

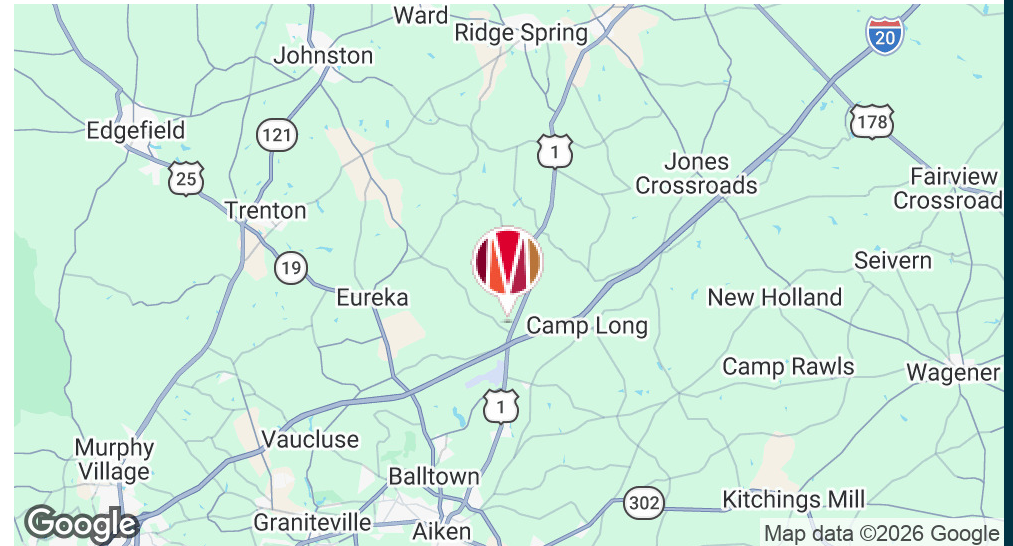
FOR SALE

Starling Court Homesites

Starling Ct, Aiken, SC 29805



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$60,000
Lot Size:	3 Acres
Price/Acre:	\$20,000

- Three contiguous residential lots totaling ±3.00 acres
- Offered as a package for \$60,000
- Ideal for a custom home, family estate, or future development
- Quiet residential setting just minutes from downtown Aiken
- Convenient access to shopping, dining, schools, and major highways
- Parcel Numbers: 132-00-18-035, 132-00-18-036 & 132-00-18-037

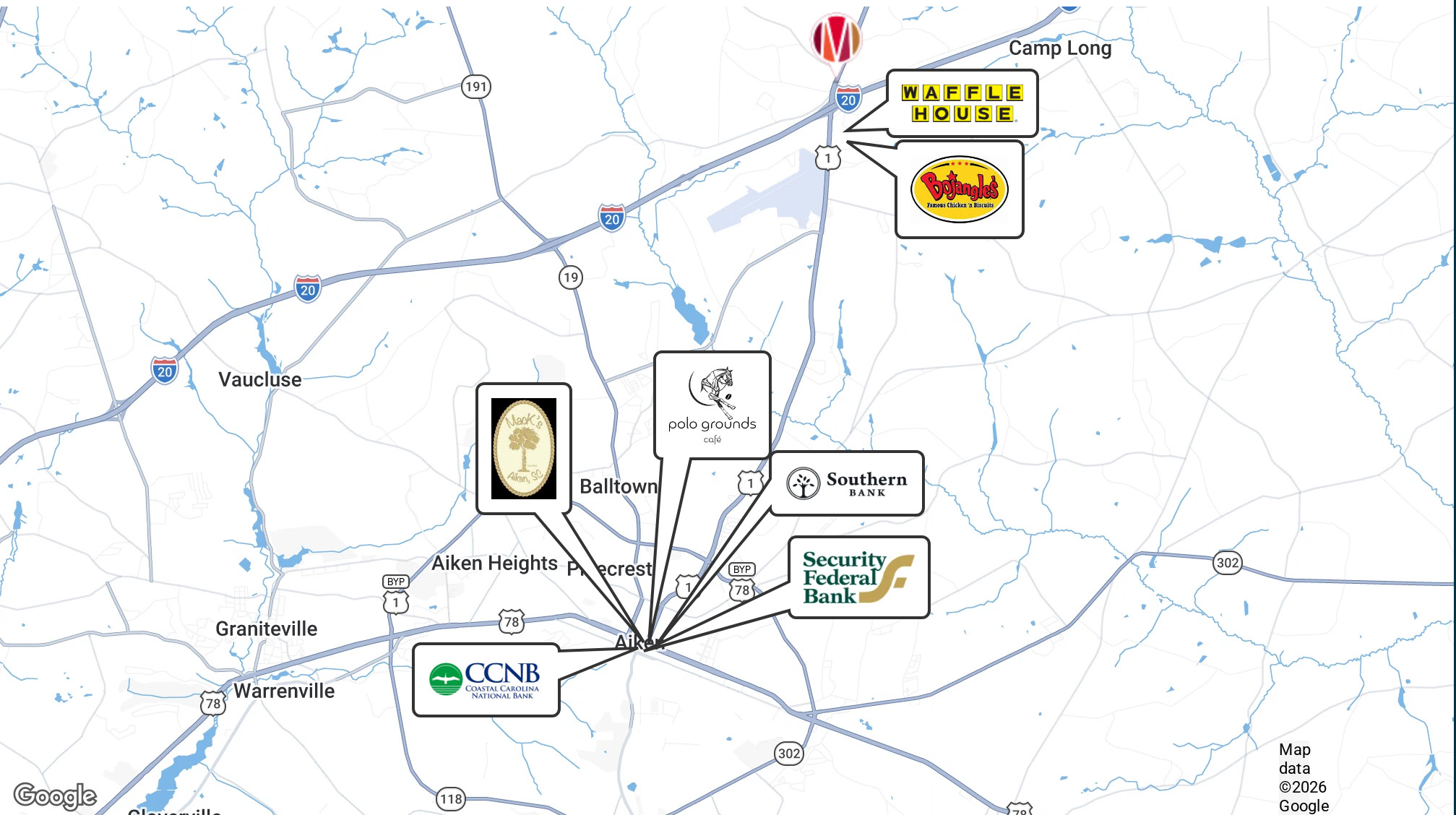
PROPERTY OVERVIEW

Discover the potential of this rare offering consisting of three contiguous residential lots totaling approximately 3.00 acres in Aiken, South Carolina. Located at 2, 10, and 16 Starling Court, this property provides an excellent opportunity for a custom homesite, family estate, or future residential development. With a peaceful setting and convenient access to downtown Aiken, shopping, dining, schools, and major transportation routes, the property combines privacy with everyday convenience. Offered together for \$60,000, these parcels provide ample space and flexibility for a variety of residential uses. Whether you're a builder looking for your next project, an investor seeking land in a growing market, or someone ready to build your dream home, this is an outstanding opportunity to secure three adjoining lots in one purchase.

LOCATION OVERVIEW

Located on Starling Court in Aiken, South Carolina, these three contiguous residential lots offer a peaceful setting with convenient access to the area's top amenities. The property is just minutes from downtown Aiken, where residents can enjoy a vibrant mix of local restaurants, boutiques, parks, and cultural attractions. Nearby major corridors, including Richland Avenue and U.S. Highway 1, provide easy connectivity throughout Aiken and to surrounding communities. The property is also within close proximity to schools, grocery stores, medical facilities, and recreational amenities, making it an attractive location for a custom home or future residential development. Aiken's continued growth, strong quality of life, and established residential neighborhoods make this an excellent opportunity for homeowners, builders, and investors alike.

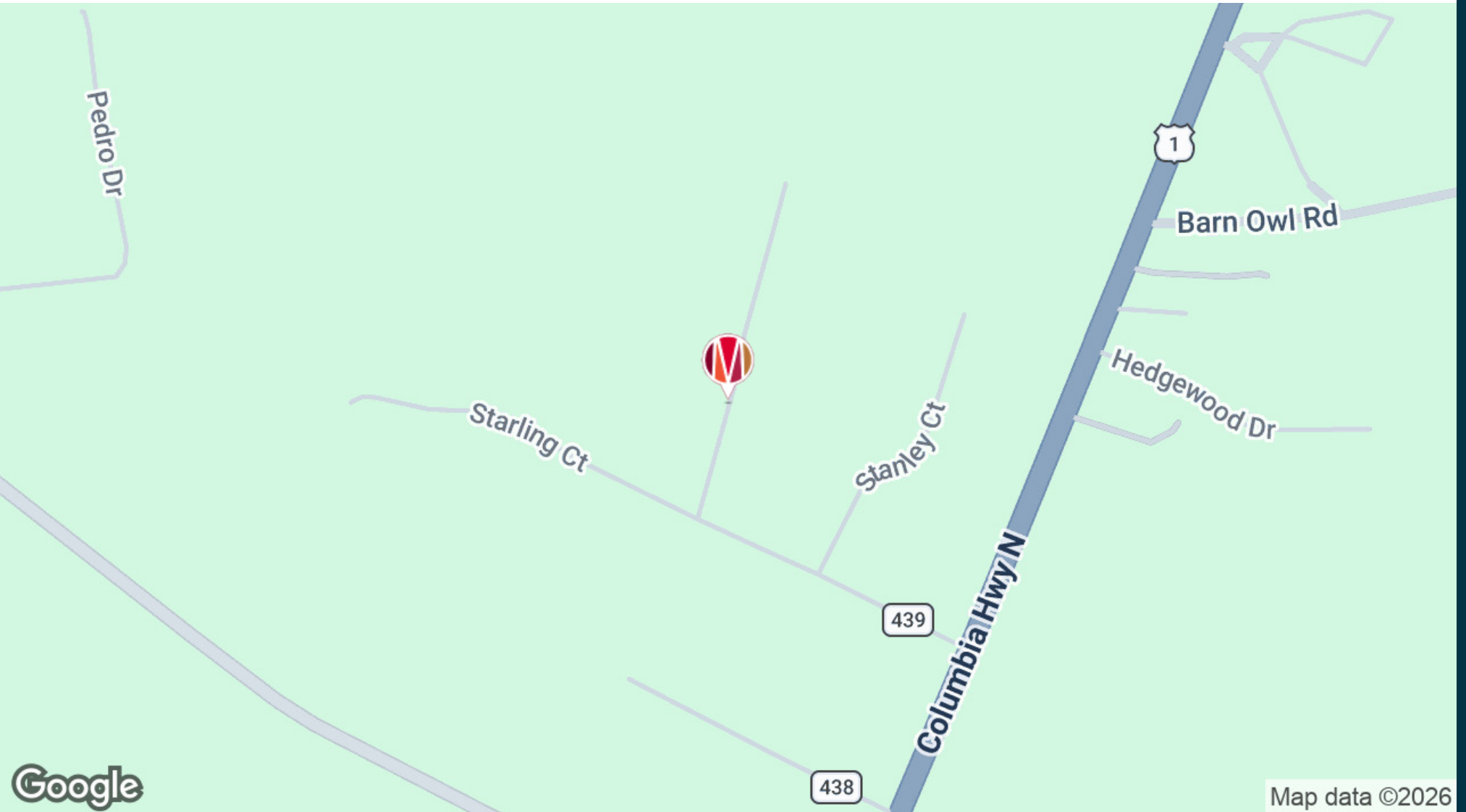
RETAILER MAP



ADDITIONAL PHOTOS



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

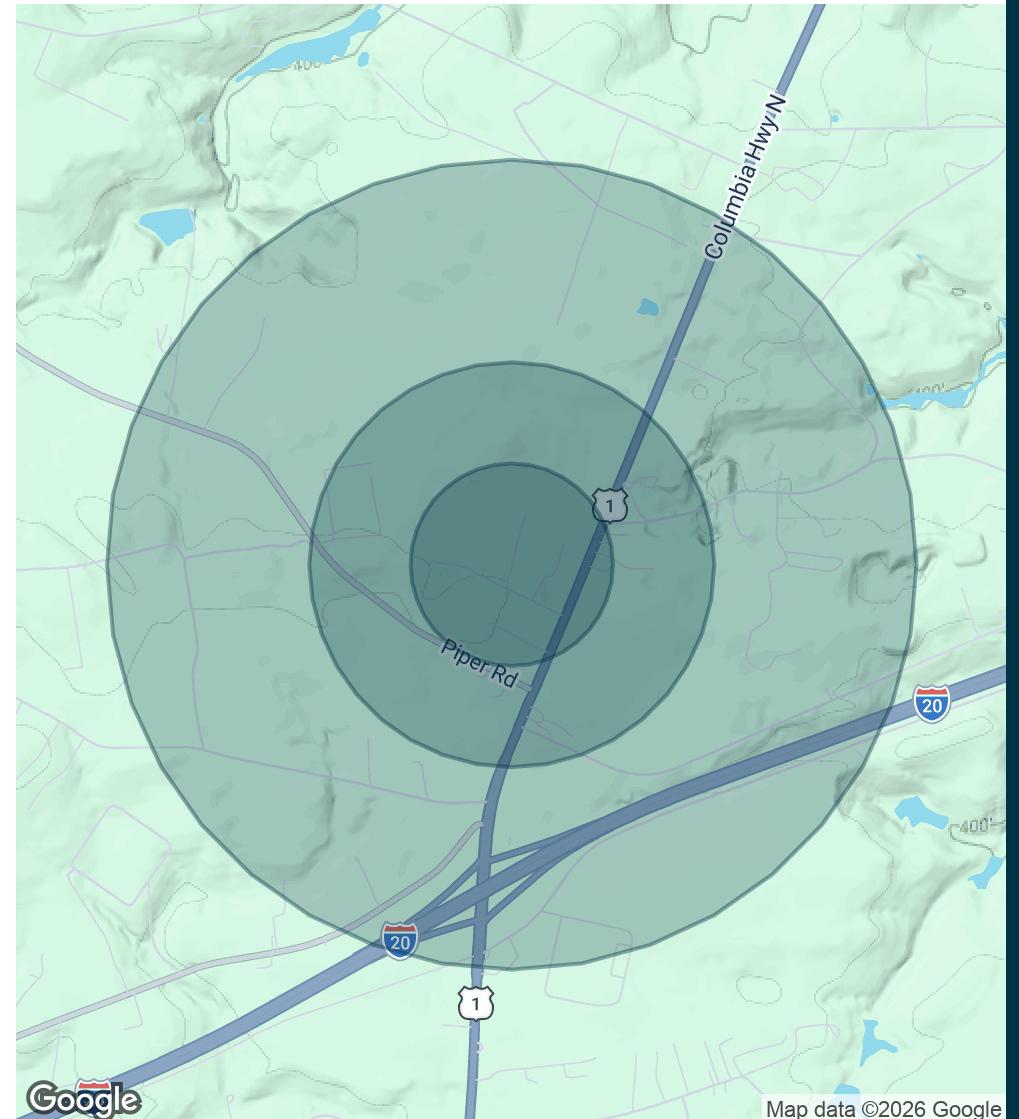
POPULATION	0.25 MILES	0.5 MILES	1 MILE
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Total Population	18	75	307
Average Age	35.7	34.3	35.2
Average Age (Male)	38.3	36.8	37.7
Average Age (Female)	33.9	32.6	33.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
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Total Households	7	30	123
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$68,117	\$63,576	\$66,285
Average House Value	\$119,347	\$106,087	\$123,379

2023 American Community Survey (ACS)



TEAM PAGE

CURT HANNA



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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.