

**Location**

Address:  
 City: Aiken  
 State: South Carolina  
 ZIP Code: 29805  
 County: Aiken  
 Tax Map ID: 00-134-05-xxx, 00-134-06-xxx

**Sale/Lease Information**

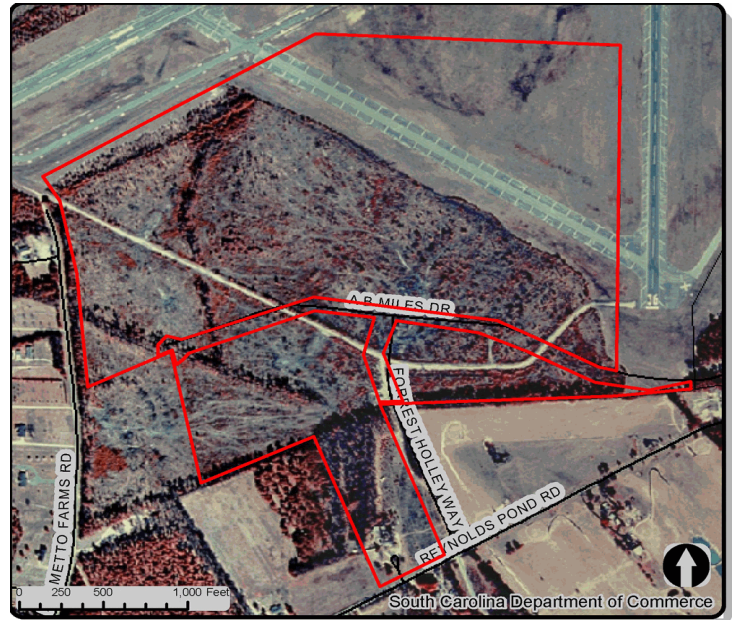
Sale: \$15,000.00 to \$25,000.00 per ac  
 \$37,065.75 to \$61,776.25 per ha  
 Lease: Not available for lease  
 Subdividable: Yes

**Property Information**

Site or Park: Park  
 Subject Property Size: 42.00 ac/17.00 ha  
 Additional Property Available:  
 Max. Available for Purchase: 42.00 ac/17.00 ha  
 Min. Available for Purchase: 2.00 ac/0.81 ha  
 Certified Property:  
 Zoning Description: IND (Industrial)  
 Surrounding Landuse: Airport, Commercial  
 Current Landuse of Property: Developing Industrial Park  
 Minimum Elevation: 510.00 ft/155.45 m  
 Maximum Elevation: 542.00 ft/165.20 m  
 Primary Soil Type: Sand, Loamy Sand

**Utilities/Services**

Water Service Provider: City of Aiken  
 Water Main Diameter: 6.00 in/15.24 cm  
 Distance to Water Line: On Site  
 Comments: Wtr line is along SR 26 at S boundary  
 Sewer Service Provider: Aiken PSA - Horse Creek  
 Sewer Main Diameter: 15.00 in/38.10 cm  
 Sewer Type (Force or Gravity): Gravity  
 Distance to Sewer Line: On Site  
 Comments: Swr line is along SR 1881 at W boundary  
 Natural Gas Provider: SCE&G  
 Natural Gas Line Diameter: 6.00 in/15.24 cm  
 Natural Gas Proximity: Available  
 Comments: on site  
 Primary Electricity Provider: Aiken Electric Cooperative  
 Alt. Electricity Provider: South Carolina Electric & Gas Co.  
 Comments:  
 Telecom. Available: AT&T  
 Fiber Optics Available: Not Determined  
 Cable Available: Not Determined  
 Fire Department:: Center  
 Distance to Fire Department: 1.96 mi/3.15 km  
 Fire Dept.'s ISO Rating: 4



**Transportation Accessibility**

Closest Interstate  
 Interstate-20: 2.63 mi/4.23 km  
 Closest Port  
 Savannah: 126.87 mi/204.13 km  
 Closest Rail Line  
 Norfolk Southern: 1.79 mi/2.88 km  
 Rail Access: No  
 Closest Commercial Airport  
 Augusta Regional: 30.50 mi/49.07 km  
 Closest Civil Airport  
 Aiken Muni: 0.01 mi/0.02 km

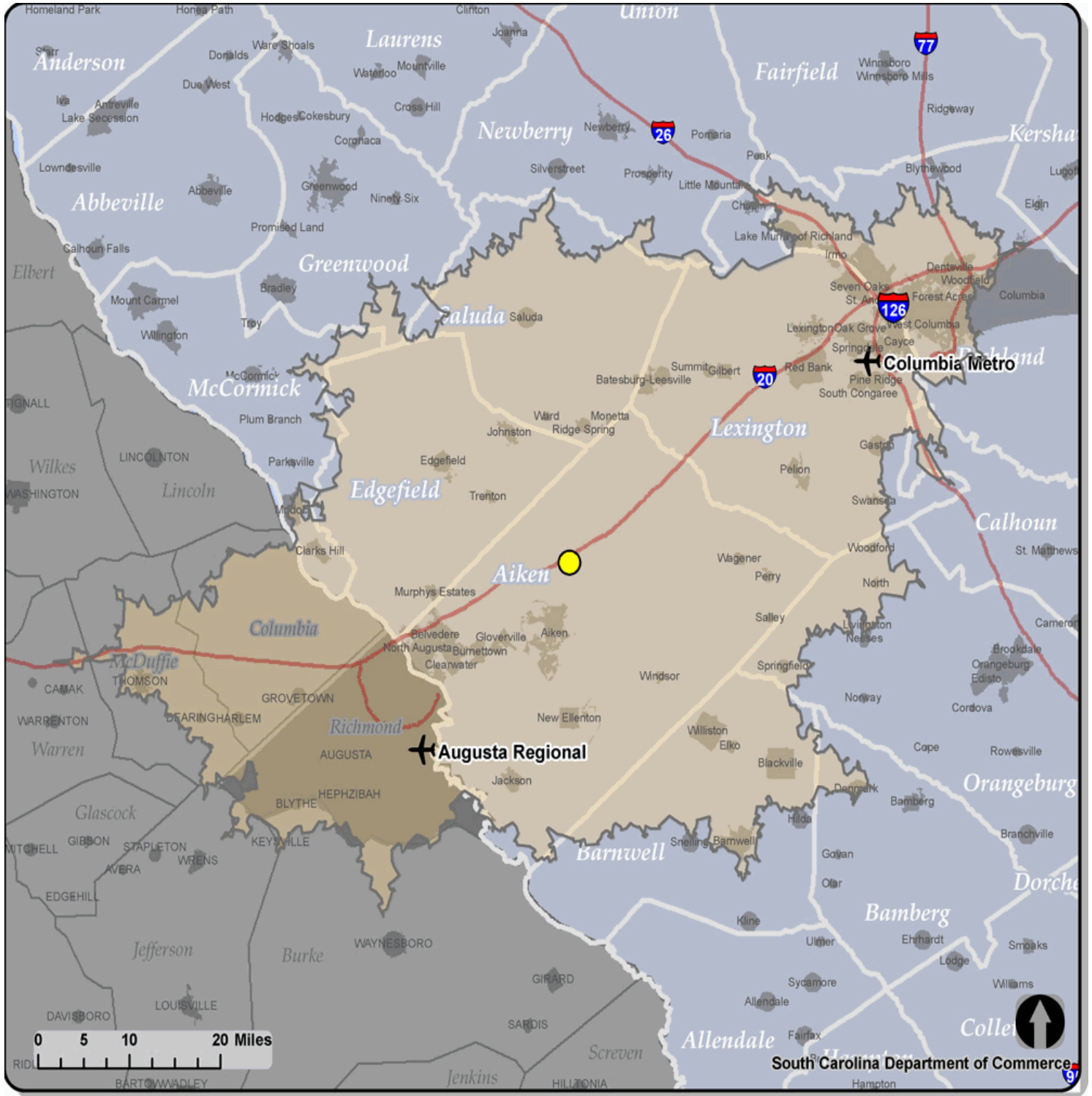
**General Information**

County Development Status: Least  
 Multicounty Property: No  
 Related Counties: None  
 Per Capita Income for County: \$28,418  
 Avg. Hourly Wage for County: \$14.21  
 Subject Property Inside City Limits: No  
 School District: Aiken  
 Tax District: Aiken County  
 Census Tract: 45003020200  
 Housing Units in Tract (2000 Census): 1,981  
 Census Tract Pop. (2000 Census): 4,776

**Comments**

This new park, owned by City of Aiken, is not in city limits

60 Minute Drive Time Map from Aiken Ventures Ind. Park



South Carolina Department of Commerce



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.