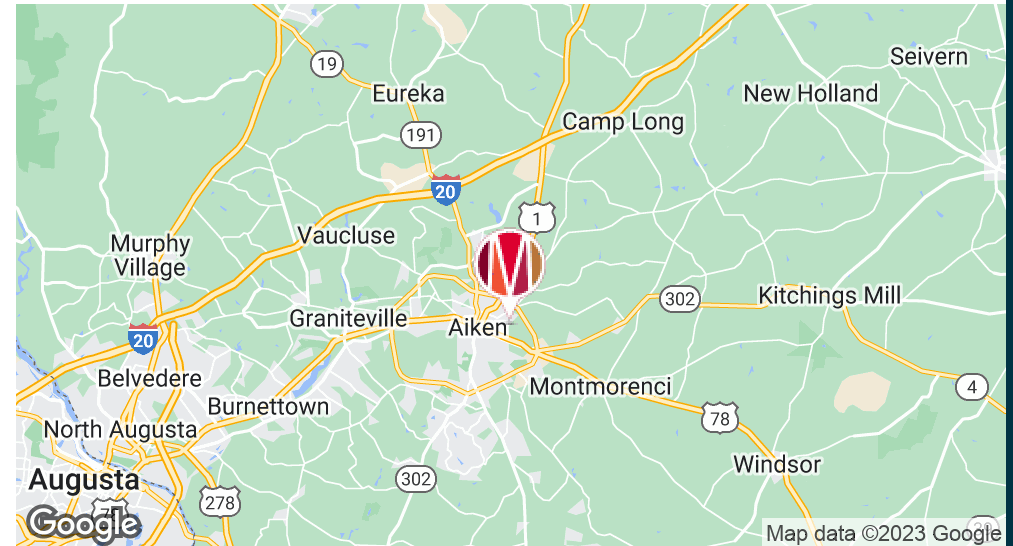


12.98 ACRES @ 166 WILLOW RUN RD, AIKEN SC 29801



OFFERING SUMMARY

Sale Price:	\$475,000
Lot Size:	12.98 Acres
Price/Acre:	\$36,595
Home:	Two-Story 2,700 SF
Zoning:	UD
Use:	Commercial or Residential

PROPERTY OVERVIEW

Approximately 13 acres is available just minutes from Aiken equestrian venues and downtown. This property zoned UD (Urban Development) is located in Aiken County and has many possibilities. There is a residence on the property that is a two-story brick house with approximately 2,700 square feet. The house needs renovations, but offers an open book for a new owner to make it their own. There are 38 stately pecan trees on the property, that also offers open land which has most recently been used to grow various crops. This site offers the ideal possibility of developing the property into a commercial business such as a veterinarian, kennels or animal training and living on the property at the same time. It is a beautiful property with the house nestled back off of Willow Run Road for privacy. This property is located in Aiken County, but the adjacent property is in the City of Aiken. This could possibly entitle the owner to petition the City for annexation and afford city services to be provided. Water from the City of Aiken is already available on the property. The property can also be accessed via Rouse Road, and is being sold "as is."

LOCATION OVERVIEW

The property is located on Willow Run Road between Beaufort Street and the Rudy Mason Parkway. It is adjacent to Highfields Event Center and SRM Concrete.

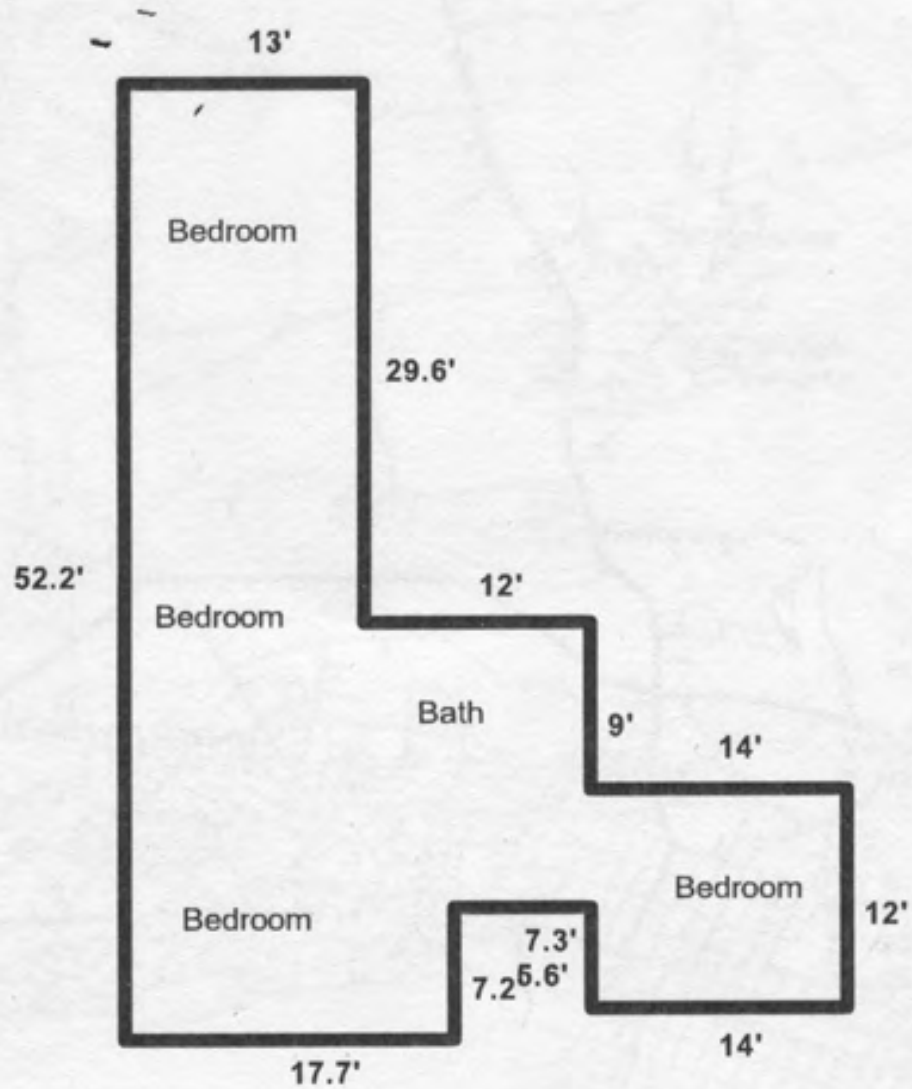


PHOTO / 166 WILLOW RUN ROAD

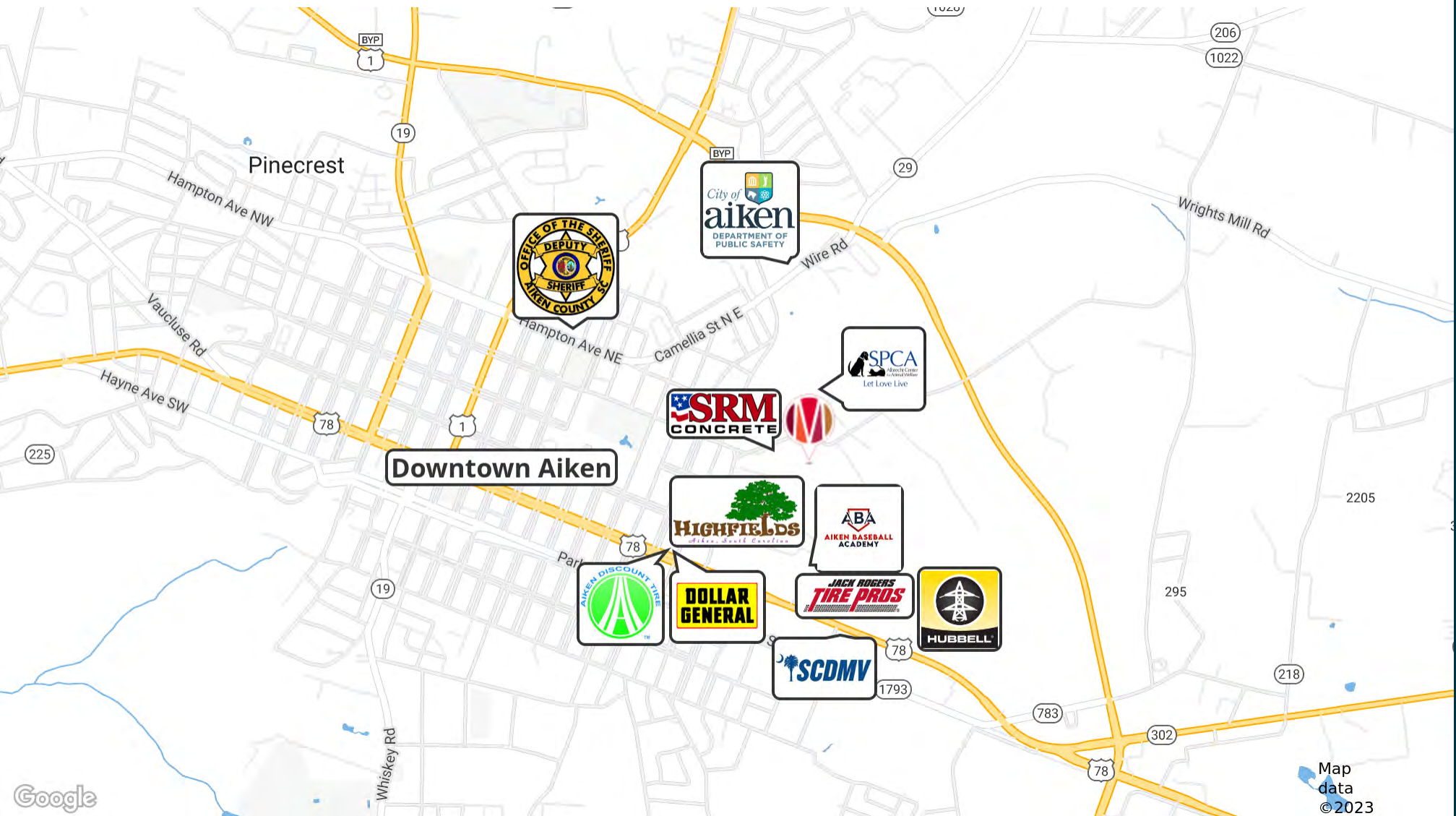




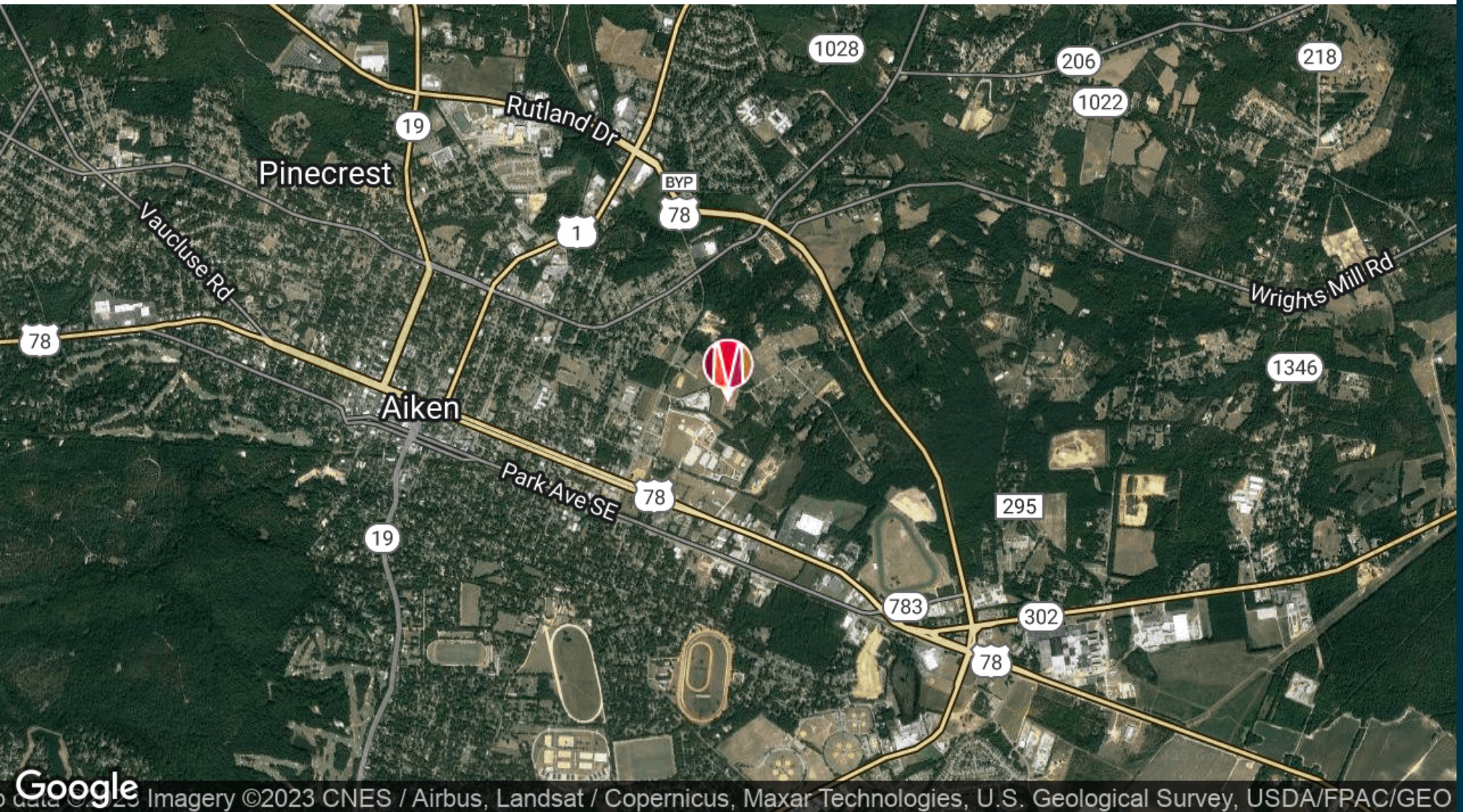




RETAILER MAP



LOCATION MAP

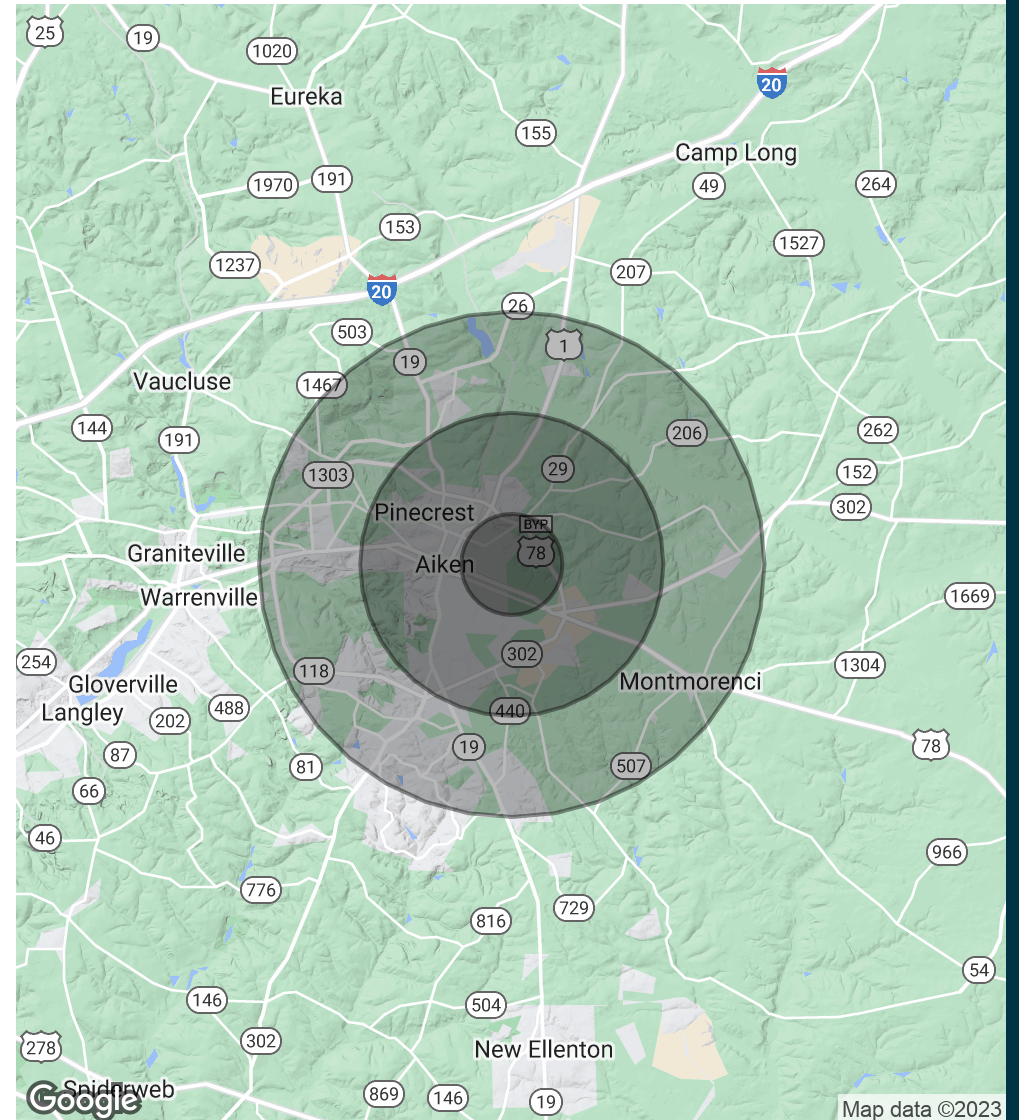


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,711	20,730	44,912
Average Age	37.5	42.2	42.5
Average Age (Male)	33.6	40.1	41.6
Average Age (Female)	41.7	43.7	43.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,209	9,664	20,378
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$43,731	\$56,001	\$64,072
Average House Value	\$85,610	\$141,514	\$167,889

* Demographic data derived from 2020 ACS - US Census



AIKEN, SC OVERVIEW

Area Overview

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, in 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 Overview

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.





DEAN NEWMAN

Vice President, Associate Broker

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Cell: 706.339.4379

PROFESSIONAL BACKGROUND

After receiving a degree in Business Administration - Marketing from Augusta College in 1980 Dean joined Club Car, a world-wide golf car and utility vehicle manufacturer where he held positions in sales and sales management for approximately 20 years. He then spent 5 years as Vice President of Development for the Alliance Defending Freedom where he focused on major donor development. In January 2005, he joined Meybohm Commercial Properties where he is currently Vice President/Associate Broker and focuses most of his attention on the Aiken, South Carolina market. He is also a licensed real estate instructor. Dean is an active member of Abilene Baptist Church where he has served in numerous capacities over the last 32 years. He and his wife Teena have two adult children who are each married and four grandchildren.

EDUCATION

BBA - Marketing from Augusta College - 1980

MEMBERSHIPS & AFFILIATIONS

Aiken Board of Realtors

International Council of Shopping Centers

SC #49942 // GA #281453

MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

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