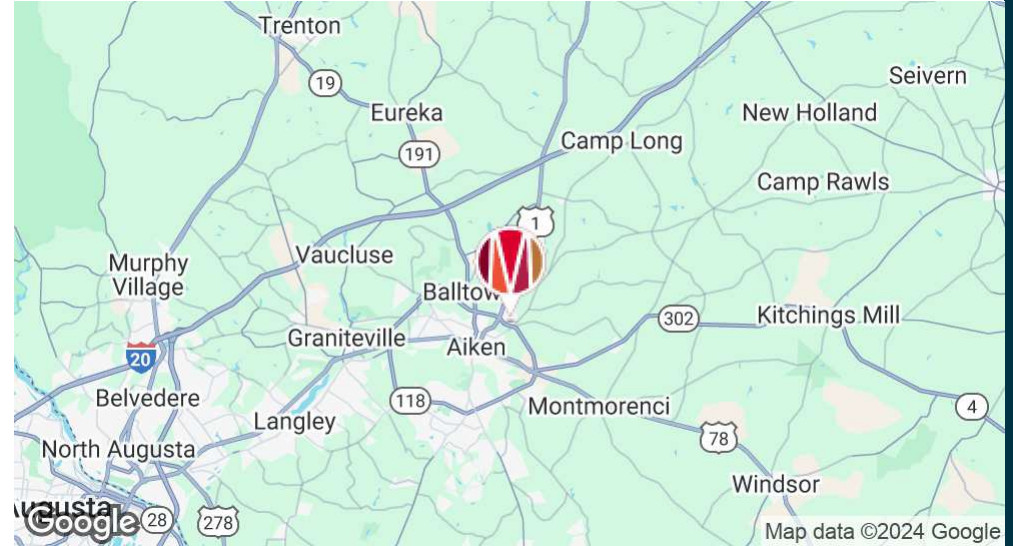


**FOR SALE**

**Rudy Mason Pkwy and Wire  
Road**

Aiken, SC 29801

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$252,000
Lot Size:	7.2 Acres
Price/Acre:	\$35,000
Zoning:	RS-10 (per City of Aiken)

- - Zoned RS-10 for residential development
- - 16,500 CPD
- - Two Access points

## PROPERTY OVERVIEW

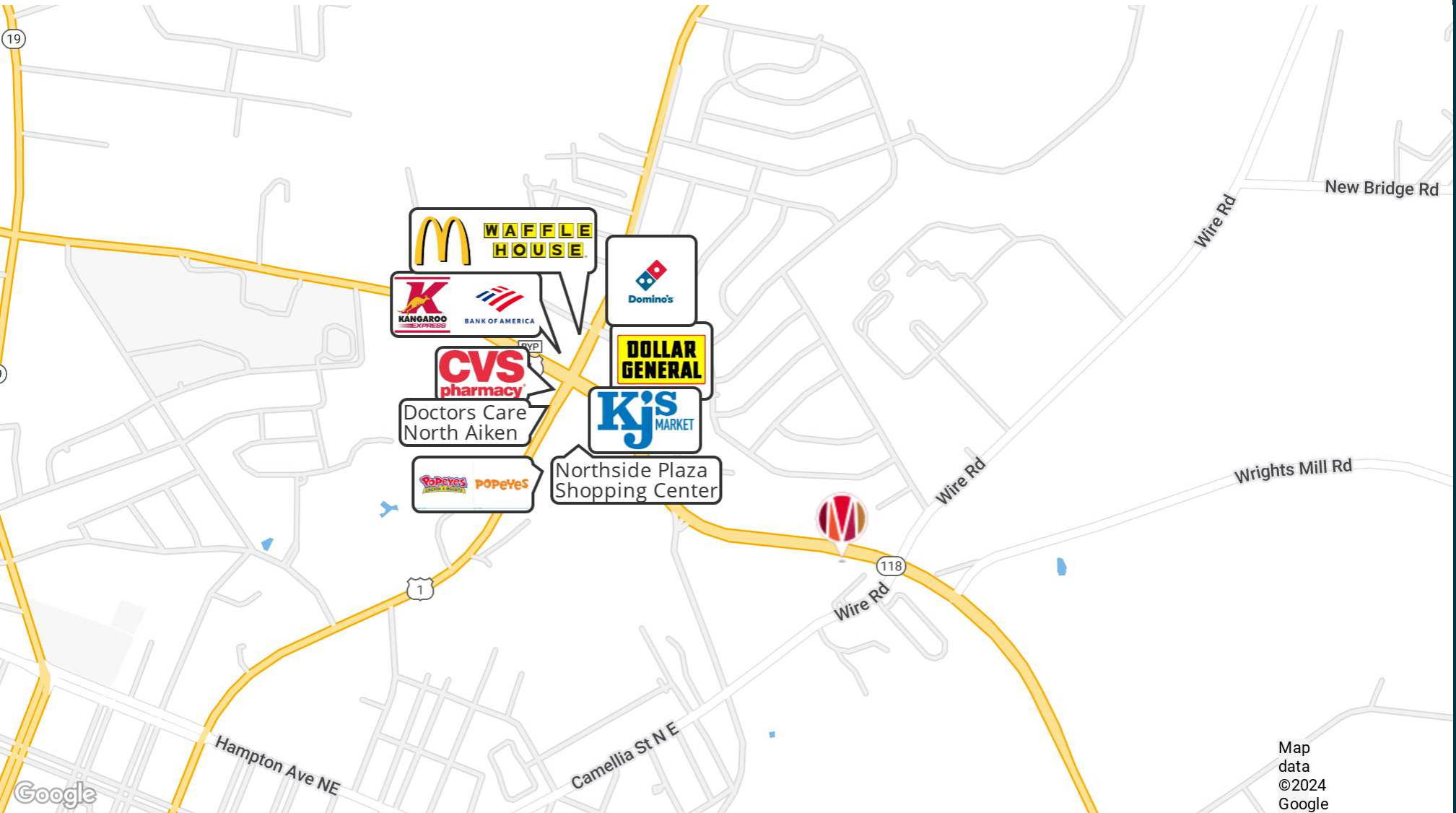
For Sale: Prime 7.2-Acre Corner Commercial Parcel in Aiken, SC – Close to I-20

Discover an outstanding opportunity with this 7.2-acre commercial parcel located at the high-traffic corner of Wire Road and Rudy Mason Parkway in Aiken, SC. Just 7 miles from Interstate 20, with approximately 37,200 vehicles per day (VPD) on the interstate, this property offers excellent connectivity to major regional and national routes. Featuring a daily traffic count of 16,000 VPD at its immediate location, this site is within the city limits and provides exceptional visibility and accessibility. It comes equipped with water and sewer access and has pre-existing curb cutouts for easy ingress and egress. Its proximity to the city center and Aiken's new Steeplechase Equestrian Race Track further enhances its appeal, attracting both local traffic and visitors.

## LOCATION OVERVIEW

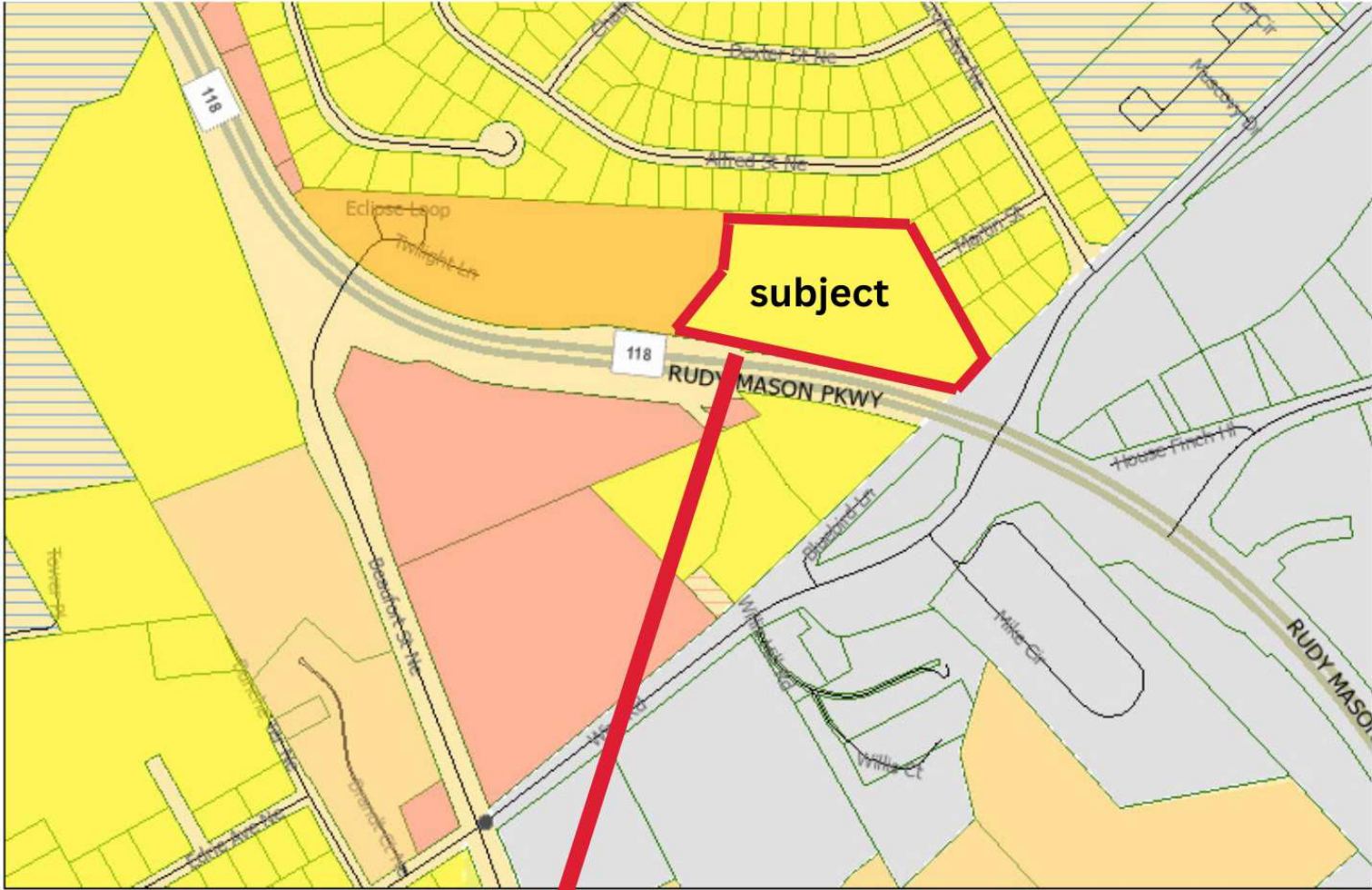
Located at the corner of Rudy Mason Parkway and Wire Road, this property is in close proximity to Multiple National Retailers (McDonald's, Popeye's, Dominos Pizza, CVS and more) and convenient to both the city center of Aiken and I-20. This property is a portion of Aiken County TMS # 120-16-14-001.

# RETAILER MAP



Map data ©2024 Google

# ZONING - City of Aiken



11/13/2024, 5:05:24 PM

Zoning Base

- RS-10 Single Family
- RML Multifamily Low-Density
- RMH Multi-Family High-Density
- GB General Business
- LP Limited Professional
- PC Planned Commercial
- PI Planned Institutional
- PR Planned Residential

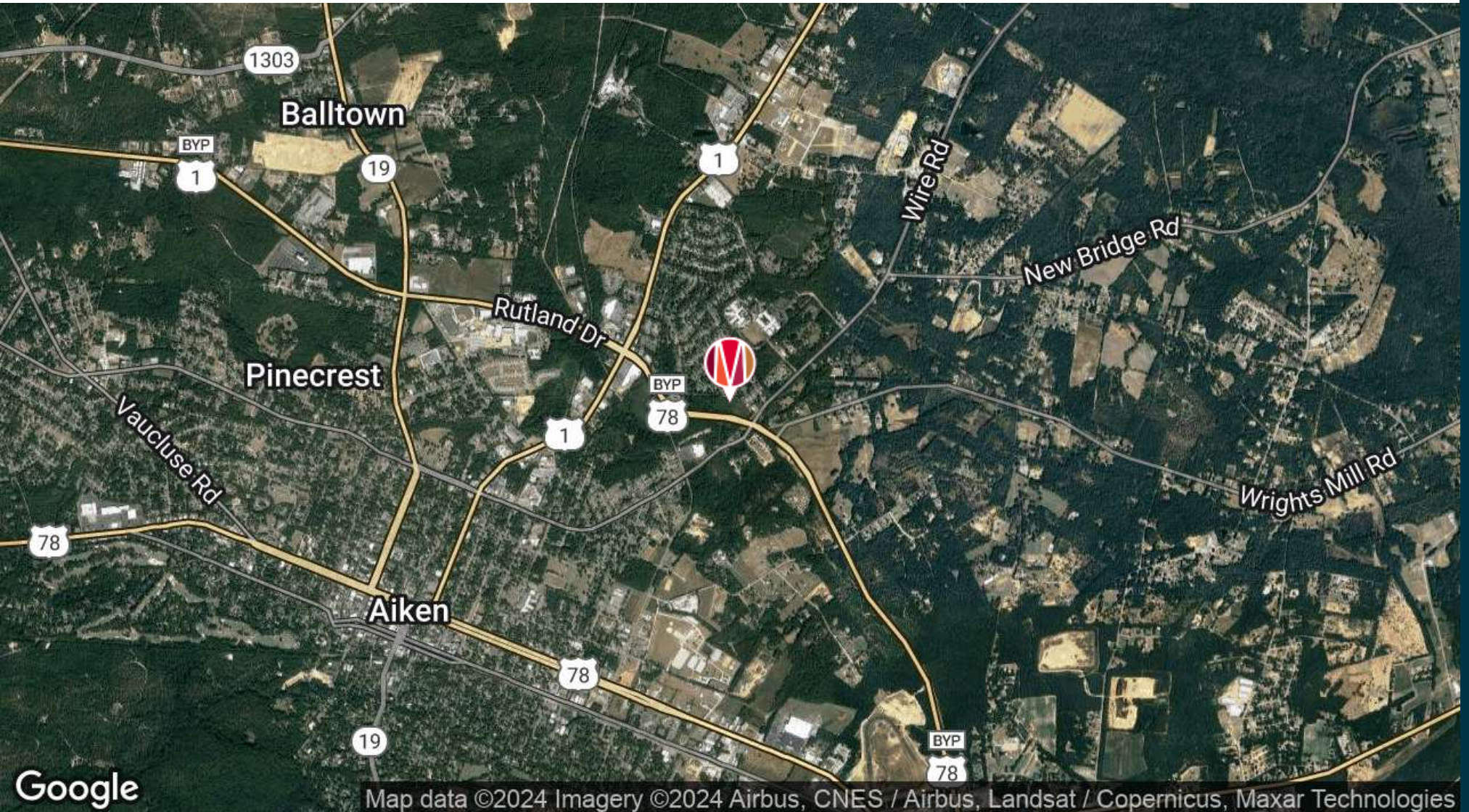
# Water & Sewer Map



# Topo Map



# LOCATION MAP

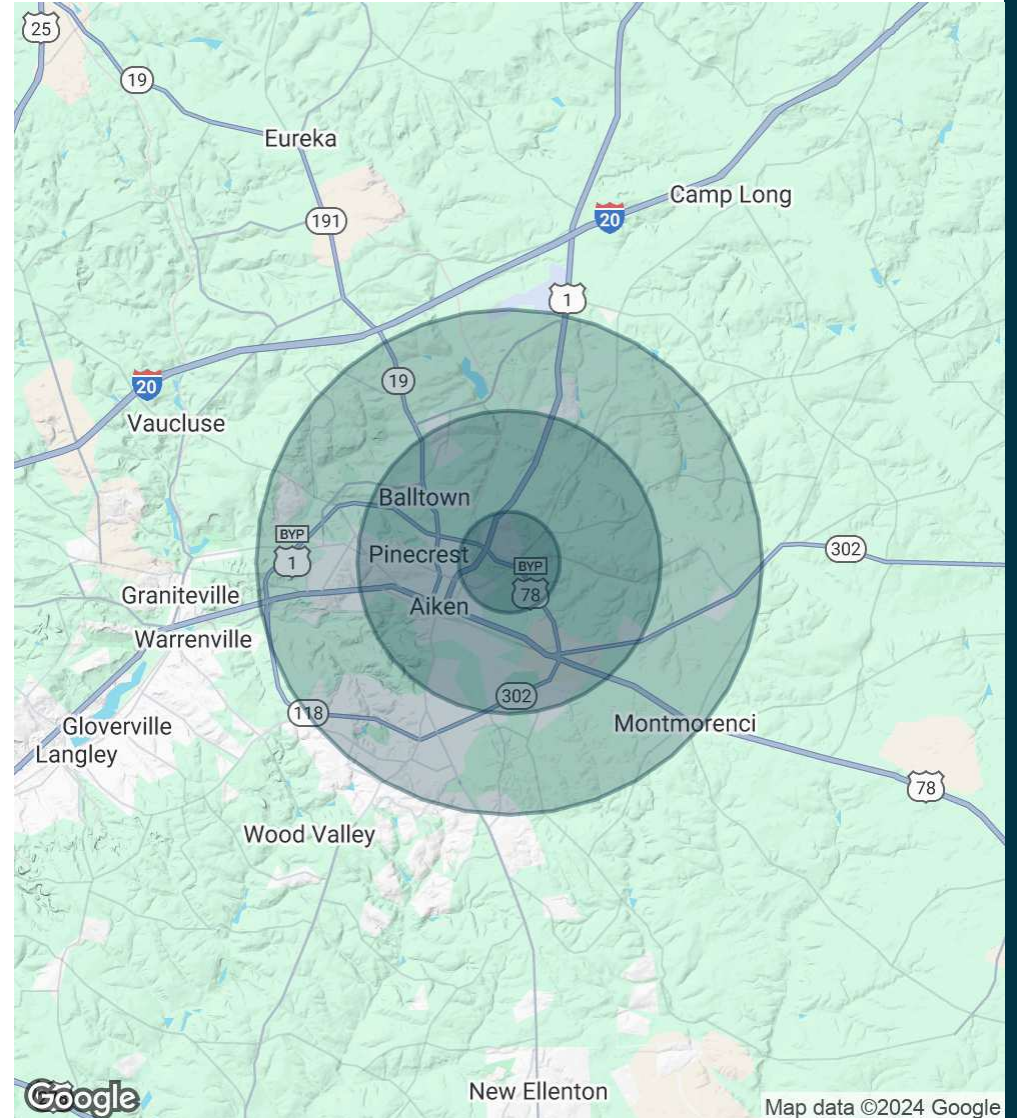


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,323	19,013	42,742
Average Age	36	43	43
Average Age (Male)	34	41	41
Average Age (Female)	38	44	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,202	7,943	18,248
# of Persons per HH	2.8	2.4	2.3
Average HH Income	\$46,510	\$69,172	\$79,457
Average House Value	\$121,474	\$217,301	\$253,319

Demographics data derived from AlphaMap







**MEYBOHM COMMERCIAL  
PROPERTIES**

142 Laurens Street NW  
Aiken, SC 29801

803.649.8103  
MeybohmCommercial.com

## ALEX HENDRY

Commercial Realtor

Ahendry@Meybohm.Com

Cell: 803.413.8576

### PROFESSIONAL BACKGROUND

Alex Hendry is a seasoned professional with over 15 years of experience in the Logging Industry. After graduating from Rutgers University, he made the move to South Carolina in 2001, where he found his passion for the great outdoors flourish.

A devoted husband of 23 years and a proud father of two daughters, aged 17 and 12, he finds joy in sharing outdoor adventures with his family, whether it's hunting, fishing, kayaking, or hiking.

Beyond his professional pursuits, he is actively involved in community engagement and volunteer work. He dedicates his time to mentoring youth through church activities and coaching soccer, instilling values of teamwork, leadership, and sportsmanship in the next generation.

In addition to his role as a Commercial Land Agent, he is a co-owner of River Ridge Timber, a reputable timber dealership specializing in sustainable practices. With over 15 years of hands-on experience in timber management and land transactions, he brings invaluable insights and expertise to every aspect of the industry.

As a resident of South Carolina for over two decades, he embodies southern hospitality and a deep appreciation for the natural beauty of the region. His commitment to integrity, industry knowledge, and personalized service has earned him a reputation as a trusted advisor in the timber industry.

When not assisting clients or enjoying outdoor adventures, he can be found giving back to the community, advocating for sustainable practices, and cherishing precious moments with loved ones. With him by your side, you can trust that your Real Estate needs will be met with professionalism, expertise, and genuine care.

SC #137049