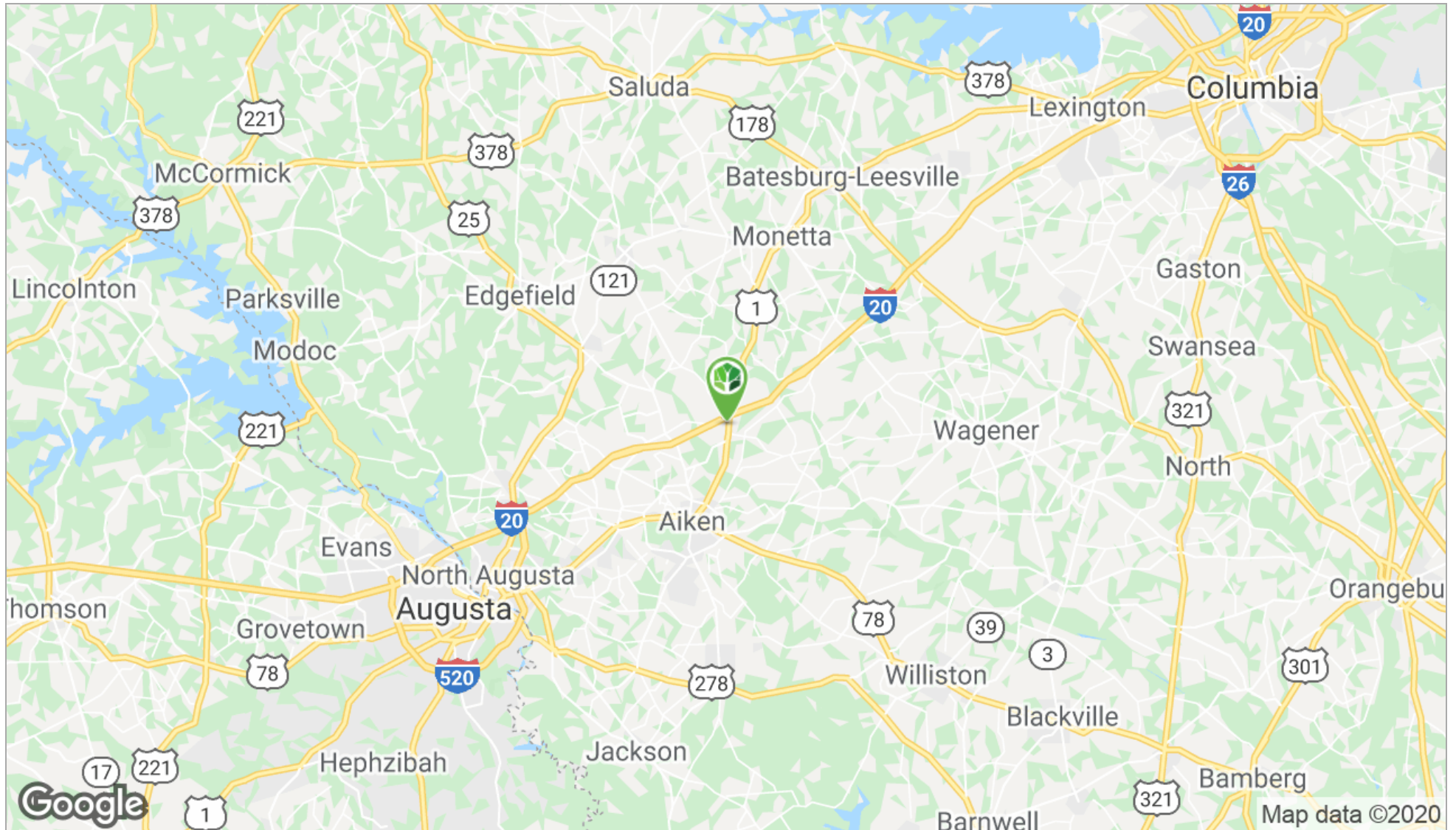


Meybohm
COMMERCIAL

Joel Presley
803.279.2060

LOCATION INFORMATION | REGIONAL MAP

106 W. Frontage Road, Aiken, SC 29803



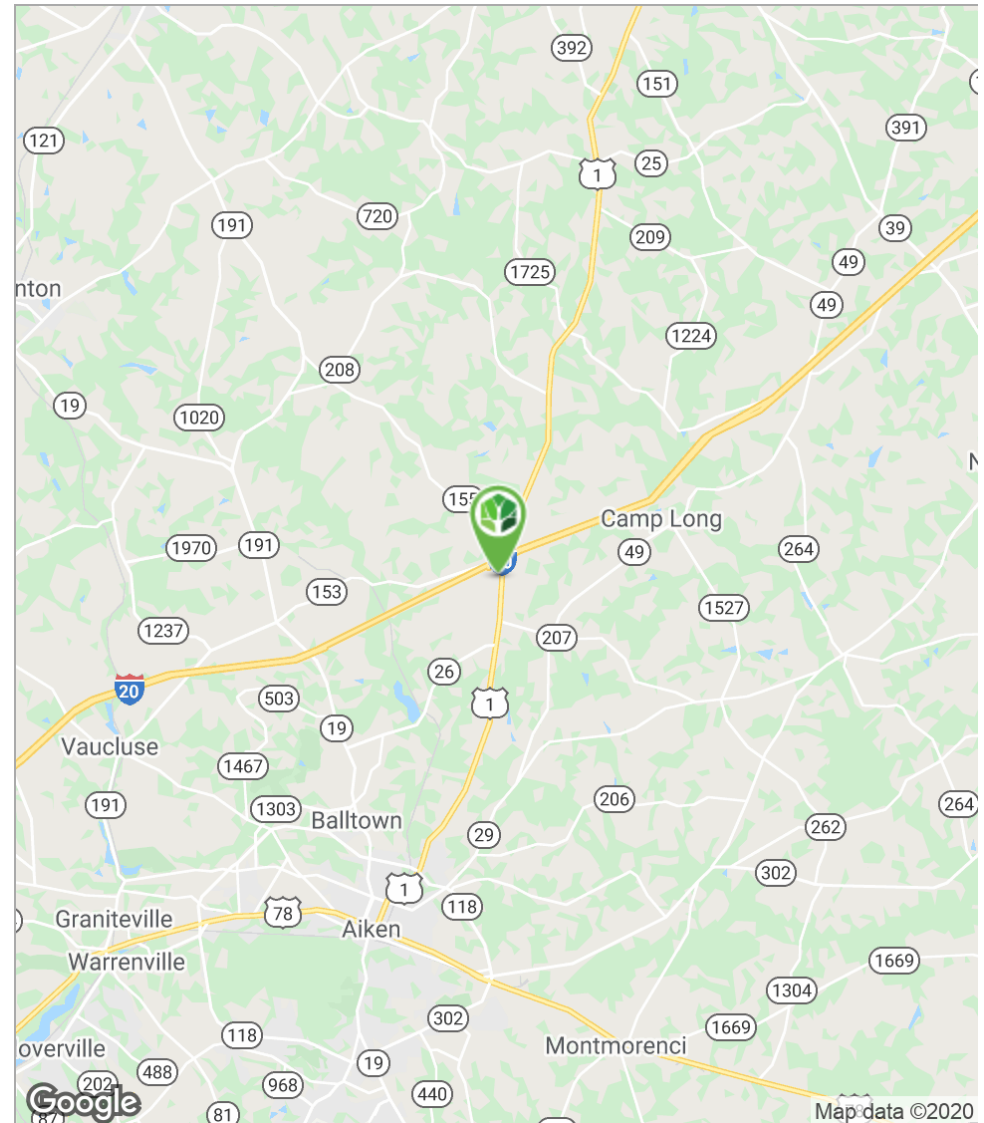
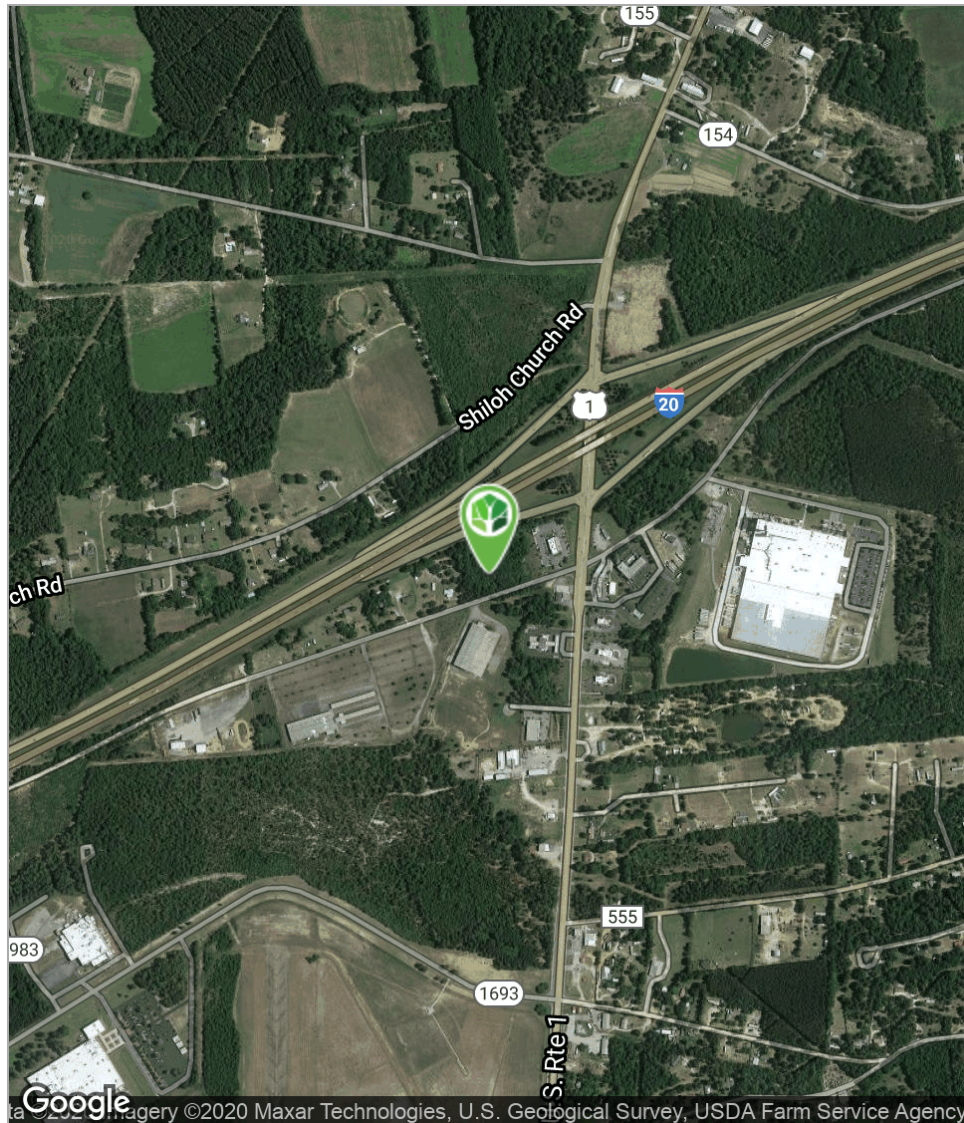
LOCATION INFORMATION | RETAILER MAP

106 W. Frontage Road, Aiken, SC 29803



LOCATION INFORMATION | LOCATION MAPS

106 W. Frontage Road, Aiken, SC 29803



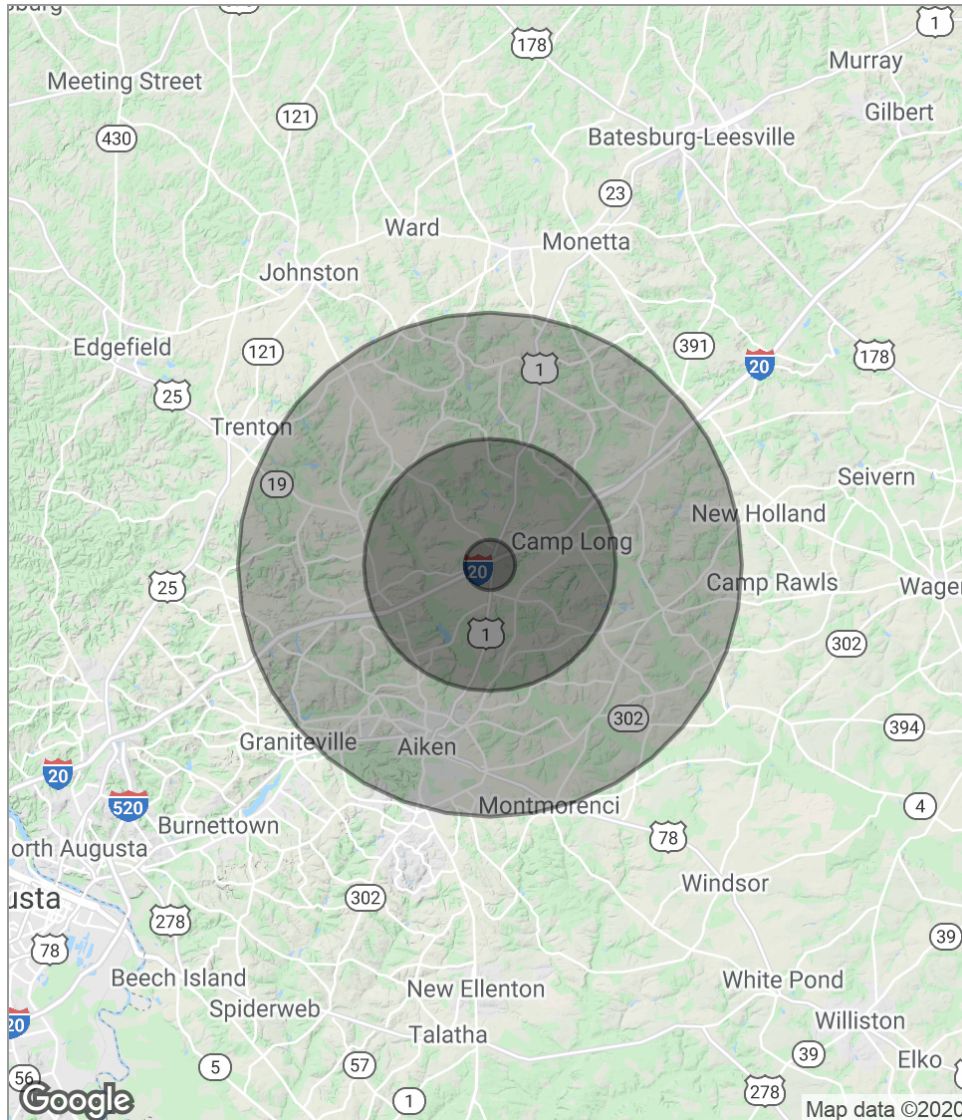
LOCATION INFORMATION | AERIAL MAP

106 W. Frontage Road, Aiken, SC 29803



LOCATION INFORMATION | DEMOGRAPHICS MAP

106 W. Frontage Road, Aiken, SC 29803



POPULATION	1 MILE	5 MILES	10 MILES
Total population	198	5,876	49,843
Median age	36.5	36.3	39.2
Median age (Male)	32.6	33.9	35.0
Median age (Female)	38.1	37.5	41.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	71	2,157	19,110
# of persons per HH	2.8	2.7	2.6
Average HH income	\$56,140	\$52,744	\$54,840
Average house value	\$179,289	\$176,929	\$164,794

* Demographic data derived from 2010 US Census

LOCATION INFORMATION | AIKEN MARKET OVERVIEW

106 W. Frontage Road, Aiken, SC 29803

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.





PRESLEY

SECTION 3

COMPANY OVERVIEW AND ADVISOR BIOS



Meybohm
COMMERCIAL

Joel Presley
803.279.2060

COMPANY OVERVIEW AND ADVISOR BIOS | COMPANY OVERVIEW

106 W. Frontage Road, Aiken, SC 29803



Our Story:

In 1947, a young man, William H. Presley, Jr., "Bill," returned home from military service with the US Army in Occupied Japan and began a land shaping and improvement business in North Augusta and Augusta. Early on, Bill worked two jobs - at the Post Office and at a service station in the evenings -- to make ends meet while he built his new business. In 1949, he walked away from a safe career at the Post Office to devote all his energy to land improvement and development. His family and friends, having suffered like so many others during the Great Depression, had misgivings about Bill's decision to leave a guaranteed salary. Some of them questioned his decision, but they never doubted his determination or his ability. He started with very little-a few hand tools, a pickup truck, and eventually a small Ford tractor he bought used from a local farmer. Bill's early landscaping work grew into a thriving construction and development business providing clearing, grading, shaping, site preparation, utilities, and paving for commercial, residential, government and rural construction projects. In the 1960's the company began buying land and developing residential neighborhoods. Those real estate ventures grew into Presley Realty - now creating, brokering, and managing real estate investments in Augusta, North Augusta, Edgefield, and Aiken.

Presley Realty exists to meet our clients' financial and personal goals - developing, buying, or selling land, multi-family properties, and investment properties in Augusta, North Augusta, Aiken, or Edgefield. We help our clients find their ideal property; then we work with them to preserve its special character while making it more valuable.

Joel Presley, Bill's son, began in our business as a young boy, asking questions and helping when he could. Honesty, perseverance, and thrift are the foundation Bill laid and upon which Joel continues to build. At his father's side, Joel learned to appreciate and care for land and the Augusta / North Augusta community. He also learned about leading a business and making wise decisions with future generations in mind. All these values are summarized in the timeless principle of "stewardship". Several Biblical accounts describe what faithful stewards do-grow capital, improve value, care for others, take the long view. According to Scripture, good stewards pursue real success - the kind that lasts and touches all aspects of life - the kind that provides lasting peace, contentment, security. Like his father, Joel seeks to be a good steward and encourages his clients to do the same.

How We're Different:

- Integrity: We've been around since 1949 with a history of doing things "the right way." We will do what we say for you just as we've done what we said we would for others.
- Diligence: We pride ourselves on our values and systems that ensure our team can diligently serve our clients. Through the use of time-tested marketing channels, and good old-fashioned hard work, we work on your behalf to ensure maximum exposure of your property.
- Value-added Service: We conscientiously plan and execute on behalf of our clients the way we would want someone to serve us or our families. By doing this we add significant value to our clients, whether that's through experienced advice given regarding property strategies, or our networking and marketing processes resulting in strong presentation of your property to qualified buyers.
- Thorough Professionalism: We are intentionally mindful of our own capacity and choose to not take listings or refer them on to other agents if we feel we won't be able to provide the thorough service required for serving our clients well. And, for our clients and properties, we are always mindful to professionally and thoughtfully represent you and work in your best interest.

COMPANY OVERVIEW AND ADVISOR BIOS | TEAM PAGE

106 W. Frontage Road, Aiken, SC 29803



JOEL PRESLEY



T 803.279.2060
jpresley@presleyrealty.com

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



T 706.294.1757
jaceves@presleyrealty.com

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



T 803.428.7111
jeckley@presleyrealty.com

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.