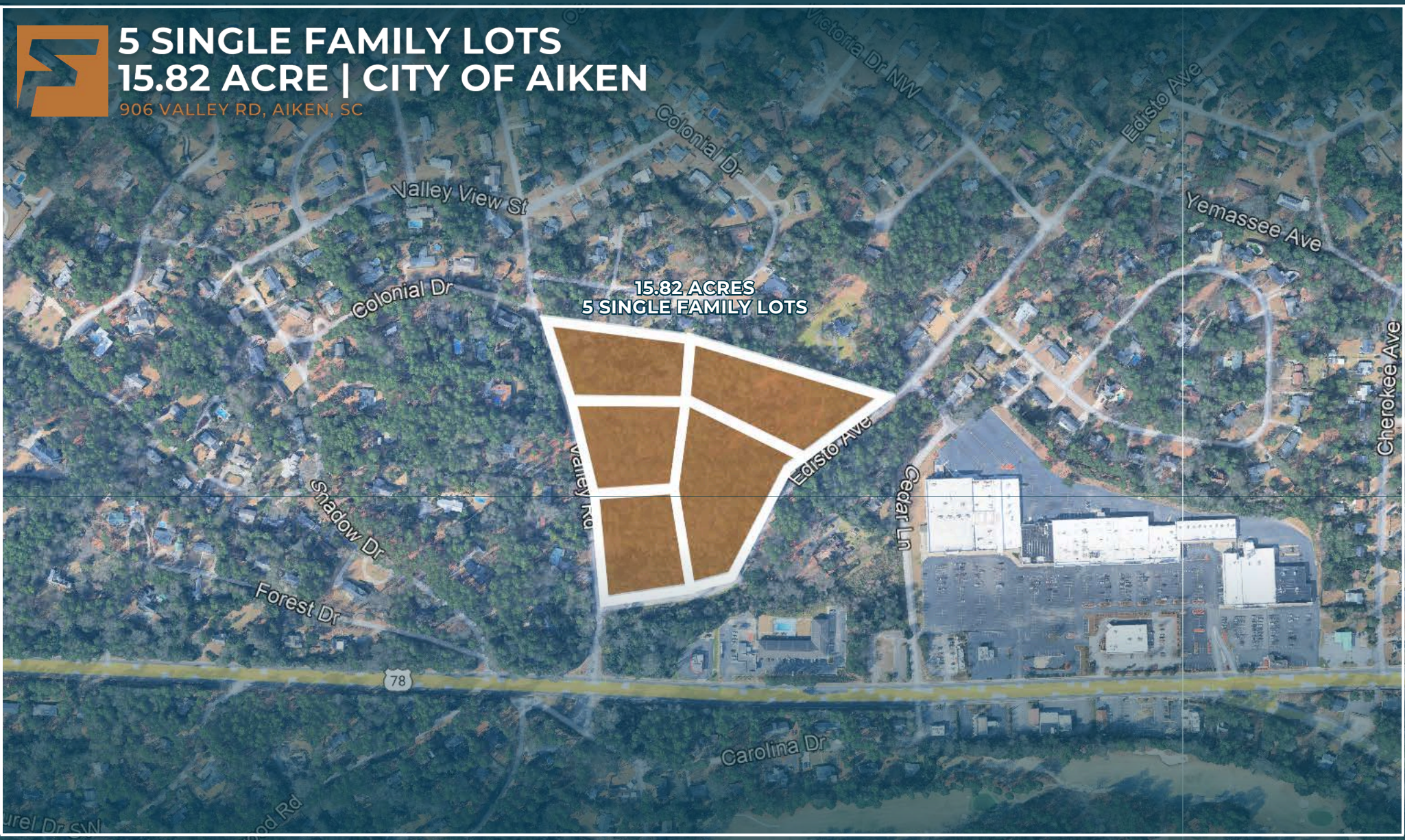




5 SINGLE FAMILY LOTS 15.82 ACRE | CITY OF AIKEN

906 VALLEY RD, AIKEN, SC



15.82 ACRES
5 SINGLE FAMILY LOTS

PARCEL LEGEND

Lots	Size	Price	Price/Acre	Lot Sizes
5 SFH Lots	15.82 Acres	\$300,000	\$18,963	1.81 - 4.03 Acres (Can Be Subdivided)

OFFERING MEMORANDUM

15.82 ACRES | 5 SINGLE FAMILY SITES FOR SALE
CENTRALLY LOCATED IN AIKEN, SC
UTILITIES ON SITE | EASY ACCESS



OFFERING MEMORANDUM TABLE OF CONTENTS

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03

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

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

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RETAIL OPPORTUNITY

WHY THIS SITE?



ZONING

RC | Single Family Residential



NUMBER OF LOTS

5 Large Residential Lots



UTILITIES

Water & Sewer Available



CORNER SITE

Adjacent to Signalized Corner



STRONG DEMOGRAPHICS

17.8K Pop. in 3 Mile Ring



LOCATION

Located in the Heart of Aiken



CONNECTIVITY

Easy Access to Downtown Aiken

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 15.82 acres at 906 Valley Rd in Aiken, SC. Zoned RC and subdivided into five large single-family residential lots, this property offers a strategic opportunity for infill development in a well-connected area of Aiken.

With access to public utilities at the street and gentle elevation changes across the site, the lots are ideal for new home construction. This listing represents a rare opportunity to acquire residential land in an established corridor with close proximity to regional employers, healthcare, and downtown Aiken.

Located just 1.8 miles from the center of Aiken, SC, this residential site offers quick access to Aiken-Augusta Highway (Richland Ave W), Carolina Drive, and the broader CSRA. Nearby amenities include grocery centers, schools, and healthcare facilities, all within a 5-minute drive. The area is surrounded by established neighborhoods and benefits from its proximity to both commercial services and natural greenspace.

LOCATION OVERVIEW

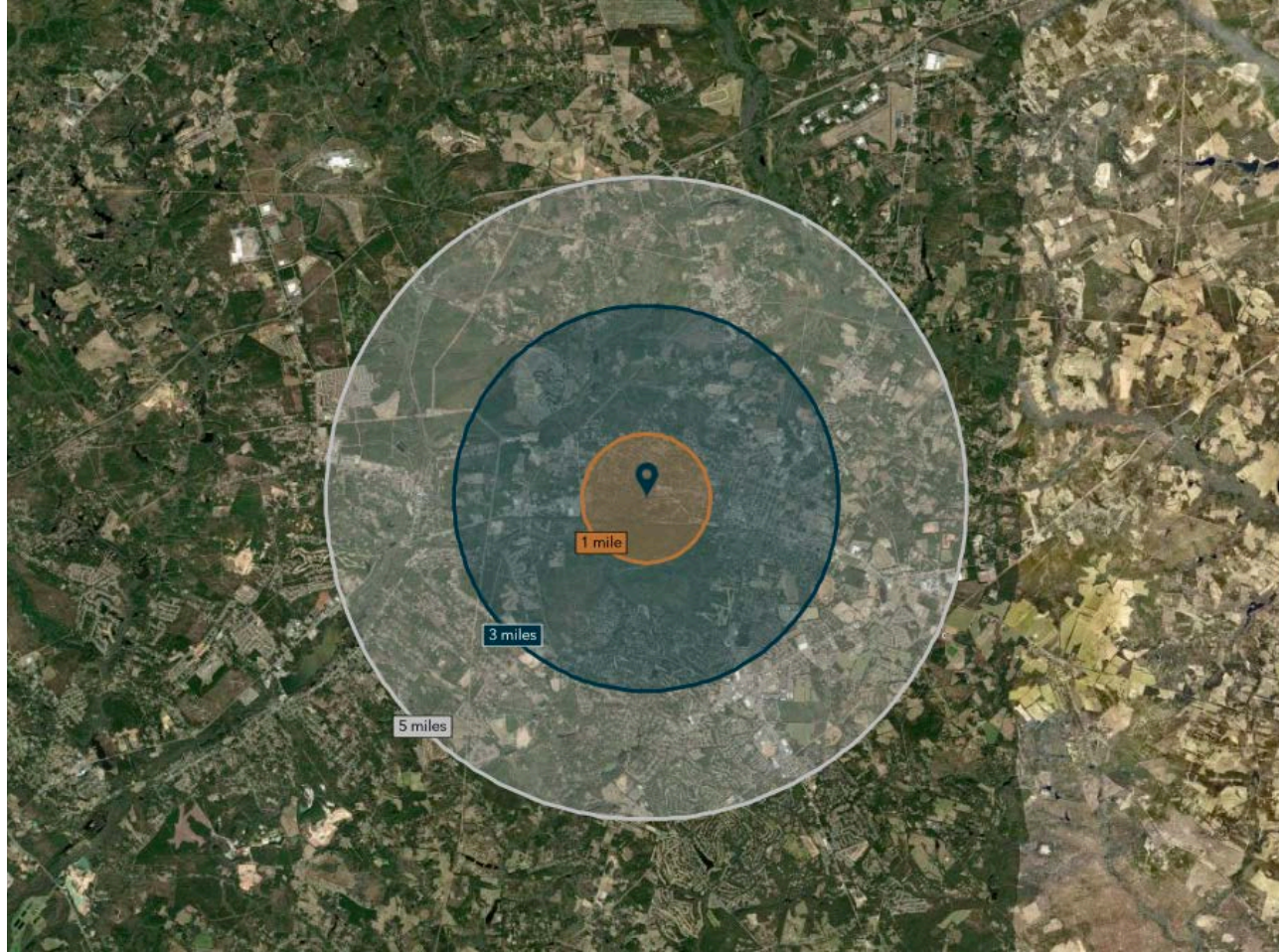
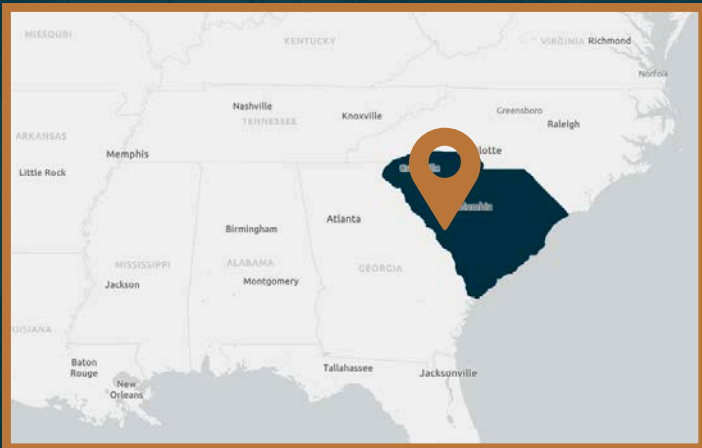
CONVENIENT TO AMENITIES



NOTABLE FEATURES

WITHIN A 3 MILE DRIVE TIME

The Aiken Golf Club	1.4 Miles
Ace Hardware, Food Lion Center	0.5 Miles
Downtown Aiken	1.7 Miles
Population	17.8K People
Median Household Income	\$67,771
Aiken Regional Medical Centers	1.6 Miles
University of South Carolina Aiken	2.0 Miles
Walmart Supercenter	2.6 Miles



Demographics	1 Mile	3 Mile	5 Mile
Population	3,826	24,488	55,807
Median HH Income	\$60,265	\$66,380	\$71,973
2020-2025 Growth	1.32%	4.32%	4.70%
Households	1,730	10,847	24,300



UofSC
Aiken

University Pkwy

AIKEN Regional
Medical Centers

O'Reilly
AUTO PARTS



DUNKIN'
DONUTS

DG

Gregg Ave

SUBJECT
PROPERTY

OLLIE'S
GOOD STUFF CHEAP



Gregg Hwy

78

DOWNTOWN AIKEN

Piedmont

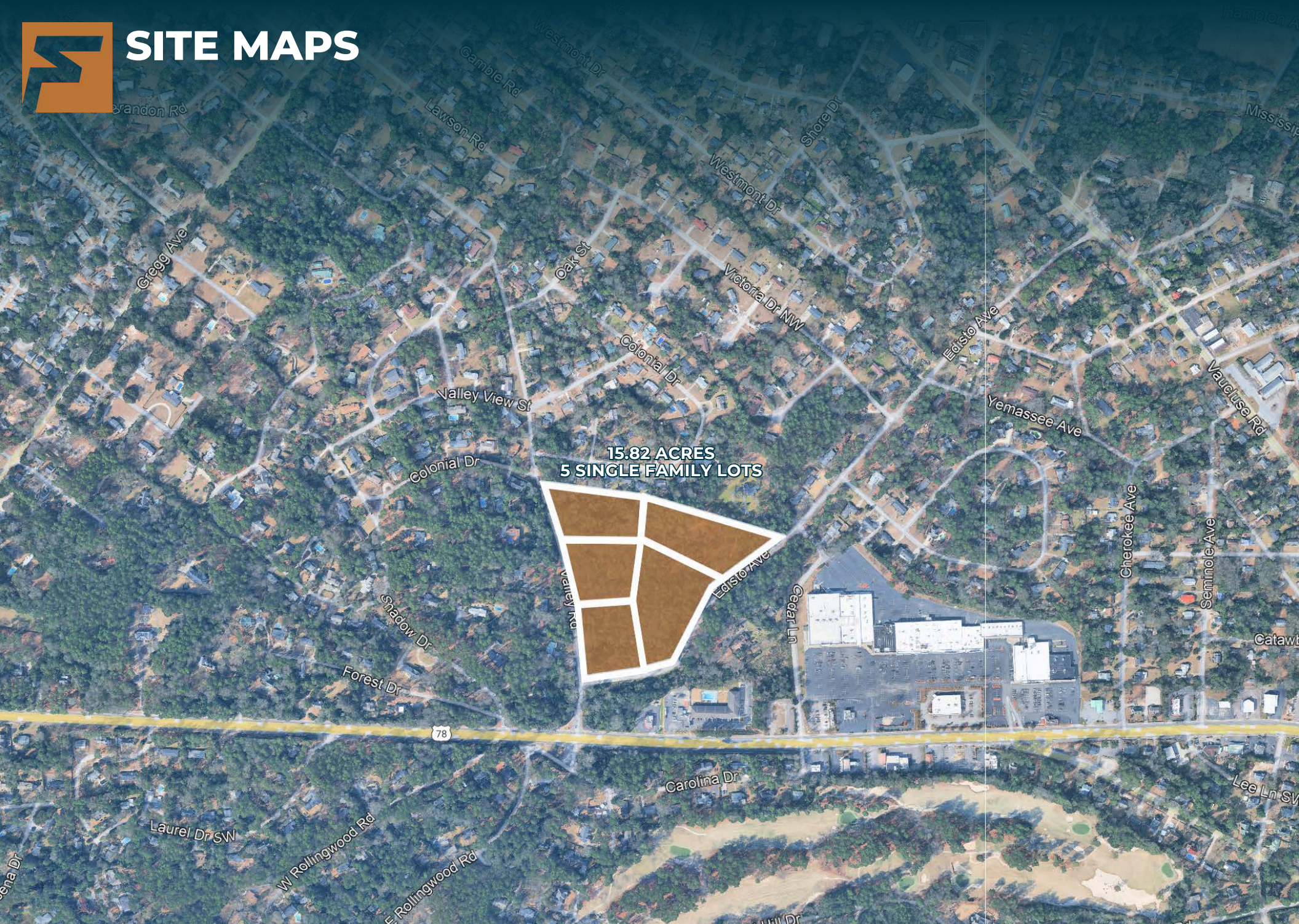
Lululemon
EXPRESS CAR WASH

FIREHOUSE
SUBS

WAFFLE
HOUSE

Walmart





15.82 ACRES
5 SINGLE FAMILY LOTS

78



5 SINGLE FAMILY HOME SITES ZONING MAP



906 VALLEY RD

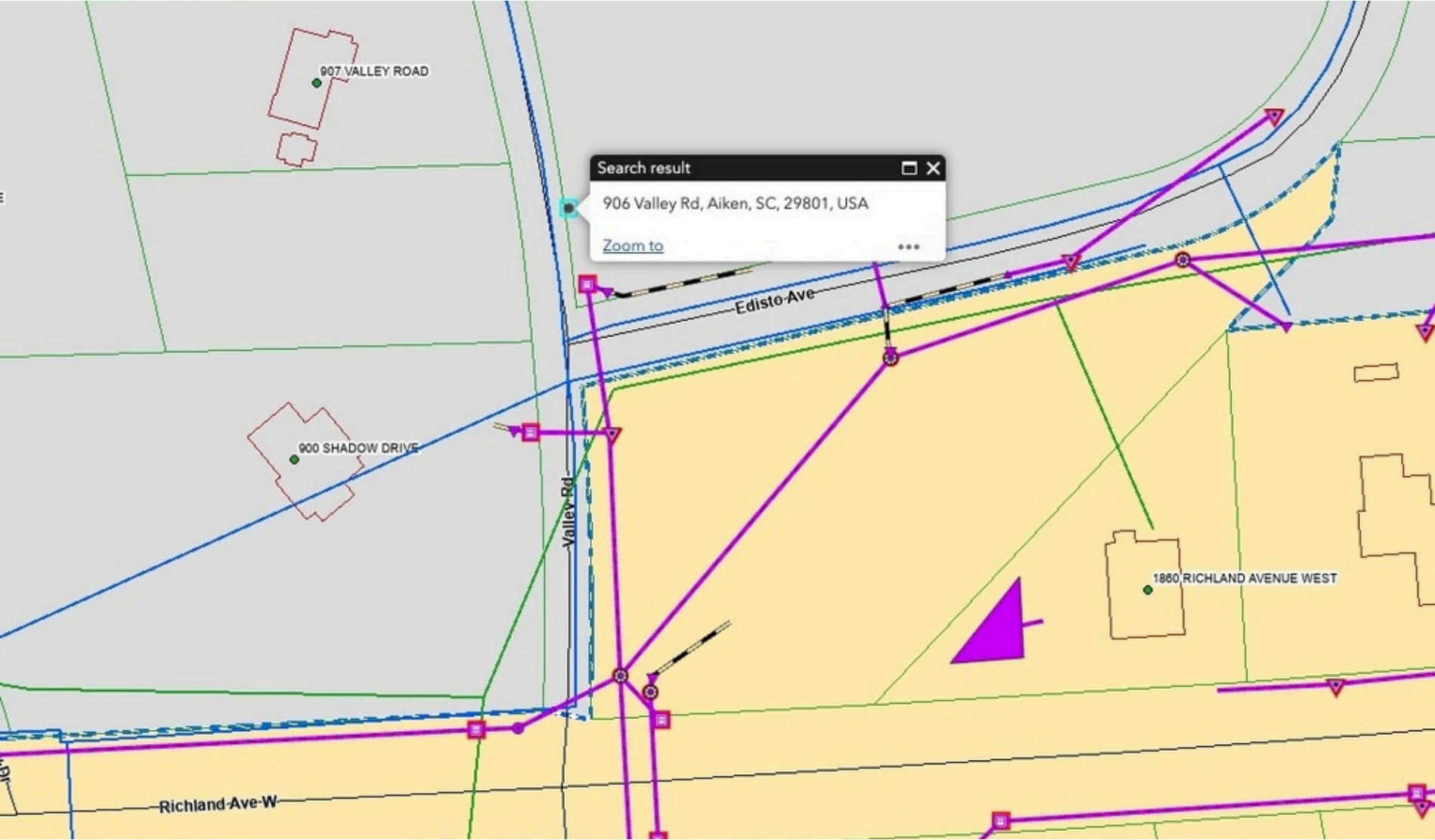
5 SINGLE FAMILY HOME SITES

TOPOGRAPHY MAP (5' CONTOURS)



5 SINGLE FAMILY HOME SITES

UTILITIES MAP





AREA OVERVIEW



WHY? SOUTH CAROLINA

KEY DRIVERS

South Carolina has become one of the most dynamic states in the Southeast, attracting businesses, investors, and families with its strong economy, strategic location, and high quality of life. With continuous investments in infrastructure, a skilled workforce, and a business-friendly environment, South Carolina offers numerous advantages for industries ranging from manufacturing to technology and logistics.



South Carolina's population is expected to increase significantly, driven by migration and economic growth.



The state is seeing a surge in manufacturing with job creation projected to grow by over 50% by 2050.



Major investments in transportation and logistics infrastructure are expanding South Carolina's role as a key logistics hub.



South Carolina ranks among the top states for workforce training programs, preparing a skilled labor force across multiple industries.

TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

Per Site Selection

The 2024 Site Selectors Survey underscores South Carolina's prominence as a prime location for business development and expansion. The state has achieved notable rankings across several key categories, reflecting its favorable business environment and strategic advantages.

Key stats for SC as follows:

- Top State Business Climate: SC#5
- Best Manufacturing Workforce States: GA#6
- Best States for Manufacturing: GA#4

- U.S. #1 for International Investment: The United States maintains its leading position as the top destination for international investment, with South Carolina playing a vital role in attracting foreign businesses.



ECONOMIC OVERVIEW

South Carolina's population is vibrant and growing, making it an attractive state for businesses and individuals alike. With a substantial proportion of its residents in prime working ages, 25-44 years old, the state offers a young and dynamic workforce.

By 2040, the state's population is expected to exceed 6,000,000 residents.

Reflecting a strong commitment by both new businesses and new residents



ECONOMIC COMPETITIVENESS

South Carolina ranks highly across multiple metrics that reflect its dynamic and growing economy, particularly in the areas of new business creation and investment.

The state ranks among the top states for new business launches, driven by a supportive business climate and resources for startups.

Over the past five years, South Carolina has seen a significant increase in capital investment, attracting both domestic and international businesses.



FUTURE OF TALENT

South Carolina is making significant strides in high-tech job creation, with notable growth in sectors such as advanced manufacturing, information technology, and life sciences.

South Carolina continues to be a leader in job growth.

This strong talent pipeline, supported by institutions such as Clemson University and the University of South Carolina, provides businesses with a well-qualified workforce in critical fields.



INFRASTRUCTURE OF THE FUTURE

South Carolina's Port of Charleston is one of the busiest and most efficient ports on the East Coast, with continuous investments to increase capacity and efficiency.

South Carolina ranks among the top states for growth in warehouse and distribution jobs, driven by its strategic location and proximity to major markets.

South Carolina's robust logistics infrastructure, anchored by the Port of Charleston and a rapidly expanding warehousing sector, positions the state as a logistics powerhouse in the Southeast.

5M

Total State Population

58%

Labor Force Participation

150K

Jobs Created Last 5 Years

90B

Invested in SC in Last 5 Years

6.2M

2040 Projected State Pop.

70%

Growth in Trade at Port of Savannah Over the Last Decade

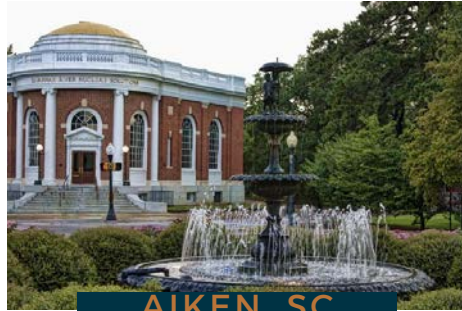
WHY? THE CSRA

OVERVIEW

The Central Savannah River Area (CSRA) which includes Augusta, GA, Aiken, SC and more, 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.**



AUGUSTA, GA



AIKEN, SC

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.



MASTERS



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,
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