



±19.04 ACRE DEVELOPMENT SITE

00 RUTLAND DRIVE, AIKEN, SC



PROPERTY DETAILS

Size	±19.04 Acres	Frontage:	1,170'
Sale Price	\$505,000	Access:	Full Motion
Price/Acre:	\$26,523/Acre	Zoning:	RS-10
Utilities:	On/Near Site	3 Mile Population	39,500
Daily Traffic Count	16,500 VPD	3 Mile Median Household Income	\$61,900

OFFERING MEMORANDUM

SALE PRICE: \$505,000 | ±19.04 ACRES
FULL MOTION ENTRY & EXIT | 1,170' OF FRONTAGE
UTILITIES ON SITE | GROWING AREA



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Please submit all offers as a non-binding letter of intent (LOI). Including:

- Price
- DD Time Frame
- Earnest Money
- Special Stipulations



EXECUTIVE SUMMARY



DEVELOPMENT OPPORTUNITY

WHY THIS SITE?



TRAFFIC COUNT
16,500 Vehicles Per Day



ACCESS
Full Motion Entry and Exit



IMMEDIATE AREA
Growing Area



CONNECTIVITY
1.9 Miles Downtown Aiken



UTILITIES
Water On/Near Site



ZONING
RS-10; Single Family



FRONTAGE
1,170 Feet of Frontage

OFFERING SUMMARY

Address:	00 Rutland Avenue, Aiken, SC, 30013
Coordinates:	33.578340, -81.708010
Sale Price:	\$505,000
Price/Acre:	\$26,523/Acre
Land Size:	±19.04 Acres
Access:	Full Motion Entry & Exit

OFFERING OVERVIEW

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 has the potential to 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 16,500 cars.

LOCATION OVERVIEW

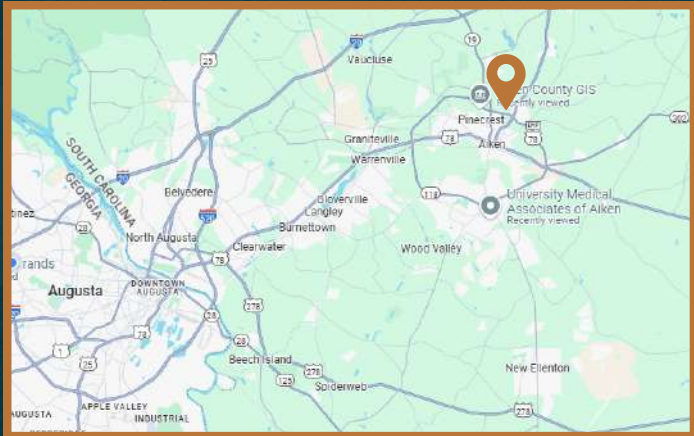
ESTABLISHED TRADE AREA



TRAVEL DISTANCES

To Areas within the CSRA

Downtown Aiken, SC	1.9 Miles
Graniteville, SC	8.1 Miles
Downtown Augusta, GA	18.8 Miles
Beech Island, SC	19.7 Miles
Edgefield, SC	21.2 Miles
North Augusta, SC	24.5 Miles
Columbia, SC	54.5 Miles



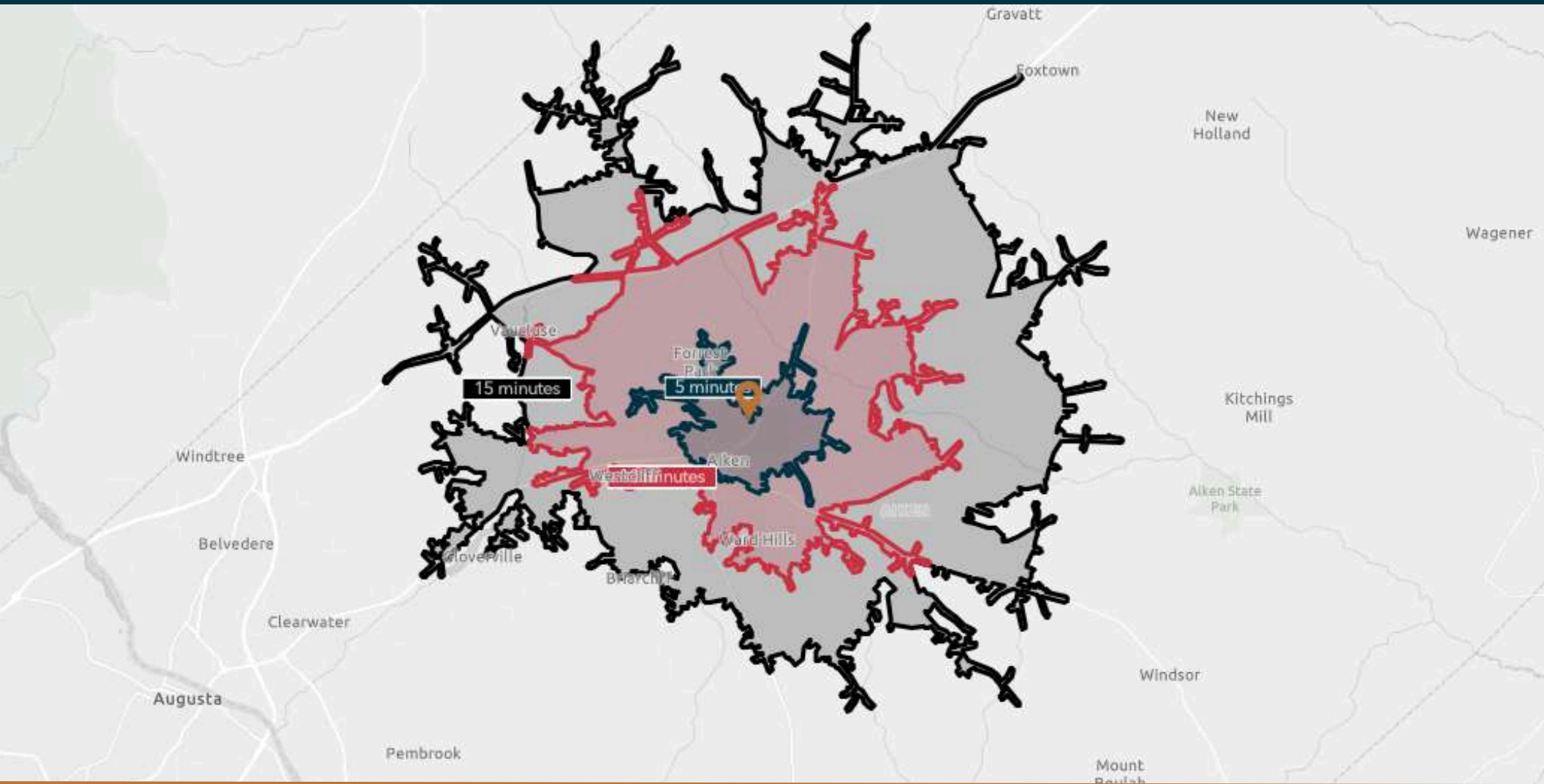
The property is located in Aiken, South Carolina, on Rutland Drive. Rutland Drive sees 15,700 cars per day and is part of the loop that runs around the City of Aiken, also known as University Parkway.

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 1.9 miles North of Downtown Aiken, South Carolina



DRIVE TIME DEMOGRAPHICS



Drive Time Radii

	5 Min	10 Min	15 Min
Population	7,571	29,582	54,661
Median HH Income	\$29,635	\$57,533	\$67,081
Median Age	38.9 Yrs	41.1 Yrs	41.6 Yrs

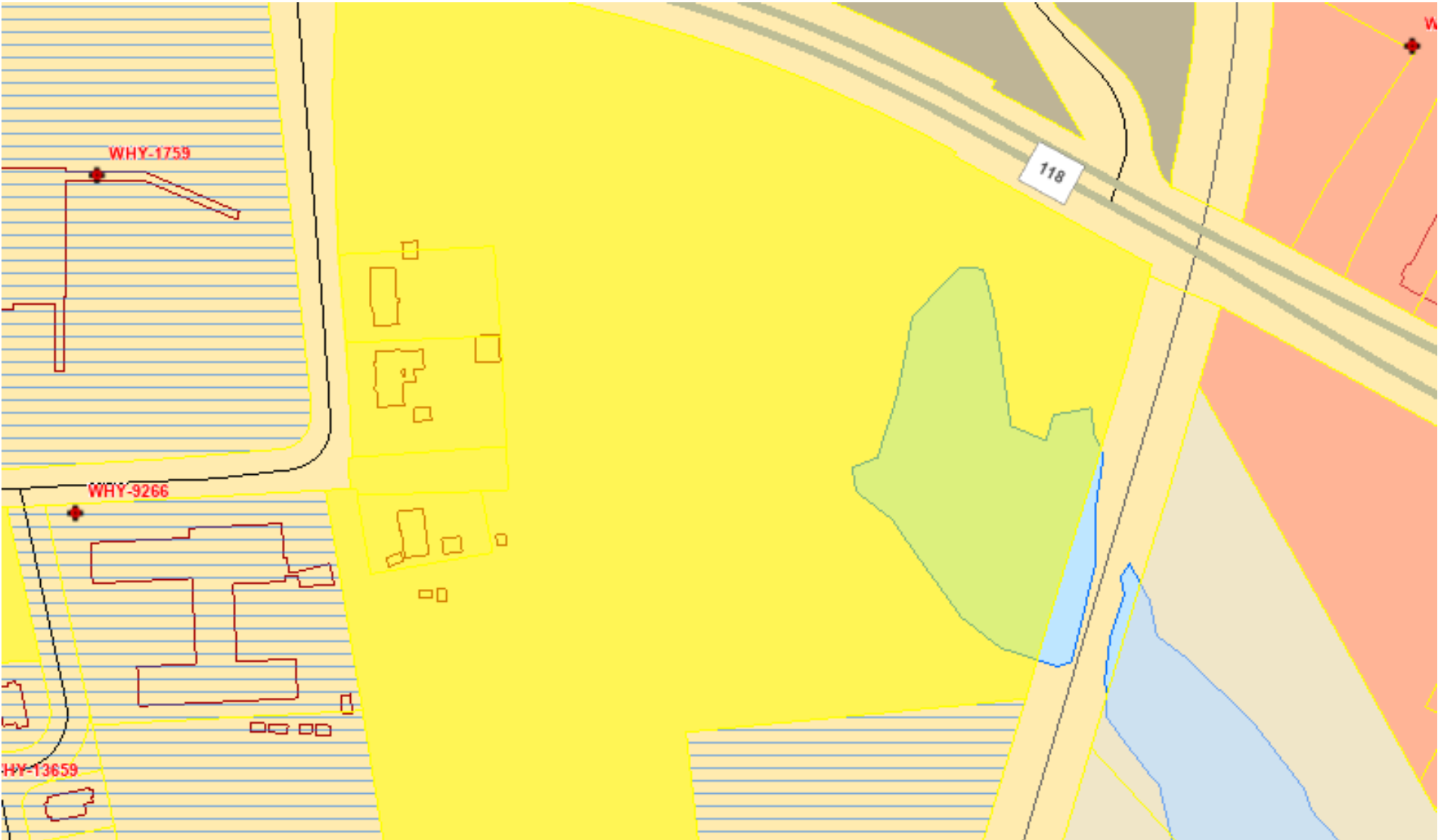




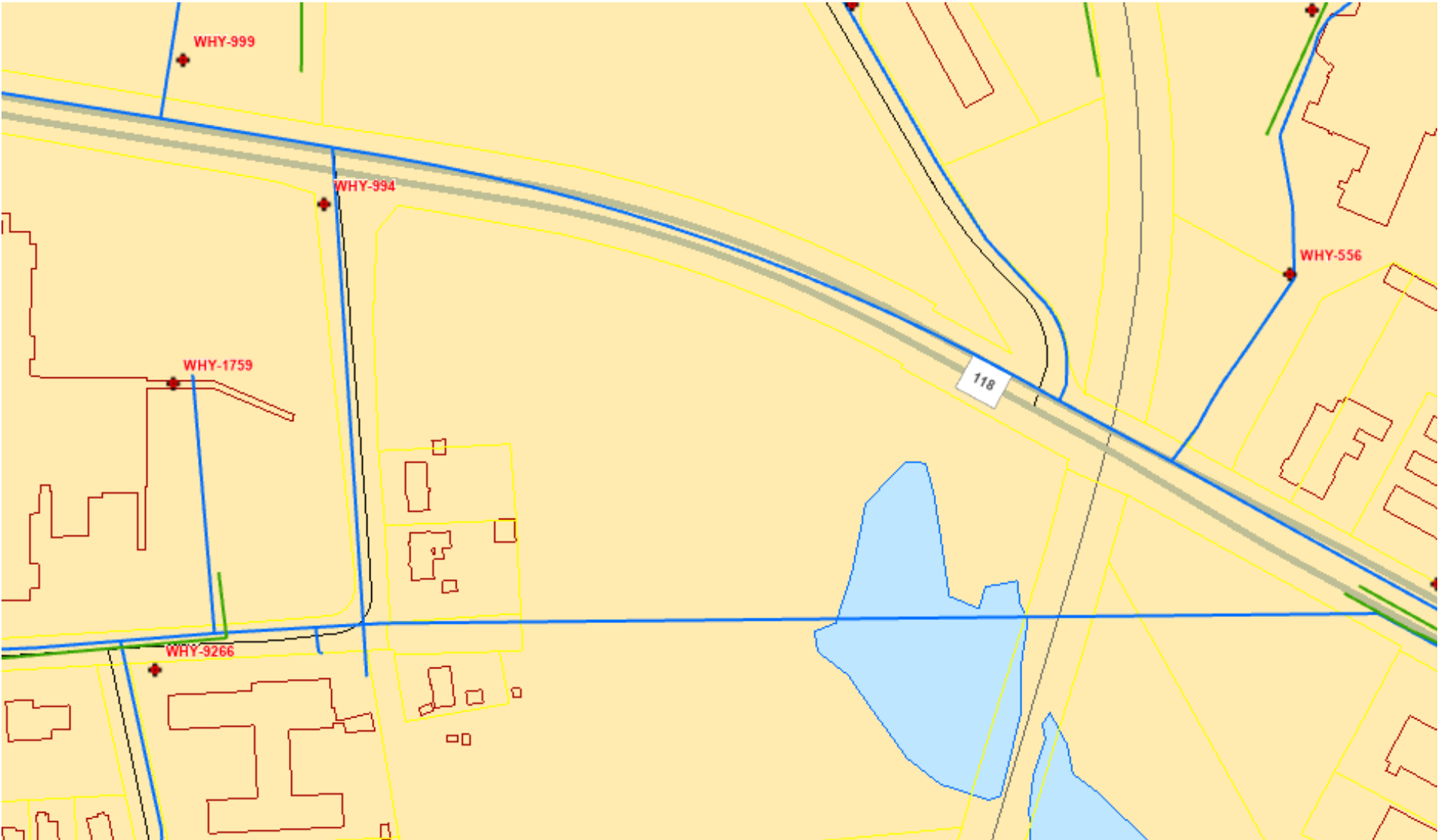
±19.04 ACRE DEVELOPMENT LAND TOPOGRAPHY MAP



±19.04 ACRE DEVELOPMENT LAND ZONING MAP



±19.04 ACRE DEVELOPMENT LAND UTILITIES MAP





AREA OVERVIEW



WHY? THE CSRA

OVERVIEW

The CSRA is in a perfect phase for business. Right-sized, ideally strategically located, with a backbone of education, medical, and military pumping out a solid labor force, the city has become a beacon for companies to set up shop. **Infrastructure, labor force, cost of living, location, education, industry- they are all leading companies large and small to the CSRA.**



HOME OF THE AUGUSTA NATIONAL

Year after year during the first full week of April, golf fans descend on Augusta by the thousands. The annual event marks a boom for the local economy with over 200,000 average attendees. Augusta is known as the golf capital of the universe for good reason, and the love of golf extends well beyond the confines of Augusta National. It attracts politicians, athletes, musicians, Corporate CEOs, and many more which brings some of the world's most powerful people all in the same week to Augusta, GA.



A WELL CONNECTED CITY

Few places are as ideally located as The CSRA. It sits on I-20 between Atlanta (eastbound) and Columbia (westbound), with every major artery of Southeastern Interstate within easy reach, especially I-95 and I-77.

Augusta is less than 150 miles from the Ports of Savannah and Charleston.

Augusta's regional airport has direct flights to Atlanta, Charlotte, Washington DC, and Dallas.



CYBER CITY

The CSRA 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.

U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command.



HEALTHCARE

Augusta University is Georgia's health sciences university, offering resources and services for those throughout the state and beyond. It features the Medical College of Georgia, the Dental College of Georgia, and a highly sought-after nursing program.

There are 12 total Hospitals in the area with a brand new one being constructed.

Doctor's Hospital in Augusta is the largest burn center in the United States and the third largest in the world.



LOW HOUSING COSTS

One of the biggest jewels in the CSRA is our low housing cost. Here, a broad variety of options are available, encompassing everything from new TND neighborhoods to established communities of antebellum and craftsman style homes.

Our market is more than 50% less than the national average, complementing the low cost of living and doing business in Augusta.

2nd

Most Populated MSA in GA

611K

CSRA Population

270K

CSRA Labor Force

5.7%

Percentage Unemployed

13K

Projected Job Growth in Next 5 Years

27K

Projected Population Growth in Next the 5 Years

**For Inquiries,
contact us.**



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HOW WE HELP OUR CLIENTS

LOCAL EXPERTISE MEETS ADVANCED DATA & MARKETING



LOCAL EXPERTISE & KNOWLEDGE

Our team, in partnership with Meybohm Commercial, provides modern brokerage tools and local expertise to our clients from our home base in Augusta, GA.



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 negotiated on behalf of our clients, making sure their best interests are closely guarded, while creatively working with others to get deals done!



SEGMENTED, DETERMINED MARKETING

Our proprietary database of regional businesses, tenants and buyers affords us the ability target and market our listings directly to those most likely to be in need.



BUSINESS-MINDED EXPERTISE

We are a team of SIOR & CCIM-educated brokers with MBAs and with experience running our own businesses



DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR, so you can know the best course given the data