

FOR SALE

4.58 Acres

East Pine Log Road

Aiken, SC 25801





PROPERTY HIGHLIGHTS

- 4.58 acres of prime land in Aiken, SC
- Zoned LI (Light Industrial) for versatile development opportunities
- Ideal for industrial, manufacturing, or commercial use
- Strategically located for access to key transportation routes
- Surrounded by a thriving industrial and commercial landscape
- Ready for immediate development and expansion
- Proximity to skilled labor force and business resources
- Ample space for construction, storage, and operations
- Utilities readily available for seamless development process
- Exceptional investment opportunity in a vibrant economic region

OFFERING SUMMARY

Sale Price:	\$380,000
Lot Size:	4.58 Acres
Price/Acre:	\$82,969
Zoning:	LI - Light Industrial

PROPERTY DESCRIPTION

**4.5 ACRES FOR SALE
ZONED LIGHT
INDUSTRIAL**

**EAST PINE LOG ROAD
AIKEN, SC**

CURT HANNA
864-993-2501

CLINE GROUP
REAL ESTATE • INVESTMENTS • COMMERCIAL

Meybohm
COMMERCIAL

PROPERTY DESCRIPTION

Introducing an exceptional opportunity for land and industrial investors: 4.58 prime acres on East Pine Log Road in Aiken, SC. Zoned LI (Light Industrial), this expansive and level property is perfectly positioned for industrial development, offering endless possibilities for a wide range of ventures. With its strategic location in the Aiken area, this parcel presents an unmatched opportunity for those looking to establish a presence in a thriving commercial and industrial hub. Citizen's Park is across the street and this corridor of Aiken is high traffic. Latest traffic counts in this area is approximately 30,000 cars per day. This parcel is not far from a new equestrian facility coming soon and AGY, Zeus and Hubbell manufacturing facilities. Approved Preliminary Site Plans. The 4.5 acres adjacent might also be available for sale, for a combined 9+ acres. Take advantage of this rare chance to invest in a property with endless potential and secure a competitive edge in the market.

LOCATION DESCRIPTION

This prime 4.58-acre parcel is ideally situated within the city limits, boasting excellent visibility with road frontage along a busy four-lane bypass. Zoned for light industrial use, the property benefits from city council-approved preliminary site plans, including a proposed 6,000-square-foot industrial building, making it a prime location for various business operations.

The site offers city water access, providing a reliable water supply for industrial activities. While city sewer services are unavailable, the property is suitable for a septic system installation, ensuring essential waste management capabilities. A clear Phase One Environmental Site Assessment confirms the site's environmental integrity, minimizing development risks.

This property's strategic location, combined with its zoning and infrastructure provisions, makes it an attractive opportunity for industrial development or investment. Don't miss the chance to secure a versatile and well-positioned site with significant potential for business growth.

Storage Sense



TNT Fireworks
Temporarily closed

The Hitch & Tow
New & Used Horse Trailers

30,000 VPD

For Sale
4.58 Acres

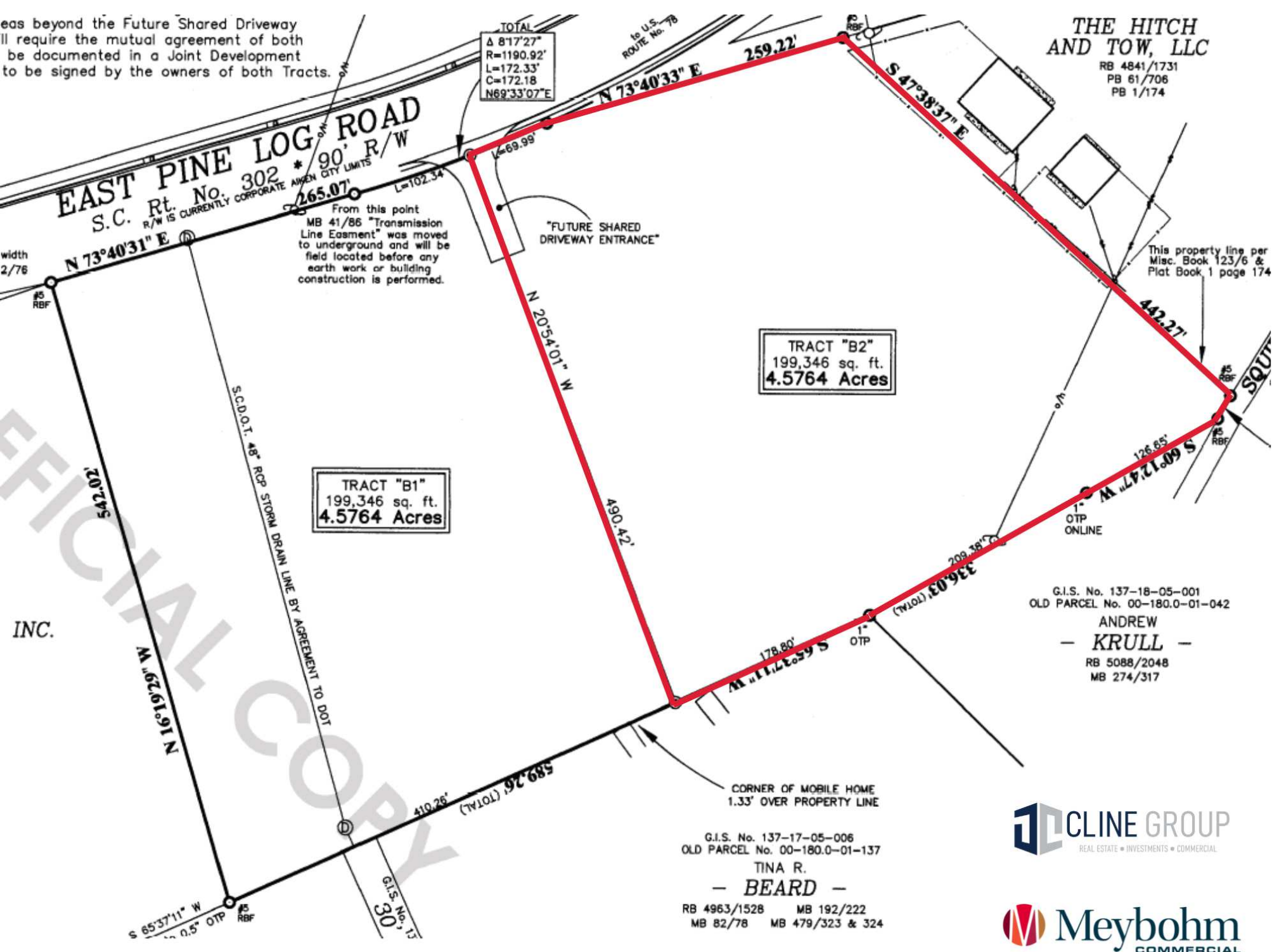
AIKEN SENIOR LIFE SERVICES
Nutrition. Transportation. Enrichment.

RETAILER MAP



Map data ©2024

... eas beyond the Future Shared Driveway
... ll require the mutual agreement of both
... be documented in a Joint Development
... to be signed by the owners of both Tracts.



TOTAL
Δ 817'27"
R=1190.92'
L=172.33'
C=172.18
N69°33'07"E

THE HITCH AND TOW, LLC
RB 4841/1731
PB 61/706
PB 1/174

TRACT "B2"
199,346 sq. ft.
4.5764 Acres

TRACT "B1"
199,346 sq. ft.
4.5764 Acres

G.I.S. No. 137-18-05-001
OLD PARCEL No. 00-180.0-01-042
ANDREW
— **KRULL** —
RB 5088/2048
MB 274/317

G.I.S. No. 137-17-05-006
OLD PARCEL No. 00-180.0-01-137
TINA R.
— **BEARD** —
RB 4963/1528 MB 192/222
MB 82/78 MB 479/323 & 324

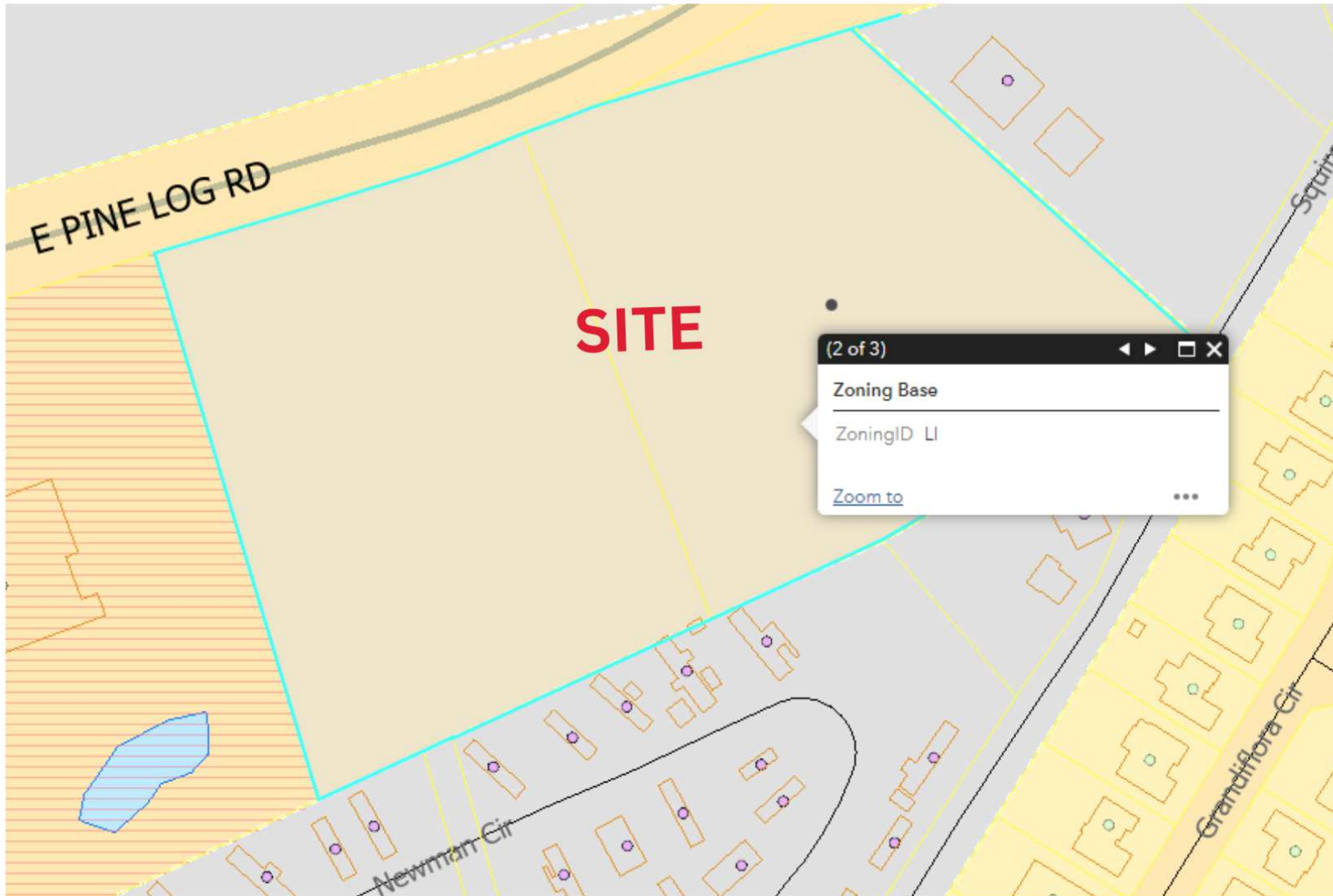
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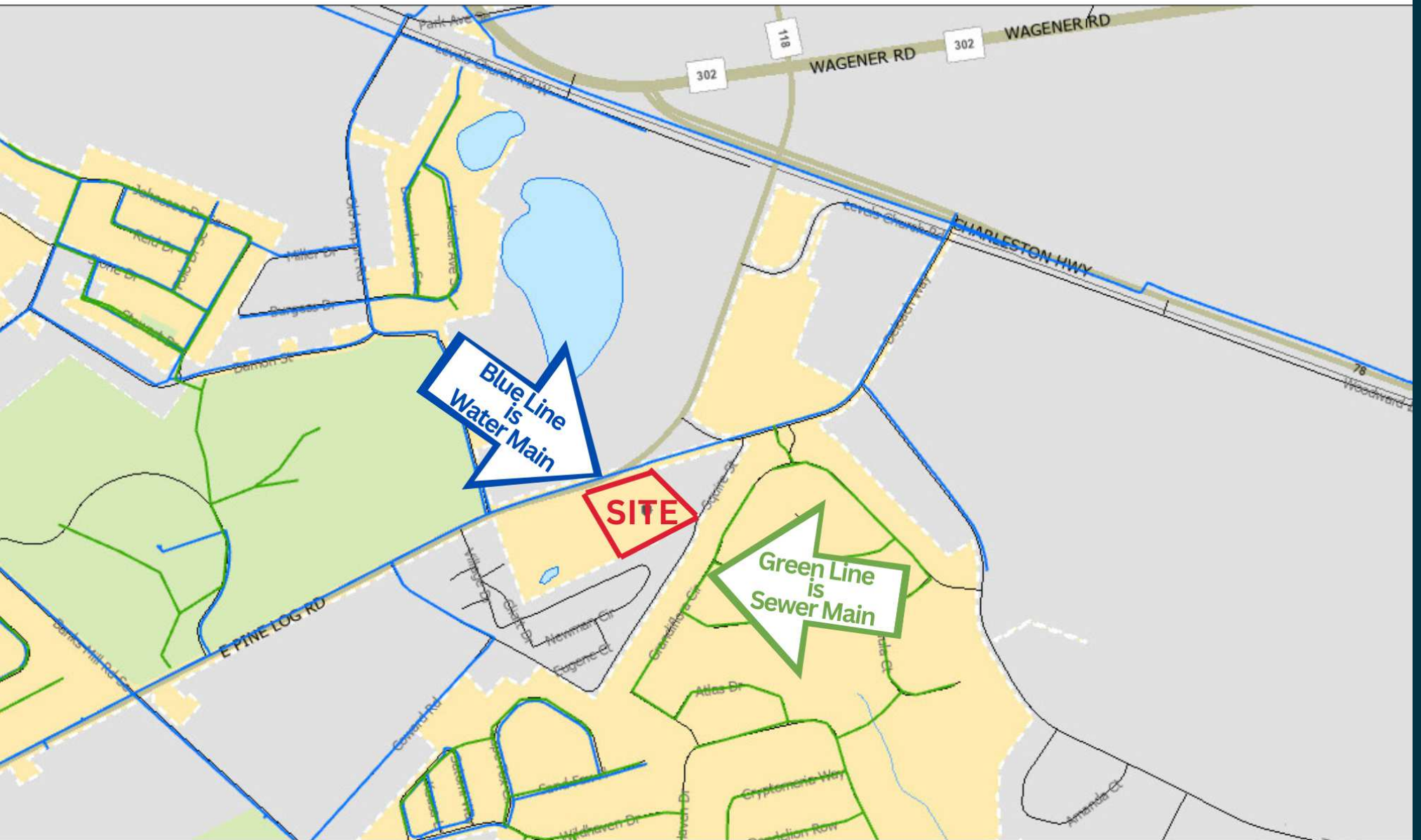
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ZONING

Light Industrial



Water & Sewer Map

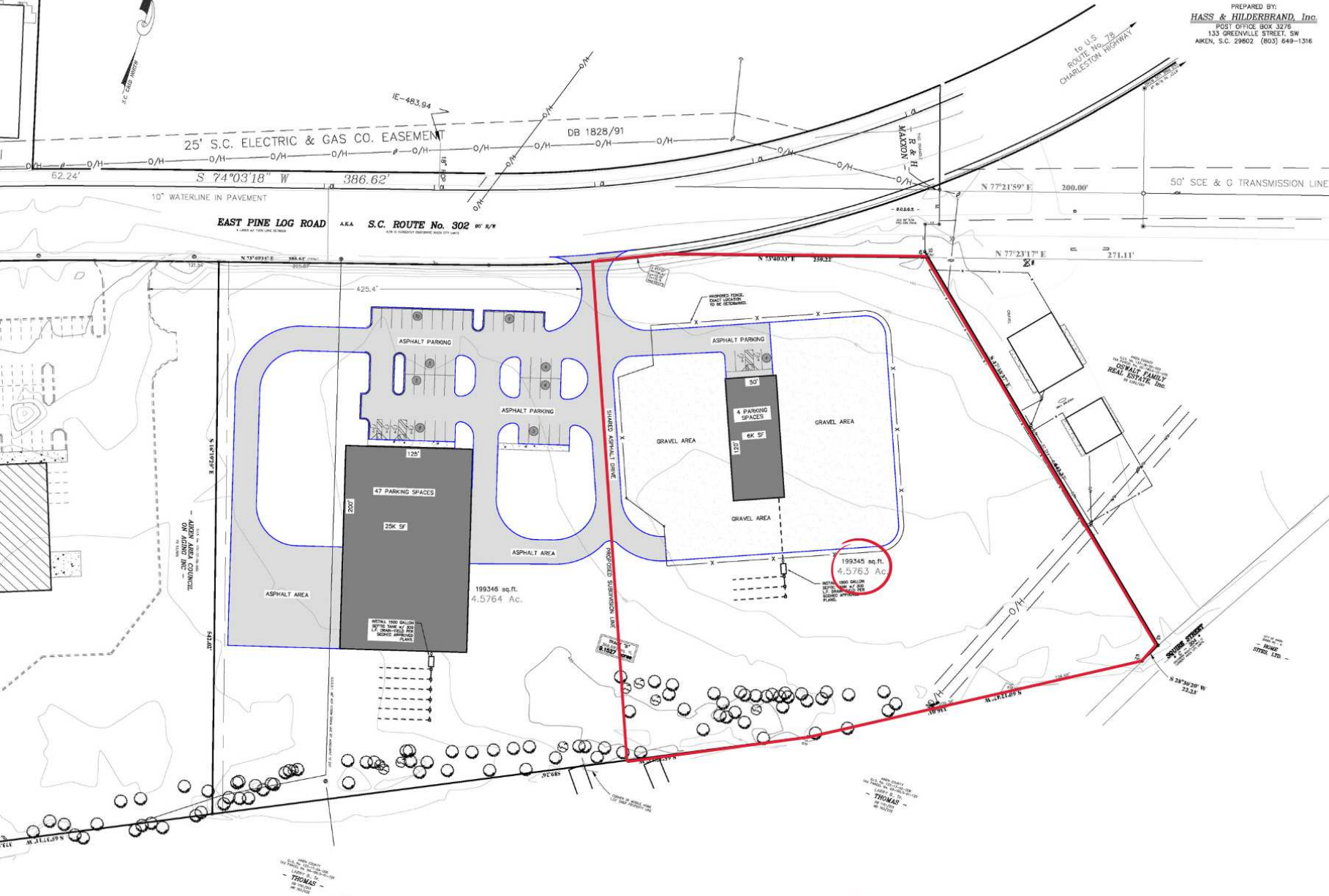


Topo Map



Site Plan Approved by City of Aiken

CONCEPT PLAN
 498.00
**EAST PINE LOG ROAD
 MIXED USE DEVELOPMENT**
 TO BE LOCATED IN THE CITY OF AIKEN
 ZONED: PC (PLANNED COMMERCIAL)
 AIKEN COUNTY, SOUTH CAROLINA
 SCALE: 1" = 50' DATE: APRIL 18, 2023
 PREPARED FOR:
DEAN NEWMAN
 O.L.S. No. 137-17-05-007
 PREPARED BY:
HASS & HILDBRAND, Inc.
 POST OFFICE BOX 3276
 133 GREENVILLE STREET, SW
 AIKEN, S.C. 29802 (803) 649-1316



Tracts.

LOG ROAD

* 90' R/W
E AIKEN CITY LIMITS

L=172.33'
C=172.18
N69°33'07"E

N 73°40'33"

265.07'

L=102.34'

L=69.99'

From this point
MB 41/86 "Transmission
Line Easment" was moved
to underground and will be
field located before any
earth work or building
construction is performed.

"FUTURE SHARED
DRIVEWAY ENTRANCE"

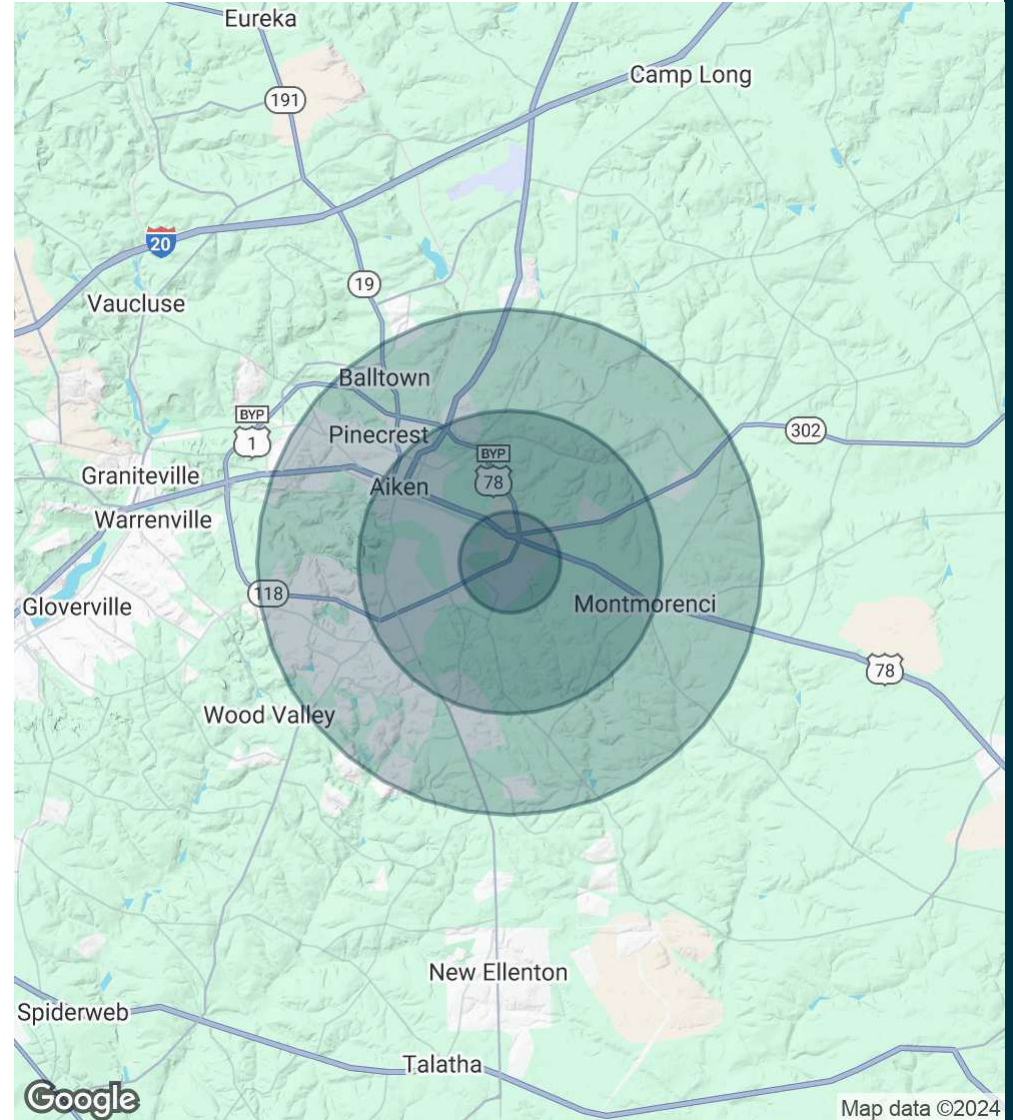
N 20°54'01"

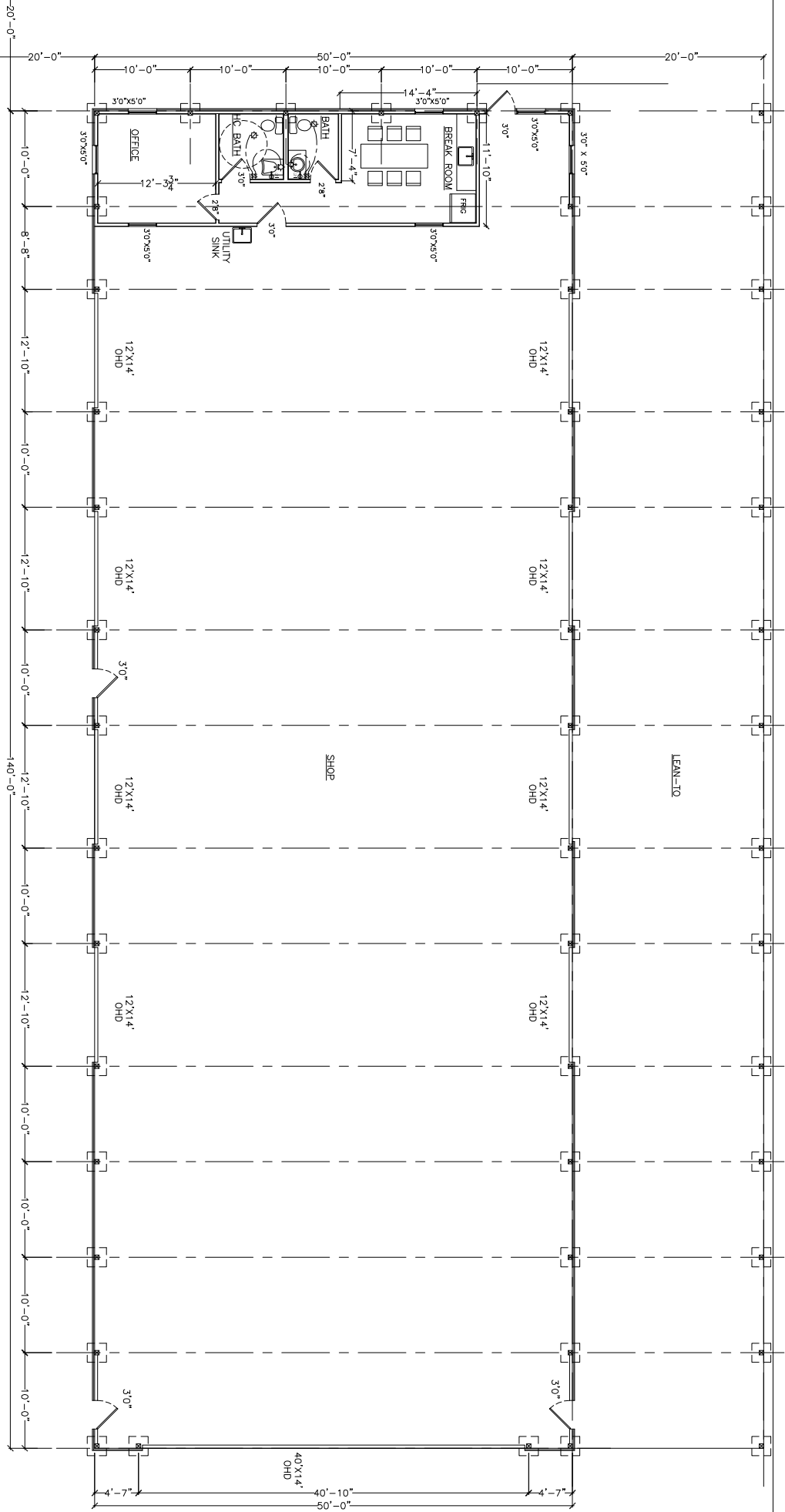
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,739	18,361	48,397
Average Age	42	43	45
Average Age (Male)	41	41	44
Average Age (Female)	43	44	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,171	8,070	21,011
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$88,734	\$82,321	\$90,738
Average House Value	\$249,854	\$249,123	\$292,758

Demographics data derived from AlphaMap







**MEYBOHM COMMERCIAL
PROPERTIES**

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com

CURT HANNA

Commercial Brokerage Advisor

Clinecommercial@Meybohm.Com

Cell: 864.993.2501

PROFESSIONAL BACKGROUND

Before joining the Meybohm Commercial team, Curt served for 5 years as the Executive director for Austin & Pethick Law Firm in Aiken, SC. In his role with the Law firm, in addition to his leadership responsibilities, he also worked closely with the firm's commercial real estate and business clients in a paralegal capacity. In addition to working for Meybohm Commercial as a sales agent, he continues to serve on the staff of the law firm as their Strategic Business Planner and as a paralegal where he continues to work closely with clients. His unique experience in his position with the Law Firm has afforded him a special perspective on the needs of commercial real estate developers and business owners. While he can assist in just about any area for our clients, he has a true passion for site selection, unique developments, and connecting developers with key specialized partners. Before joining Austin and Pethick Law Firm and Meybohm Commercial, Curt established a track record of successful business ventures. He founded, owned, and operated two businesses before he was 28, selling the last of the two businesses at 31. This experience has also allowed him the opportunity to directly help others in starting and efficiently operating their businesses and it helps him tremendously when developing proformas and in underwriting real estate investments. He has experience in sales, marketing, management, finances, systems, procedures, paralegal work, title issues, entitlement, zoning, and much more. His can-do attitude and ability to assess real estate from a business/investment perspective allows him to give our clients a unique and powerful level of support. He enjoys working with all types of clients, but if he had to choose, his favorite clients are those who like to discuss business while flyfishing or sipping on Bourbon. Although he is honored God has afforded him all these opportunities to grow professionally, he is most proud and grateful for his role as husband for over 20 years to his beautiful wife, Morgan, and father to his 4 amazing Children.

SC #132904 // GA #430540