



±1.14 ACRE DEVELOPMENT SITE

825 NEILSON STREET, AIKEN, SC



South Aiken High School



Hamilton Crossing
40 Townhome Units

The Mark at Woodford
(90 Units)
New Apartments

Wellers Ridge
(60 Units)
Under Development

±1.14
ACRES



PROPERTY DETAILS

Size:	±1.14 Acres	Location:	Aiken's Premier Retail Corridor
Sale Price:	\$450,000	Building Size:	±1,762 SF
Price/Acre:	\$394,737	Access:	Hard Corner
Zoning:	UD Urban Development	10 Min Drive Time Population:	108,103
Land Size:	±1.14 Acres	10 Min Drive Time MHI:	\$71,903

OFFERING MEMORANDUM

±1.14 ACRE DEVELOPMENT SITE
±0.6 MILES TO WHISKEY ROAD CORRIDOR
ZONED UD | URBAN DEVELOPMENT



OFFERING MEMORANDUM TABLE OF CONTENTS

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Please submit all offers as a non-binding letter of intent (LOI). Including:

- Price
- DD Time Frame
- Earnest Money
- Special Stipulations

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EXECUTIVE SUMMARY



DEVELOPMENT OPPORTUNITY

WHY THIS SITE?



TOPOGRAPHY

Flat Topography



UTILITIES

On-Site Utilities



LAND SIZE

±1.14 Acres



EXISTING STRUCTURE

±1,762 SF Single Family Home



STRONG DEMOGRAPHICS

108K Pop. in 10 Min Drive Time



GROWING AREA

Proximal to New Retail Growth



ZONING

UD | Urban Development

OFFERING DETAILS

Address:	825 Neilson St, Aiken, SC, 29803
Total Site Size:	±1.14 Acres
Sale Price:	\$450,000
Price/Acre:	\$394,737
Building Size:	1,762 SF

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present this ±1.14-acre residential redevelopment opportunity located at 825 Neilson Street in Aiken, SC.

Strategically positioned within Aiken's main retail corridor, the property is surrounded by a strong mix of national retailers and recently developed multifamily. Adjacent to the newly constructed 90-unit Mark at Woodford Apartments, Weller Ridge, a new 60 unit apartment development, and 0.8 miles from a Walmart-anchored shopping center, the site benefits from excellent proximity to local amenities and high consumer traffic.

Zoned UD (Urban Development) in Aiken County, the property supports a wide range of residential and mixed-use development outcomes. Its flat topography, absence of environmental issues, and location within an established road network make it well-suited for redevelopment.

Nearby national retailers include Walmart, Academy Sports, CVS, Petco, Burger King, Taco Bell, Sonic Drive-In, Aiken Mall Redevelopment, Publix, Chic-Fil-A and many more. The property is also near South Aiken High School, providing an added layer of demand from local families and staff.

Given strong housing demand in the area and its location next to new multifamily projects, this site is a great opportunity for residential developers looking to capitalize on this corridor's growing market.

LOCATION OVERVIEW

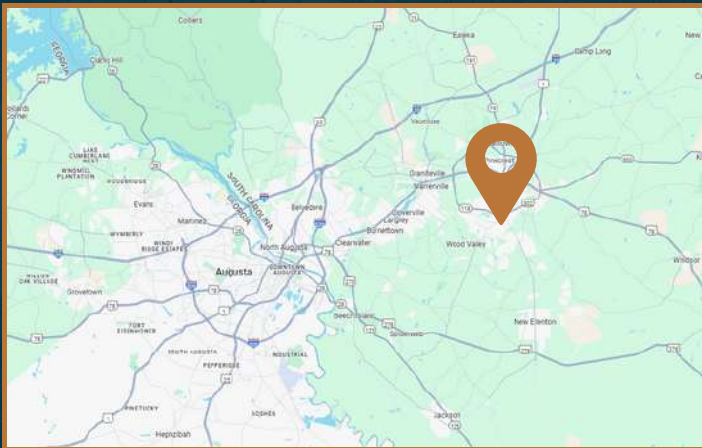
ESTABLISHED TRADE AREA



TRAVEL DISTANCES

To Areas within the CSRA

Walmart	0.8 Miles
Aiken Mall Redevelopment	1.0 Miles
South Aiken High School	1.5 Miles
Downtown Aiken	3.5 Miles
Graniteville, SC	7.3 Miles
North Augusta	17.3 Miles
Downtown Augusta	17.8 Miles
Evans, GA	29.4 Miles



This ±1.14-acre site is located in the heart of Aiken's growing Southside submarket, less than 0.5 miles from the city's primary retail corridor. Neilson Street offers convenient access to Whiskey Road and is minutes from the area's dominant Walmart-anchored shopping center, which includes retailers such as Academy Sports, CVS, and Petco, as well as quick service restaurants like Taco Bell, Burger King, Sonic Drive-In, and many other national tenants.

Directly adjacent to the Mark at Woodford, a newly built 90-unit apartment community, Weller Ridge, a new 60 unit apartment community, Aiken Mall Redevelopment, Chic Fil A, and other development. The site is well-positioned to benefit from ongoing residential velocity. The area is supported by population growth, a steady pipeline of residential projects, and proximity to major employers and schools, including nearby South Aiken High School.





Hamilton Crossing
40 Townhome Units

The Mark at Woodford
(90 Units)
New Apartments

Wellers Ridge
(60 Units)
Under Development

Aiken Mall Redevelopment

±1.14
ACRES





Kroger

Academy
SPORTS+OUTDOORS

PETCO

McDonald's

South Aiken High School

Walmart

COOK OUT

CVS

SONIC

BURGER KING

Hamilton Crossing
40 Townhome Units

The Mark at Woodford
(90 Units)
New Apartments

Wellers Ridge
(60 Units)
Under Development

±1.14
ACRES





YOUR STORAGE UNITS

TJ-maxx

ROSS
DRESS FOR LESS

TIDAL WAVE
AUTO SPA

Academy
SPORTS+OUTDOORS

Michaels

OLD NAVY

Hamilton Crossing
40 Townhome Units

±1.14
ACRES

The Mark at Woodford
(90 Units)
New Apartments

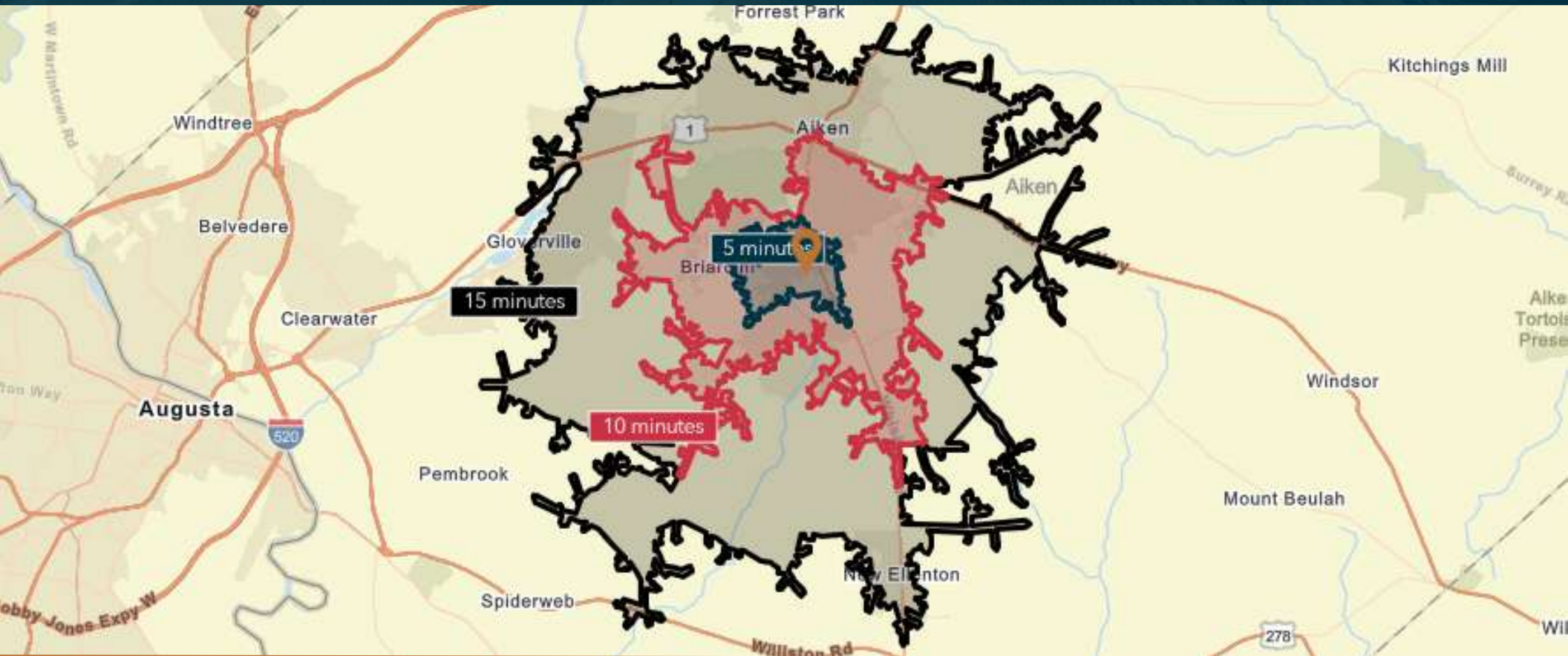
Wellers Ridge
(60 Units)
Under Development





±1.14 ACRE DEVELOPMENT SITE

DRIVE TIME DEMOGRAPHICS



Drive Time Radii

	5 Min	10 Min	15 Min
Population	5,263	28,791	63,687
Median HH Income	\$79,736	\$84,799	\$76,652
2020-2024 Growth	-0.2%	2.7%	2.8%



**SITE
MAPS**



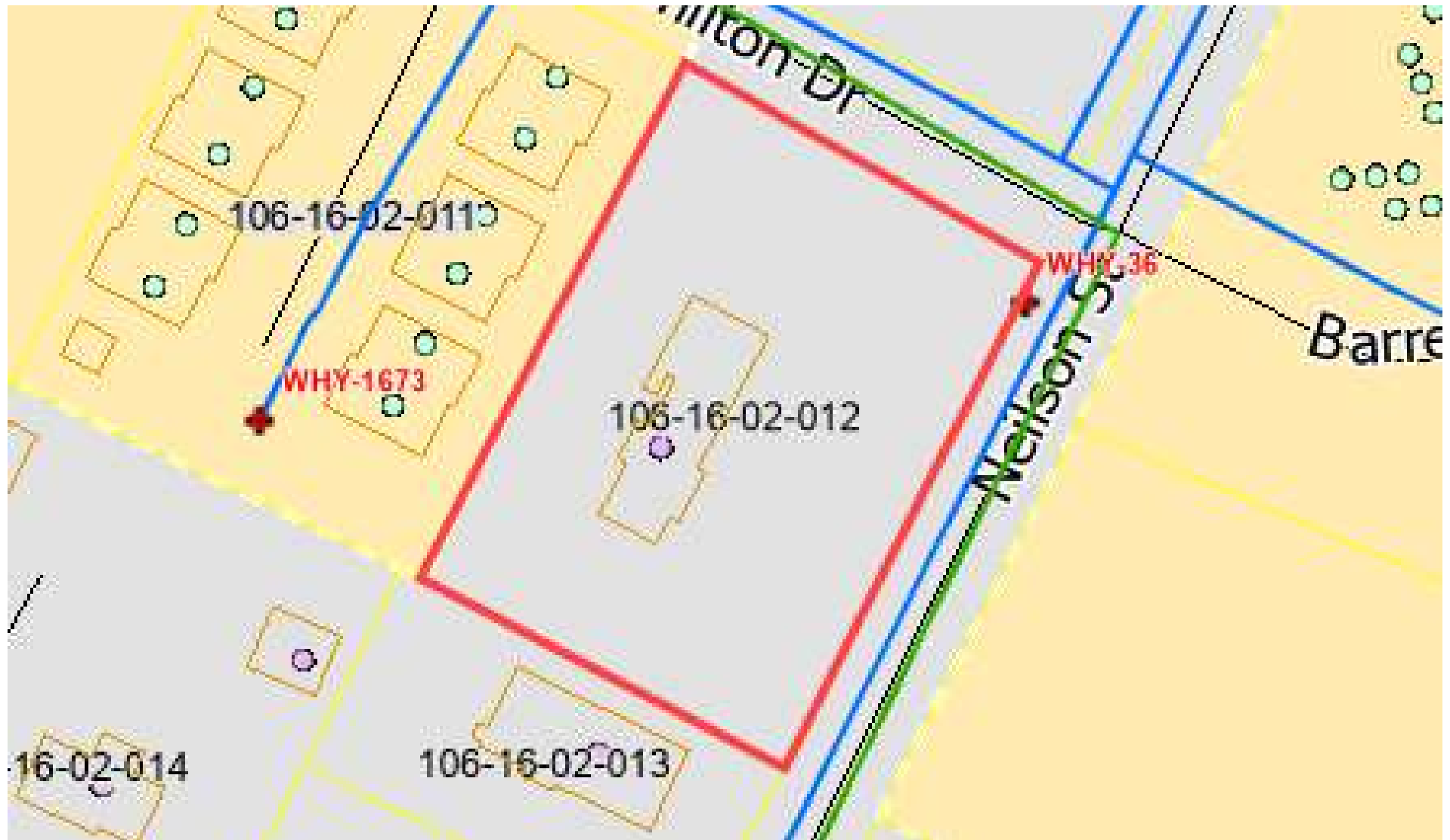
±1.14 ACRE DEVELOPMENT SITE

ZONING MAP



±1.14 ACRE DEVELOPMENT SITE

UTILITIES MAP



±1.14 ACRE DEVELOPMENT SITE

TOPOGRAPHY MAP













AREA OVERVIEW



WHY? SOUTH CAROLINA

KEY DRIVERS

South Carolina has become one of the most dynamic states in the Southeast, attracting businesses, investors, and families with its strong economy, strategic location, and high quality of life. With continuous investments in infrastructure, a skilled workforce, and a business-friendly environment, South Carolina offers numerous advantages for industries ranging from manufacturing to technology and logistics.



South Carolina's population is expected to increase significantly, driven by migration and economic growth.



The state is seeing a surge in manufacturing with job creation projected to grow by over 50% by 2050.



Major investments in transportation and logistics infrastructure are expanding South Carolina's role as a key logistics hub.



South Carolina ranks among the top states for workforce training programs, preparing a skilled labor force across multiple industries.

TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

Per Site Selection

The 2024 Site Selectors Survey underscores South Carolina's prominence as a prime location for business development and expansion. The state has achieved notable rankings across several key categories, reflecting its favorable business environment and strategic advantages.

Key stats for SC as follows:

- Top State Business Climate: SC#5
- Best Manufacturing Workforce States: GA#6
- Best States for Manufacturing: GA#4

- U.S. #1 for International Investment: The United States maintains its leading position as the top destination for international investment, with South Carolina playing a vital role in attracting foreign businesses.



ECONOMIC OVERVIEW

South Carolina's population is vibrant and growing, making it an attractive state for businesses and individuals alike. With a substantial proportion of its residents in prime working ages, 25-44 years old, the state offers a young and dynamic workforce.

By 2040, the state's population is expected to exceed 6,000,000 residents.

Reflecting a strong commitment by both new businesses and new residents



ECONOMIC COMPETITIVENESS

South Carolina ranks highly across multiple metrics that reflect its dynamic and growing economy, particularly in the areas of new business creation and investment.

The state ranks among the top states for new business launches, driven by a supportive business climate and resources for startups.

Over the past five years, South Carolina has seen a significant increase in capital investment, attracting both domestic and international businesses.



FUTURE OF TALENT

South Carolina is making significant strides in high-tech job creation, with notable growth in sectors such as advanced manufacturing, information technology, and life sciences.

South Carolina continues to be a leader in job growth.

This strong talent pipeline, supported by institutions such as Clemson University and the University of South Carolina, provides businesses with a well-qualified workforce in critical fields.



INFRASTRUCTURE OF THE FUTURE

South Carolina's Port of Charleston is one of the busiest and most efficient ports on the East Coast, with continuous investments to increase capacity and efficiency.

South Carolina ranks among the top states for growth in warehouse and distribution jobs, driven by its strategic location and proximity to major markets.

South Carolina's robust logistics infrastructure, anchored by the Port of Charleston and a rapidly expanding warehousing sector, positions the state as a logistics powerhouse in the Southeast.

5M

Total State Population

58%

Labor Force Participation

150K

Jobs Created Last 5 Years

90B

Invested in SC in Last 5 Years

6.2M

2040 Projected State Pop.

70%

Growth in Trade at Port of Savannah Over the Last Decade

WHY? THE CSRA

OVERVIEW

The CSRA is in a perfect phase for business. Right-sized, ideally strategically located, with a backbone of education, medical, and military pumping out a solid labor force, the city has become a beacon for companies to set up shop. **Infrastructure, labor force, cost of living, location, education, industry- they are all leading companies large and small to the CSRA.**



HOME OF THE AUGUSTA NATIONAL

Year after year during the first full week of April, golf fans descend on Augusta by the thousands. The annual event marks a boom for the local economy with over 200,000 average attendees. Augusta is known as the golf capital of the universe for good reason, and the love of golf extends well beyond the confines of Augusta National. It attracts politicians, athletes, musicians, Corporate CEOs, and many more which brings some of the world's most powerful people all in the same week to Augusta, GA.



A WELL CONNECTED CITY

Few places are as ideally located as The CSRA. It sits on I-20 between Atlanta (eastbound) and Columbia (westbound), with every major artery of Southeastern Interstate within easy reach, especially I-95 and I-77.

Augusta is less than 150 miles from the Ports of Savannah and Charleston.

Augusta's regional airport has direct flights to Atlanta, Charlotte, Washington DC, and Dallas.



CYBER CITY

The CSRA has long been a hotbed for the tech- and cyber-related companies such as Unisys, ADP, and Raytheon. Now, Augusta is home to the US Cyber Command at Fort Gordon and the newly completed Georgia Cyber Center, a \$100 million investment and the largest government cybersecurity facility in the United States.

U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command.



HEALTHCARE

Augusta University is Georgia's health sciences university, offering resources and services for those throughout the state and beyond. It features the Medical College of Georgia, the Dental College of Georgia, and a highly sought-after nursing program.

There are 12 total Hospitals in the area with a brand new one being constructed.

Doctor's Hospital in Augusta is the largest burn center in the United States and the third largest in the world.



LOW HOUSING COSTS

One of the biggest jewels in the CSRA is our low housing cost. Here, a broad variety of options are available, encompassing everything from new TND neighborhoods to established communities of antebellum and craftsman style homes.

Our market is more than 50% less than the national average, complementing the low cost of living and doing business in Augusta.

2nd

Most
Populated
MSA in GA

611K

CSRA
Population

270K

CSRA
Labor Force

5.7%

Percentage
Unemployed

13K

Projected Job
Growth in Next
5 Years

27K

Projected Population
Growth in Next the
5 Years

**For inquiries,
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