

FOR SALE

7.36 +/- acres - Harvey Court
Additional 4.40 acres also
available for a total of 11.76
acres

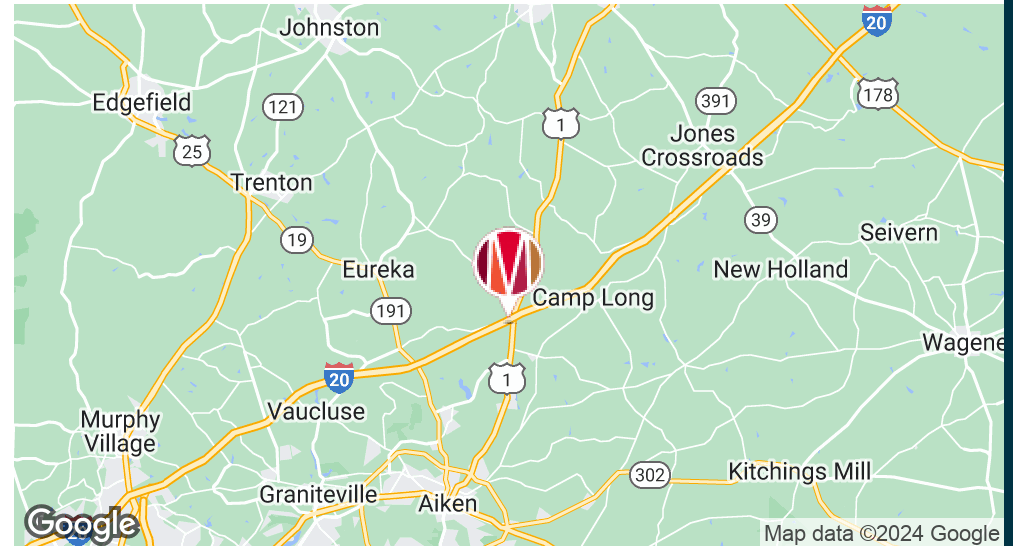
Aiken, SC 29805

7.36 acres

**VIEW
PROPERTY
OVERVIEW
VIDEO**



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$795,000
Lot Size:	7.36 Acres
Price/Acre:	\$108,016
Zoning:	UD

- Excellent Northside location
- Close to interstate
- Ingress/egress with additional parcels for sale off two roads

PROPERTY OVERVIEW

Cleared, level parcel located on a cul-de-sac that would suit well for a variety of commercial development. Zoned UD (Aiken County), this parcel is close to utilities. There are 11,800 VPD and this parcel is contiguous to an additional 4.4 acres (2 separate parcels consisting of 3.37 acres and 1.03 with ingress/egress off of W Frontage Road) that could be combined for a total of almost 12 acres. See separate listings information and pricing for W Frontage parcels.

LOCATION OVERVIEW

Located on Aiken's Northside, close to Interstate 20, only 5 minutes from downtown Aiken, 35 minutes to Augusta, GA and 40 minutes to Columbia, SC. Located 2 minutes from Aiken Regional Airport, with over 43,000 annual aircraft operations, Aiken Regional Airport accommodates the general aviation community including air taxi's, military, single and multiple engine, and jets.

W FRONTAGE RD S-706

ALSO FOR SALE
133-00-19-016
1.03 ac

ALSO FOR SALE
133-00-19-017
3.37 ac

7.36 acres

HARVEY CT P-169

COLUMBIA HWY N US-1

RETAILER MAP







OF :

37-B VARDEN DRIVE
AIKEN SOUTH CAROLINA 29804
TEL: 803 648 9184

PROPERTY LOCATED NEAR THE CITY OF AIKEN

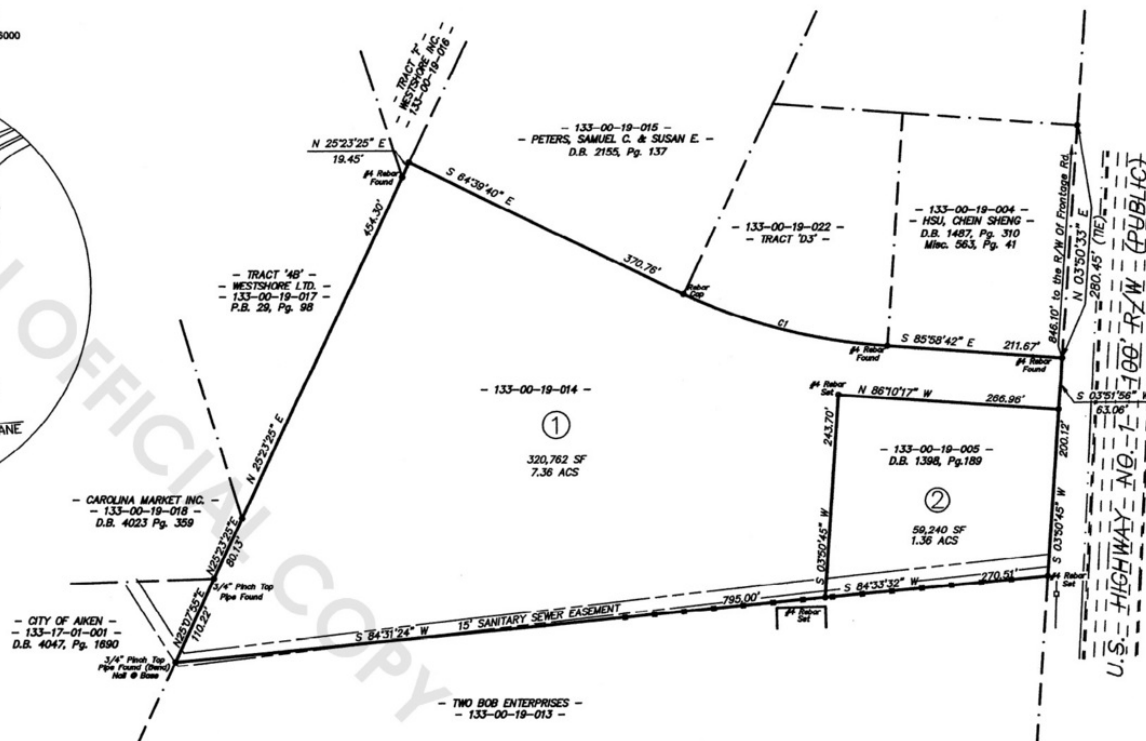
AIKEN COUNTY, SOUTH CAROLINA

SCALE : 1" = 100' DATE : NOV. 13, 2007

PREPARED BY :

SOUTHERN PARTNERS, INC.

1233 AUGUSTA WEST PARKWAY AUGUSTA, GEORGIA 30909 (706) 855-6000



CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	257.00'	882.60'	S 75°50'12" E	255.49'	21°34'20"

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

AIKEN COUNTY GIS
Tax Map:
133-00-19-014
133-00-19-005



2007040792

PLATS
RECORDING FEES \$10.00
PRESENTED & RECORDED:
12-18-2007 10:38 AM
JUDITH WARNER
REGISTER OF DEEDS CONVEYANCE
ALLEN COUNTY, NC
By: JULIE STUTTS DEPUTY
BK: PL 53
PG: 388-388

This property/parcel/tract/lot is not subject to the Aiken County Land Management Regulations, in accordance with Section 24-11 Definitions, Subdivision, Exempt, item no. 1, of the Aiken County Code of Ordinances.

By [Signature] 12/17/07
Allen County Planning &
Development Department Date

This plot is approved in accordance with Chapter 34 Land Management Regulations of the Alameda County Code of Ordinances for purposes of RECORDATION ONLY. This approval does not imply approval of any particular land use or zoning nor does it imply approval of or eligibility for a Building Permit for this property.

By [Signature] 12/1/11
Allen County Planning & Development Department Date

* I hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class 2 survey as specified therein; also there are no visible encroachments or projections other than shown.

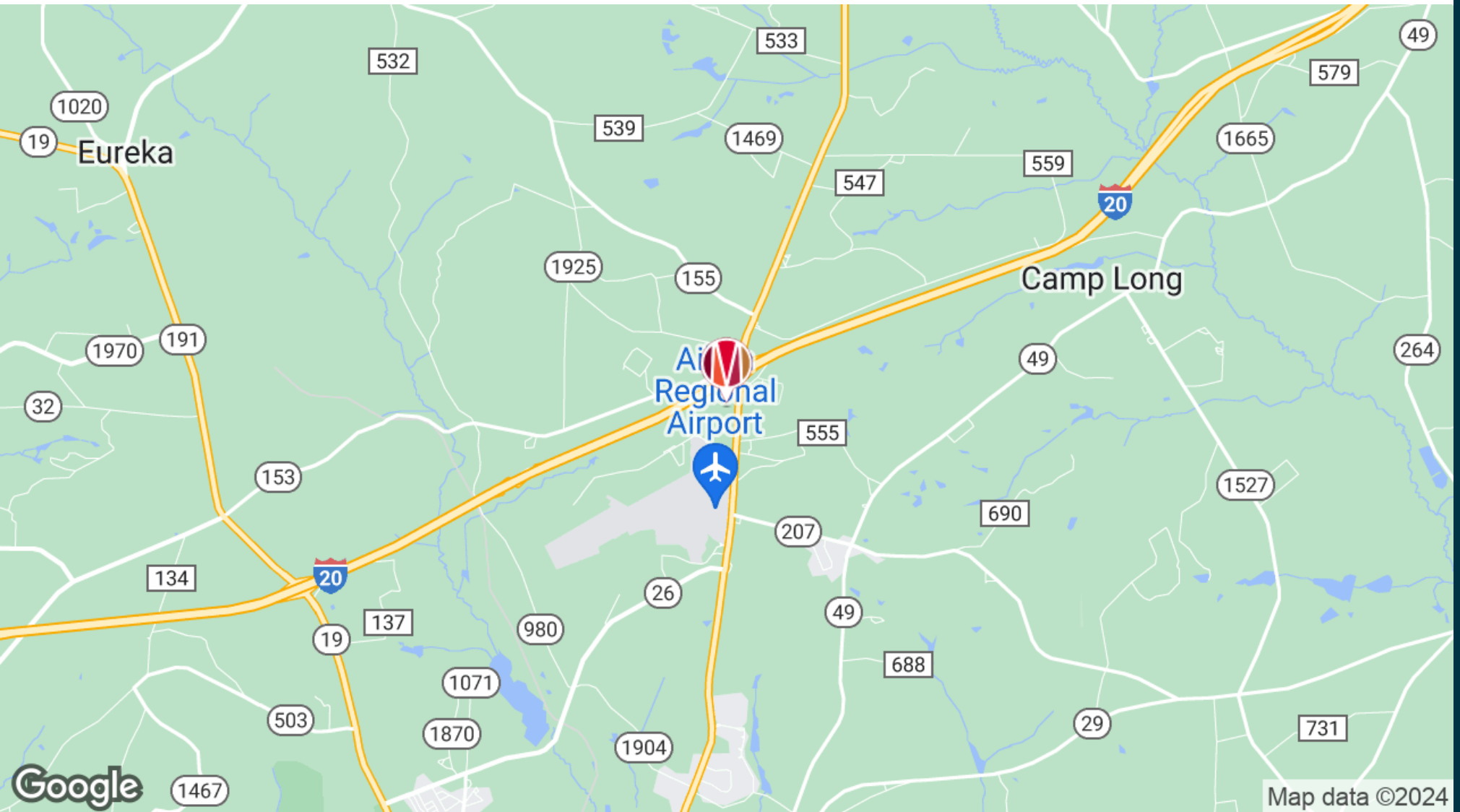
NOTE:
According to the national
food insurance program
maps available at this
time, this property is n
located in a designated
food hazard area.

NOTE: THE SAME BEING SHOWN ON A PLAT PREPARED FOR AIRPORT ENTERPRISES LIMITED PARTNERSHIP AND BEING RECORDED IN PLAT BOOK 22, PAGE 61 ON JUNE 6, 1989 AND PREPARED BY AYER, GRAHAM AND ASSOCIATES, INC.

DATA\ACAD\23000\23846-Kingsport\SURVEY\23846-LPL.dwg

Address to: Neil Fayer P.O. Box 5850 Auburn, SC 29804

LOCATION MAP

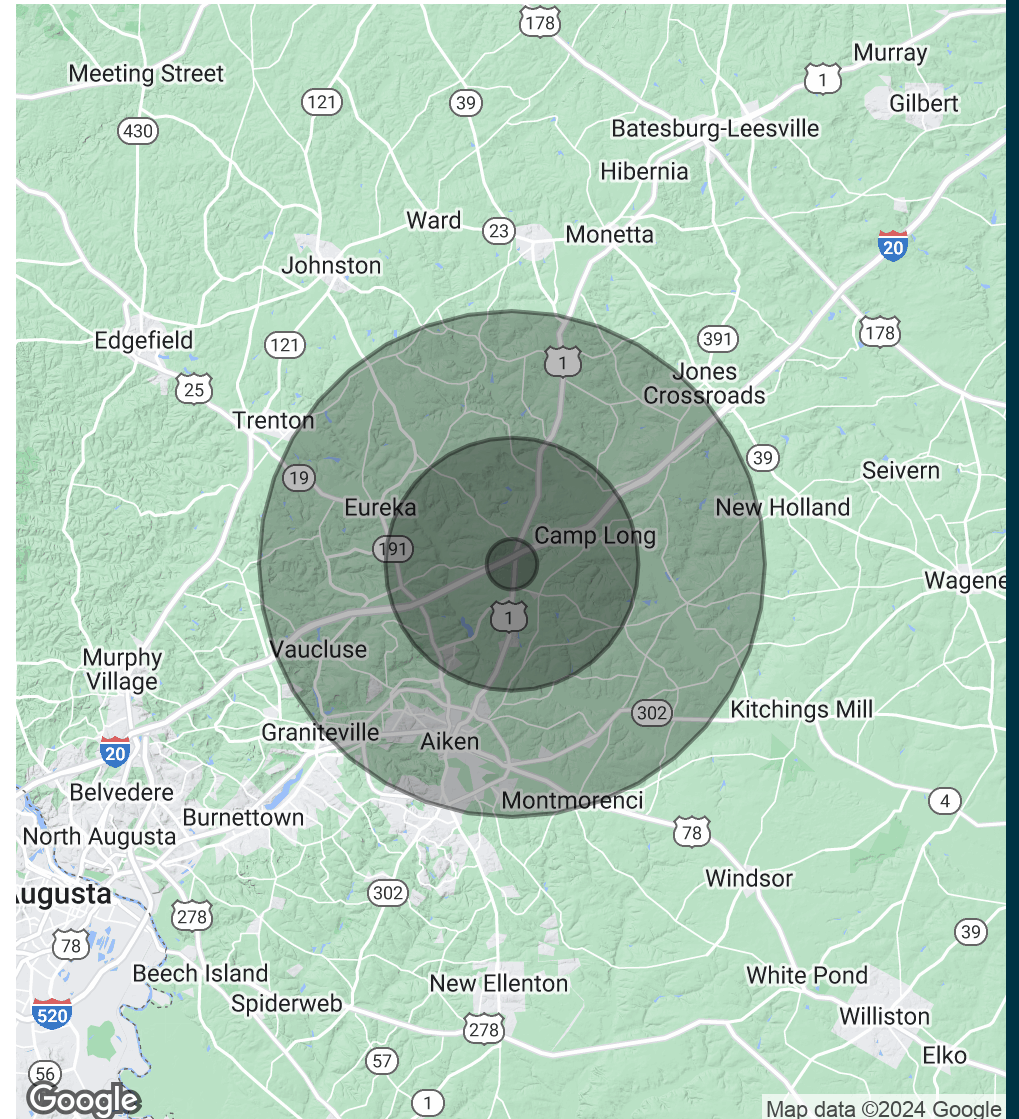


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	412	7,670	50,054
Average Age	42	41	42
Average Age (Male)	42	41	41
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	171	3,076	20,699
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$75,298	\$71,610	\$75,327
Average House Value	\$232,252	\$203,692	\$238,101

Demographics data derived from AlphaMap





KAREN DALY

Vice President, Associate Broker, Sales & Leasing

Kdaly@Meybohm.Com

Phone: 803.649.8103

PROFESSIONAL BACKGROUND

Karen is passionate about bringing people and their business' together with properties that fit their needs and goals. As an Associate Broker at Meybohm Commercial Properties, Karen works with Buyers and Sellers as well as Tenants and Landlords for office, retail, warehouse/industrial, and land/development in Aiken, South Carolina. Karen achieved the Meybohm President's Award in 2019, 2020, 2021 & 2023 as well as the Chairman's Award in 2022. She is a native of Toronto, Canada, and moved to Aiken in 1997 to follow her equestrian pursuits. After graduating in 1991 with a BFA in Graphic Design from York University, Karen traveled extensively and worked in the hospitality industry, combined with her equestrian skills, but eventually returned to advertising and marketing. Karen currently serves on several boards including the Aiken Association of Realtors, Board of Zoning Appeals (City of Aiken), United Way of Aiken County and the Aiken Corporation.

EDUCATION

York University, Bachelor of Fine Art, Specialized Honors, Graphic Design, 1991

MEMBERSHIPS & AFFILIATIONS

Aiken Association of Realtors, Member/Board Member

Board Of Zoning Appeals, City Of Aiken

United Way of Aiken County, Board Member

Aiken Corporation, Board Member

SC #97250 // GA #405675

MEYBOHM COMMERCIAL PROPERTIES

142 Laurens Street NW
Aiken, SC 29801

803.649.8103
MeybohmCommercial.com