

**Location**

Address: Rudy Mason Parkway  
 City: Aiken  
 State: South Carolina  
 ZIP Code: 29801  
 County: Aiken  
 Tax Map ID: 120-20-03-001

**Sale/Lease Information**

Sale: \$30,000.00 to \$35,000.00 per ac  
 \$74,131.50 to \$86,486.75 per ha

Lease: Available for lease  
 Subdividable: Yes

**Property Information**

Site or Park: Site  
 Subject Property Size: 69.00 ac/27.92 ha  
 Additional Property Available:  
 Max. Available for Purchase: 69.00 ac/27.92 ha  
 Min. Available for Purchase: 69.00 ac/27.92 ha  
 Certified Property:

Zoning Description: RUD

Surrounding Landuse: Residential/Industrial/Govt.  
 Current Landuse of Property: Agricultural

Minimum Elevation:  
 Maximum Elevation  
 Primary Soil Type: Sandy Loam

**Utilities/Services**

Water Service Provider: City of Aiken  
 Water Main Diameter: 6.00 in/15.24 cm  
 Distance to Water Line: 0.15 mi/0.24 km  
 Comments: City water avail. with annexation approval

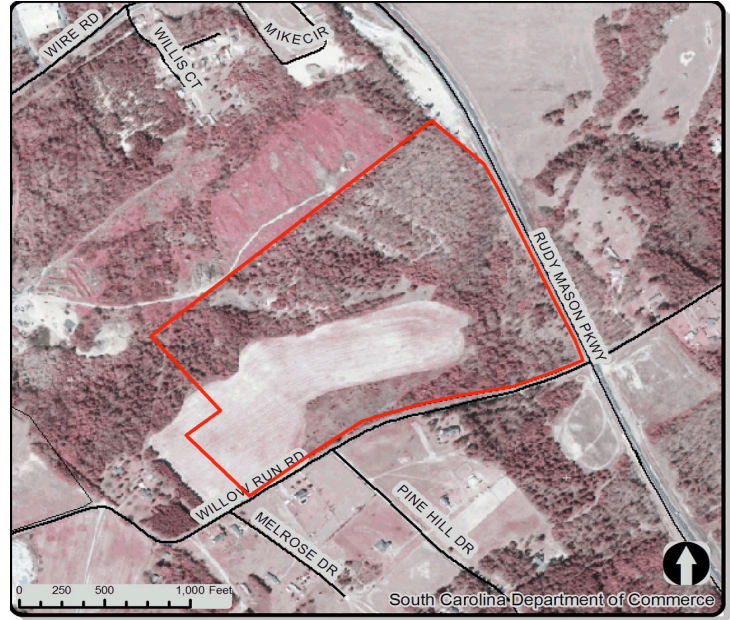
Sewer Service Provider: Aiken PSA - Horse Creek  
 Sewer Main Diameter: 8.00 in/20.32 cm  
 Sewer Type (Force or Gravity): Gravity  
 Distance to Sewer Line: 0.15 mi/0.24 km  
 Comments: City sewer avail. with annexation approval.

Natural Gas Provider: SCE&G  
 Natural Gas Line Diameter: 6.00 in/15.24 cm  
 Natural Gas Proximity: Near property  
 Comments: 1800 ft to line

Primary Electricity Provider: South Carolina Electric & Gas Co.  
 Alt. Electricity Provider:  
 Comments:

Telecom. Available: AT&T  
 Fiber Optics Available: Not Determined  
 Cable Available: Not Determined

Fire Department: Aiken Public Safety  
 Distance to Fire Department: 1.87 mi/3.01 km  
 Fire Dept.'s ISO Rating:



**Transportation Accessibility**

Closest Interstate  
 Interstate-20: 7.05 mi/11.34 km  
 Closest Port  
 Savannah: 120.54 mi/193.95 km  
 Closest Rail Line  
 Norfolk Southern: 1.04 mi/1.67 km  
 Rail Access: No  
 Closest Commercial Airport  
 Augusta Regional: 27.20 mi/43.76 km  
 Closest Civil Airport  
 Aiken Muni: 7.54 mi/12.13 km

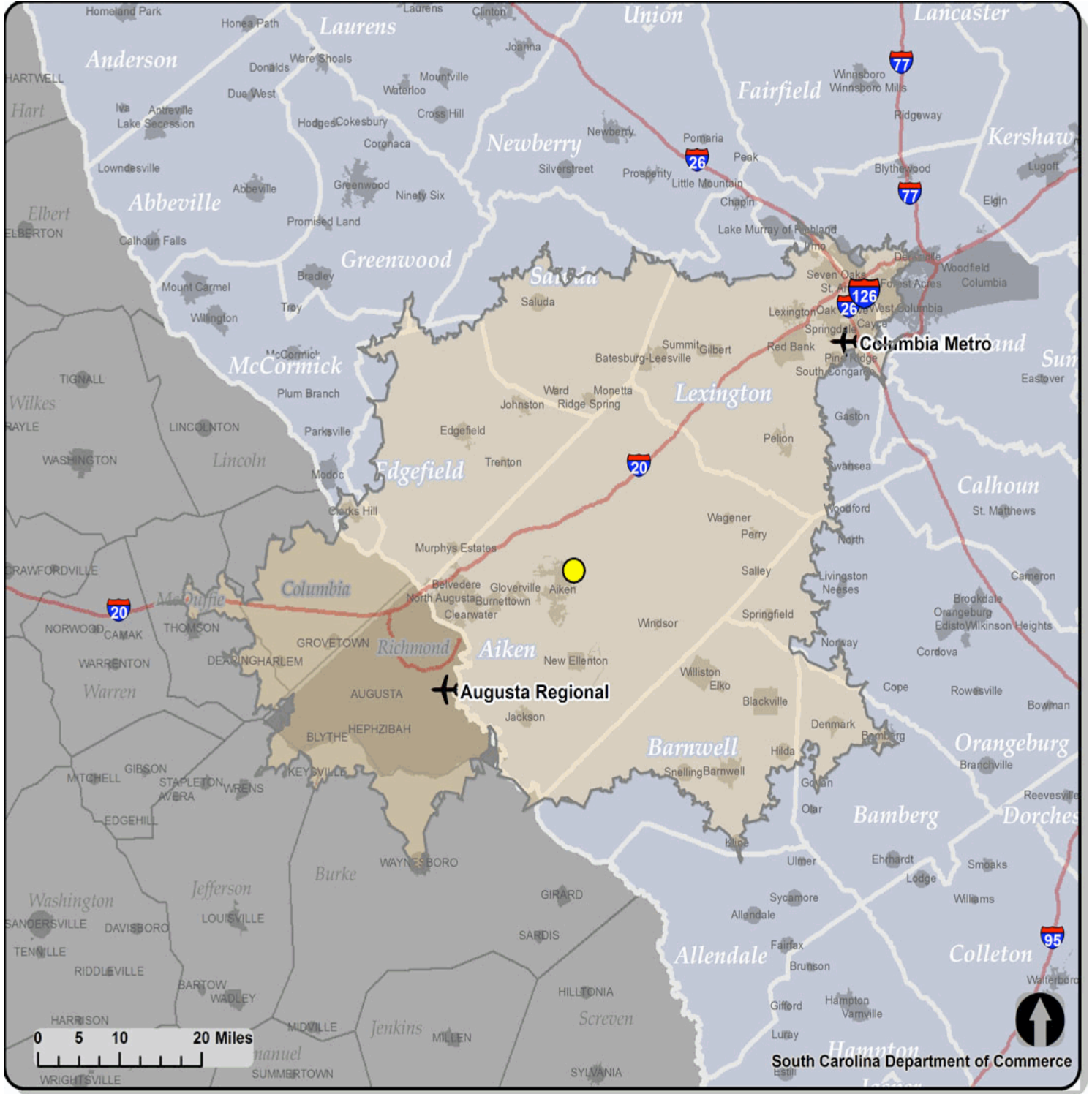
**General Information**

County Development Status: Under  
 Multicounty Property: No  
 Related Counties: None  
 Per Capita Income for County: \$29,912  
 Avg. Hourly Wage for County: \$14.96  
 Subject Property Inside City Limits: No  
 School District: Aiken  
 Tax District: Aiken  
 Census Tract: 45003021601  
 Housing Units in Tract (2000 Census): 2,186  
 Census Tract Pop. (2000 Census): 5,299

**Comments**

Long term lease considered.

60 Minute Drive Time Map from Long Meadow



Note: The data represented on this flyer and its associated maps are subject to frequent changes. The South Carolina Department of Commerce does not maintain all data associated with this product and although the maps and data are believed to be fundamentally accurate, no guarantees as to their accuracy or completeness are expressed or implied.

Data sources include the following: South Carolina Department of Commerce, South Carolina's County and Regional Economic Development Agencies, Environmental Systems Research Institute, Inc. (ESRI), South Carolina Budget and Control Board, South Carolina Geodetic Survey and South Carolina Department of Natural Resources.