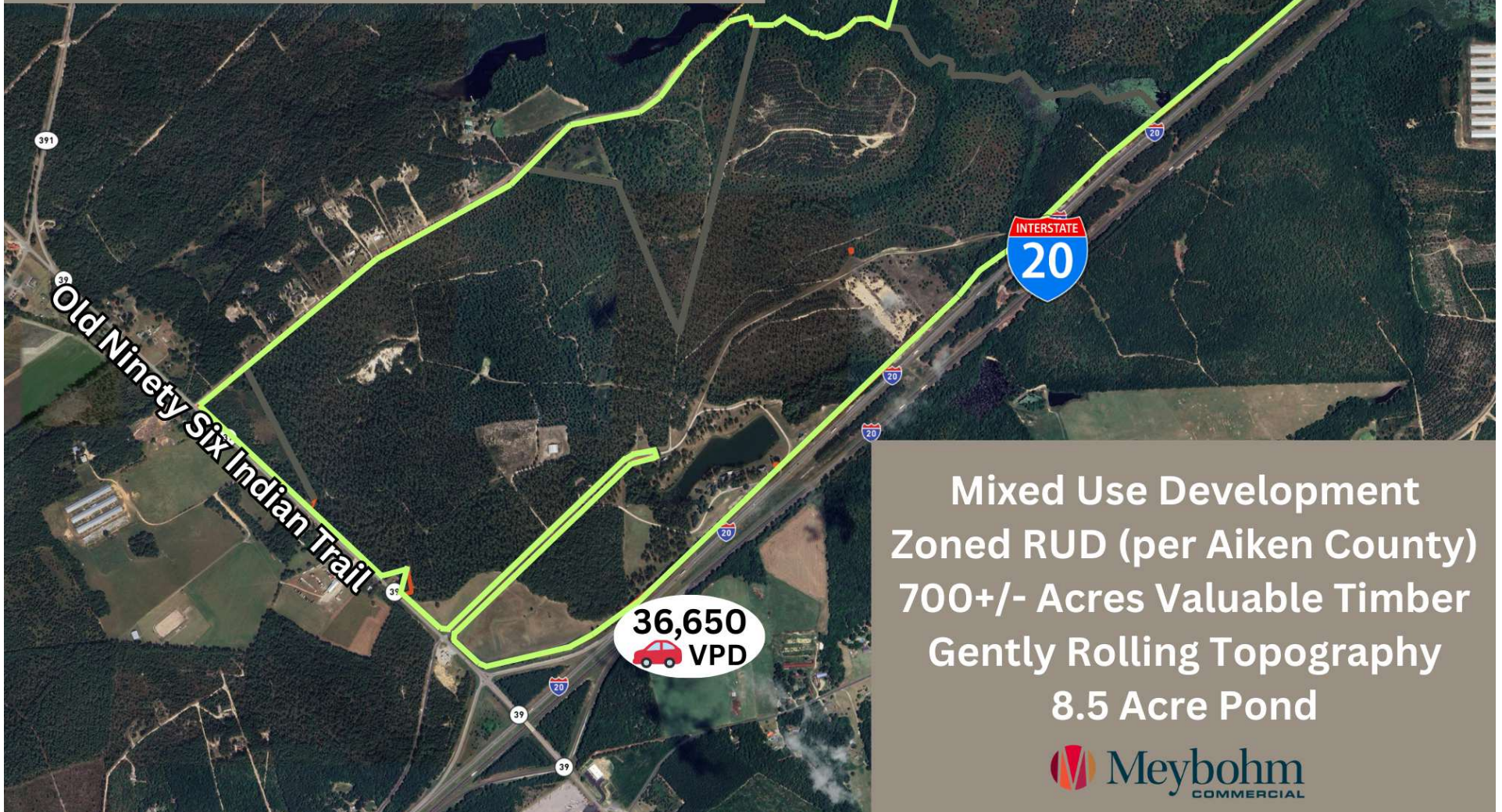


For Sale 983.5 Acres

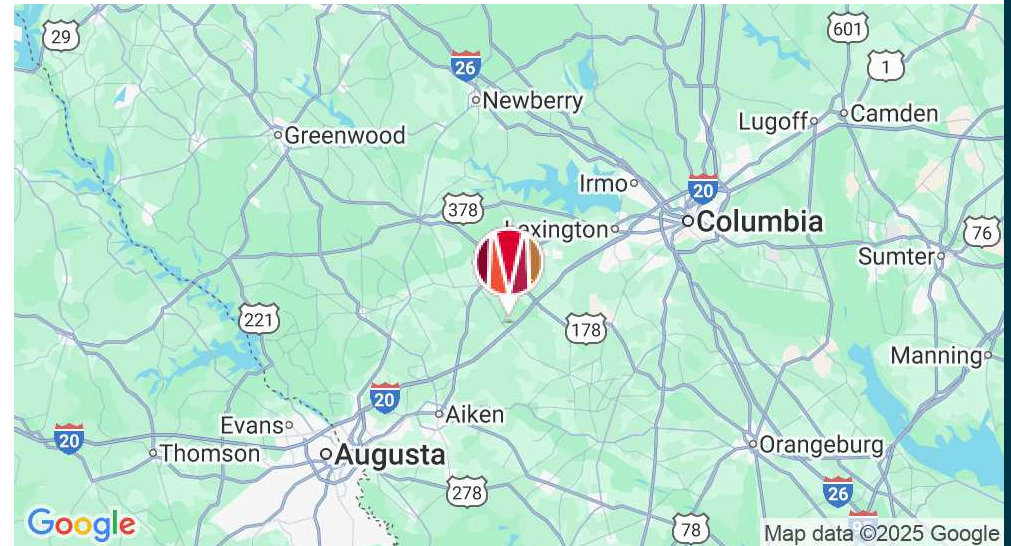
1046 Atlantic Coast Blvd
Batesburg-Leesville, SC 29006



Mixed Use Development
Zoned RUD (per Aiken County)
700+/- Acres Valuable Timber
Gently Rolling Topography
8.5 Acre Pond



EXECUTIVE SUMMARY



OFFERING SUMMARY

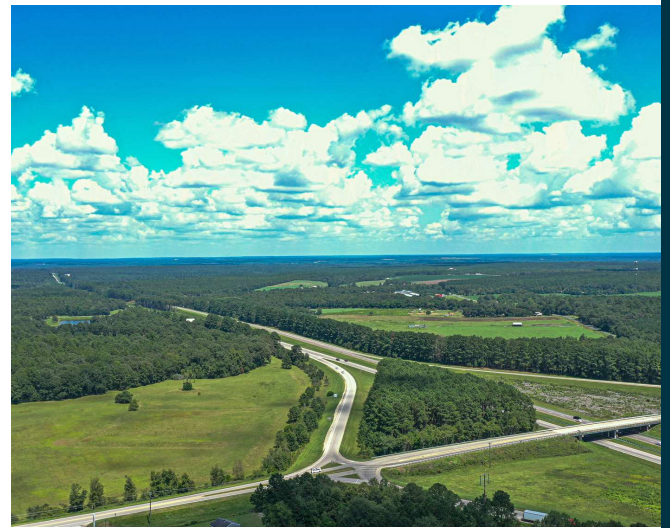
Sale Price:	\$7,868,000
Lot Size:	983.5 Acres
Price/Acre:	\$8,000
Zoning:	RUD (Rural Development)

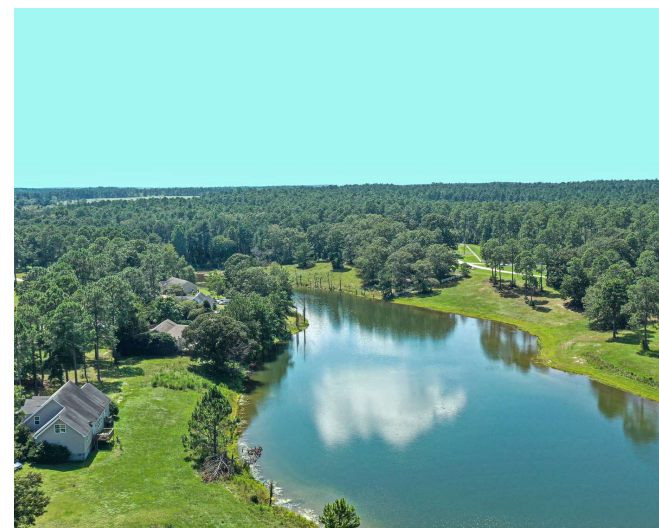
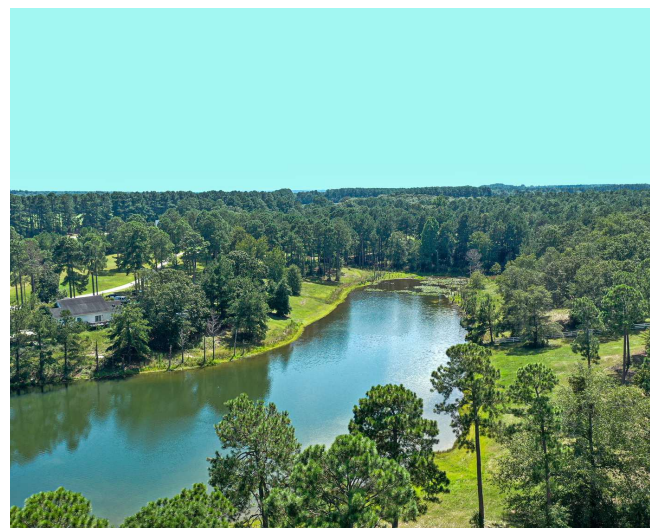
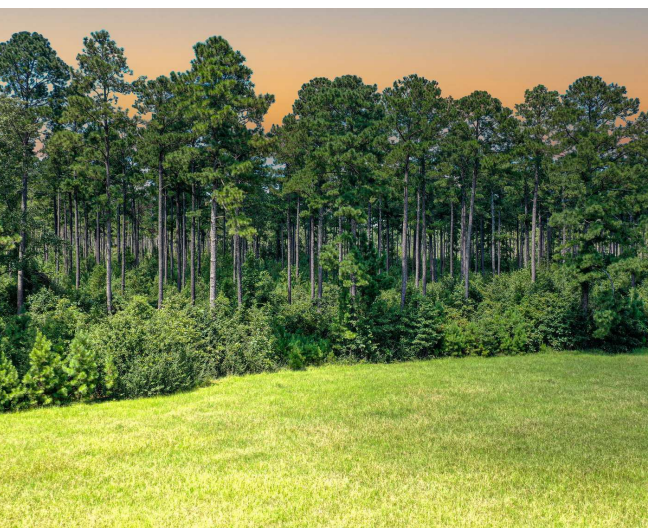
PROPERTY OVERVIEW

Meybohm Commercial exclusively presents 983.5 acres For Sale between Aiken & Columbia, SC, adjacent to I-20, perfect for mixed use development. Currently zoned RUD (rural urban development). RUD allows for a wide range of uses including most commercial and all residential. The site includes an 8.5 acre pond that is fed from Goose Platter Creek. Topography is rolling, and it is NOT inside the 100-year flood plain. Power is on-site, but not water or sewer. No easements. No encroachments. No hazardous materials. Currently an estimated 700 acres of timberland that adds significant value (see timber map). Sandy soil (see soil map). Includes the following buildings: Warehouse, Barn, Three Mobile-Homes, Four Houses, and a Tri-plex. All the homes are 100% Occupied as Rentals. Annual Income approximately \$93,000. Traffic counts on I-20 are over 36,000 vehicles/day.

LOCATION OVERVIEW

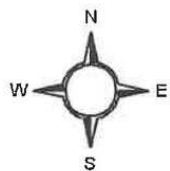
The property is in the far northeast section of Aiken County and the I-20 exit ramp is adjacent. The location is rural and approximately 16 miles northeast of Aiken's central business district and approximately 35 miles southwest from Columbia's central business district. Most of the uses in the surrounding area are agricultural uses and multi-acre single family residential properties, with a few retail uses (c-stores, truck stops) at the I-20 exits.



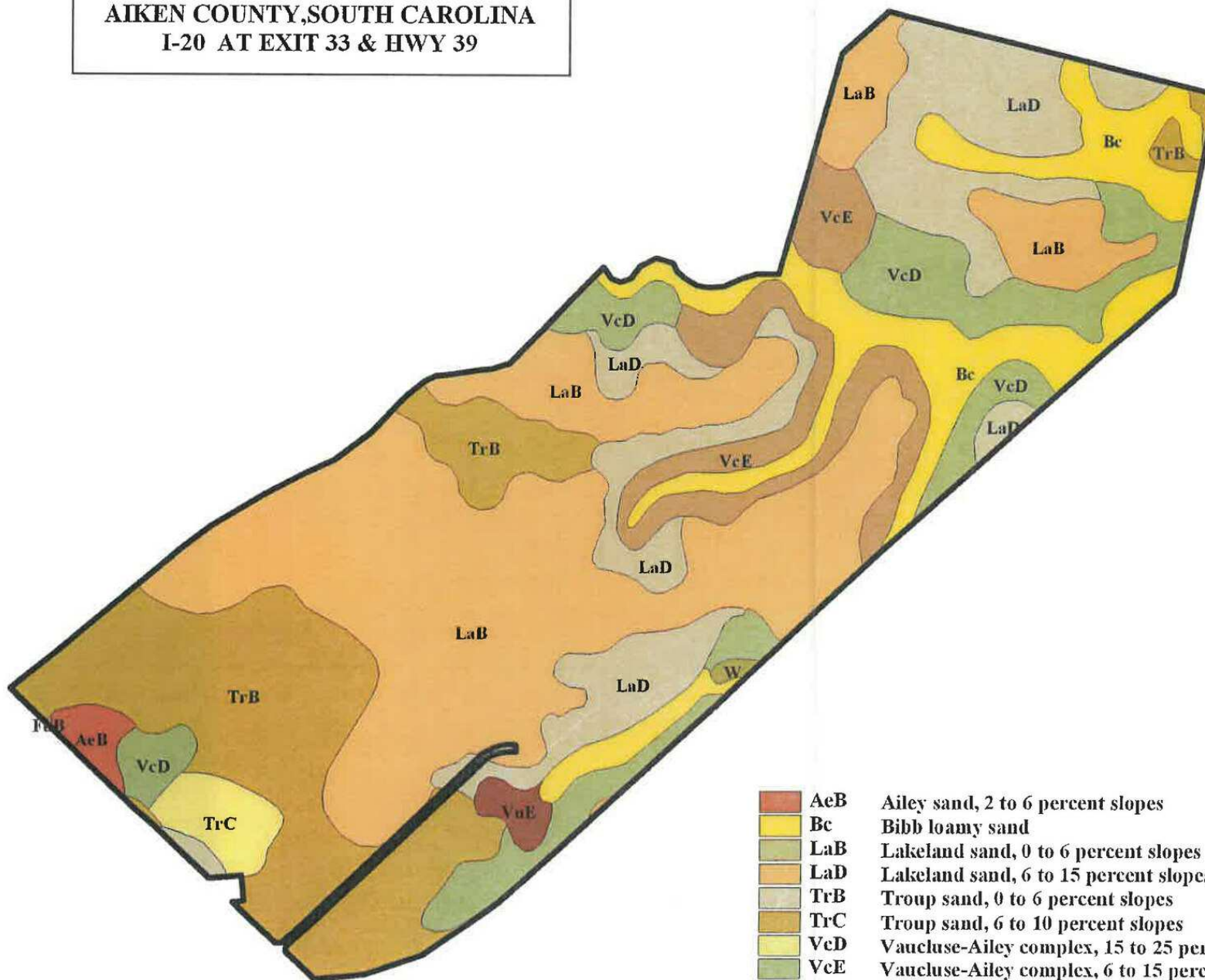




Aiken:
198-00-05-001
215-00-13-003
215-00-13-004
215-00-13-008
215-00-13-009
215-00-13-010

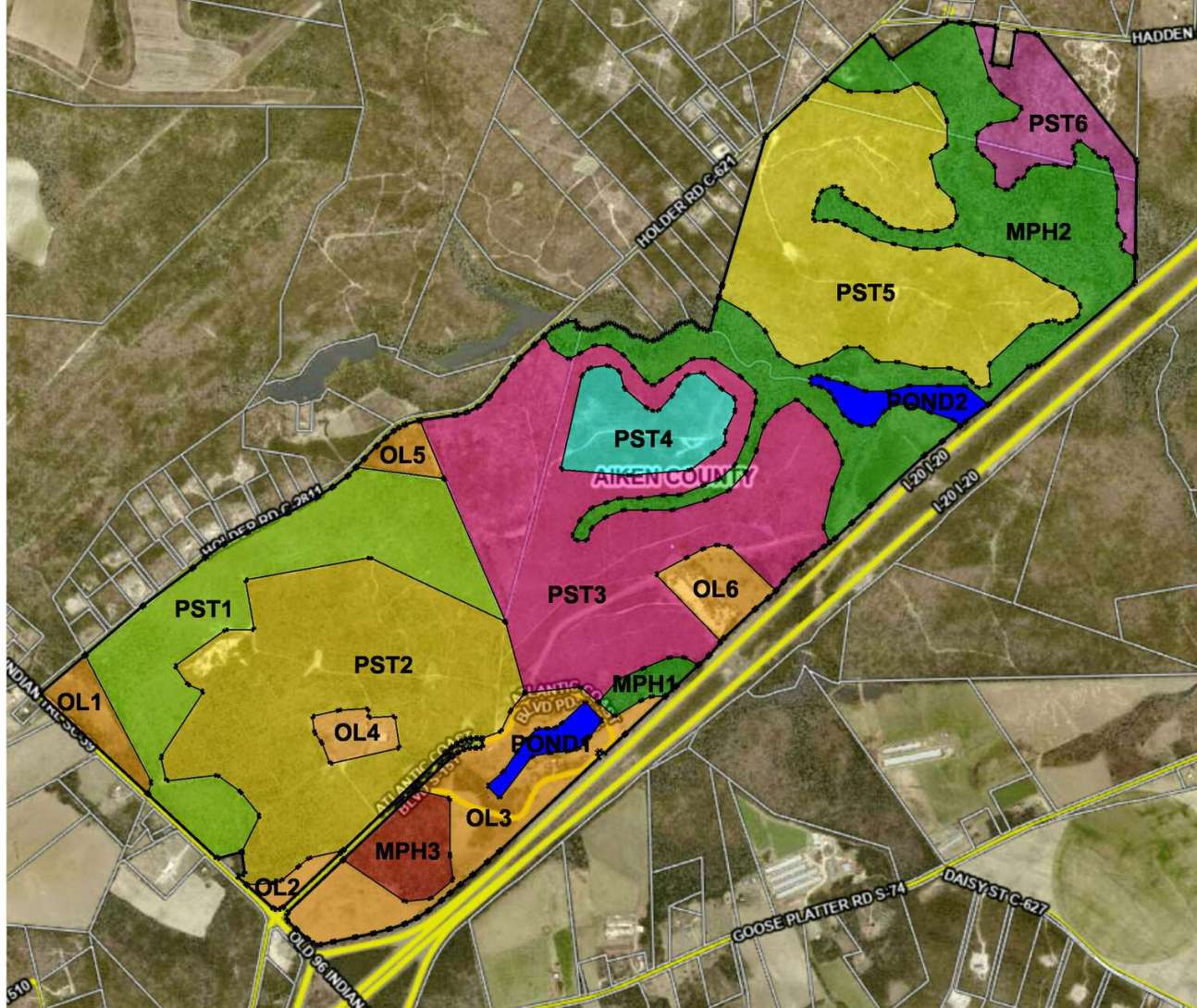


SFT 900
ACP- HOLMES- DANIELS- ROGERS
AIKEN COUNTY, SOUTH CAROLINA
I-20 AT EXIT 33 & HWY 39



1000 0 1000 2000 Feet

- | | | |
|--|------------|--|
| | AeB | Ailey sand, 2 to 6 percent slopes |
| | Bc | Bibb loamy sand |
| | LaB | Lakeland sand, 0 to 6 percent slopes |
| | LaD | Lakeland sand, 6 to 15 percent slopes |
| | TrB | Troup sand, 0 to 6 percent slopes |
| | TrC | Troup sand, 6 to 10 percent slopes |
| | VcD | Vaughouse-Ailey complex, 15 to 25 percent slopes |
| | VcE | Vaughouse-Ailey complex, 6 to 15 percent slopes |
| | VuE | Vaughouse-Udorthents complex, 6 to 25 percent slopes |
| | W | Water |



Summers Exit 33 Tract Timber Type Map

MPH1 - 6.63 Ac - Mixed Pine & Hardwood
 MPH2 - 161.88 Ac - Mixed Pine & Hardwood
 MPH3 - 19.16 Ac - Mixed Pine & Hardwood
 OL1 - 12.34 Ac - Open Land
 OL2 - 4.26 Ac - Open Land
 OL3 - 57.38 Ac - Open Land
 OL4 - 8.53 Ac - Open Land
 OL5 - 6.88 Ac - Open Land
 OL6 - 15.15 Ac - Open Land

PST1 - 105.49 Ac - 65 yr old Pine Saw Timber
 PST2 - 166.17 Ac - 65 yr old Pine Saw Timber
 PST3 - 187.79 Ac - 54 yr old Pine Saw Timber
 PST4 - 33.33 Ac - Recently Thinned Pine
 PST5 - 148.15 Ac - Very Sparse Pine
 PST6 - 35.23 Ac - Very Sparse Pine
 POND1 - 7.11 Ac - Man-made Pond
 POND2 - 10.72 Ac - Beaver Ponds

Structures at 1046 Atlantic Coast Blvd



Prepared by:
Aiken County Government
Planning and Development Department
Addressing Division
10/8/2014 RC
Scale: 1 inch = 190 feet



Parcel Map

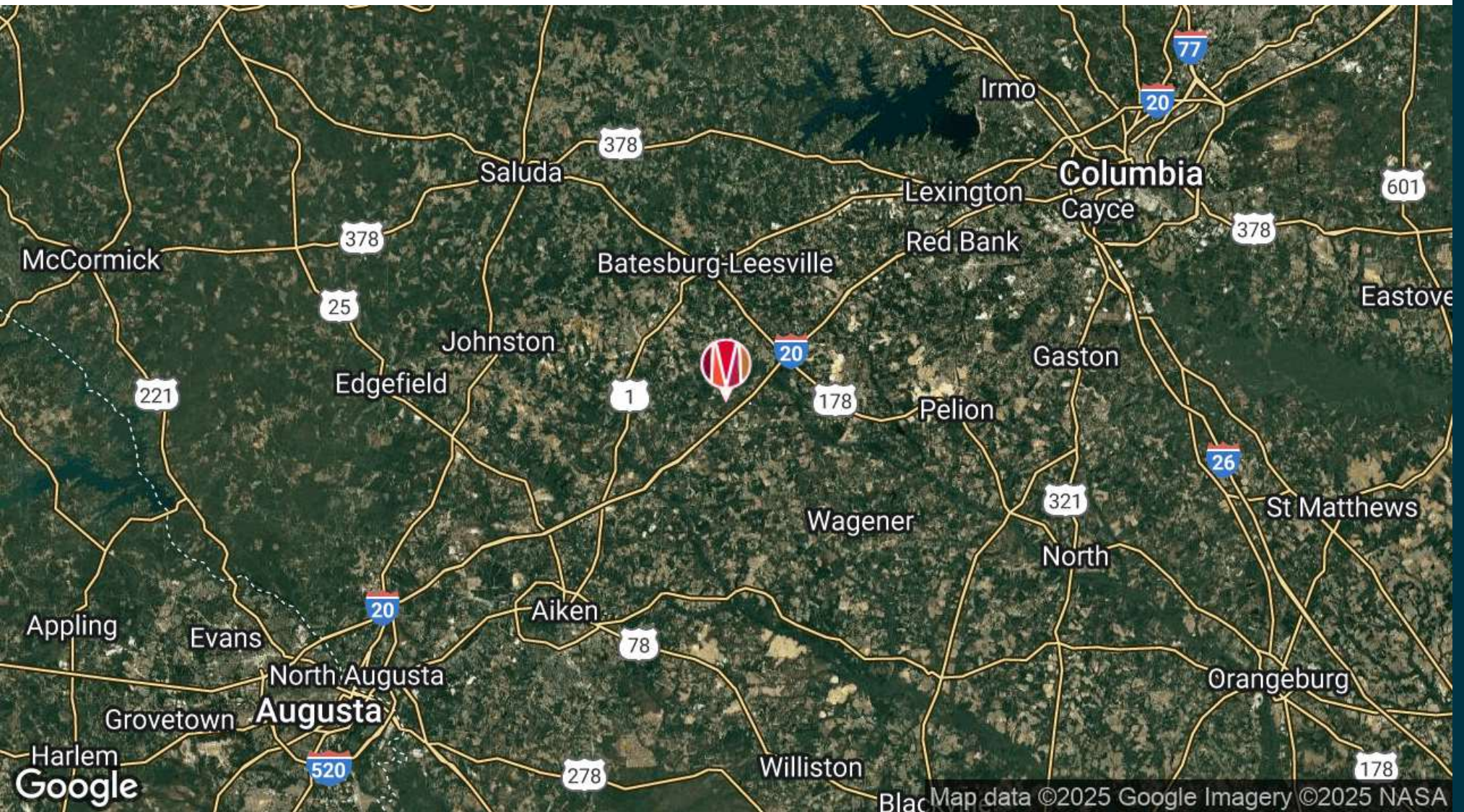


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983.5 Acres Buildings On 215-00-13-008

Address on Atlantic Coast Blvd		Sq Ft	Monthly Rent	
881	Mobilehome		\$	700.00
929	Mobilehome		\$	575.00
959	Mobilehome		\$	1,000.00
999	House	2272	\$	1,300.00
1008	House	2308	\$	1,300.00
1046-A	Tri-Plex		\$	450.00
1046-B	Tri-Plex	1792	\$	475.00
1046-C	Tri-Plex		\$	500.00
1056	House	1792	\$	800.00
1066	House	1612	\$	650.00
Miscellaneous Improvements	carports, etc			
Barn		720		
Warehouse		5600		
			\$	7,750.00

LOCATION MAP

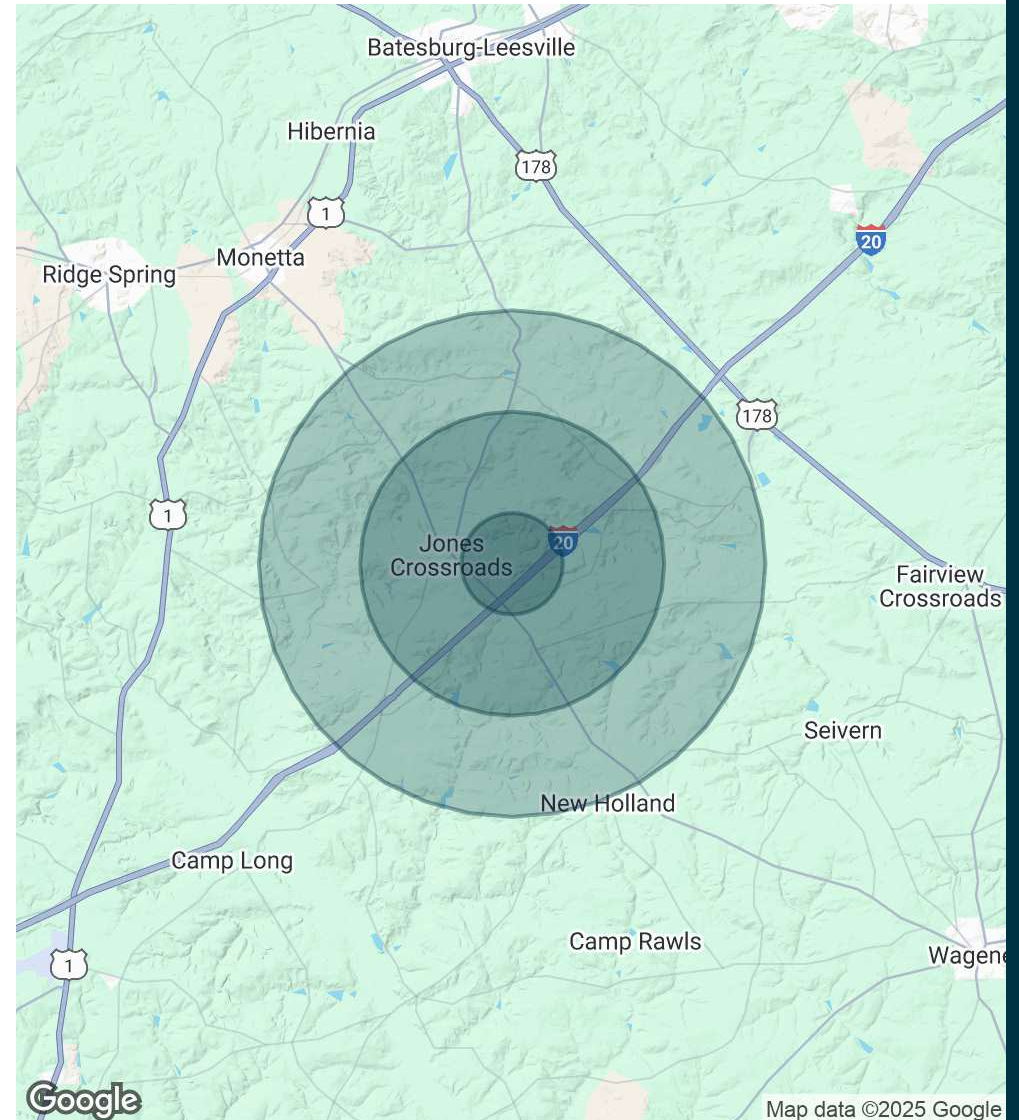


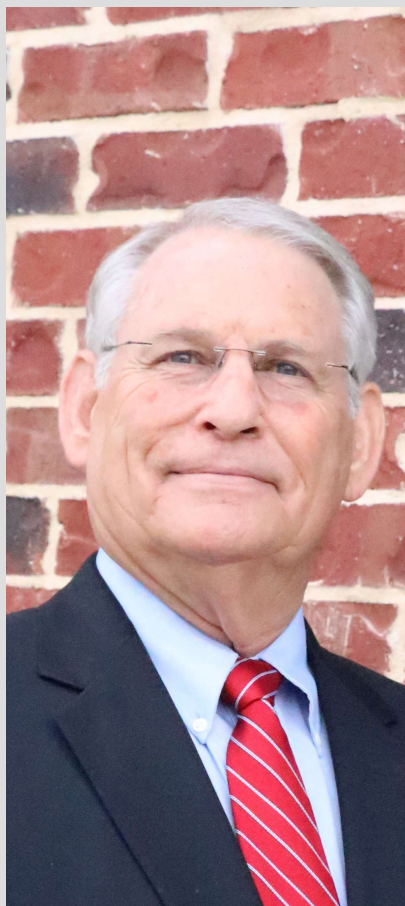
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	78	961	2,806
Average Age	40	40	41
Average Age (Male)	41	41	40
Average Age (Female)	38	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	29	370	1,091
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$70,441	\$79,139	\$77,251
Average House Value	\$190,378	\$257,612	\$266,089

Demographics data derived from AlphaMap





MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com

TRAVIS REED, CCIM

Vice President, Associate Broker

Treed@Meybohm.Com

Cell: 706.836.8091

PROFESSIONAL BACKGROUND

Travis is a broker specializing in commercial properties, forestry, development and construction. A native of Lincolnton, Georgia, Travis earned a Bachelor of Science degree in Forest Resources from the University of Georgia and served as president of Reed Logging, Inc. for 25 years. In 1996 he was chosen Georgia Outstanding Logger of the Year, in 1998 Regional Outstanding Logger and in 2000 Travis was awarded the National Outstanding Logger Award by the Forest Resources Association. Before joining the family logging business in the mid-1980s, Travis worked for Barco International, an international agricultural construction company, as head of its Middle Eastern/North African division, spending six years in Iraq and Egypt. After Barco, he spent time in England working with Middle East Econometrics Limited researching and writing feasibility studies for Middle Eastern clients of the World Bank. Travis has two daughters, Shelli and Whitney, and five grandchildren and lives with his wife, Gail, in Evans, Georgia. As a graduate forester and a lifetime spent in the forest industry, Travis is committed to land and timber conservation. He enjoys shooting trap, sporting clays and bird hunting.

EDUCATION

BS in Forest Services, University of Georgia

MEMBERSHIPS & AFFILIATIONS

CCIM

SC #67337 // GA #302716