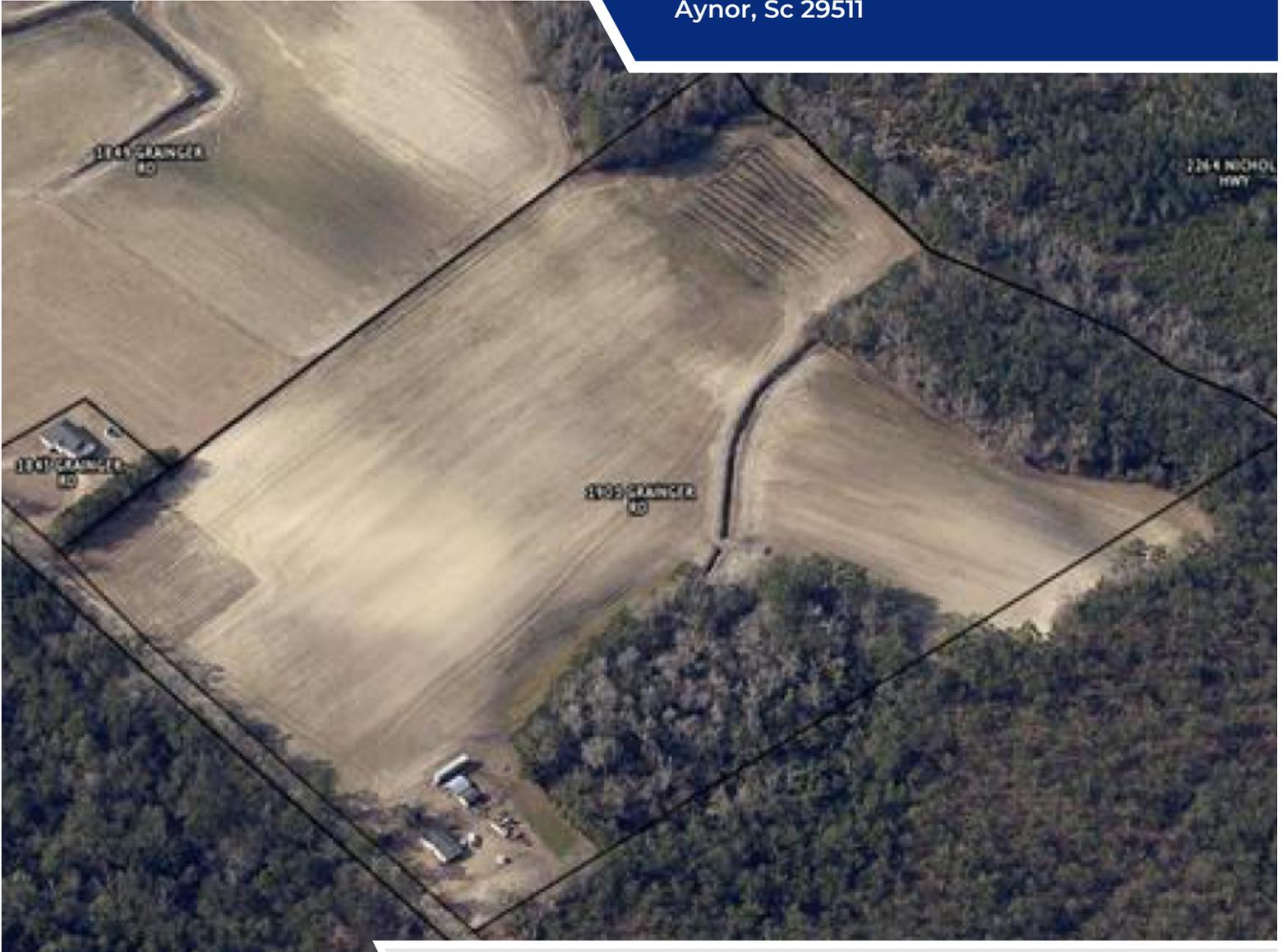


1901
GRAINGER RD

1901 Grainger Rd
Aynor, Sc 29511



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1901

Grainger Rd

1901 Grainger Rd
Aynor, Sc 29511



1901
GRAINGER RD

PROPERTY INFORMATION

Purchase Price
\$987,500.00

Property Address
*1901 Grainger Rd
Aynor, Sc 29511*

Property Size
1 Units

Land Size
21.51 Acres

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .



PROPERTY OVERVIEW

21.5 Acres | Zoned FA | Expandable to 111.5 Acres Exceptional opportunity to own 21.5 acres with the potential to combine with an additional 90 adjoining acres for a total of 111.5 acres. This property features a flat, usable parcel with minimal wetlands located toward the rear of the site, maximizing functional acreage. Improvements include a currently rented mobile home, providing immediate income potential. Utilities in place include well water and septic. The property is currently zoned FA (Forest Agriculture), offering flexibility for agricultural, residential, or long-term investment use. Ideal for investors, developers, or those seeking a large private tract with expansion potential.

1901

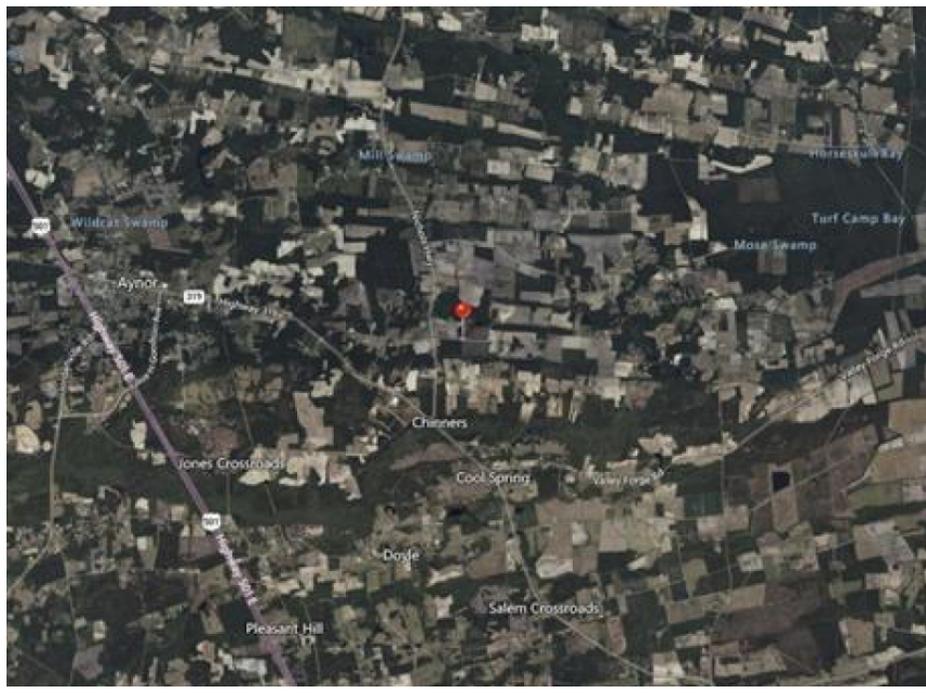
GRAINGER RD

**1901 Grainger Rd
Aynor, Sc 29511**

PROPERTY PHOTOS



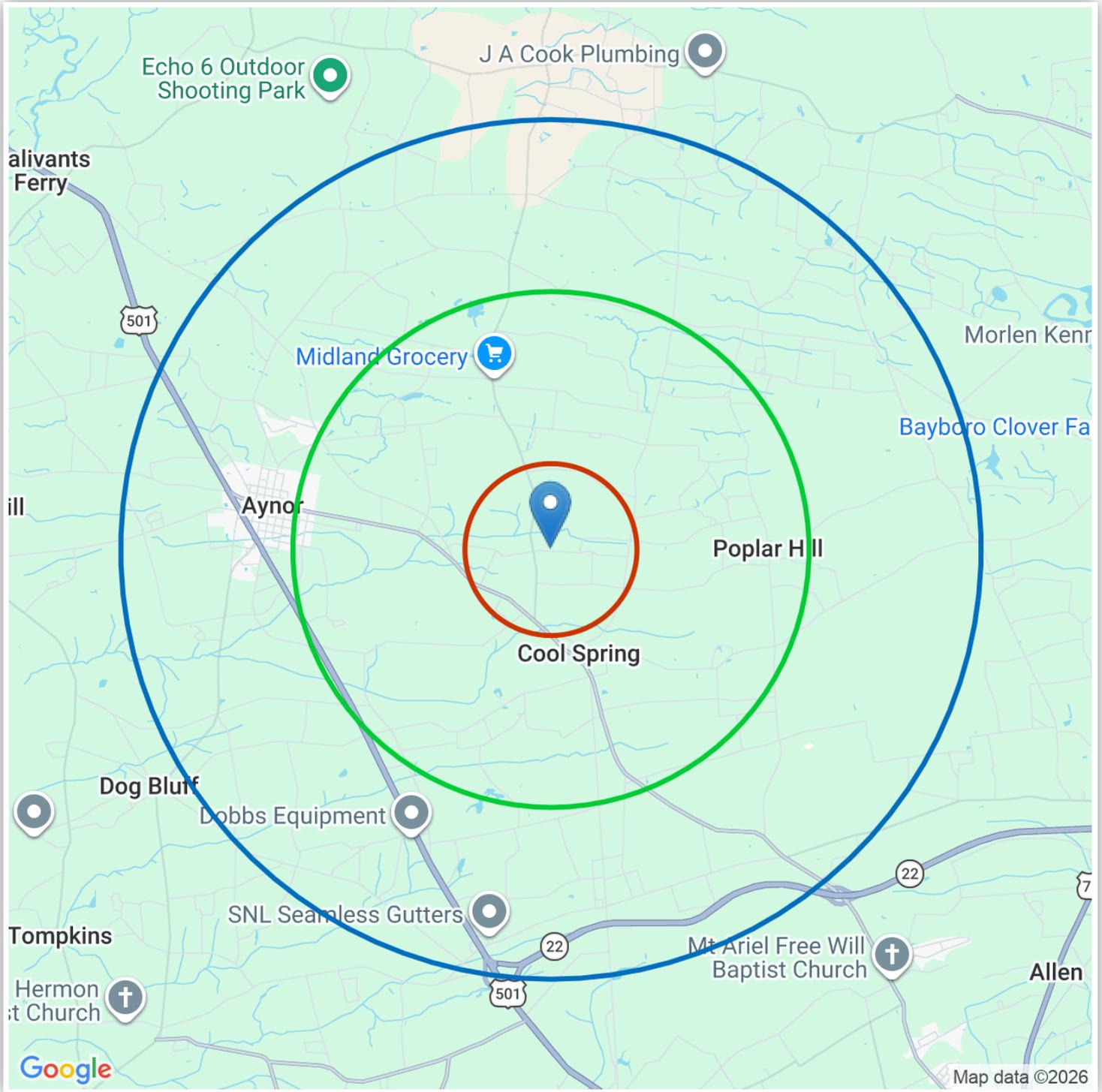
PROPERTY PHOTOS



1901
GRAINGER RD



LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

251
Population

39.5 Median Age

2.85
Average Household Size

76
Total Households

EDUCATION

19.05%

No High School Diploma

5.95%

High School Graduate

17.86%

Some College

14.88%

Bachelor's/ Grad

BUSINESS



5

Total Businesses



23

Total Employees

EMPLOYMENT

7

Manufacturing Employees

2

Retail Trade Employees

0

Eating & Drinking Employees

0

Finance/Ins/Real Estate Emp

1.9%

Unemployment Rate

INCOME



\$57,441

Median Household Income



\$27,347

Per Capita Income



\$82,364

Median Net Worth

Households by Income

The largest group : < \$15,000 (25%) ■

The smallest group : \$200,000+ (1.14%) ■

Indicator	Value(%)	
< \$15,000	25	<div style="width: 25%;"></div>
\$15,000 - \$24,999	3.41	<div style="width: 3.41%;"></div>
\$25,000 - \$34,999	6.82	<div style="width: 6.82%;"></div>
\$35,000 - \$49,999	9.09	<div style="width: 9.09%;"></div>
\$50,000 - \$74,999	13.64	<div style="width: 13.64%;"></div>
\$75,000 - \$99,999	13.64	<div style="width: 13.64%;"></div>
\$100,000 - \$149,999	17.05	<div style="width: 17.05%;"></div>
\$150,000 - \$199,999	9.09	<div style="width: 9.09%;"></div>
\$200,000+	1.14	<div style="width: 1.14%;"></div>



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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

3,375
Population

41 Median Age

2.56
Average Household Size

1,098
Total Households

EDUCATION

12.91%

No High School Diploma

6.5%

High School Graduate

23.56%

Some College

13.95%

Bachelor's/ Grad

BUSINESS



48

Total Businesses



254

Total Employees

EMPLOYMENT

30

Manufacturing Employees

41

Retail Trade Employees

17

Eating & Drinking Employees

8

Finance/Ins/Real Estate Emp

1.9%

Unemployment Rate

INCOME



\$64,457

Median Household Income



\$32,285

Per Capita Income



\$180,177

Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (16.38%) ■

The smallest group : \$200,000+ (2.88%) ■

Indicator	Value(%)	
< \$15,000	15.01	■
\$15,000 - \$24,999	4.55	■
\$25,000 - \$34,999	7.28	■
\$35,000 - \$49,999	15.54	■
\$50,000 - \$74,999	11.68	■
\$75,000 - \$99,999	13.5	■
\$100,000 - \$149,999	16.38	■
\$150,000 - \$199,999	13.19	■
\$200,000+	2.88	■



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

8,858
Population

40.5 Median Age

2.66
Average Household Size

2,846
Total Households

EDUCATION

9.67%

No High School Diploma

7.59%

High School Graduate

20.04%

Some College

12.8%

Bachelor's/ Grad

BUSINESS



231

Total Businesses



1,512

Total Employees

EMPLOYMENT

314

Retail Trade Employees

63

Manufacturing Employees

143

Eating & Drinking Employees

50

Finance/Ins/Real Estate Emp

2.4%

Unemployment Rate



\$73,466

Median Household Income

INCOME



\$33,529

Per Capita Income



\$212,696

Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (20.32%) ■

The smallest group : \$200,000+ (4.09%) ■

Indicator	Value(%)	
< \$15,000	11.85	■
\$15,000 - \$24,999	5.83	■
\$25,000 - \$34,999	6.67	■
\$35,000 - \$49,999	13.35	■
\$50,000 - \$74,999	12.87	■
\$75,000 - \$99,999	13.95	■
\$100,000 - \$149,999	20.32	■
\$150,000 - \$199,999	11.03	■
\$200,000+	4.09	■



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INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

251 Population	88 Households	39.5 Median Age
2.85 Avg Size Household	\$57,441 Median Household Income	\$275,000 Median Home Value
47 Wealth Index	88 Housing Affordability	35.2 Diversity Index

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

5%



2024-2029
Forecasted
Growth Rate

3.13%



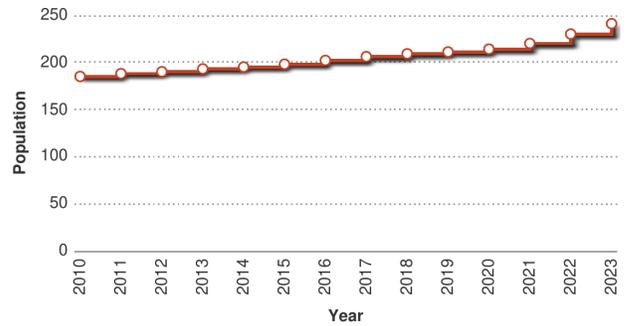
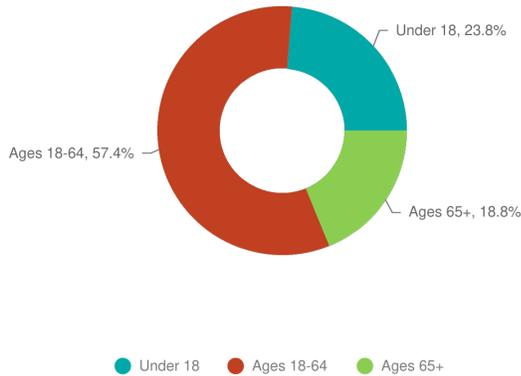


Household
Population
292



Population
Density
93

POPULATION BY AGE



DAYTIME POPULATION



198
2024 Total Daytime Population



151
2024 Daytime Pop: Residents



47
2024 Daytime Pop: Workers



63
2024 Daytime Pop Density

POPULATION BY GENERATION



3.59%
Greatest Gen: Born
1945/Earlier



21.91%
Baby Boomer: Born
1946 to 1964



19.52%
Generation X: Born
1965 to 1980



21.51%
Millennial: Born 1981
to 1998

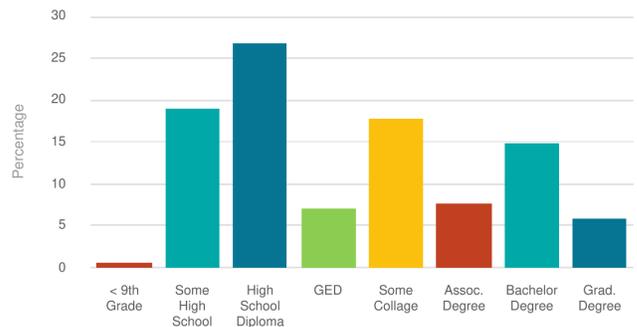


23.11%
Generation Z: Born
1999 to 2016



10.36%
Alpha: Born 2017 to
Present

POPULATION BY EDUCATION



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INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

3,375 Population	1,319 Households	41 Median Age
2.56 Avg Size Household	\$64,457 Median Household Income	\$318,702 Median Home Value
61 Wealth Index	85 Housing Affordability	34.5 Diversity Index

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

4.51%



2024-2029
Forecasted
Growth Rate

3.09%



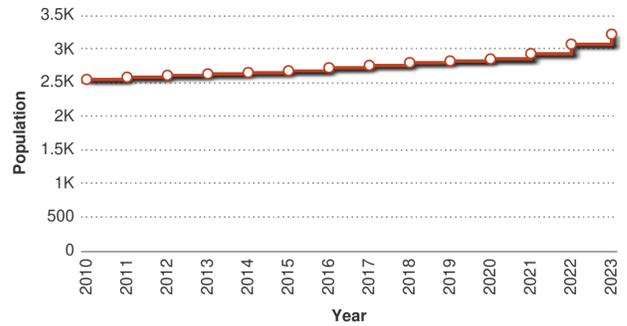
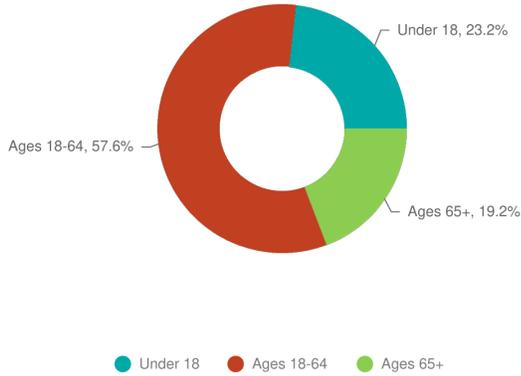

Household
Population

3,935


Population
Density

139

POPULATION BY AGE



DAYTIME POPULATION

 **2,342**

2024 Total Daytime Population

 **2,030**

2024 Daytime Pop: Residents

 **312**

2024 Daytime Pop: Workers

 **83**

2024 Daytime Pop Density

POPULATION BY GENERATION

 **4.03%**

Greatest Gen: Born
1945/Earlier

 **21.78%**

Baby Boomer: Born
1946 to 1964

 **20.59%**

Generation X: Born
1965 to 1980

 **20.83%**

Millennial: Born 1981
to 1998

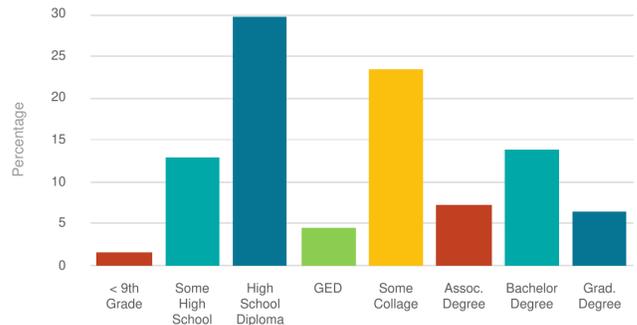
 **22.99%**

Generation Z: Born
1999 to 2016

 **9.78%**

Alpha: Born 2017 to
Present

POPULATION BY EDUCATION



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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

8,858 Population	3,326 Households	40.5 Median Age
2.66 Avg Size Household	\$73,466 Median Household Income	\$303,689 Median Home Value
69 Wealth Index	102 Housing Affordability	32.4 Diversity Index

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

3.95%



2024-2029
Forecasted
Growth Rate

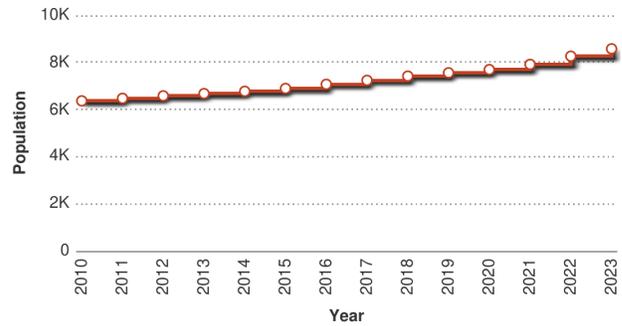
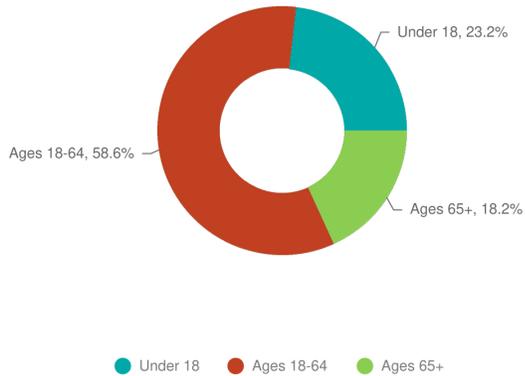
2.57%



 Household Population
10,062

 Population Density
128

POPULATION BY AGE



DAYTIME POPULATION

6,895
2024 Total Daytime Population

5,122
2024 Daytime Pop: Residents

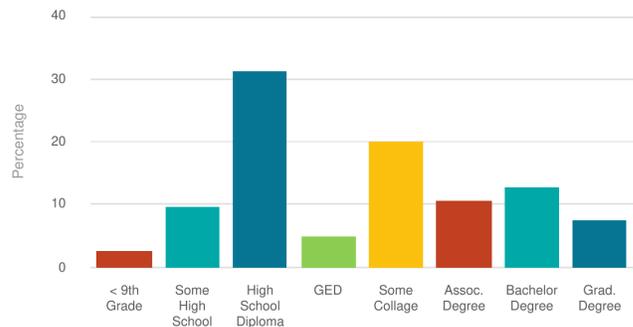
1,773
2024 Daytime Pop: Workers

88
2024 Daytime Pop Density

POPULATION BY GENERATION

4.08% Greatest Gen: Born 1945/Earlier	20.77% Baby Boomer: Born 1946 to 1964	20.72% Generation X: Born 1965 to 1980
21.59% Millennial: Born 1981 to 1998	23.4% Generation Z: Born 1999 to 2016	9.45% Alpha: Born 2017 to Present

POPULATION BY EDUCATION



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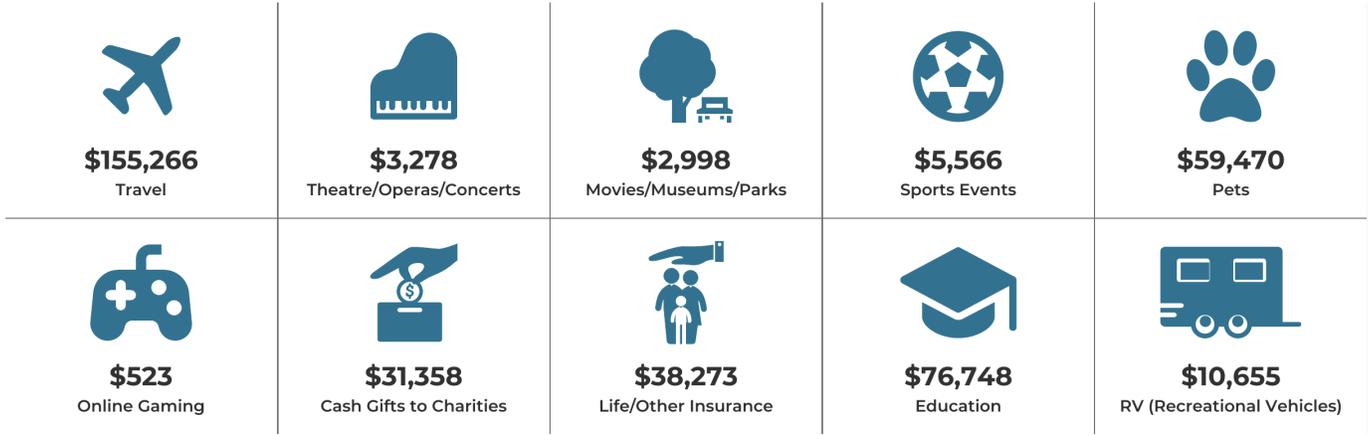
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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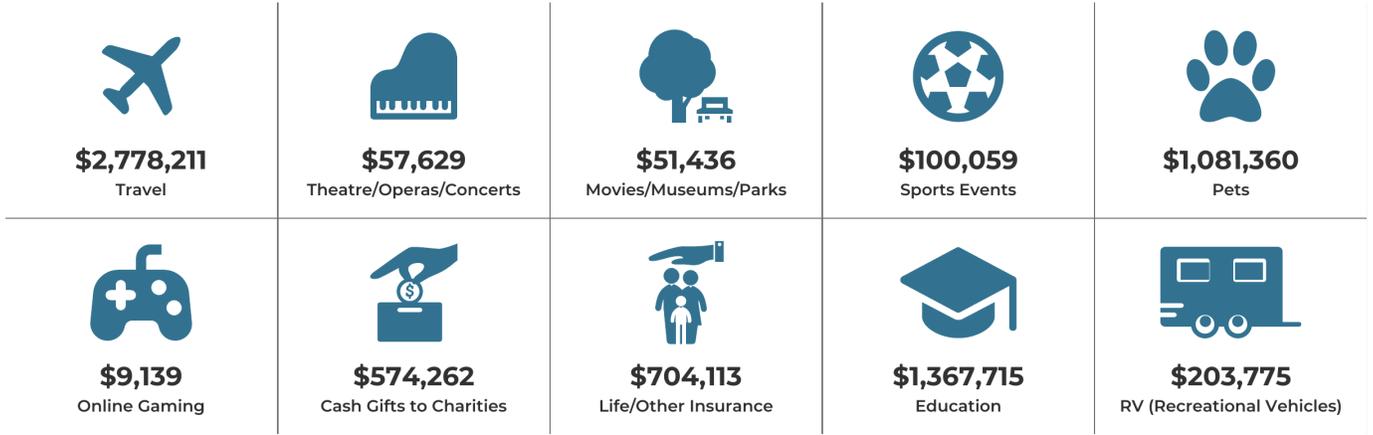
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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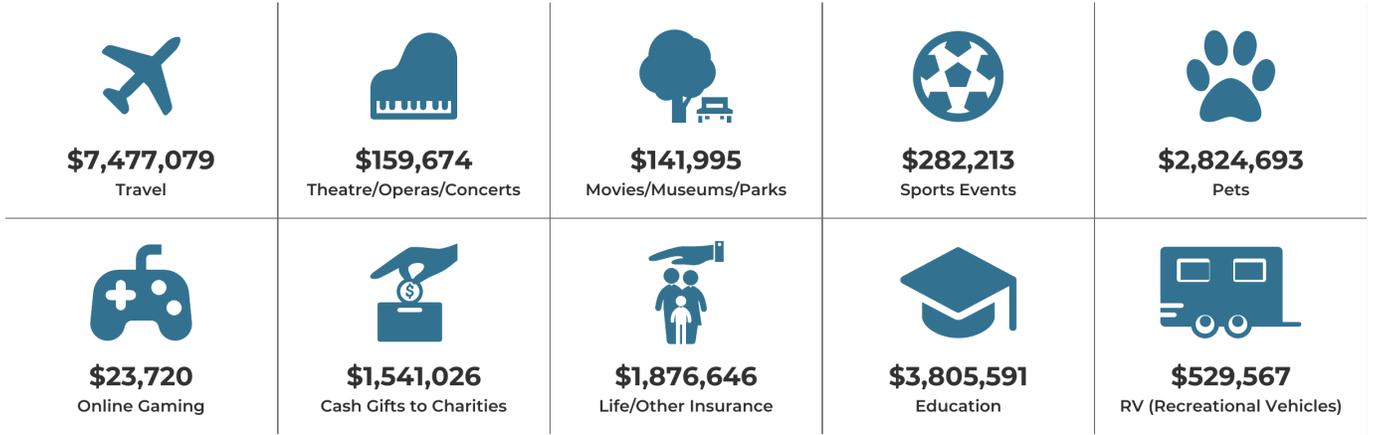
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

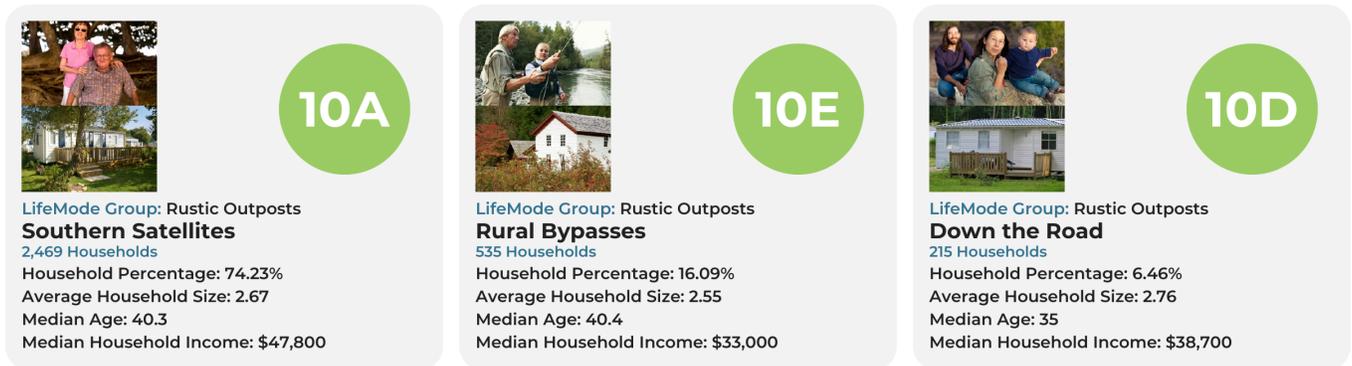
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- | | |
|---|---|
| Segment 1A (Top Tier) | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride) | Segment 8D (Downtown Melting Pot) |
| Segment 1C (Boomburbs) | Segment 8E (Front Porches) |
| Segment 1D (Savvy Suburbanites) | Segment 8F (Old and Newcomers) |
| Segment 1E (Exurbanites) | Segment 8G (Hardscrabble Road) |
| Segment 2A (Urban Chic) | Segment 9A (Silver & Gold) |
| Segment 2B (Pleasantville) | Segment 9B (Golden Years) |
| Segment 2C (Pacific Heights) | Segment 9C (The Elders) |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes) |
| Segment 3A (Laptops and Lattes) | Segment 9E (Retirement Communities) |
| Segment 3B (Metro Renters) | Segment 9F (Social Security Set) |
| Segment 3C (Trendsetters) | Segment 10A (Southern Satellites) |
| Segment 4A (Soccer Moms) | Segment 10B (Rooted Rural) |
| Segment 4B (Home Improvement) | Segment 10C (Diners & Miners) |
| Segment 4C (Middleburg) | Segment 10D (Down the Road) |
| Segment 5A (Comfortable Empty Nesters) | Segment 10E (Rural Bypasses) |
| Segment 5B (In Style) | Segment 11A (City Strivers) |
| Segment 5C (Parks and Rec) | Segment 11B (Young and Restless) |
| Segment 5D (Rustbelt Traditions) | Segment 11C (Metro Fusion) |
| Segment 5E (Midlife Constants) | Segment 11D (Set to Impress) |
| Segment 6A (Green Acres) | Segment 11E (City Commons) |
| Segment 6B (Salt of the Earth) | Segment 12A (Family Foundations) |
| Segment 6C (The Great Outdoors) | Segment 12B (Traditional Living) |
| Segment 6D (Prairie Living) | Segment 12C (Small Town Simplicity) |
| Segment 6E (Rural Resort Dwellers) | Segment 12D (Modest Income Homes) |
| Segment 6F (Heartland Communities) | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families) | Segment 13B (Las Casas) |
| Segment 7B (Urban Villages) | Segment 13C (NeWest Residents) |
| Segment 7C (American Dreamers) | Segment 13D (Fresh Ambitions) |
| Segment 7D (Barrios Urbanos) | Segment 13E (High Rise Renters) |
| Segment 7E (Valley Growers) | Segment 14A (Military Proximity) |
| Segment 7F (Southwestern Families) | Segment 14B (College Towns) |
| Segment 8A (City Lights) | Segment 14C (Dorms to Diplomas) |
| Segment 8B (Emerald City) | Segment 15 (Unclassified) |



LOCATION RISK ANALYSIS

AI Location Risk Summary

Flood Risk Analysis

Risk Assessment: Flood risk analysis is present in the report. The FEMA map (last updated 2022-08-12) and legend indicate mapped flood risk zones, including High Risk Areas (Zones A, AE, AH, AO, AR, A99, V, VE), Moderate Risk Areas (Zone B or X), and Low to Moderate Risk Areas (Zone C or X). The subject property is shown on the map and does not appear to be located within any of the mapped high or moderate risk flood zones.

Recommendation: The subject property is located in a FEMA-designated low-risk flood zone, indicating minimal likelihood of flooding. While this reduces potential exposure, investors and tenants should still confirm local requirements and consider standard insurance coverage as a precaution.



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AI Location Risk Summary

Environmental Risk Analysis

Database Overview: This summary focuses on facilities with the highest perceived environmental risk. TheAnalyst® PRO's proprietary Environmental Database aggregates environmental records from 88 local, state, and national sources across the U.S., tracking 115 Interest Types classified by High, Moderate, and Low Risk of Contamination. The report's Environmental Risk Analysis shows no environmental hazards in the database within the 0.25-mile or 0.50-mile search radii of the subject property.

Proximity Analysis: No moderate or high risk contamination found within the 0.5-mile radius.



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LOCATION RISK ANALYSIS

High Risk Contamination Facilities within 0.25 miles (0 facilities)

Facility Name	Address	Risk Type
---------------	---------	-----------

No high risk facilities found

Moderate Risk Contamination Facilities within 0.25 miles (0 facilities)

Facility Name	Address	Risk Type
---------------	---------	-----------

No moderate risk facilities found

NA



Environmental Recommendation: The Environmental Database search returned no High or Moderate Risk Interest Types within 0.5 miles of the subject property. While no immediate environmental hazards were identified in this dataset, standard due diligence is recommended prior to acquisition or development. If transactional risk tolerance is low or if site history warrants, consider a Phase I Environmental Site Assessment or consultation with an environmental professional for confirmatory evaluation.

Final Risk Assessment Summary

Executive Summary: The subject property is located in a FEMA-designated low-risk flood zone, indicating minimal likelihood of flooding. There are no mapped high or moderate flood risks on the subject site. No crime data is provided in this report. Overall, the property presents minimal flood risk exposure based on the available FEMA data, but standard due diligence and insurance review are still recommended. The dataset provided by the Location Risk Analysis identified no High or Moderate Risk environmental records within 0.25 miles or within 0.50 miles of the subject property. Based on the available database results, there are no immediate environmental contamination indicators documented in the report for the defined search radii. Nevertheless, standard environmental due diligence—such as a Phase I Environmental Site Assessment or a professional review of historical land use—is recommended before completing any transaction to ensure there are no undocumented or emerging contamination concerns.

Disclaimer: This summary was generated by AI using the Location Risk Analysis data selected for this report. While it is designed to provide helpful insight, it should not be relied upon as a substitute for professional due diligence. All parties involved in this property are responsible for verifying all content with qualified experts and consultants before making investment or operational decisions.

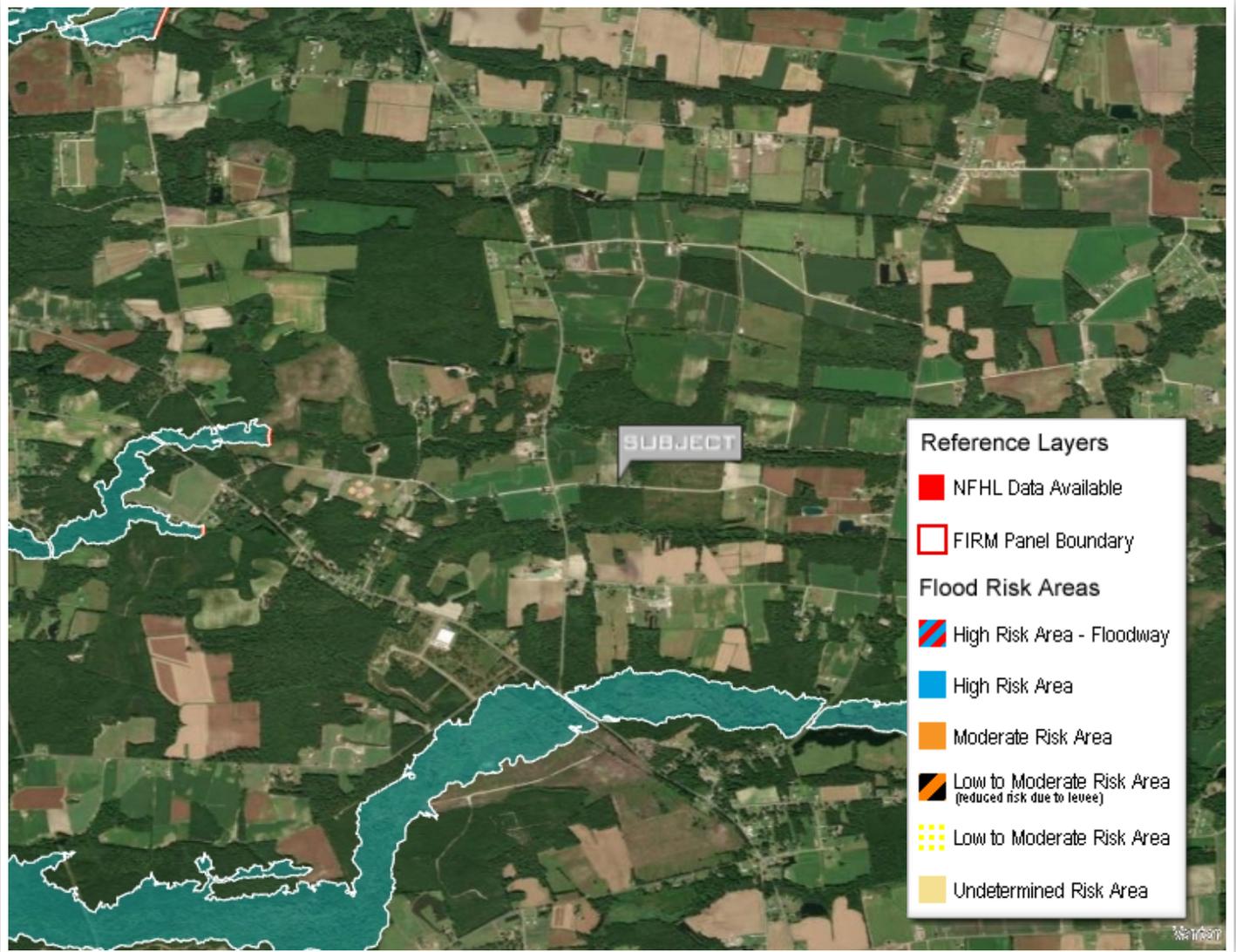


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LOCATION RISK ANALYSIS

Flood Risk Analysis
FEMA Map Last Updated: 2022-08-12



Flood Hazard Designations

FEMA Map Last Updated: 2022-08-12

High Risk Area - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply. Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

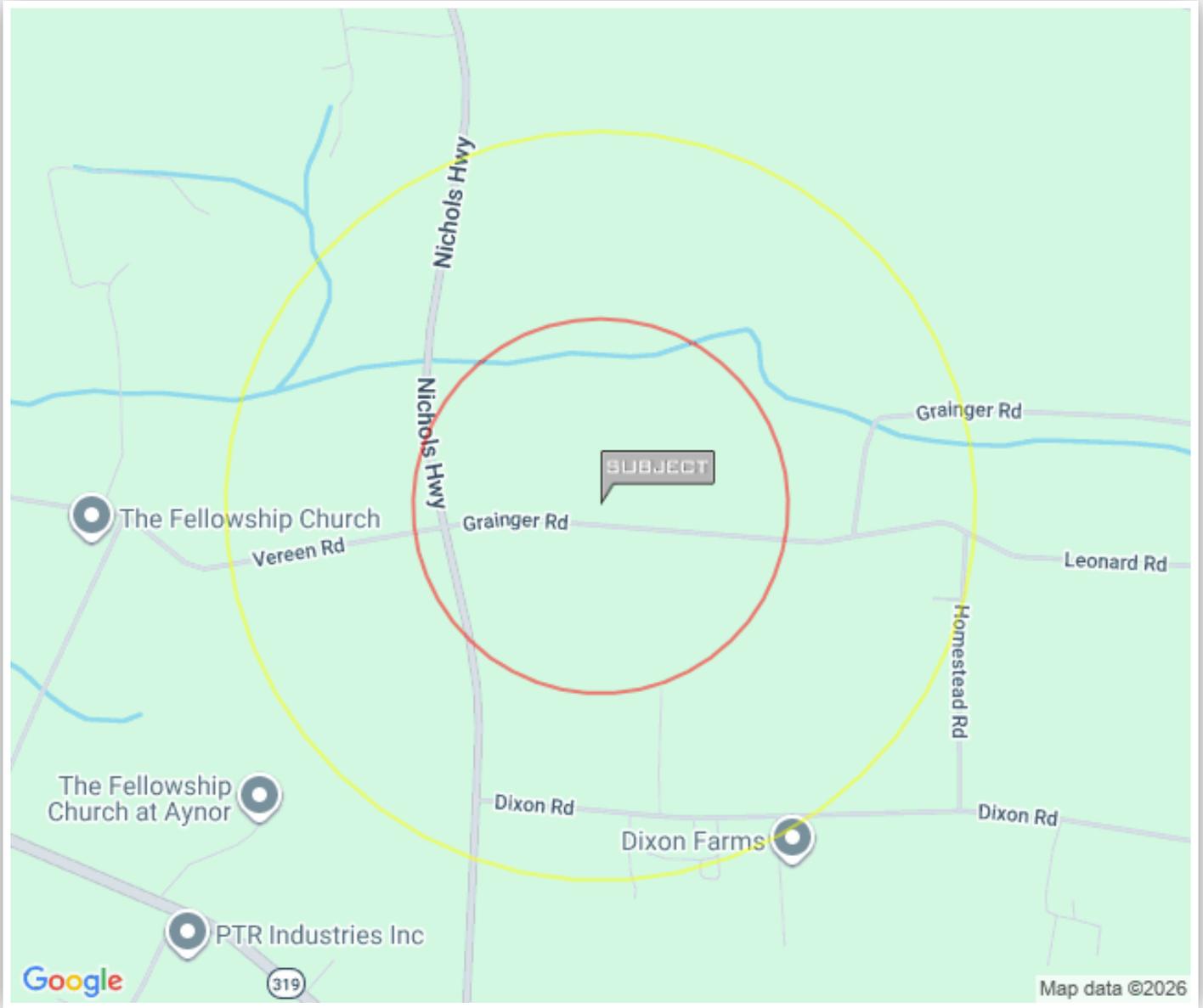
Moderate Risk Area - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

Low to Moderate Risk Area - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.



LOCATION RISK ANALYSIS

ENVIRONMENTAL RISK ANALYSIS



LOCATION RISK ANALYSIS

Locations within 0.25 mile of Subject

There are no environmental hazards in our database within this area.

Locations within 0.50 mile of Subject

There are no environmental hazards in our database within this area.



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LOCATION RISK ANALYSIS

Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

Disclaimer

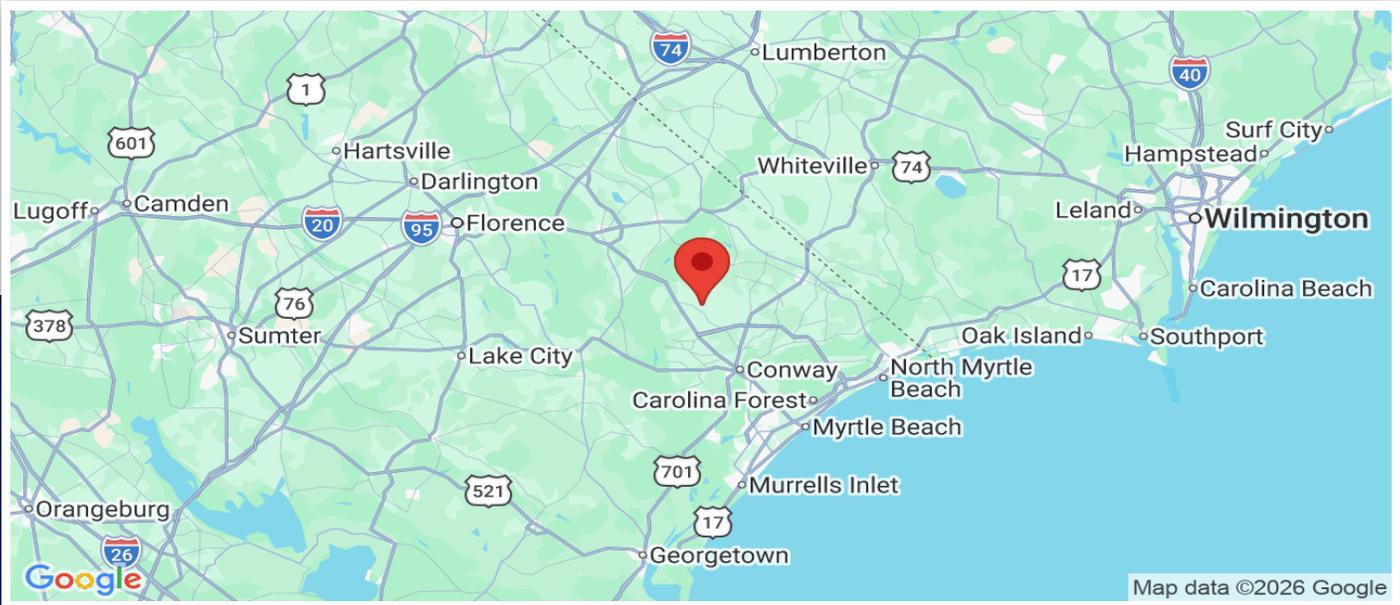
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AREA LOCATION MAP



1901

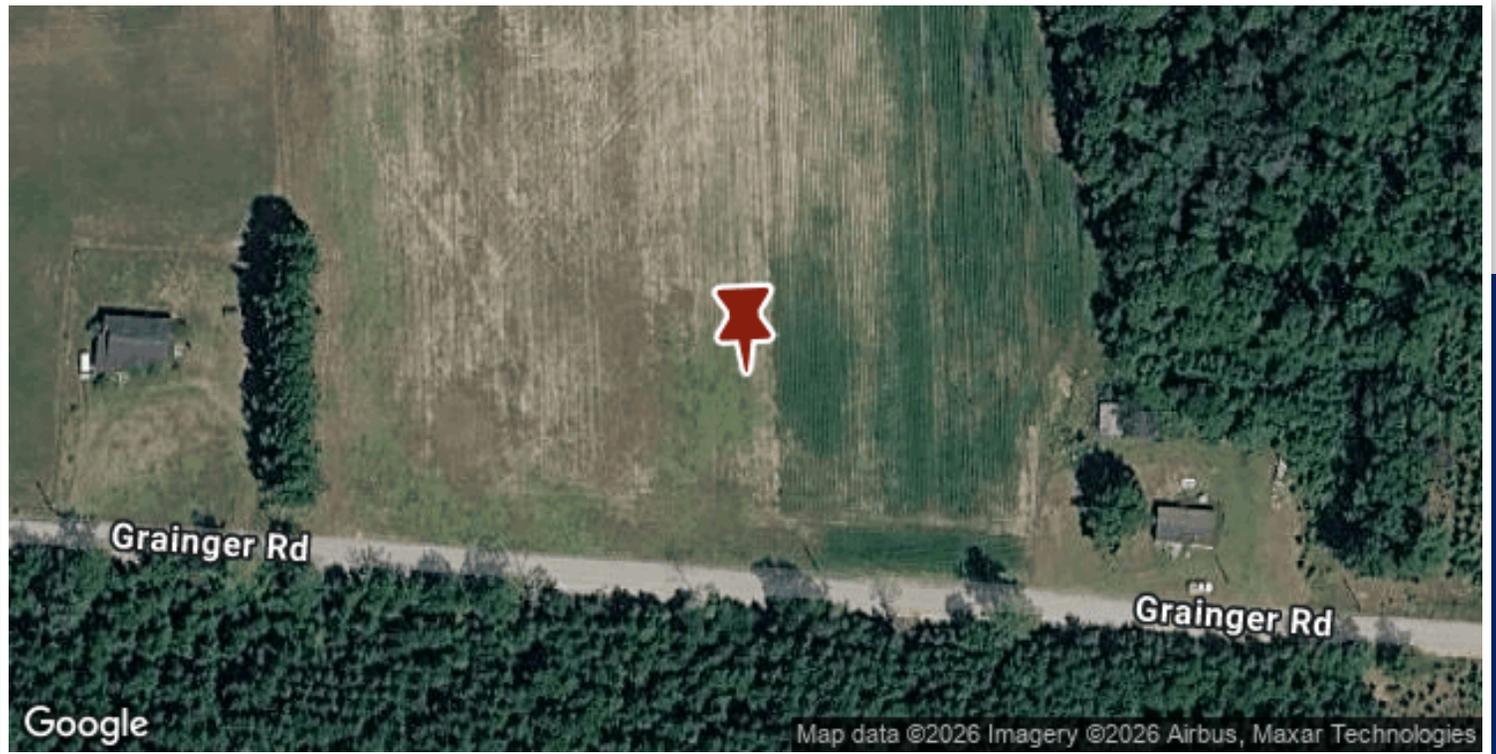
GRAINGER RD

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AERIAL ANNOTATION MAP



1901

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