

641 SIRIUS DRIVE, AIKEN SC 29803



OFFERING SUMMARY

Sale Price:	\$495,000
Lot Size:	20.69 Acres
Price/Acre:	\$23,925
Zoning:	PR (City of Aiken) "Planned Residential"

- Prestigious South Aiken Location
- Notable Demographics

PROPERTY OVERVIEW

There are very few parcels this size in south Aiken available for residential development. Discover the allure of the South Aiken market, nestled in a prime location known for its tranquil surroundings and charming community. Just a stone's throw from The Village at Woodside, offering an array of boutique shops and restaurants, and the vibrant Aiken Horse District, this area captivates with Southern charm and equestrian delights. Additionally, the Aiken Golf Club and Hitchcock Woods present prestigious recreational opportunities. With its proximity to the renowned Aiken's Makin' festival and the Aiken Triple Crown, the investment potential of this location is undeniable. Zoned PR (City of Aiken) "Planned Residential", which allows 12 units/acre max. A concept plan would need to be created and approved by the City of Aiken.

LOCATION OVERVIEW

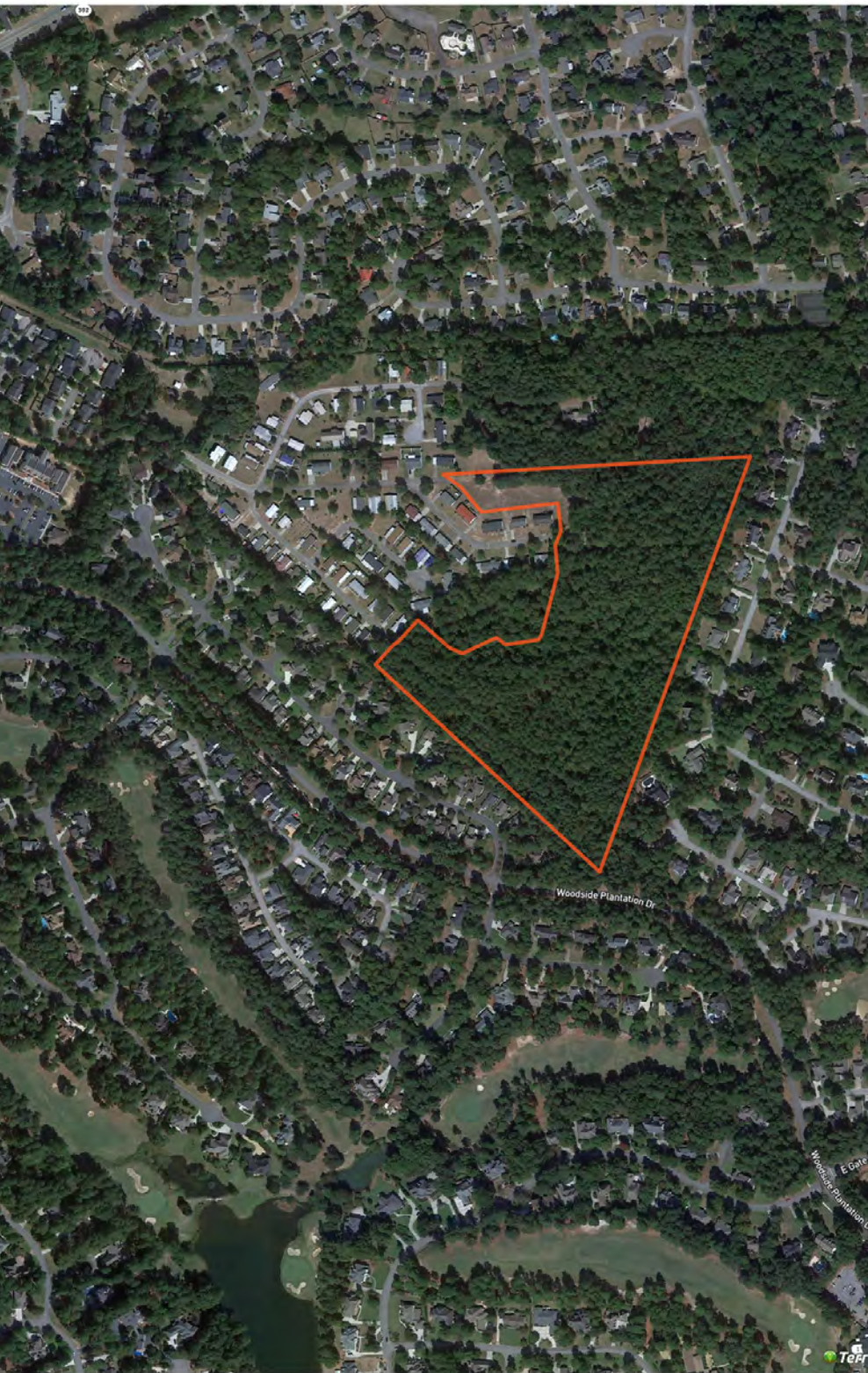
This property is located south of Silver Bluff Road adjacent to Woodside Plantation. Retailers close-by are Target, Lowe's, Walmart, Academy Sports, Chick-fil-a, and many other national retailers. Engage with the allure and prestige of South Aiken, where sophistication meets Southern hospitality.



20.69 Acres
Residential Land
For Sale
Aiken, SC



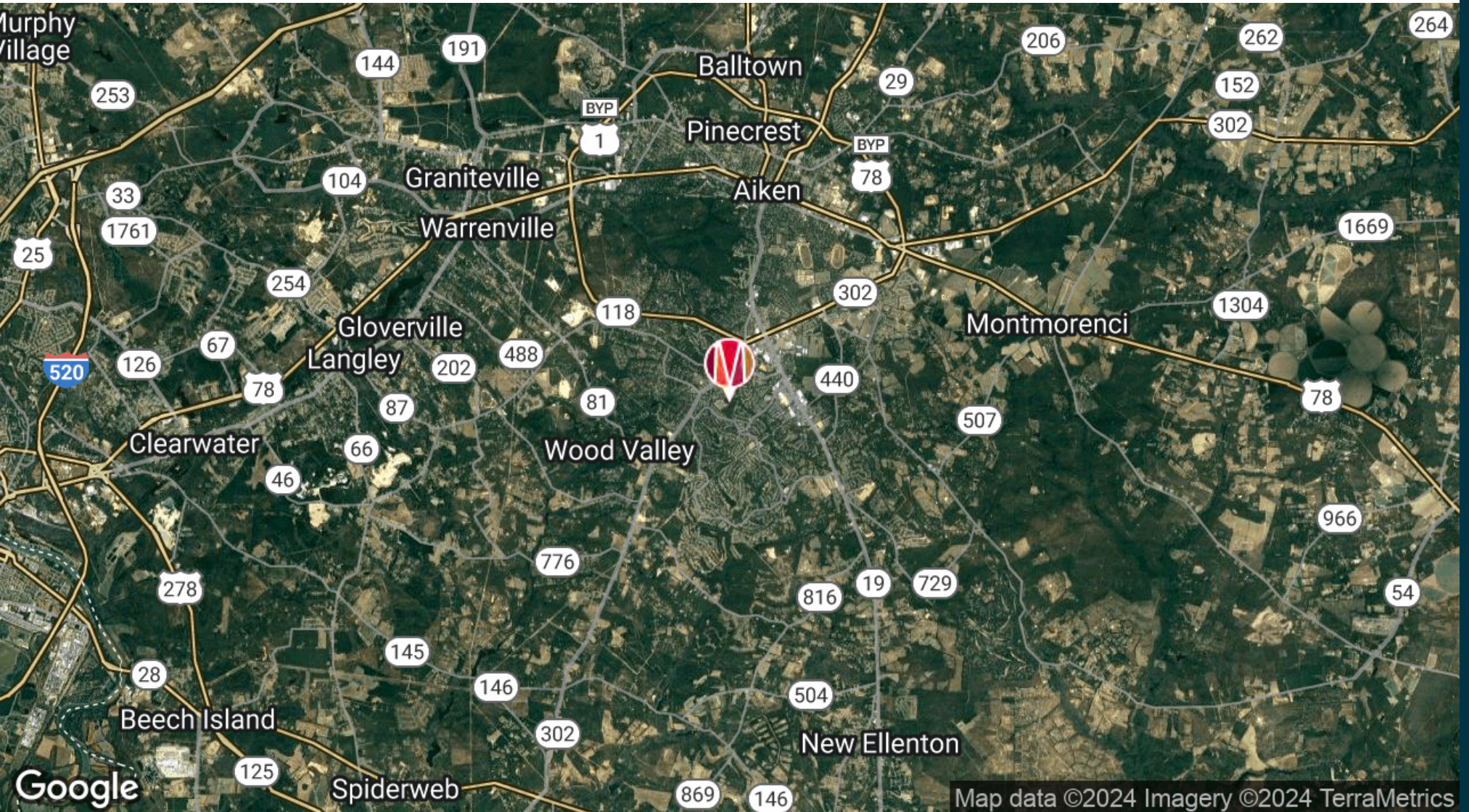
Woodside Plantation Drive



RETAILER MAP



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

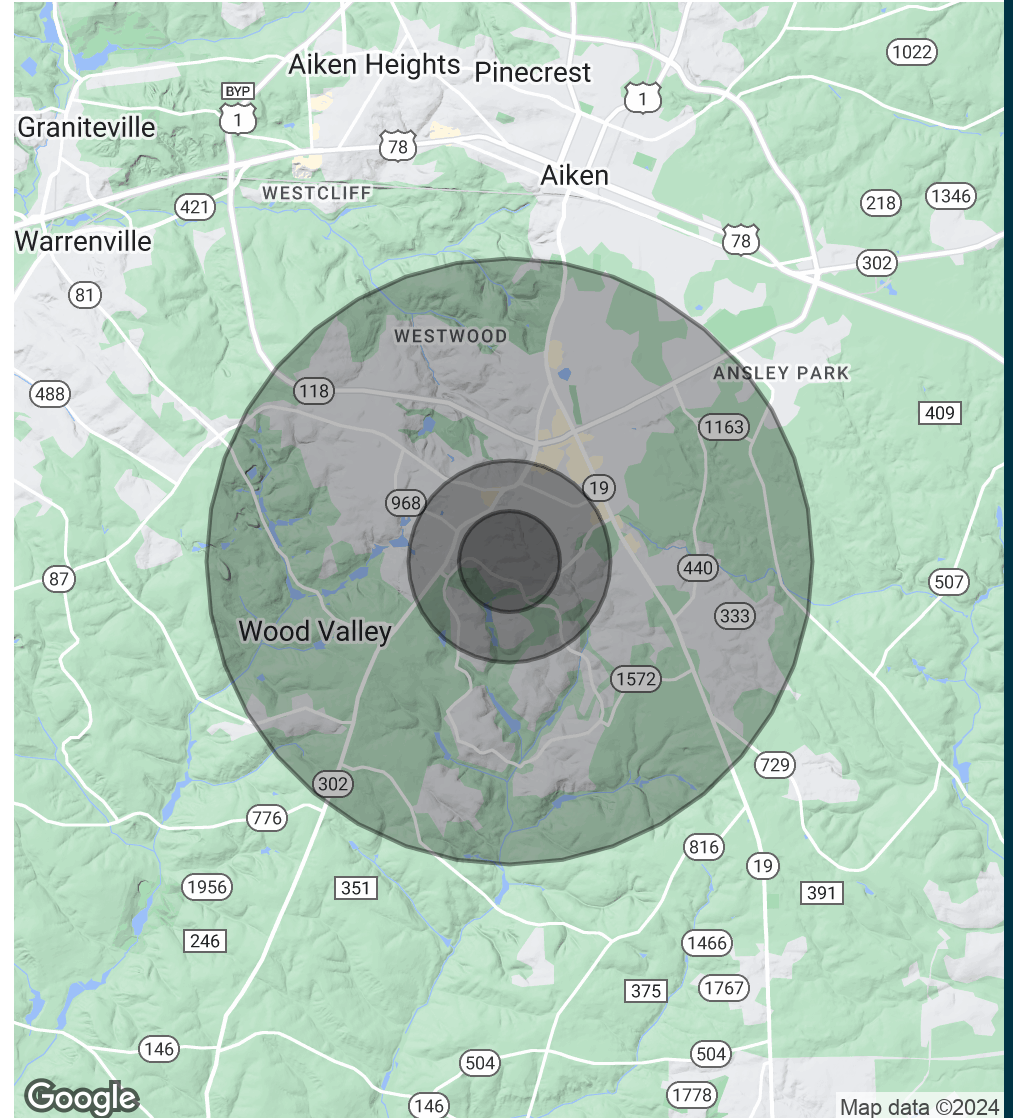
POPULATION	0.5 MILES	1 MILE	3 MILES
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Total Population	1,119	4,929	26,795
Average Age	50	49	47
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
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Total Households	534	2,348	12,074
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$119,837	\$114,982	\$108,913
Average House Value	\$403,581	\$371,833	\$342,222

Demographics data derived from AlphaMap





DEAN NEWMAN

Vice President, Associate Broker

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PROFESSIONAL BACKGROUND

After receiving a degree in Business Administration - Marketing from Augusta College, Dean joined Club Car, a world-wide golf car and utility vehicle manufacturer where he held positions in sales and sales management for approximately 20 years. He then spent 5 years as Vice President of Development for the Alliance Defending Freedom where he focused on major donor development. In January 2005, he joined Meybohm Commercial Properties where he is currently Vice President/Associate Broker and focuses most of his attention on the Aiken, South Carolina market. He is also a licensed real estate instructor since 2015. Dean is an active member of Abilene Baptist Church where he has served in numerous capacities over 35 years. He and his wife have two adult children who are each married and four grandchildren.

EDUCATION

BBA - Marketing from Augusta College

MEMBERSHIPS & AFFILIATIONS

Aiken Board of Realtors

SC #49942 // GA #281453

MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

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