

FOR SALE

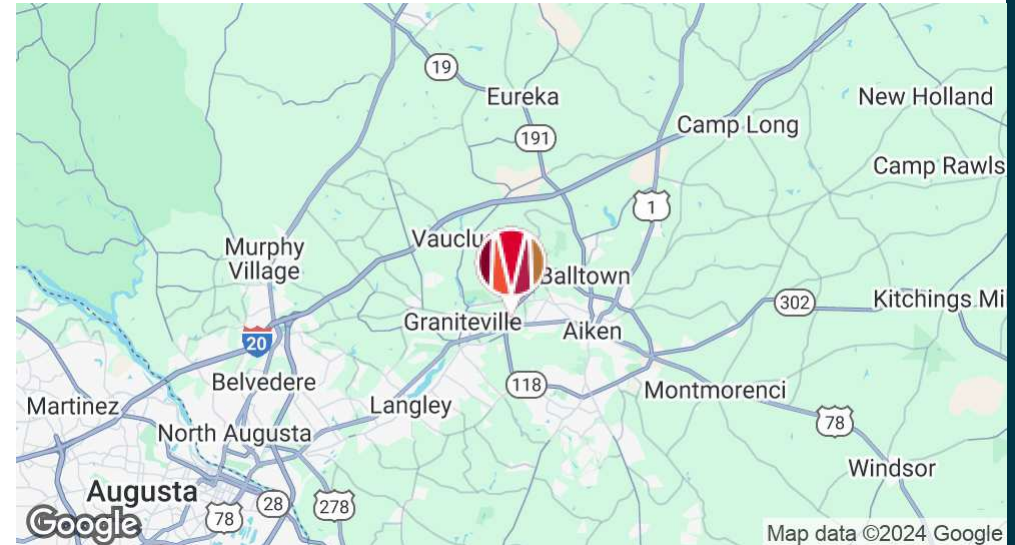
Prime Development Opportunity

1.1 Acres & 3 Acres

1105 Gregg Highway & Dyches Road, Aiken, SC 29801



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$143,500
Lot Size:	4.1 Acres
Price/Acre:	\$35,000
Zoning:	O = Office (by City Of Aiken)

PROPERTY OVERVIEW

Discover this unique 4.1-acre development opportunity located just half-mile from Walmart, Sam's Club, less than one-mile to Aiken Regional Medical Center, and minutes from the University of South Carolina Aiken. This property consists of two connected parcels—1.1 acres and 3 acres—linked by an easement (40' wide & deeded), offering seamless cross access between them. While the easement itself is not buildable, it enhances connectivity across the site. This section of Richland Avenue sees approximately 25,000 vehicles per day.

Situated near a thriving area with professional and government offices, and residential homes, this land is ideal for various development options, including apartments, townhomes, single-family homes, or office buildings. The property is within the city limits of Aiken, with utilities nearby; however, the purchaser will need to confirm the ability to connect to them. The site is slightly rolling/sloping and currently zoned for Office, by the City of Aiken.

The buyer and seller will need to collaborate on a survey to parcel out the 3-acre section. This is a rare opportunity to create a dynamic development in a growing area with high demand for both residential and commercial projects.

25,000
VPD

Walmart
1/2 Mile

Sam's Club
1/2 Mile

Dyches Road

Richland Avenue

For Sale
3 Acres

access easement

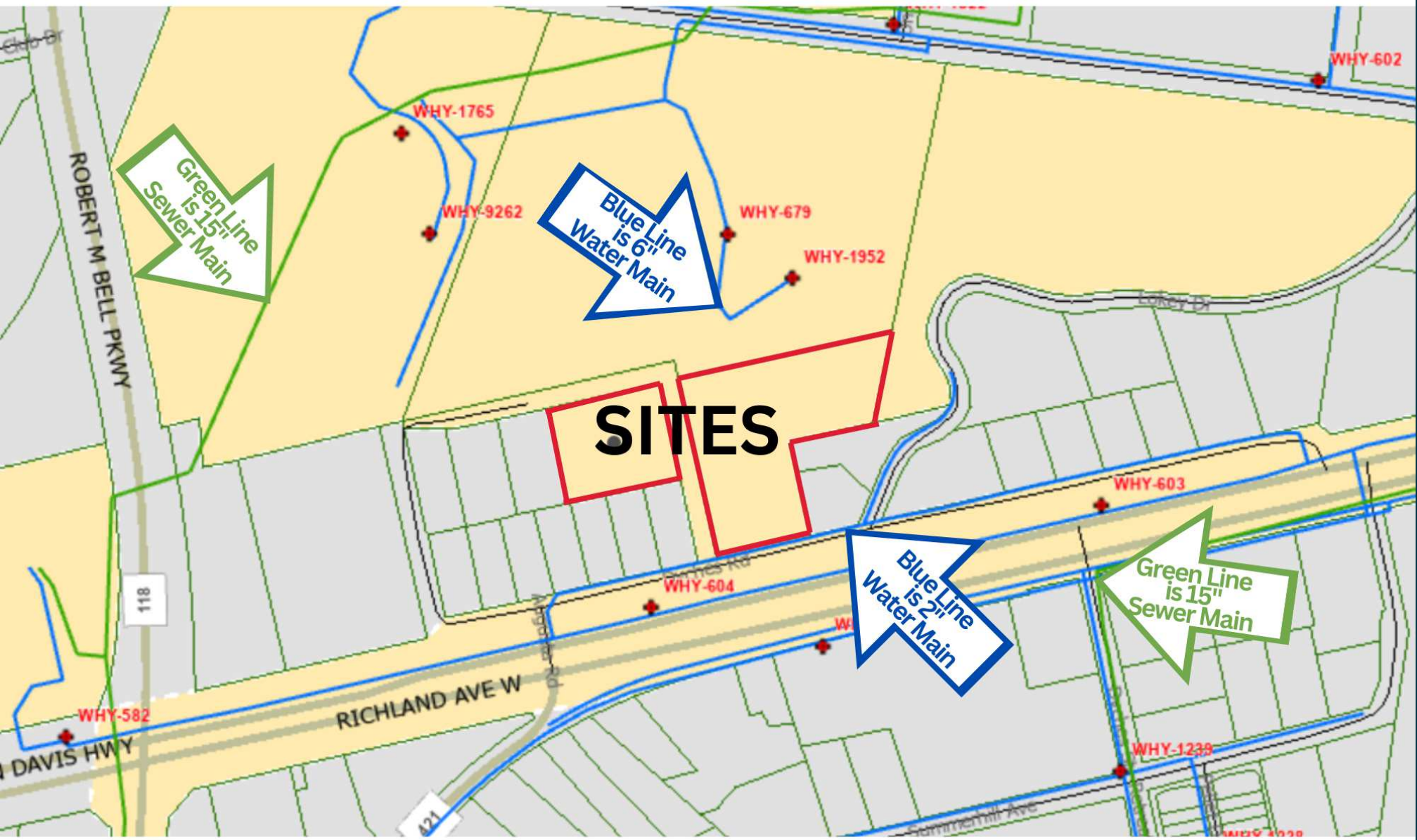
For Sale
1.1 Acre



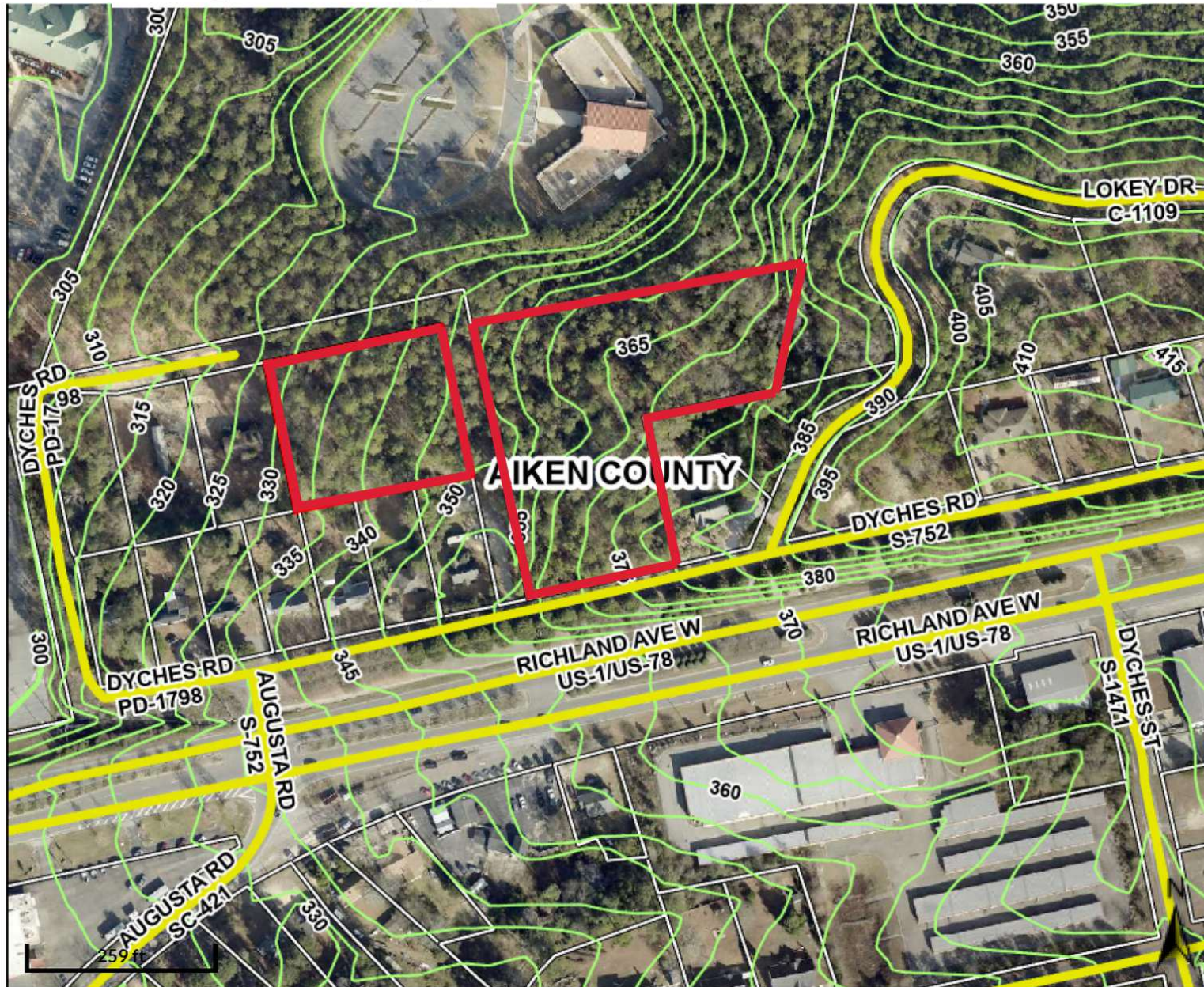
40' Wide Deeded Access Easement (shown in blue)



Water & Sewer Map



Topo Map



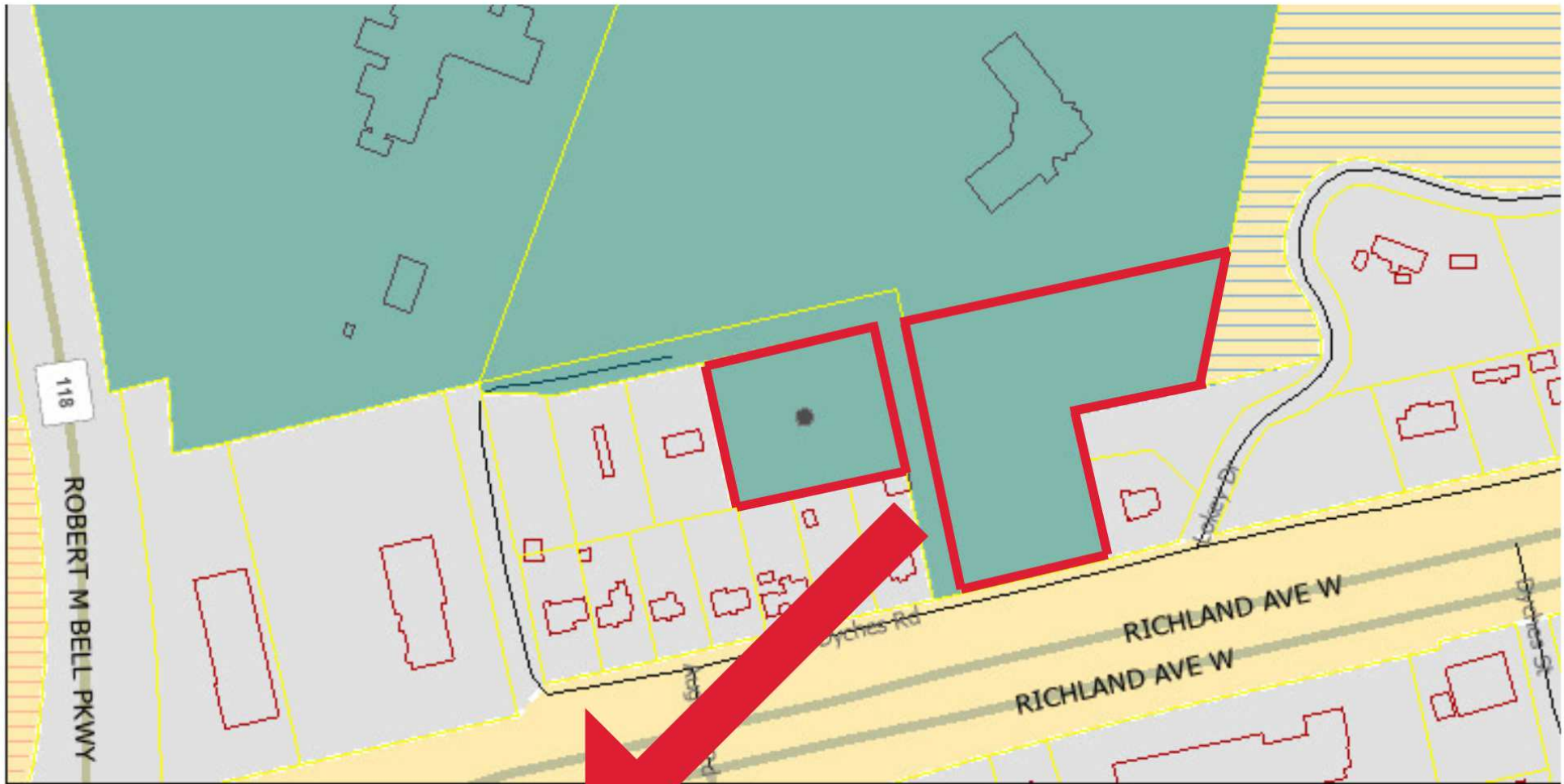
Legend

- 5 Foot Contours
- Parcels
- Roads

Parcel ID	087-18-08-012	Alternate ID	454204	Owner Name	AIKEN COUTY COMMISSION ON ALCOHOL AND DRUG ABUSE
Property Address		Class	EXEMPT		



ZONING - City of Aiken



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Zoning Base

- GB General Business
- O Office
- PC Planned Commercial
- Parcels
- Address Points

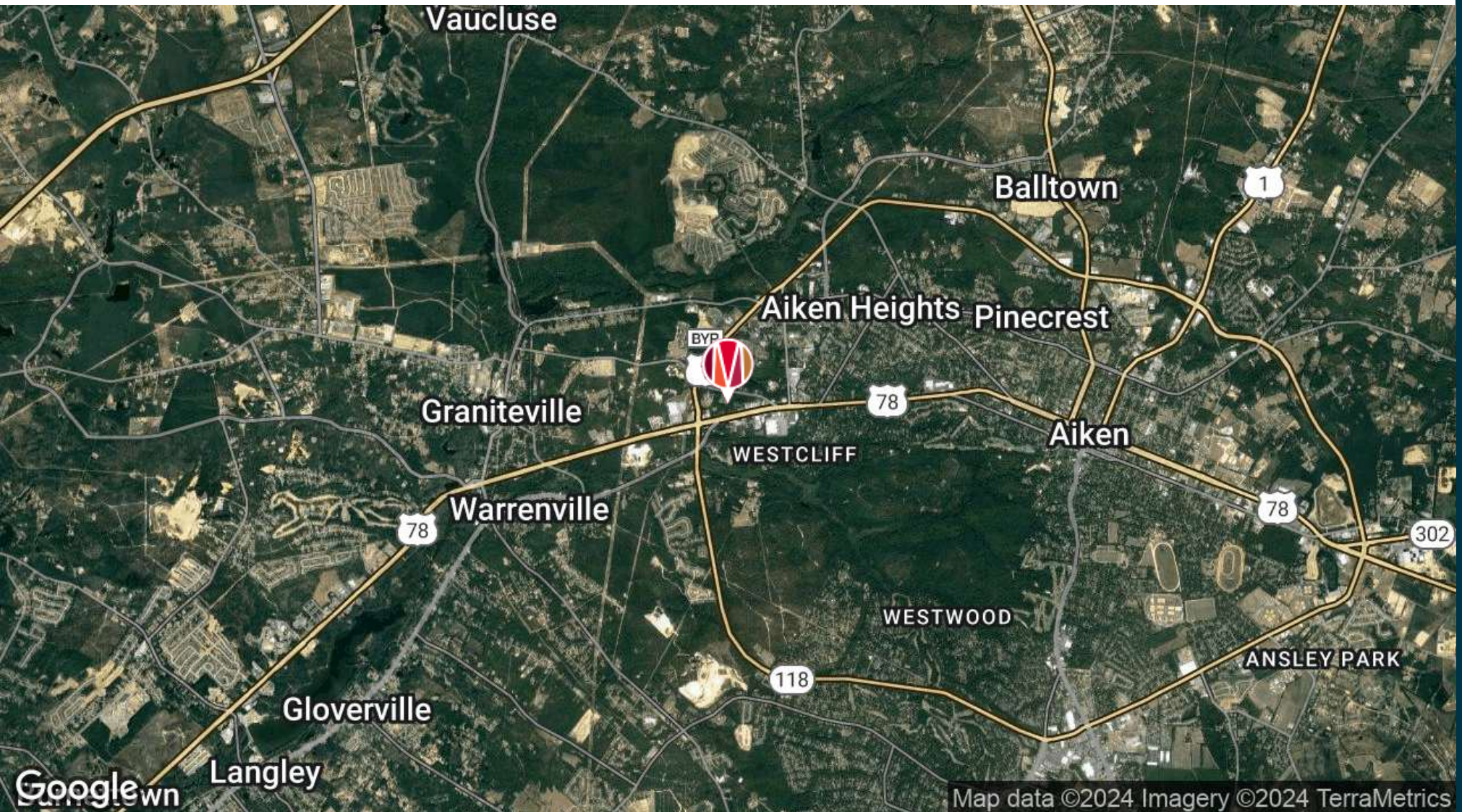




RETAILER MAP



LOCATION MAP

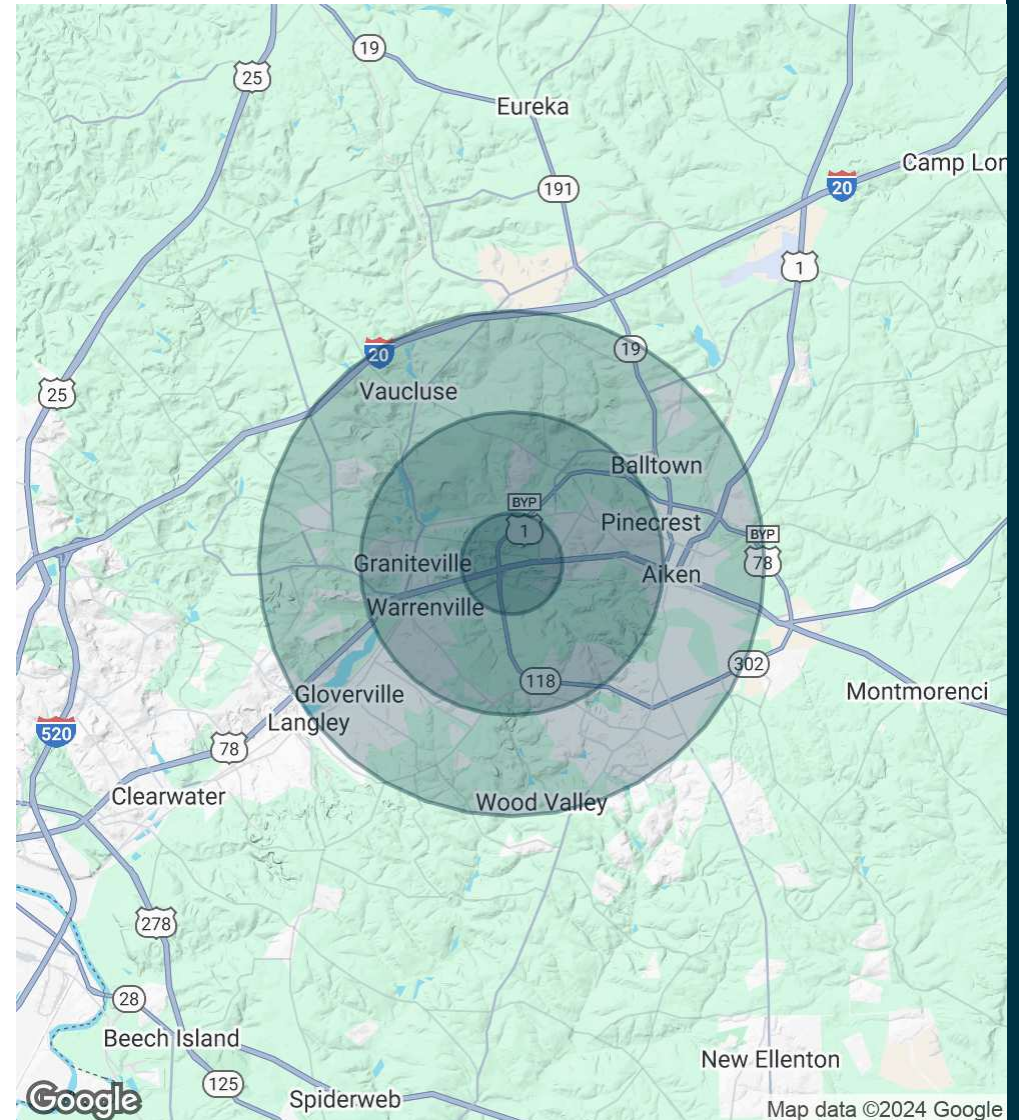


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,070	17,999	51,430
Average Age	45	43	42
Average Age (Male)	44	41	41
Average Age (Female)	47	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	716	7,641	21,490
# of Persons per HH	2.9	2.4	2.4
Average HH Income	\$85,748	\$76,941	\$80,678
Average House Value	\$362,547	\$265,083	\$244,719

Demographics data derived from AlphaMap





**MEYBOHM COMMERCIAL
PROPERTIES**

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Augusta, GA 30909

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MeybohmCommercial.com

CURT HANNA

Commercial Brokerage Advisor

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PROFESSIONAL BACKGROUND

Before joining the Meybohm Commercial team, Curt served for 5 years as the Executive director for Austin & Pethick Law Firm in Aiken, SC. In his role with the Law firm, in addition to his leadership responsibilities, he also worked closely with the firm's commercial real estate and business clients in a paralegal capacity. In addition to working for Meybohm Commercial as a sales agent, he continues to serve on the staff of the law firm as their Strategic Business Planner and as a paralegal where he continues to work closely with clients. His unique experience in his position with the Law Firm has afforded him a special perspective on the needs of commercial real estate developers and business owners. While he can assist in just about any area for our clients, he has a true passion for site selection, unique developments, and connecting developers with key specialized partners. Before joining Austin and Pethick Law Firm and Meybohm Commercial, Curt established a track record of successful business ventures. He founded, owned, and operated two businesses before he was 28, selling the last of the two businesses at 31. This experience has also allowed him the opportunity to directly help others in starting and efficiently operating their businesses and it helps him tremendously when developing proformas and in underwriting real estate investments. He has experience in sales, marketing, management, finances, systems, procedures, paralegal work, title issues, entitlement, zoning, and much more. His can-do attitude and ability to assess real estate from a business/investment perspective allows him to give our clients a unique and powerful level of support. He enjoys working with all types of clients, but if he had to choose, his favorite clients are those who like to discuss business while flyfishing or sipping on Bourbon. Although he is honored God has afforded him all these opportunities to grow professionally, he is most proud and grateful for his role as husband for over 20 years to his beautiful wife, Morgan, and father to his 4 amazing Children.

SC #132904 // GA #430540