



FOR SALE

±19 ACRE

DEVELOPMENT SITE

AIKEN, SC

## Bypass Railroad & US 1, Aiken, SC

- 19.04 Acres Zoned Residential
- 15K DTC | ±1,170 SF of Road Frontage
- Utilities on Site

VIEW  
VIRTUAL  
TOUR



VIEW  
PROPERTY  
OVERVIEW  
VIDEO



**FINEM**  
GROUP  
MEYBOHM COMMERCIAL

# **OFFERING MEMORANDUM**

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## INVESTMENT HIGHLIGHTS



**\$893,962**

Ask Price



**±19.04**

Acres



**45,124**

3 Mile.  
Daytime Pop.



**15,700**

DTC

## INVESTMENT OVERVIEW

### Property Highlights

Address:	Bypass Railroad & US 1 Aiken, SC
Tax ID:	120-10-06-001
Lot Size:	±19.04 Acres
Zoning:	R1 but a great possibility of rezoning
Road Frontage:	±1,170 FT on Rutland Ave
Daily Traffic Count:	15,700 DTC

### Investment Summary

The Finem Group at Meybohm Commercial is proud to exclusively present this 19.04-acre tract for sale in Aiken, SC. Being in the City of Aiken and zoned RS-10 (Residential-Single Family), this property would be ideal for any residential development.

Utilities are on/near site: City of Aiken's sewer line runs 400 ft from the property line, and the water line goes through the property. Topography is rolling and the property has a 2.5-acre wet area on the east boundary. The property could also be rezoned for multifamily or retail development, and with Aiken High School located across the street, a mix of retail and multifamily development could be ideal.

This is the southern half of the tract, which is bisected by Rutland Ave. The property has a railroad tract that runs along the east boundary. Rutland Ave has a daily traffic count of 15,700 cars.





## **LOCATION SUMMARY**

The property is located in Aiken, South Carolina, on Rutland Drive. Rutland Drive sees 15,700 cars per day and is part of the loop that runs around the City of Aiken, also known as University Parkway. This property is located near the Laurens Street intersection. This property is zoned for North Aiken Elementary, Schofield Middle, and Aiken High School. Nearby neighbors include Aiken High School, Yohe Plumbing, Diversified Supply, The Aiken Standard Newspaper, and SRP Federal Credit Union.

Located a Mile North of Downtown Aiken, South Carolina

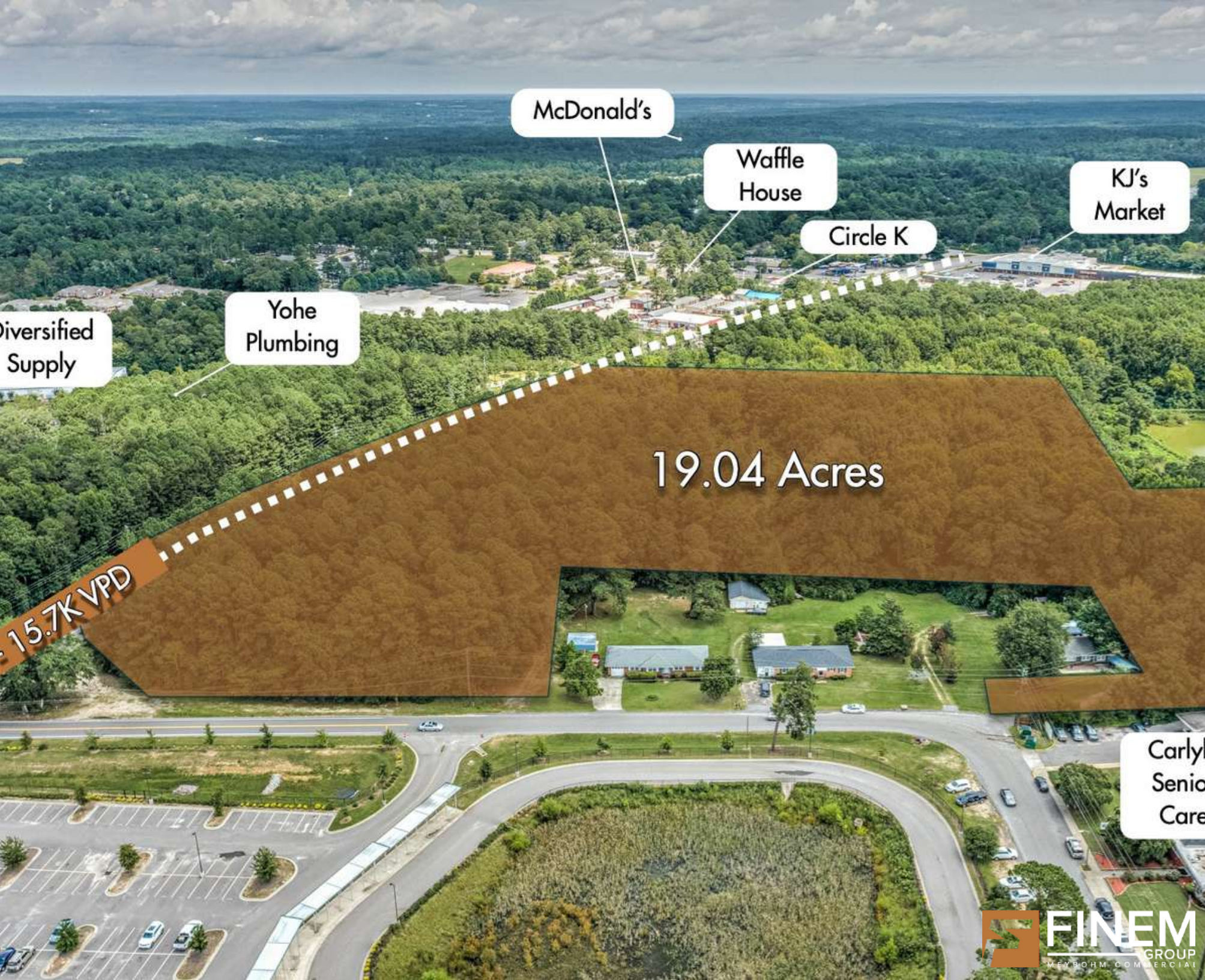
Downtown  
Aiken

Carlyle  
Senior  
Care

Aiken  
High  
School

19.04 Acres

Rutland Dr. - 15.7K VPD



McDonald's

Waffle  
House

KJ's  
Market

Circle K

Yohe  
Plumbing

Diversified  
Supply

19.04 Acres

15.7K VPD

Carlyl  
Senior  
Care



Aiken  
Highschool  
1,298 Students

Downtown  
Aiken

Walmart



Kroger  
FRESH FOR EVERYONE™

CVS  
pharmacy



TARGET



HOBBY  
LOBBY

HARBOR  
FREIGHT  
TOOLS



Publix

LOWE'S



ZAXBY'S

Whiskey Rd,  
Corridor

# PROPERTY MAPS



RUTLAND DEVELOPMENT LAND / OFFERING MEMORANDUM

# WATER LINE



To take you to the GIS Map

[CLICK HERE](#)



SEWER LINE



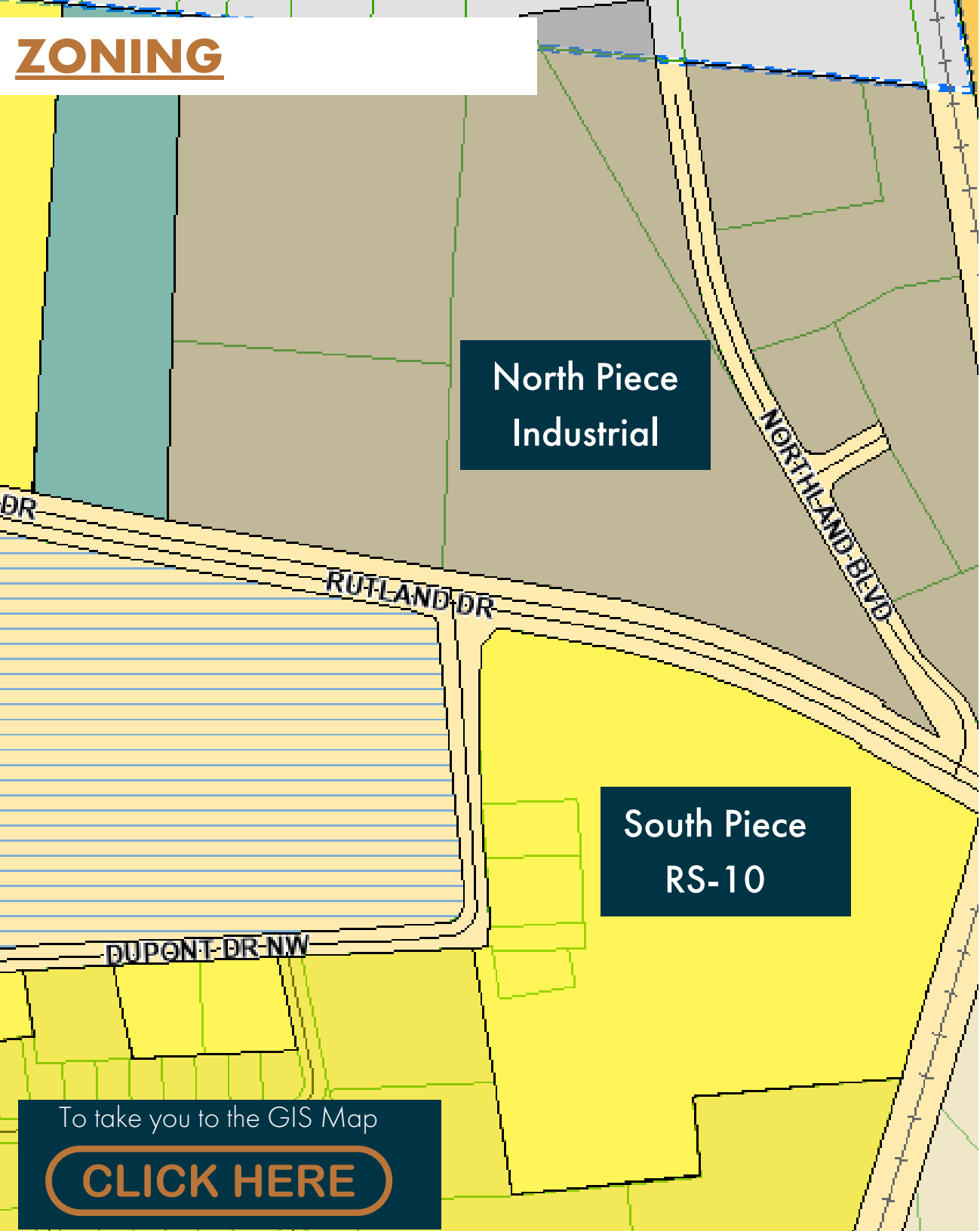
Sewer Lines


To take you to the GIS Map

CLICK HERE



# ZONING



- ☒ Zoning Base
  - RML Multifamily Low-Density
  - RMH Multi-Family High-Density
  - RMP Manufactured Home Park
  - RSM Manufactured Home
  - RS-6 Single Family
  - RS-8 Single Family
  - RS-10 Single Family
  - RS-15 Single Family
  - RSS Single Family/Stable
  - RSH Single Family/Horse
  - HD Horse District
  - DB Downtown Business
  - GB General Business
  - LB Limited Business
  - LP Limited Professional
  - O Office
  - LI Light Industrial
  - LM Limited Manufacturing
  - I Industrial
  - PC Planned Commercial
  - PI Planned Institutional
  - PR Planned Residential
  - OS Open Space
- **FINEM**  
GROUP  
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# TOPOGRAPHY MAP

5 Foot Contours



AIKEN COUNTY

To take you to the GIS Map

[CLICK HERE](#)



# WET LAND MAP

±2.5 Acres  
In Wet Land

AIKEN COUNTY

PTC 1F

To take you to the GIS Map

[CLICK HERE](#)











# DEMOGRAPHICS



# Key Facts

1 Mile Radius

## KEY FACTS

4,140

Population

35.1

Median Age

2.5

Average Number of Kids

\$24,434

Median Household Income

## BUSINESS



159

Total Businesses



3,194

Total Employees

## INCOME



\$24,434

Median Household Income



\$15,869

Per Capita Income



\$12,705

Median Net Worth

## EDUCATION

27%

No High School Diploma



40%

High School Graduate



22%

Some College



11%

Bachelor's/Grad/Prof Degree

## EMPLOYMENT



38.4%

White Collar



39.9%

Blue Collar



21.7%

Services

8.3%

Unemployment Rate



11

Number of Restaurants

# Key Facts

3 Mile Radius

## KEY FACTS

17,727

Population

40.6

Median Age

2.2

Average Number of Kids

\$45,207

Median Household Income

## BUSINESS



1,050

Total Businesses



12,692

Total Employees

## INCOME



\$45,207

Median Household Income



\$26,775

Per Capita Income



\$57,530

Median Net Worth

## EDUCATION

15%

No High School Diploma



35%

High School Graduate



26%

Some College



25%

Bachelor's/Grad/Prof Degree

## EMPLOYMENT



51.1%

White Collar



27.8%

Blue Collar

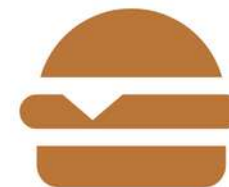


21.1%

Services

5.0%

Unemployment Rate



47

Number of Restaurants

# Key Facts

5 Mile Radius

## KEY FACTS

41,640

Population

41.2

Median Age

2.2

Average Number of Kids

\$56,142

Median Household Income

## BUSINESS



2,182

Total Businesses



26,996

Total Employees

## INCOME



\$56,142

Median Household Income



\$33,979

Per Capita Income



\$111,370

Median Net Worth

## EDUCATION

9%

No High School Diploma



30%

High School Graduate



27%

Some College



34%

Bachelor's/Grad/Prof Degree

## EMPLOYMENT



White Collar

60.7%



Blue Collar

23.1%



Services

16.2%

3.5%

Unemployment Rate



125

Number of Restaurants



# AREA OVERVIEW



# THE CSRA

## Area Overview



622,275  
CSRA Population



\$61,473  
CSRA Med. Income



\$198,719  
Med. Home Value



0.43%  
Annual Growth Rate



4  
Total Colleges



9,921  
College Studets



269,031  
Labor Force



3.7%  
Unemployment Rate

\*Data was from Georgia Power's Community & Economic Development website.

# THE CSRA

## Economic Overview

Augusta is a regional center of medicine, biotechnology, and cyber security. Augusta University, the state's only public health sciences graduate university, employs over 7,000 people. Along with University Hospital, the Medical District of Augusta employs over 25,000 people and has an economic impact of over \$1.8 billion. Within the next few years, the city is expected to have rapid population growth of 10,000+ residents due to the announcement of the United States Army Cyber Command that will be located in Fort Gordon.

The city's three largest employers are Augusta University, the Savannah River Site (a Department of Energy nuclear facility), and the U.S. Army Cyber Center of Excellence at Fort Gordon, which oversees training for Cyber, Signal Corps, and Electronic Warfare. Other Companies with headquarters or distribution centers in the CSRA are but limited to, EZ-Go, Bridgestone, Tax Slayer, John Deere, Amazon, Kellogg's Kimberly Clark, Graphic Packaging International, and more.



Kimberly-Clark



JOHN DEERE



GEORGIA  
CYBER CENTER



TaxSlayer



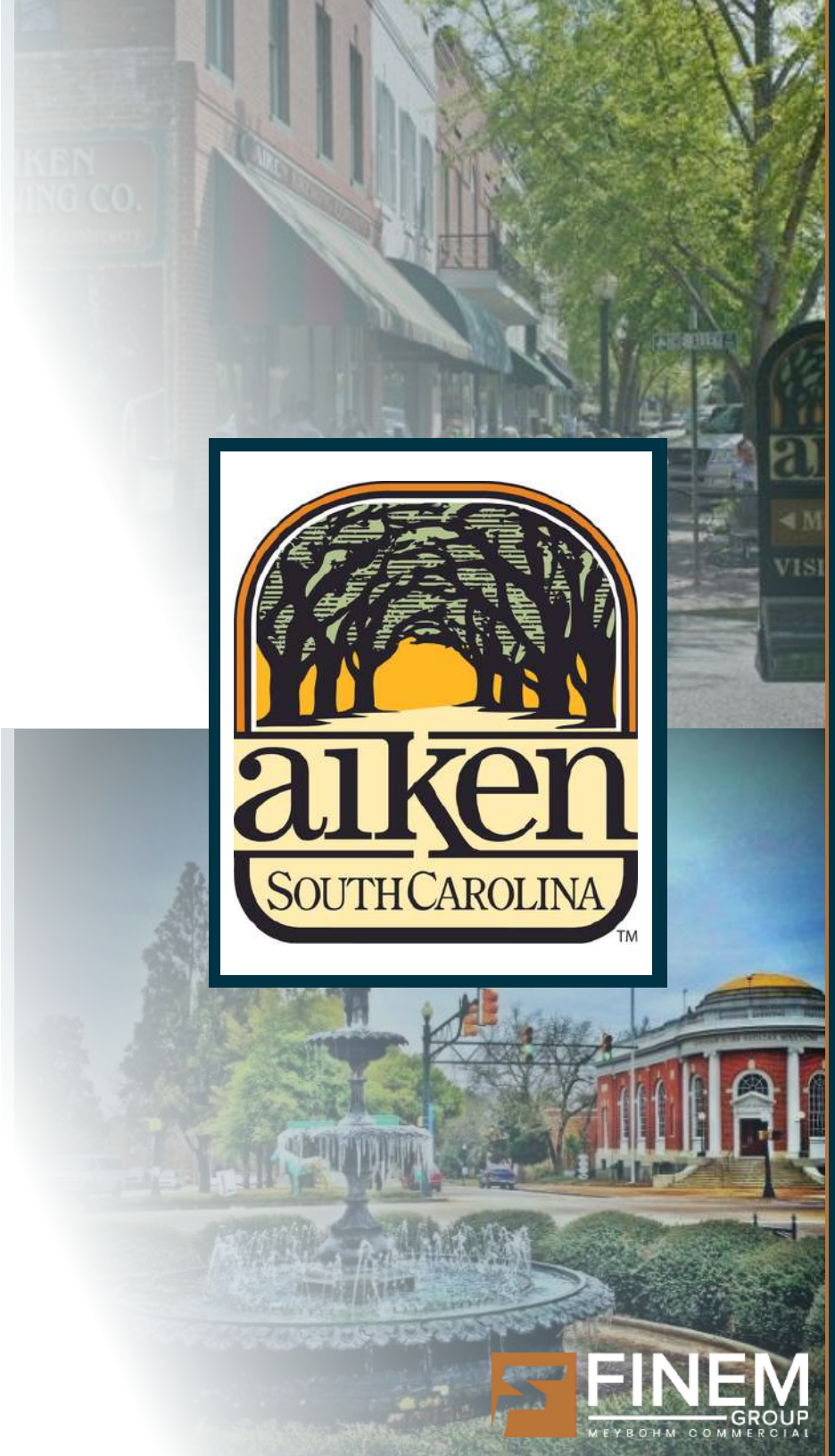
# Aiken, SC

## 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.



# CYBER CITY

## U. S. Army Cyber Command Headquarters

U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command. The Army Cyber Command Headquarters located at Fort Gordon operates and defends Army networks and delivers cyberspace effects against adversaries to defend the nation. ARCYBER, led by Fort Gordon, conducts global operations 24/7 with approximately 16,500 Soldiers, civilian employees, and contractors worldwide. The Pentagon's 2013 announcement led to the relocation of the U.S. Army Cyber Command from Fort Meade in Maryland to Fort Gordon in Augusta. Fort Gordon is fast becoming a center for joint forces activities, training, and operations and is a huge employer in east Georgia. With a workforce of 31,155, much of the installation's annual economic impact of nearly \$2.4 billion goes directly into area shops, real estate, banks, and other businesses.

## Georgia Cyber Center

The Augusta Region has long been a hotbed for the tech- and cyber-related companies such as Unisys, ADP, and Raytheon. Now, Augusta is home to the US Cyber Command at Fort Gordon and the newly completed Georgia Cyber Center, a \$100 million investment and the largest government cybersecurity facility in the United States. Located on the Nathan Deal Campus for Innovation, the center is a unique public/private partnership involving academia, state and federal government, law enforcement, the U.S. Army, and the private sector. Other cyber-focused businesses are paying attention and taking advantage of the expanding field by moving their headquarters and establishing branches in the Augusta Region. The \$100 million Georgia Cyber Center, the single largest investment in a cybersecurity facility by a state government to date, is a unique public/private partnership involving academia, state and federal government, law enforcement, the U.S. Army and the private sector.



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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 Meybohm Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.

# WHO IS THE FINEM GROUP?

The Finem Group is a team of brokers at Meybohm Commercial that have partnered to provide modern brokerage tools coupled with local expertise to their clients. Whether you have interest in understanding a single property, or wish to plan a greater real estate investment strategy, our team of seasoned brokers, financial analysts, and support staff exist to help our clients make wise decisions.

## HOW WE HELP OUR CLIENTS

### LOCAL EXPERTISE MEETS ADVANCED ANALYTICS & MARKETING



#### DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR. Our team of brokers and on staff analysts advise and analyze the data for you.



#### SEGMENTED, DETERMINED MARKETING

Augusta's largest team of commercial brokers includes a team of the area's most sophisticated real estate marketers. We collect, target and market our listings with determination and intentionality.



#### BUSINESS-MINDED EXPERTISE

We are a team of CCIM-educated brokers with MBAs and the experience running our own businesses with our own support staff.



#### TOP-OF-MARKET LISTING PRESENTATION

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be interested in a matter of seconds.



#### EXPERIENCED NEGOTIATORS/DEAL-MAKERS

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be interested in a matter of seconds.



#### ASSET-CLASS-FOCUSED

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GROUP  
MEYBOHM COMMERCIAL

## **REACH US DIRECTLY**



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