

**Location**

Address:  
 City: New Ellenton  
 State: South Carolina  
 ZIP Code: 29803  
 County: Aiken  
 Tax Map ID: 127-00-01-001,002

**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: 50.00 ac/20.23 ha  
 Additional Property Available:  
 Max. Available for Purchase: 50.00 ac/20.23 ha  
 Min. Available for Purchase: 1.00 ac/0.40 ha  
 Certified Property:

Zoning Description: None

Surrounding Landuse: Agricultural, Industrial  
 Current Landuse of Property: Developing Research Park

Minimum Elevation: 300.00 ft/91.44 m  
 Maximum Elevation: 410.00 ft/124.97 m  
 Primary Soil Type: Sands/Loamy Sands

**Utilities/Services**

Water Service Provider: Talatha W/D  
 Water Main Diameter: 8.00 in/20.32 cm  
 Distance to Water Line: On Site  
 Comments: Wtr line is along W boundary

Sewer Service Provider:  
 Sewer Main Diameter: 8.00 in/20.32 cm  
 Sewer Type (Force or Gravity): Force Main  
 Distance to Sewer Line: 2.00 mi/3.22 km  
 Comments: Aiken County Public Service Authority

Natural Gas Provider: SC Electric & Gas  
 Natural Gas Line Diameter: 4.00 in/10.16 cm  
 Natural Gas Proximity: Not available at property  
 Comments:

Primary Electricity Provider: Aiken Electric Cooperative  
 Alt. Electricity Provider: Aiken  
 Comments:

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

Fire Department: New Ellenton Fire Dept.  
 Distance to Fire Department: 4.22 mi/6.79 km  
 Fire Dept.'s ISO Rating: 4



**Transportation Accessibility**

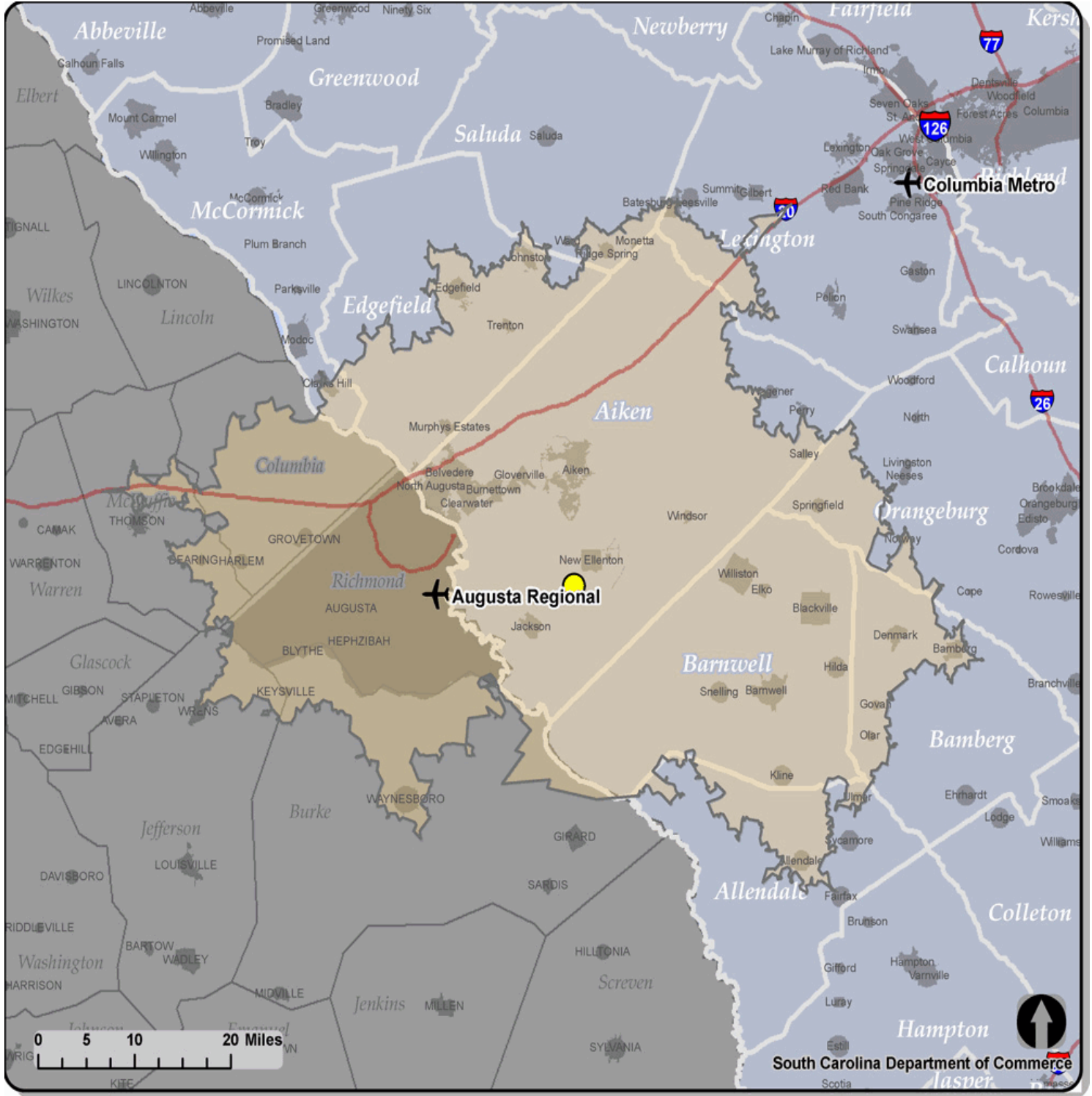
Closest Interstate  
 Interstate-20: 19.94 mi/32.08 km  
 Closest Port  
 Savannah: 111.46 mi/179.34 km  
 Closest Rail Line  
 CSX: 7.57 mi/12.18 km  
 Rail Access: No  
 Closest Commercial Airport  
 Augusta Regional: 20.96 mi/33.72 km  
 Closest Civil Airport  
 Aiken Muni: 21.07 mi/33.90 km

**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: 45003022000  
 Housing Units in Tract (2000 Census): 4,149  
 Census Tract Pop. (2000 Census): 9,573

**Comments**

60 Minute Drive Time Map from Sav. Rvr. Research Park



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.