

Location

Address:
 City: Aiken
 State: South Carolina
 ZIP Code: 29801
 County: Aiken
 Tax Map ID: 120-06-11-001

Sale/Lease Information

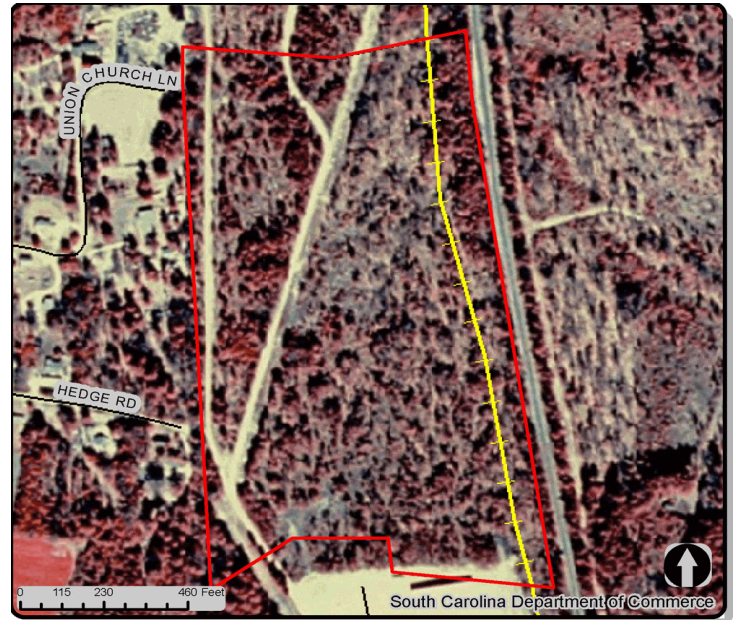
Sale: \$17,500.00 to \$25,000.00 per ac
 \$43,243.38 to \$61,776.25 per ha
 Lease: Not available for lease
 Subdividable: Yes

Property Information

Site or Park: Park
 Subject Property Size: 30.00 ac/12.14 ha
 Additional Property Available:
 Max. Available for Purchase: 30.00 ac/12.14 ha
 Min. Available for Purchase: 2.00 ac/0.81 ha
 Certified Property:
 Zoning Description: Industrial
 Surrounding Landuse: Industrial
 Current Landuse of Property: Developing Industrial Park
 Minimum Elevation: 468.00 ft/142.65 m
 Maximum Elevation: 468.00 ft/142.65 m
 Primary Soil Type: Loamy Sands

Utilities/Services

Water Service Provider: City of Aiken
 Water Main Diameter: 12.00 in/30.48 cm
 Distance to Water Line: 0.19 mi/0.31 km
 Comments: Wtr line approx 1000ft S of site
 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: 0.09 mi/0.14 km
 Comments: Swr line is just E of site, across RR
 Natural Gas Provider: SC Electric & Gas
 Natural Gas Line Diameter: 6.00 in/15.24 cm
 Natural Gas Proximity: Not available at property
 Comments:
 Primary Electricity Provider: South Carolina Electric & Gas Co.
 Alt. Electricity Provider: None
 Comments:
 Telecom. Available: AT&T
 Fiber Optics Available: Not Determined
 Cable Available: Not Determined
 Fire Department: City of Aiken
 Distance to Fire Department: 2.61 mi/4.20 km
 Fire Dept.'s ISO Rating: 2



Transportation Accessibility

Closest Interstate
 Interstate-20: 5.33 mi/8.58 km
 Closest Port
 Savannah: 123.90 mi/199.36 km
 Closest Rail Line
 Norfolk Southern:
 Rail Access: 0.06 mi/0.10 km
 Closest Commercial Airport
 Augusta Regional: 27.57 mi/44.36 km
 Closest Civil Airport
 Aiken Muni: 7.66 mi/12.32 km

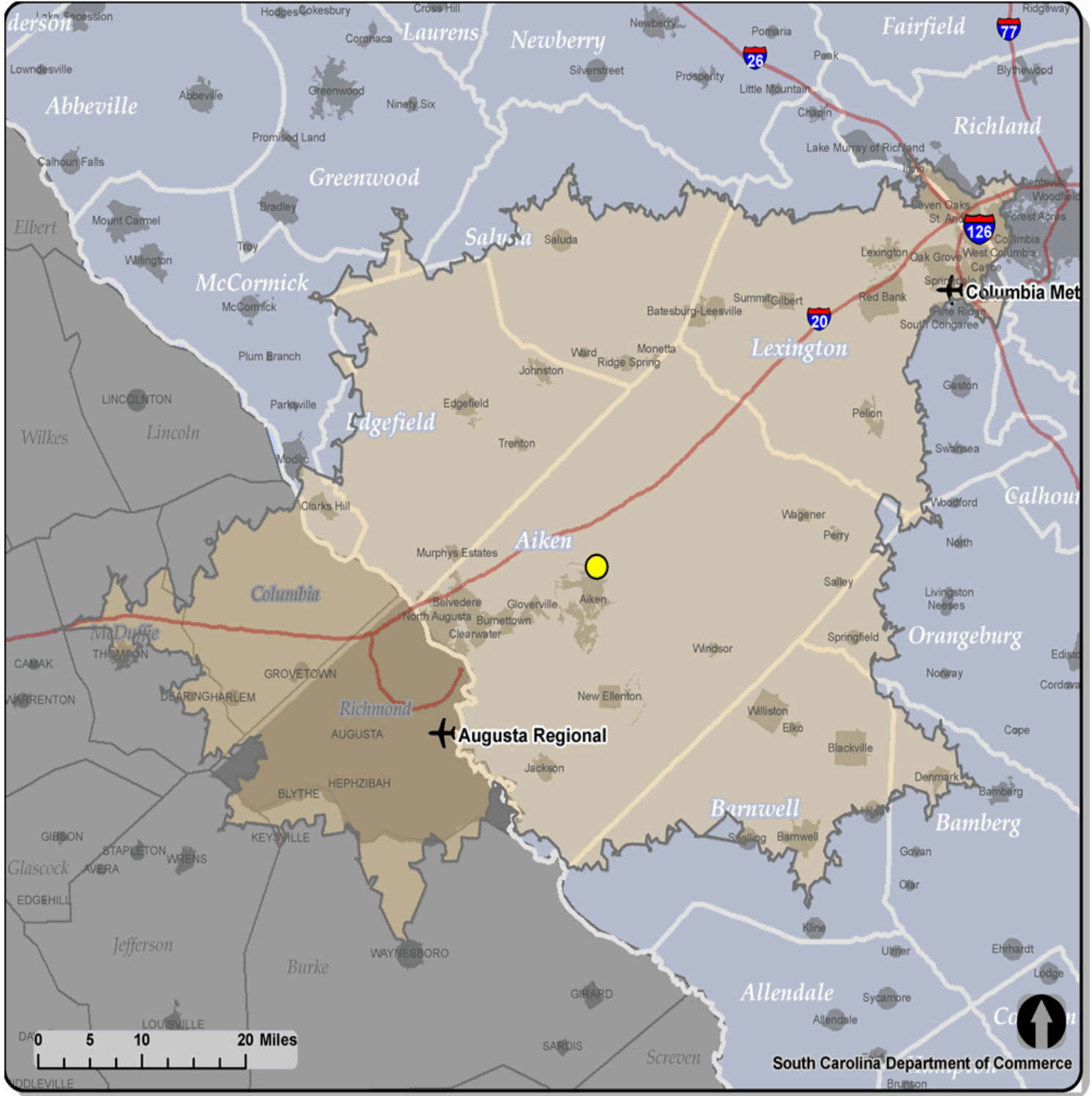
General Information

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: Yes
 School District: Aiken
 Tax District: Aiken (City & Cnty.)
 Census Tract: 45003020300
 Housing Units in Tract (2000 Census): 3,499
 Census Tract Pop. (2000 Census): 8,419

Comments

NSR RR along E side of site, listing for entire 30ac \$525K

60 Minute Drive Time Map from Summit Business Center II



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.