

1.55 ACRES FOR SALE



Wagener Road

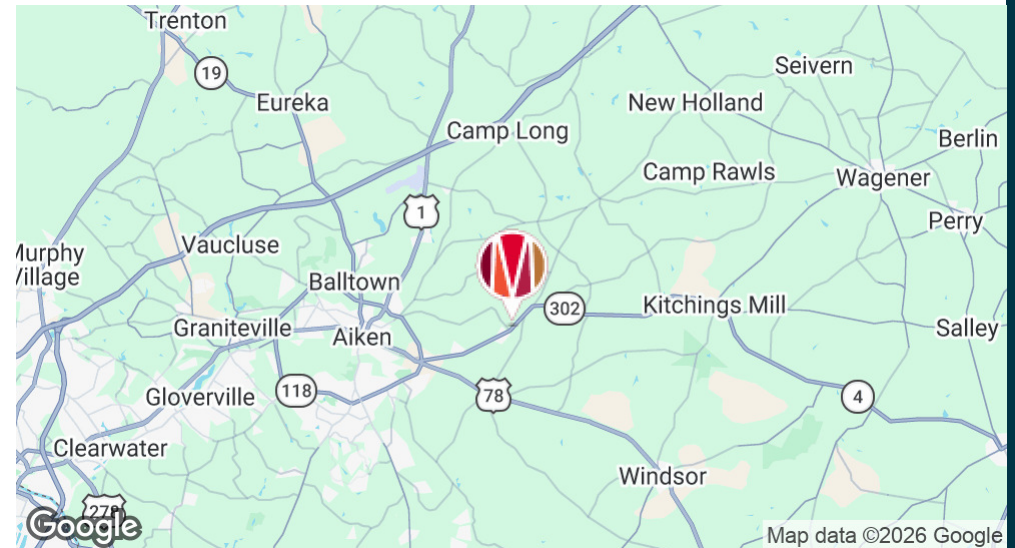
FOR SALE SC

±1.55 Acres on Wagener Rd | Aiken, SC

Wagener Rd, Aiken, SC 29801



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$195,000
Lot Size:	1.55 Acres
Price/Acre:	\$125,806
Zoning:	UD

- ±1.55 acres on Wagener Rd in Aiken
- Strong visibility and road frontage
- Flexible use potential (subject to zoning)
- Growth area with nearby residential and commercial activity

PROPERTY OVERVIEW

This ±1.55-acre parcel on Wagener Road in Aiken presents an excellent opportunity for investors, developers, or owner-users seeking a well-located site with strong accessibility and visibility. Positioned along a primary corridor connecting Aiken to surrounding communities, the property benefits from consistent traffic flow and convenient access to downtown Aiken and major roadways. The site offers a versatile layout suitable for a variety of potential uses, including residential development, small-scale commercial, or a live-work concept (subject to zoning). Surrounded by a mix of residential homes, local businesses, and open land, the property provides both flexibility and long-term growth potential as the area continues to expand. With its manageable size, strategic location, and proximity to key amenities, this parcel represents a rare opportunity to acquire usable land in an established and growing market.

LOCATION OVERVIEW

The site benefits from steady daily traffic and strong visibility, making it well-suited for a variety of potential uses. The surrounding area is a mix of residential properties, small businesses, and undeveloped land, offering flexibility for future development. Wagener Road serves as a key route for local and regional travel, enhancing the site's accessibility and long-term appeal. Its proximity to major thoroughfares allows for efficient connectivity to the greater Aiken market as well as nearby employment centers. This ±1.55-acre parcel presents an excellent opportunity for investors, developers, or owner-users seeking a well-located site with strong accessibility and visibility. Positioned along a primary corridor connecting Aiken to surrounding communities, the property benefits from consistent traffic flow and convenient access to downtown Aiken and major roadways. Surrounded by a mix of residential homes, local businesses, and open land, the property provides both flexibility and long-term growth potential as the area continues to expand. With its manageable size, this parcel represents a rare opportunity to acquire usable land in an established and growing market.

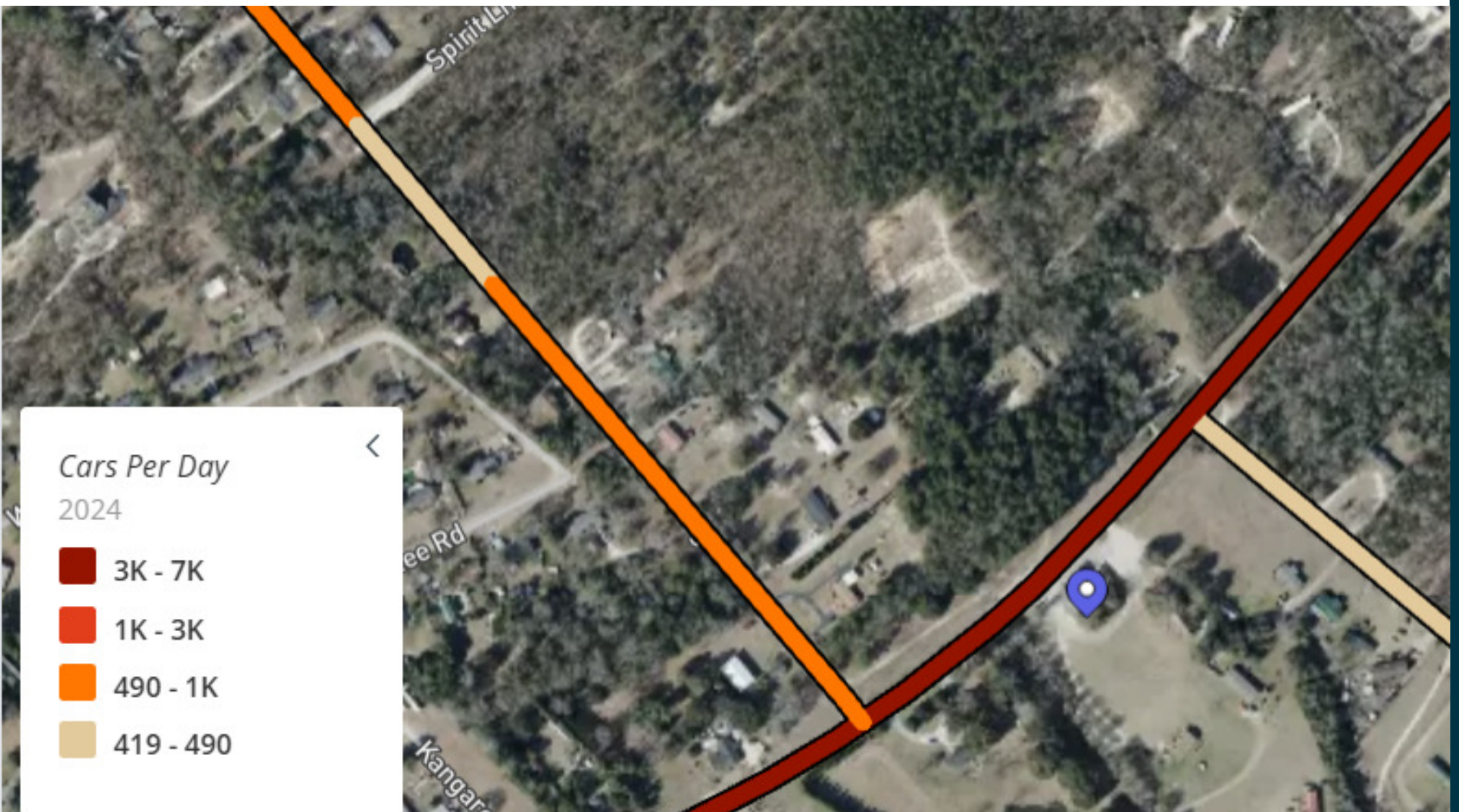
ADDITIONAL PHOTOS



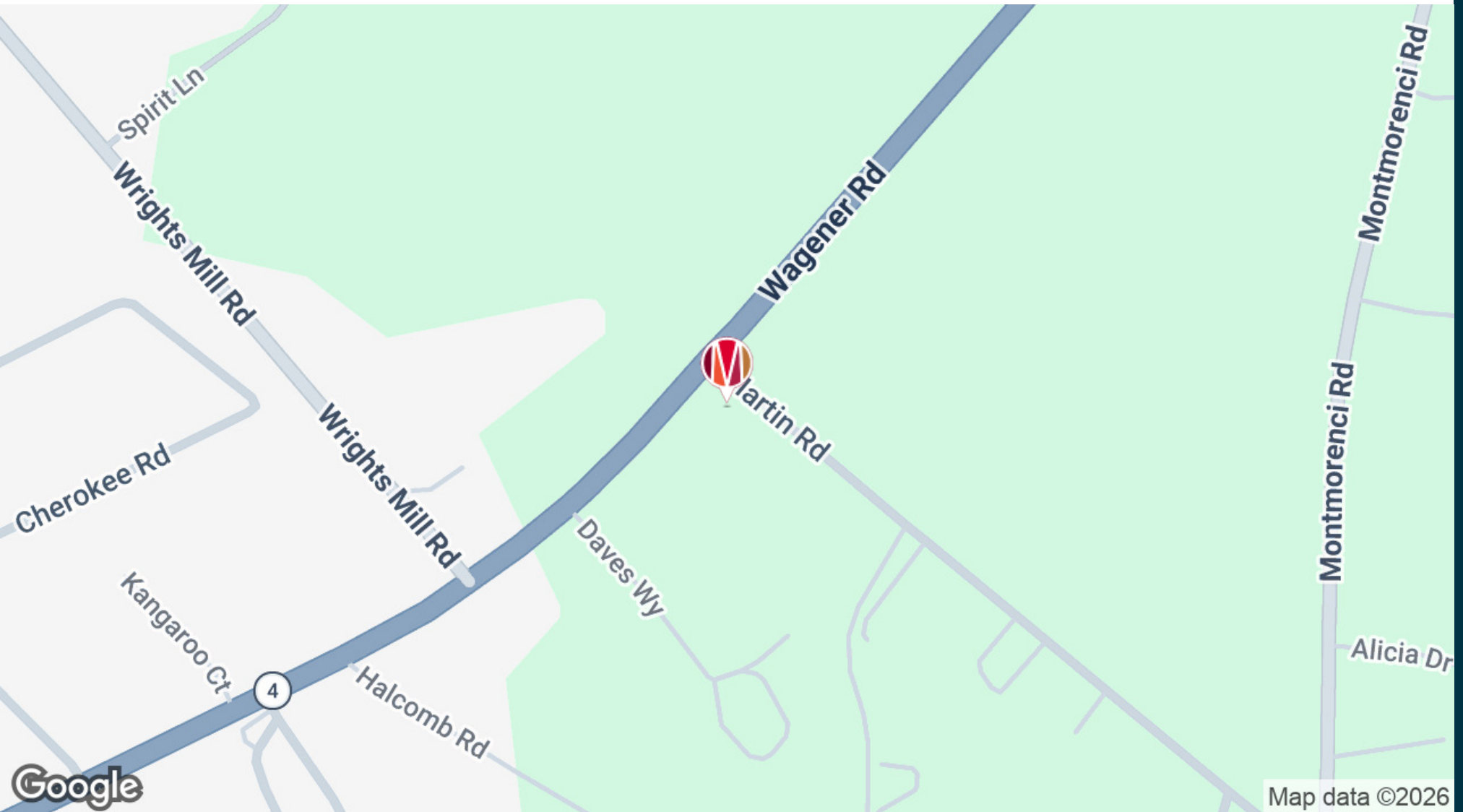
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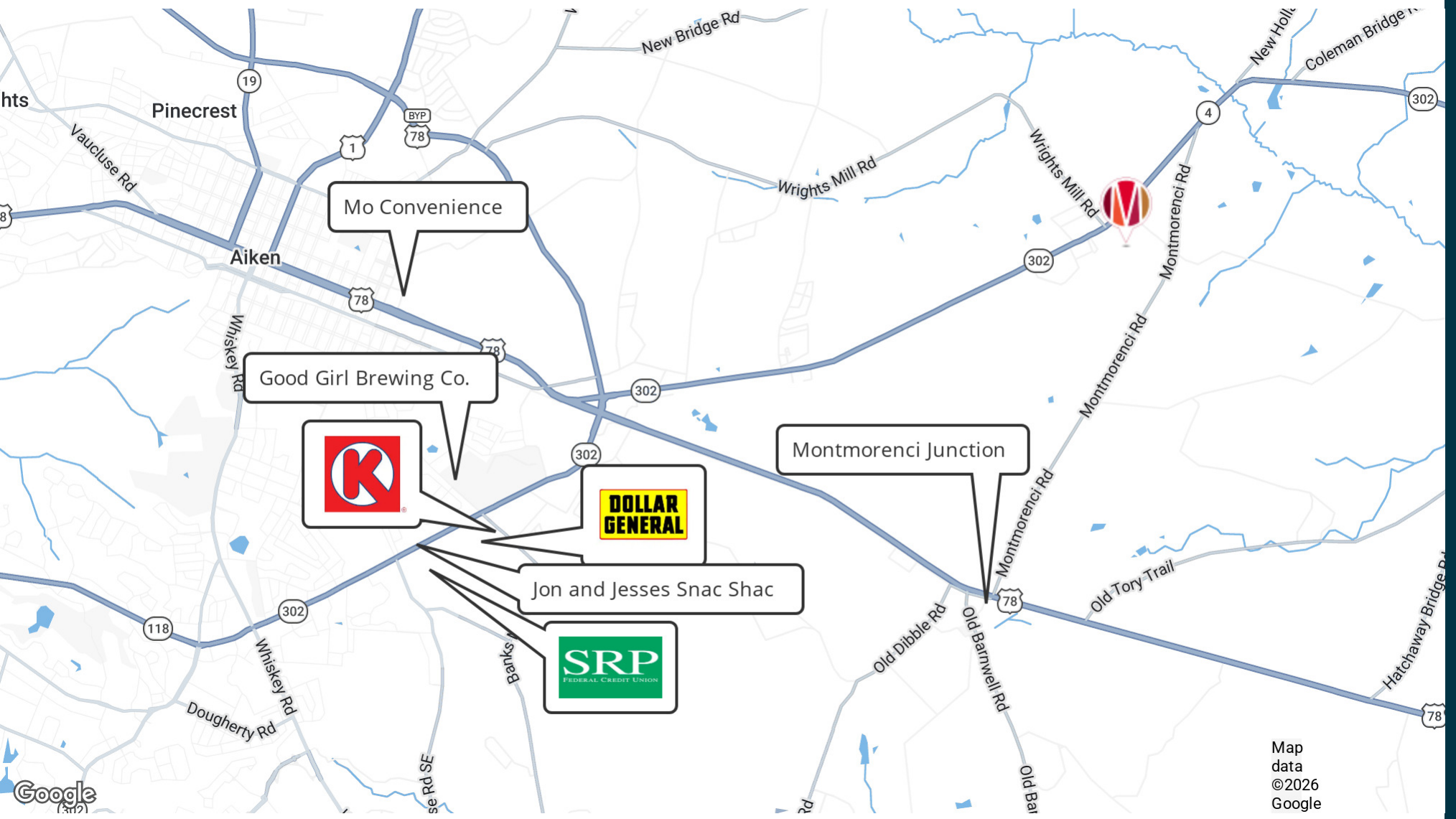
TRAFFIC COUNT



LOCATION MAP



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	52	266	1,079
Average Age	50.6	52.7	50.0
Average Age (Male)	51.8	54.5	52.5
Average Age (Female)	47.0	48.9	46.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	20	116	457
# of Persons per HH	2.6	2.3	2.4
Average HH Income	\$67,769	\$56,961	\$66,799
Average House Value	\$239,836	\$243,127	\$240,084

2023 American Community Survey (ACS)

TEAM PAGE

CURT HANNA



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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.