

FOR SALE | LAND

90.3 ACRES OF LAND IN WAGENER SC



Meybohm  
COMMERCIAL

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803.279.2060



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00 New Holland Rd, Aiken, SC 29805



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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

00 New Holland Rd, Aiken, SC 29805



## OFFERING SUMMARY

Sale Price:	\$83,112.3 - \$126,898.78
Lot Size:	90.39 Acres
Zoning:	Aiken County - RUD (Rural District)
Price / Acre:	\$2,323

## PROPERTY OVERVIEW

The property consists of 2 lots totaling 90.39 acres of land near Wagener, SC. The north lot is 54.6 acres and the south lot is 35.8 acres. The property was clear cut and a replanting appears to have been attempted but has now has very few trees. The property has gentle rolling topography, has no water features such as ponds or streams, no wetlands or floodplains according to Aiken County's GIS, and is zoned RUD by Aiken County. Th property is bisected by New Holland Road, and has a power line easement running parallel to New Holland Road.

## PROPERTY HIGHLIGHTS

- 90.39 Acres
- No streams or wetlands
- Clear cut and generally open



## PROPERTY INFORMATION | LAND LOTS

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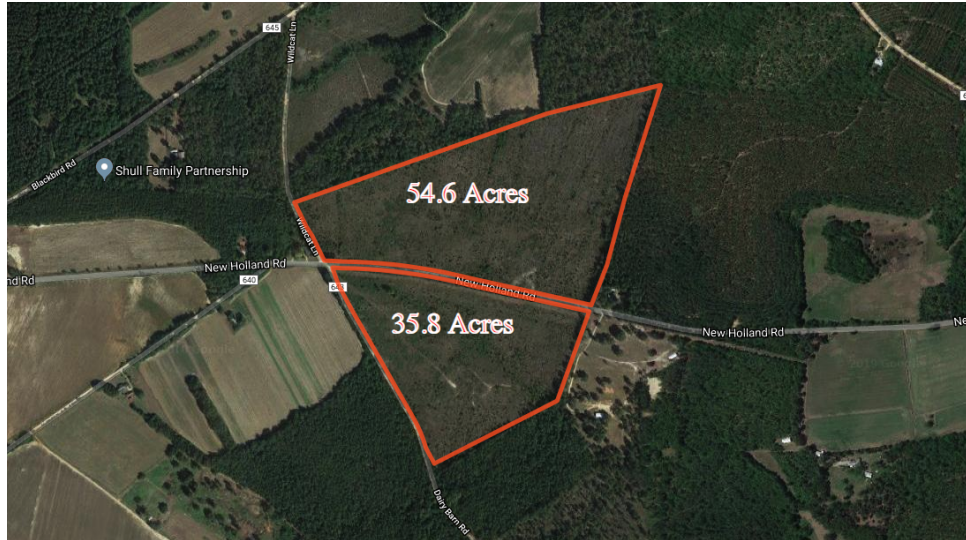


Lot #	Size (AC)	Price/Acre	Sale Price	Status	Description
North Lot	54.62	\$2,323	\$126,898	Available	54.62 acres of land. The property has gentle rolling topography, has no water features such as ponds or streams, no wetlands or floodplains according to Aiken County's GIS, and is zoned RUD by Aiken County.
South Lot	35.77	\$2,323	\$83,112	Available	35.77 acres of land. The property has gentle rolling topography, has no water features such as ponds or streams, no wetlands or floodplains according to Aiken County's GIS, and is zoned RUD by Aiken County.



## PROPERTY INFORMATION | ADDITIONAL PHOTOS

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# SECTION 2

## LOCATION INFORMATION



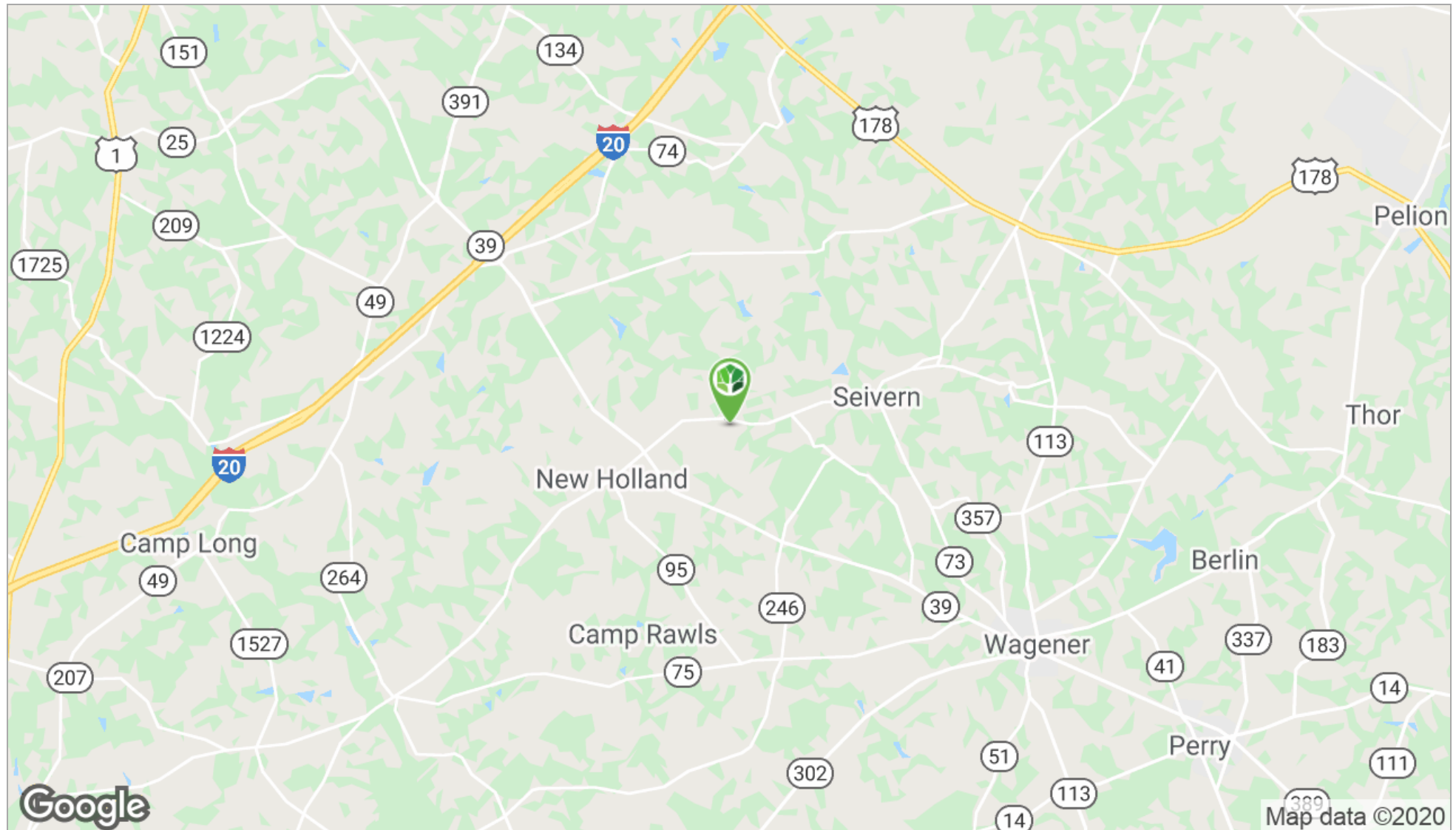
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## LOCATION INFORMATION | REGIONAL MAP

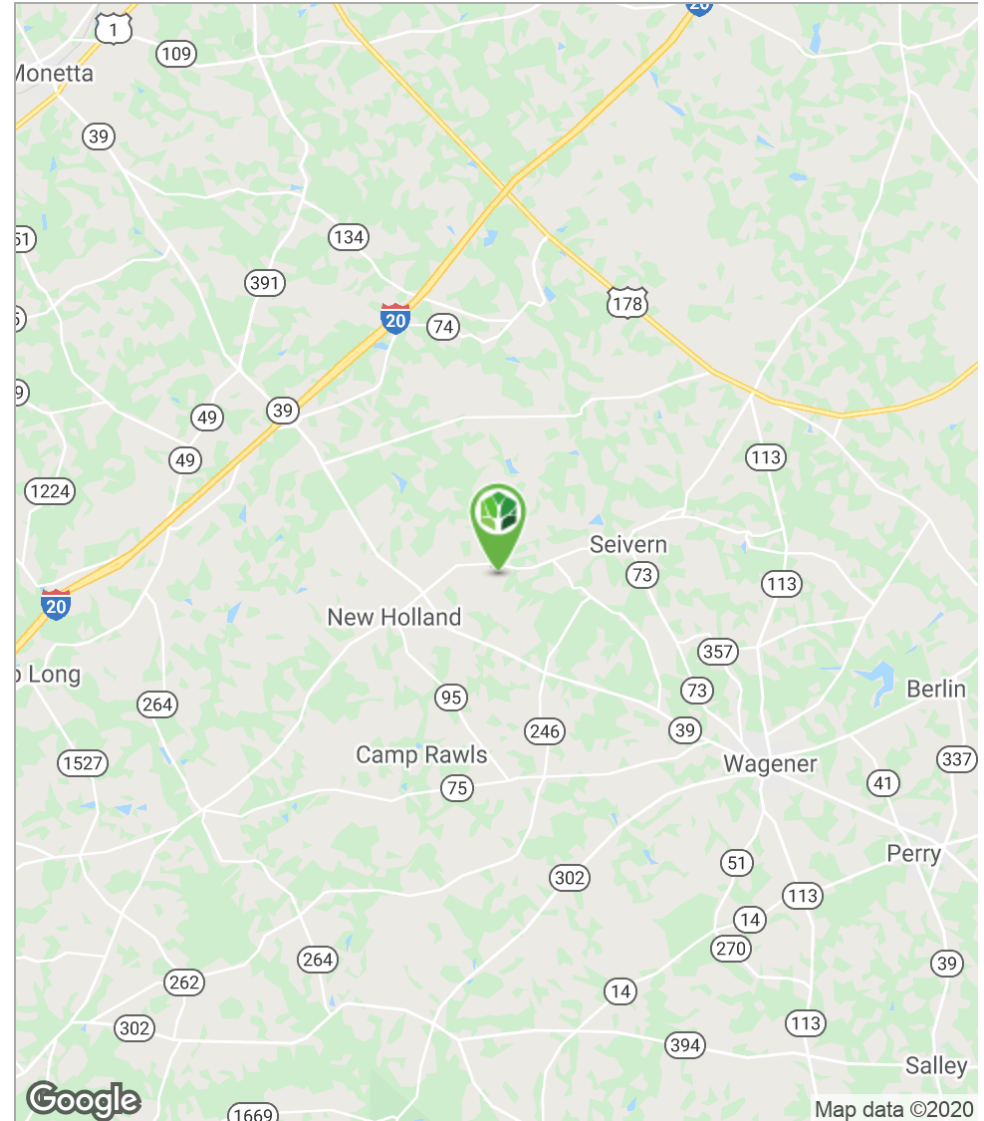
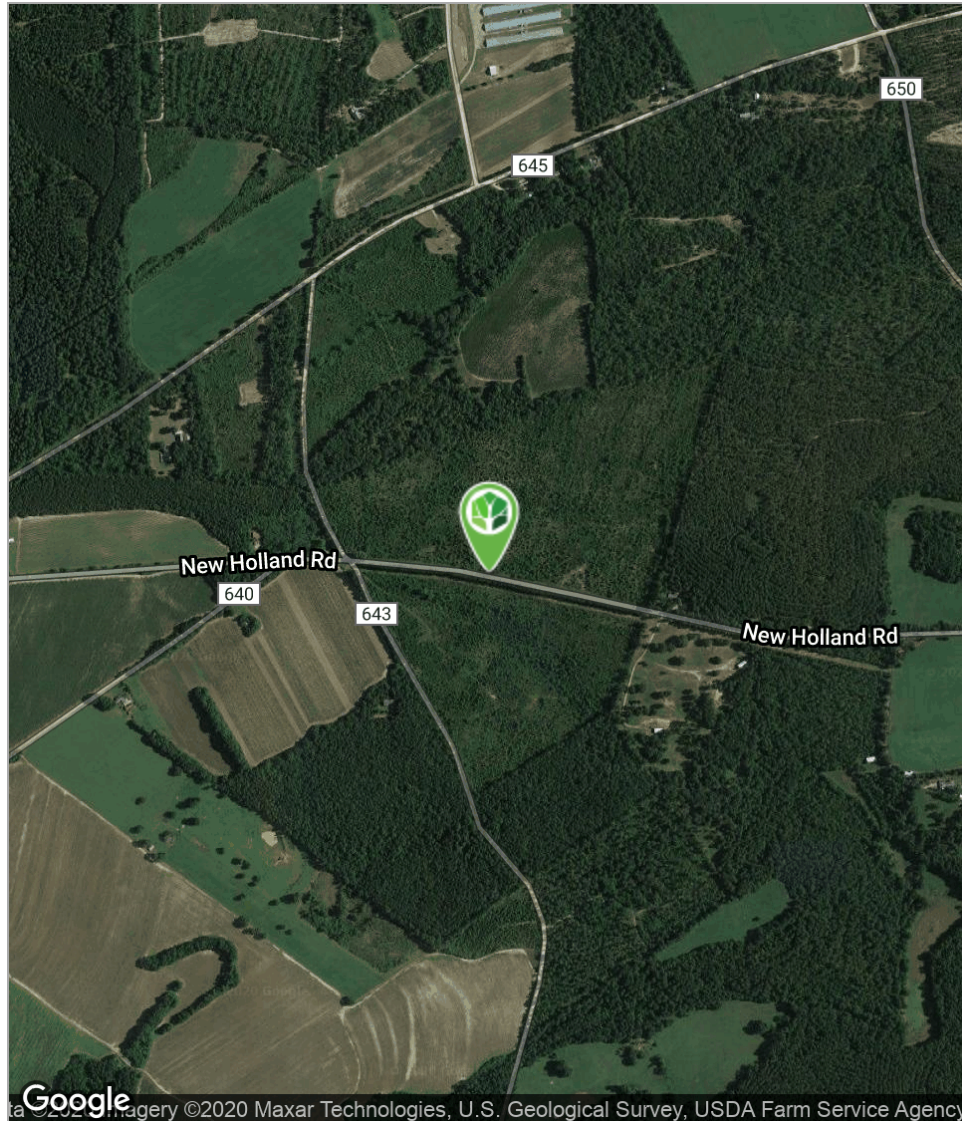
00 New Holland Rd, Aiken, SC 29805





## LOCATION INFORMATION | LOCATION MAPS

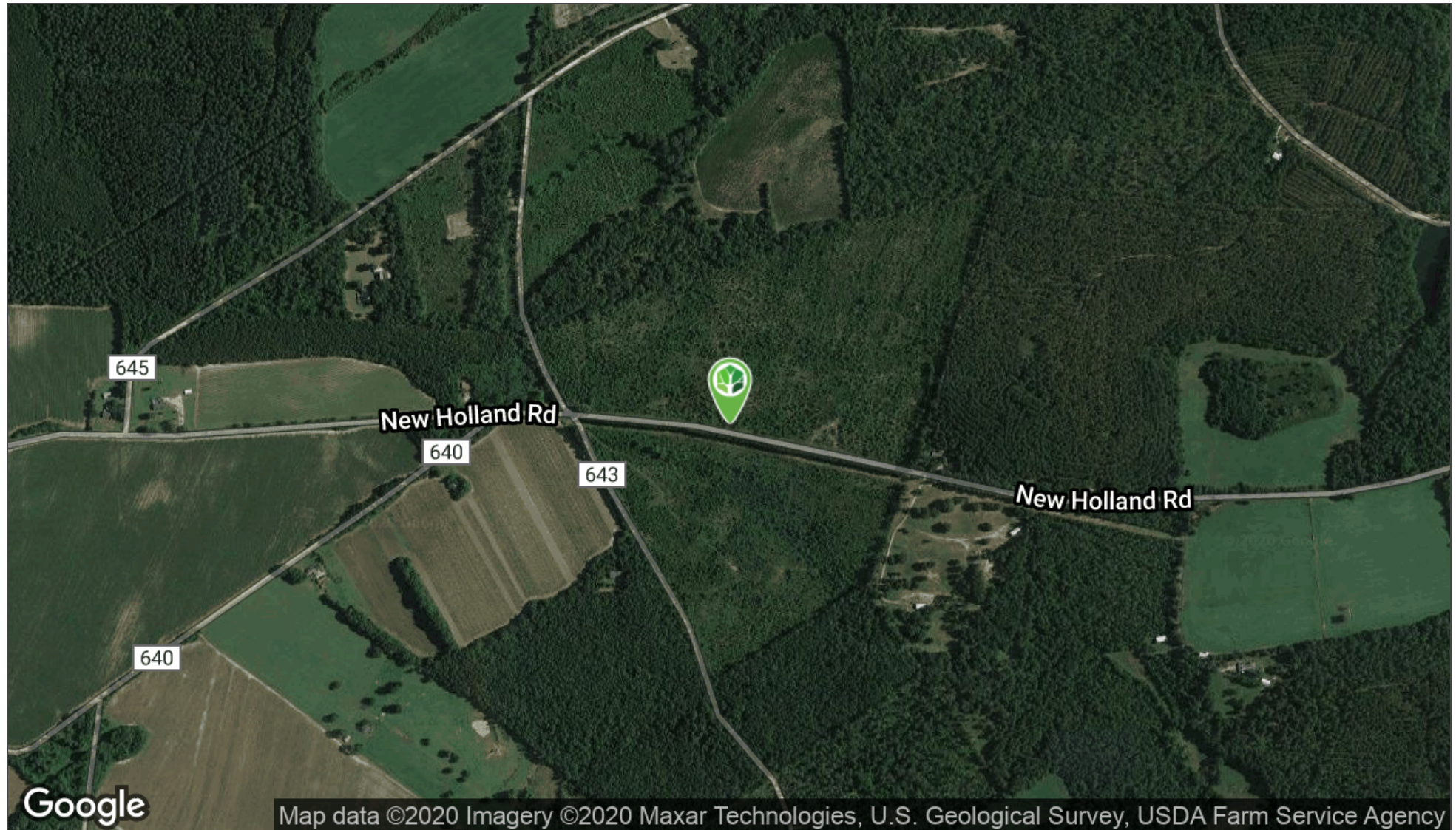
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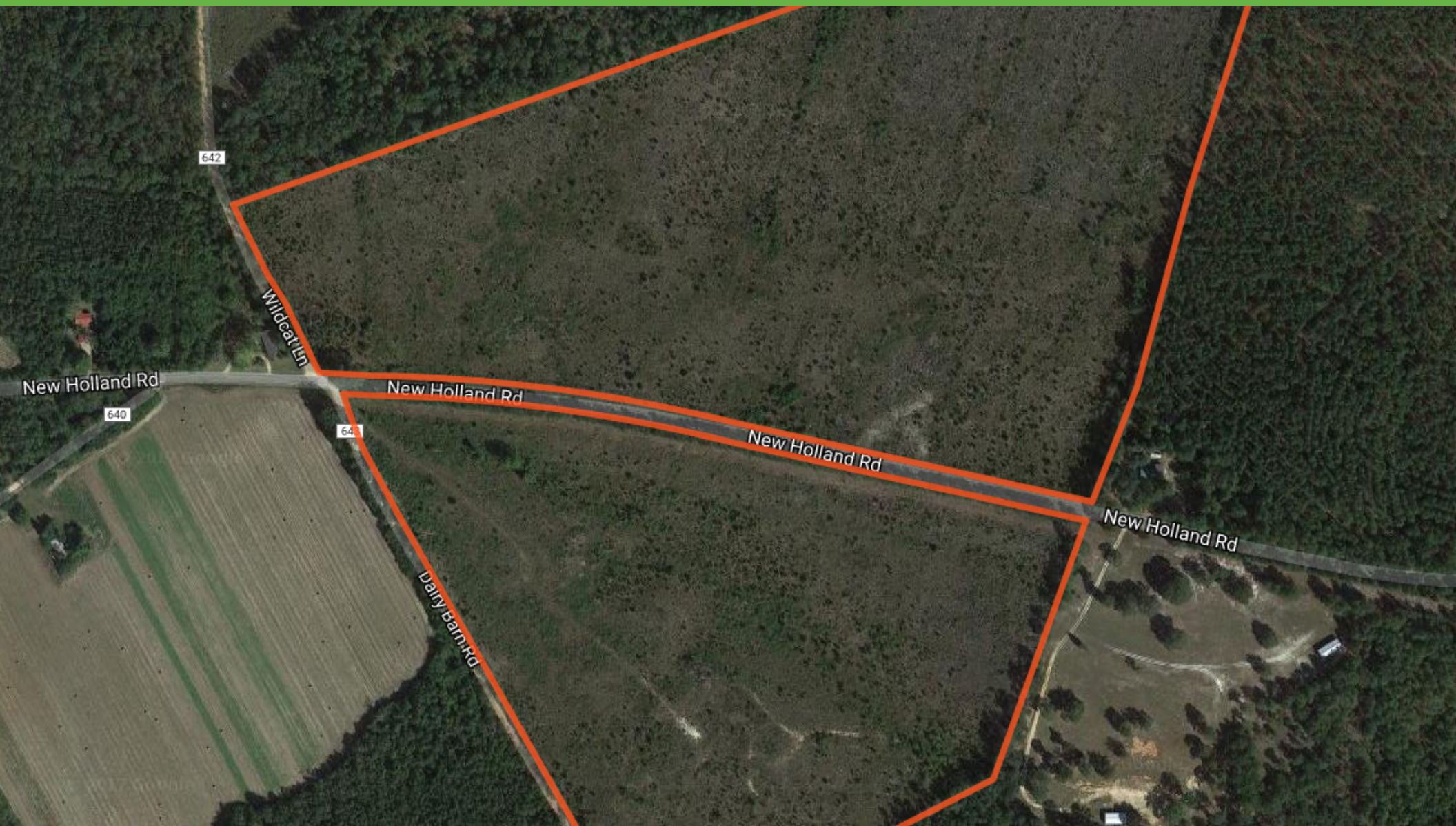


## LOCATION INFORMATION | AERIAL MAP

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# SECTION 3

## DEMOGRAPHICS



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# DEMOGRAPHICS | DEMOGRAPHICS REPORT

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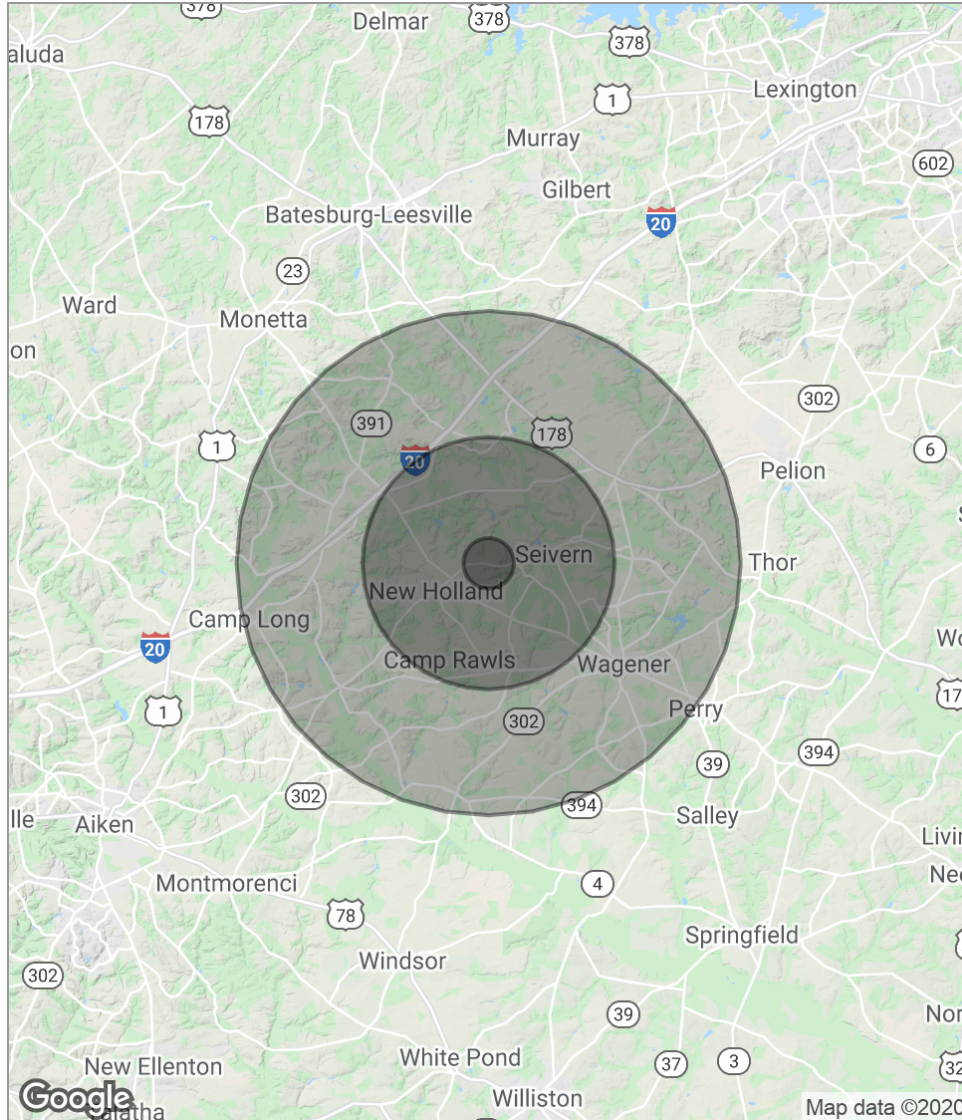
	1 MILE	5 MILES	10 MILES
Total population	121	3,176	14,860
Median age	40.9	39.8	38.9
Median age (Male)	39.7	38.8	38.2
Median age (Female)	41.4	40.6	39.3
Total households	47	1,236	5,788
Total persons per HH	2.6	2.6	2.6
Average HH income	\$45,778	\$45,403	\$46,134
Average house value	\$113,756	\$103,671	\$107,570

*\* Demographic data derived from 2010 US Census*



# DEMOGRAPHICS | DEMOGRAPHICS MAP

00 New Holland Rd, Aiken, SC 29805



## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	121	3,176	14,860
Median age	40.9	39.8	38.9
Median age (Male)	39.7	38.8	38.2
Median age (Female)	41.4	40.6	39.3

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	47	1,236	5,788
# of persons per HH	2.6	2.6	2.6
Average HH income	\$45,778	\$45,403	\$46,134
Average house value	\$113,756	\$103,671	\$107,570

*\* Demographic data derived from 2010 US Census*





# PRESLEY

## 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.