

FOR SALE

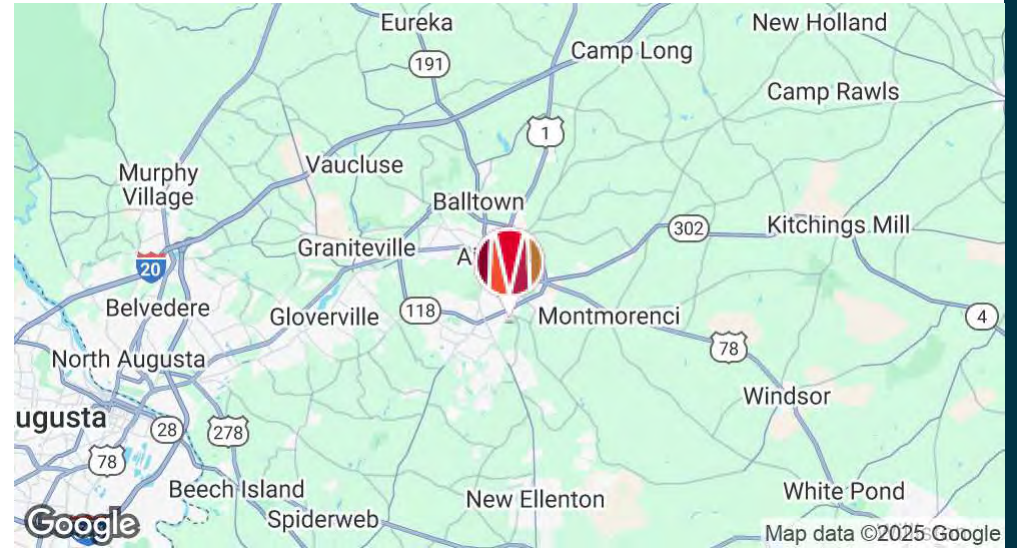
**105 Acres of
Development Land**

181 Thoroughbred Run, Aiken, SC 29803

**VIEW
PROPERTY
OVERVIEW
VIDEO**



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: Contact for pricing guidance
Lot Size: 105 Acres
Zoning: RD

PROPERTY HIGHLIGHTS

- Excellent site for Future Development
- Flat and Open Land
- Close to Schools and Retail
- Good Access to Main Road Arteries
- Possible Equestrian Use

PROPERTY DESCRIPTION



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Meybohm Commercial Properties is pleased to exclusively represent this 105-acre development land tract located in the crosshairs of growth in Aiken, SC. This tract is currently zoned RD (Per Aiken County SC Planning and Development), Residential Multifamily Development District: This district is intended to promote and accommodate housing development that meets the diverse economic and social needs of a diverse population. To this end, this district is designed and intended to allow for the development of a variety of housing styles, types and densities on small lots or in project settings, including single-family, duplexes, triplexes, air-space condominiums, rental apartments, patio homes, townhouses, residentially designed manufactured homes, etc., and to do so in a protected, compatible residential environment. This district is intended for application in areas accessible by major streets, and in proximity to commercial uses, employment opportunities and community facilities. The tract has flat topography and is ripe for future development, with a Walmart Supercenter, Kroger and Home Depot only one mile away. Also possible equestrian use. Please contact for pricing guidance.

LOCATION DESCRIPTION

Discover the allure of Aiken, SC, as the backdrop for this 100+ acre development site. Nestled in an area renowned for its equestrian heritage and manicured landscapes, the location offers a sophisticated blend of professional opportunities and leisurely pursuits. Take advantage of easy access to local hotspots such as the Aiken Thoroughbred Racing Hall of Fame and Museum, Hopelands Gardens, and the Aiken Center for the Arts. Engage in the vibrant downtown scene, replete with upscale boutiques, fine dining, and cultural experiences. With the support of a thriving business community and a picturesque setting, the area provides an inviting environment for thriving enterprises and professional endeavors.



Walmart

SOUTH AIKEN
High School

Thoroughbred Run

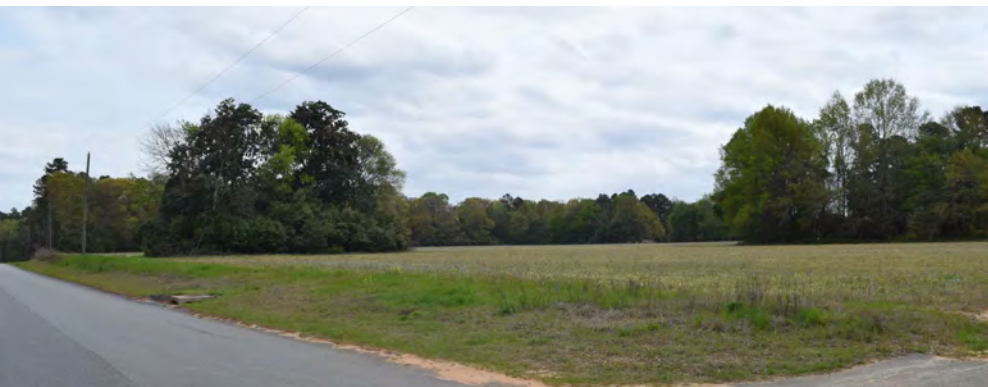
105 Acres Development Land For Sale Aiken, SC

Woodwardia Glen

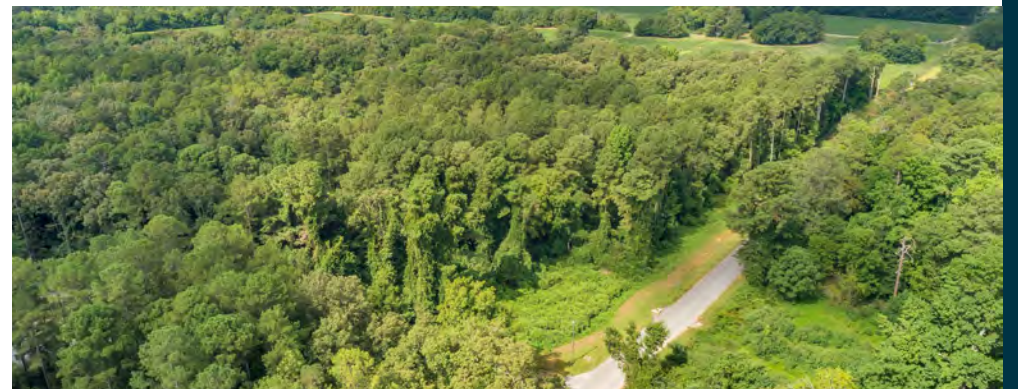
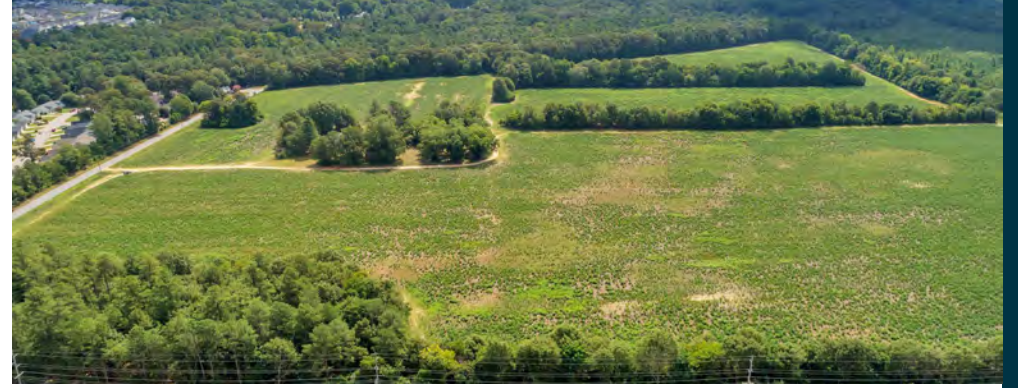
RETAILER MAP



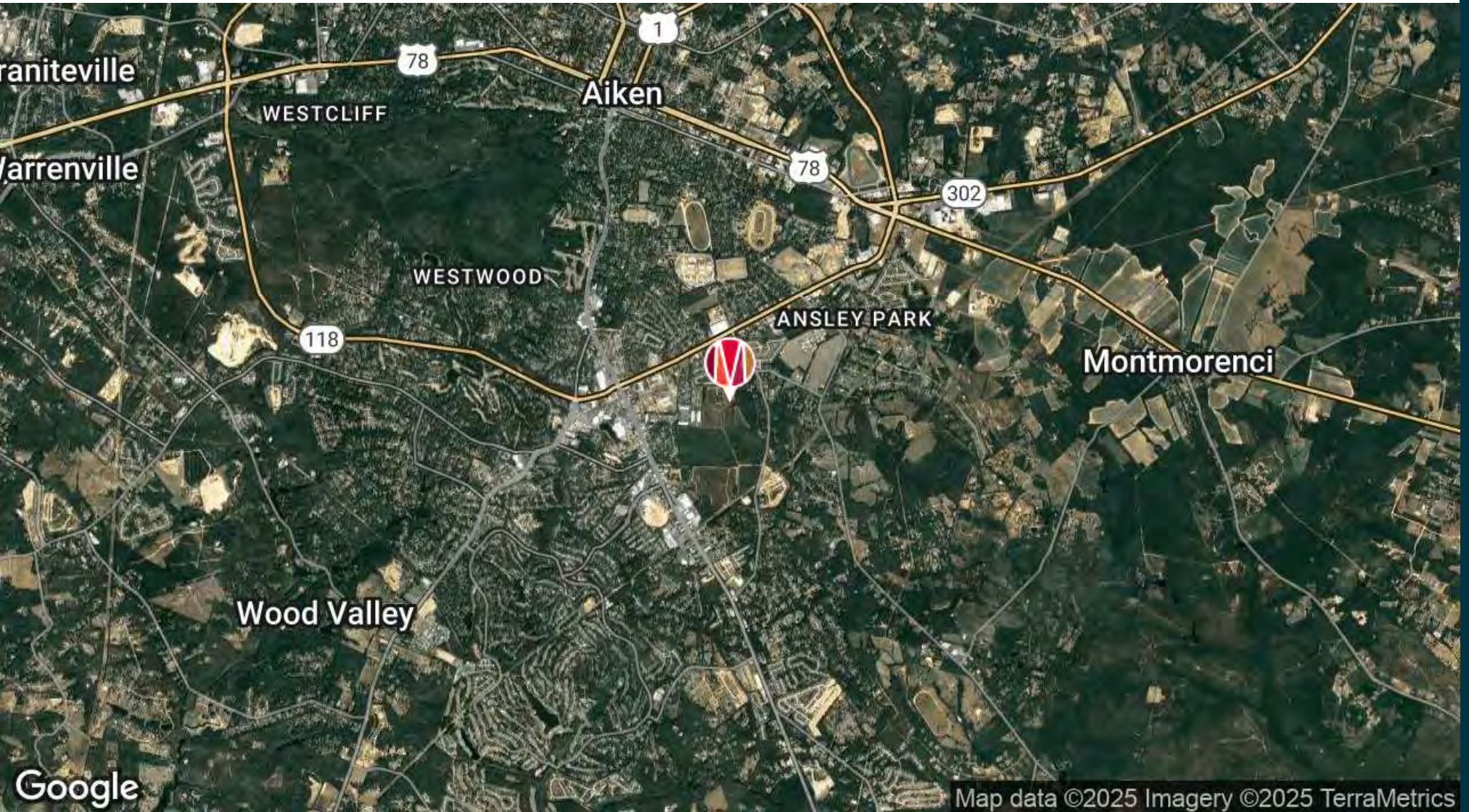








LOCATION MAP

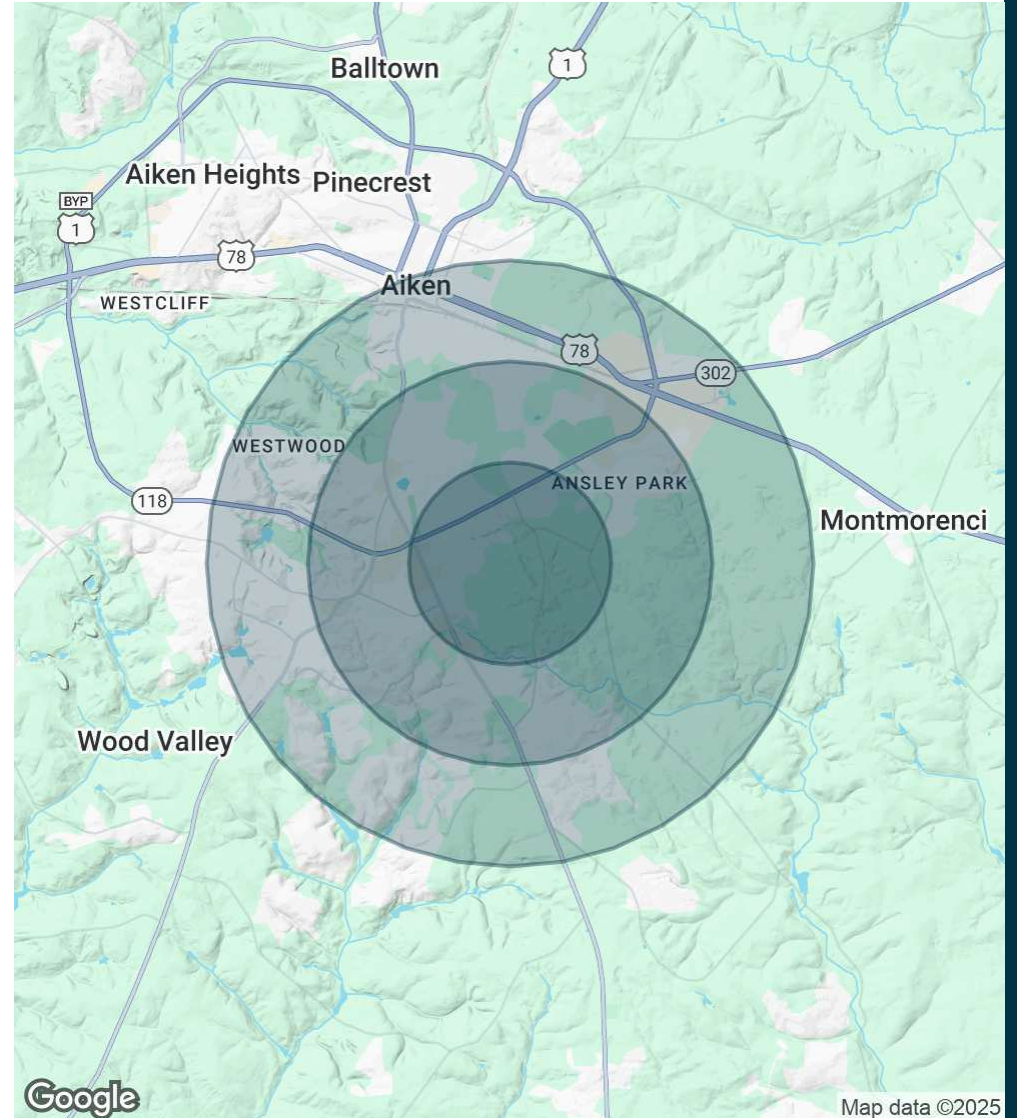


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,774	17,607	28,702
Average Age	42	44	46
Average Age (Male)	41	42	45
Average Age (Female)	44	45	47

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,763	8,111	12,996
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$89,330	\$93,786	\$101,052
Average House Value	\$246,397	\$285,397	\$318,717

Demographics data derived from AlphaMap





DAVID HOGG

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PROFESSIONAL BACKGROUND

David Hogg, Jr. is a native Augustan and holds a Bachelor of Arts Degree in Criminal Justice from Roanoke College in Salem, Virginia. David began his career with Trust Company Bank in Atlanta, known today as SunTrust. He later joined Georgia Bank and Trust Company in Augusta. His banking career spanned 20 years and throughout his career in banking, David focused on lending, private banking, trust, investment and asset management to clients who owned and managed their own commercial real estate portfolios.

David serves as a Vice President and Associate Broker for Meybohm Commercial Properties and he specializes in commercial sales and leasing. David is an active member of Trinity on the Hill United Methodist Church, having served as the Chair of the Trustees Board. David is a Paul Harris Fellow, awarded by Rotary International Foundation and currently serves as a Trustee of the Tuttle-Newton Home, Inc. and The Piedmont Augusta Foundation. David also serves in an appointed position, as the Chairman of the Augusta Richmond County Riverfront Development Review Board. David is married to Leigh Ann and has four children.

EDUCATION

B.A. Roanoke College Salem, Virginia 1994

SC #94322 // GA #365568

MEYBOHM COMMERCIAL PROPERTIES

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