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ONLINE



5.82 AC FOR SALE

1013 Bills Way | New Ellenton, SC 29809

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ZONE | HC

MULTIFAMILY DEVELOPMENT
OPPORTUNITY

PRICE | \$1,100,000



JORDAN TROTTER
COMMERCIAL REAL ESTATE

This multifamily development site is located at 1013 Bill's Way in New Ellenton, SC.

The site has access to North Main Street. New Ellenton is located south of Aiken, SC and it is part of the Augusta, GA MSA. New Ellenton is located approximately 10 miles from Savannah River Site nuclear facility which employs 13,510 people.

Fully entitled multifamily development site in New Ellenton, SC. Approved for 64 units (44 2-BR and 20 3-BR). This 5.64 acre site is relatively flat and ready for an apartment development. New Ellenton is 10 miles from Savannah River Site and 5 miles from Aiken.



- 5.64 acre fully entitled multifamily site
- Convenient to Savannah River Site and Aiken





SITE

O'Reilly
AUTO PARTS

KJ's
MARKET

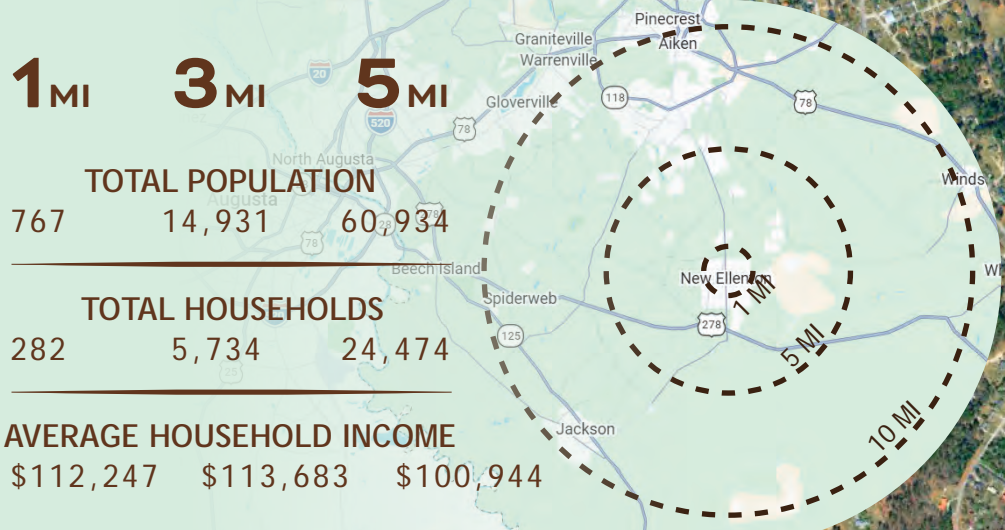
DOLLAR TREE

DOLLAR GENERAL

NEW ELLENTON

GREENDALE
ELEMENTARY
SCHOOL

THE PINES
NEIGHBORHOOD



AIKEN COUNTY STATISTICS



River Region Population:
177,649



Annual Growth Rate:
1.3%



Average Commute:
25 mins



Medium Income:
\$69,182



Unemployment Rate:
3.4%

Major Industry: Savannah River Nuclear Solutions (11,635 employees - expanding by 2,000 permanent jobs in 2035), CB&I AREVA MOX (3,000 employees), Carlisle Tire & Wheel (3,500 employees), Kimberly Clark (1,250 employees), Bridgestone Americas Tire Operation (1,525 employees)

Travel: Area has 31 airports within a 50 mile radius
CB&I AREVA MOX (3,000 employees), Carlisle Tire & Wheel (3,500 employees), Kimberly Clark (1,250 employees), Bridgestone Americas Tire Operation (1,525 employees)

Healthcare: Aiken Regional Medical Center (1,117 employees)

Education: Aiken County Public Schools (3,346 employees)

