

Prime Highway Commercial Development Site in North Augusta



28 ACRES AVAILABLE FOR SALE

Presented By:

C. Ralph Kitchens, Jr. CCIM

706-294-5565

rkitchens@thevireogroup.com



The Vireo Group

1021 Broad Street

Augusta, GA 30901

706-426-4150

www.thevireogroup.com



US HWY 1 , NORTH AUGUSTA, SC 29841

Property Overview

Prime commercial development opportunity in one of the Central Savannah River Area's most strategic growth corridors. This vacant, undeveloped tract features gently rolling topography and an irregular configuration with exceptional highway frontage along both the north side of U.S. Highway 1.

Formerly used for agricultural purposes, the property offers a clean development profile with no known environmental concerns. The site is outside FEMA-designated flood hazard areas and is served by public utilities, including sanitary sewer, making it well-positioned for immediate development.

The property's highway frontage, excellent visibility, and convenient access make it suitable for a wide variety of commercial, industrial, mixed-use, institutional, or investment opportunities.

Location Overview

Strategically located at the intersection of U.S. Highway 1 and South Carolina Highway 125 in Aiken County, the property provides outstanding regional connectivity throughout the Central Savannah River Area (CSRA).

The site is approximately:

- 3 miles from Downtown Augusta, Georgia
- 15 minutes from Downtown Aiken, South Carolina
- Minutes from the Savannah River Site (SRS)
- Convenient to Interstate 520 (Bobby Jones Expressway) and Interstate 20
- Easily accessible from Augusta Regional Airport and the greater Augusta metropolitan area

Surrounded by established commercial, industrial, and residential development, this location offers exceptional accessibility for employees, customers, and distribution. Its proximity to Augusta, Aiken, and one of the region's largest employment centers makes the property an outstanding opportunity for future commercial or industrial development.



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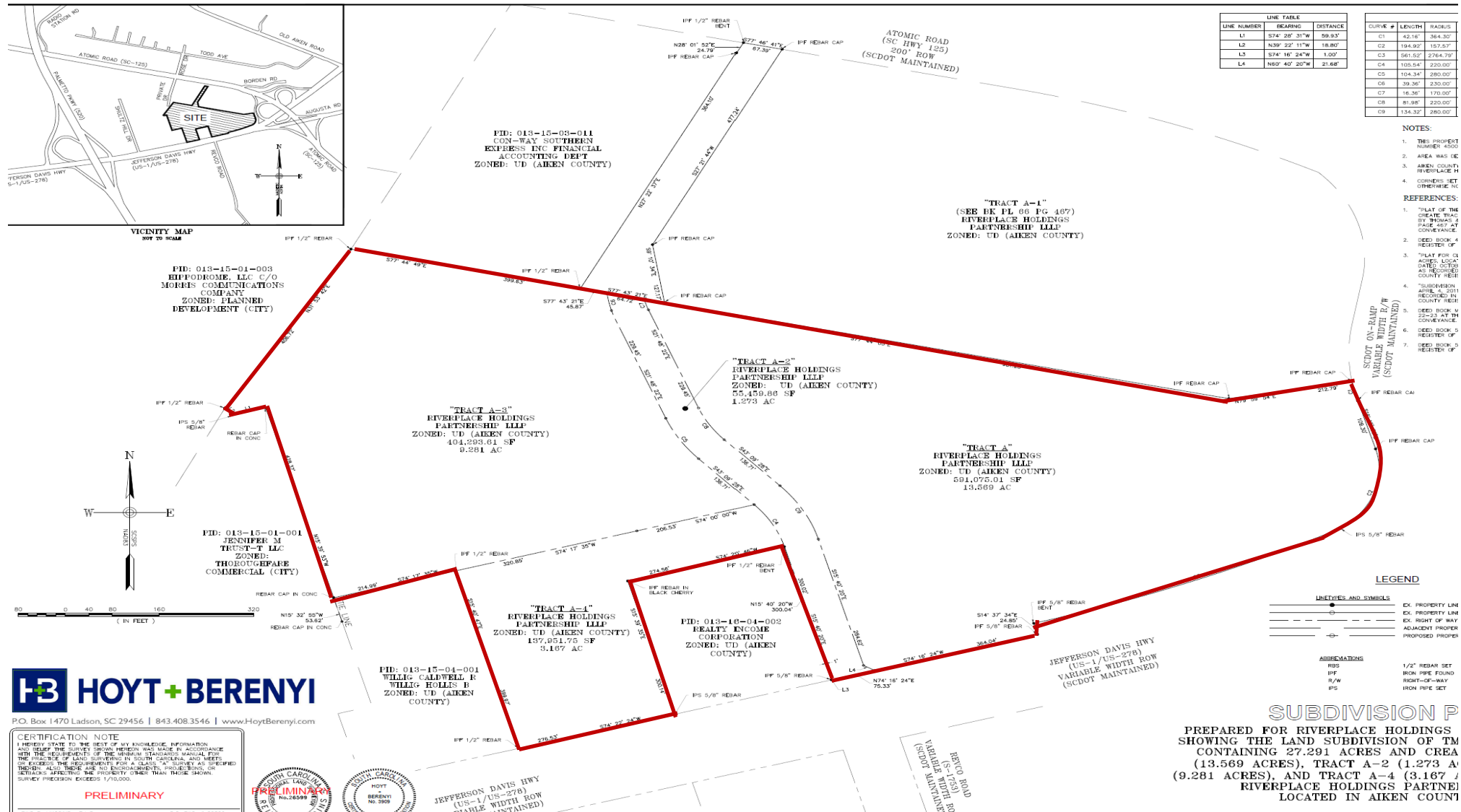
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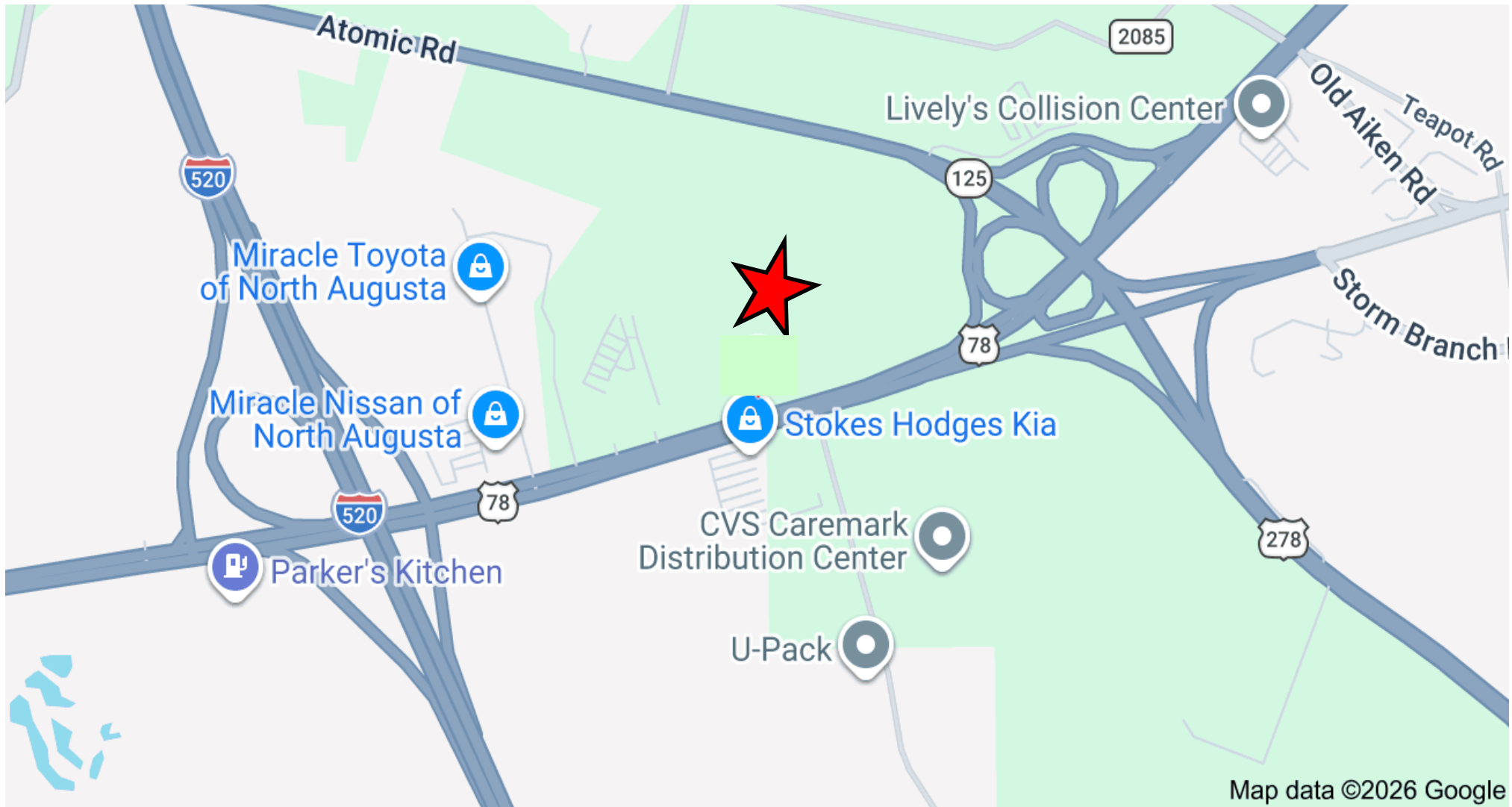


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The information contained herein is believed to be accurate & obtained from reliable sources, no warranty or representation is made. All parties should preform the necessary due diligence to confirm any statistics to their own satisfaction of investigation

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