

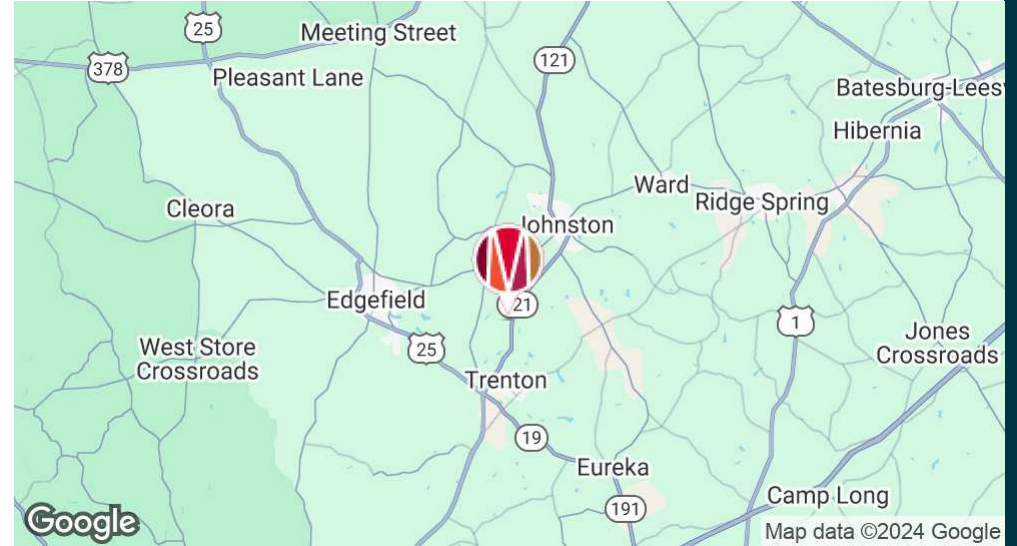
FOR SALE

Crocker Parkway &
Highway 121

Johnston, SC 29832



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,893,750
Lot Size:	75.75 Acres
Price/Acre:	\$25,000
Zoning:	ID (Industrial Development per Edgefield County)

- Water and Sewer Available
- Convenient Rail Connectivity On-Site
- Relatively Flat Topo

PROPERTY OVERVIEW

Industrial Land Opportunity – 75 Acres with Prime Access

This 75-acre industrial tract offers an exceptional opportunity for industrial development, with essential infrastructure already in place. Located in Edgefield County and zoned for industrial use, the property features:
Utilities: Water and sewer available, streamlining the development process.

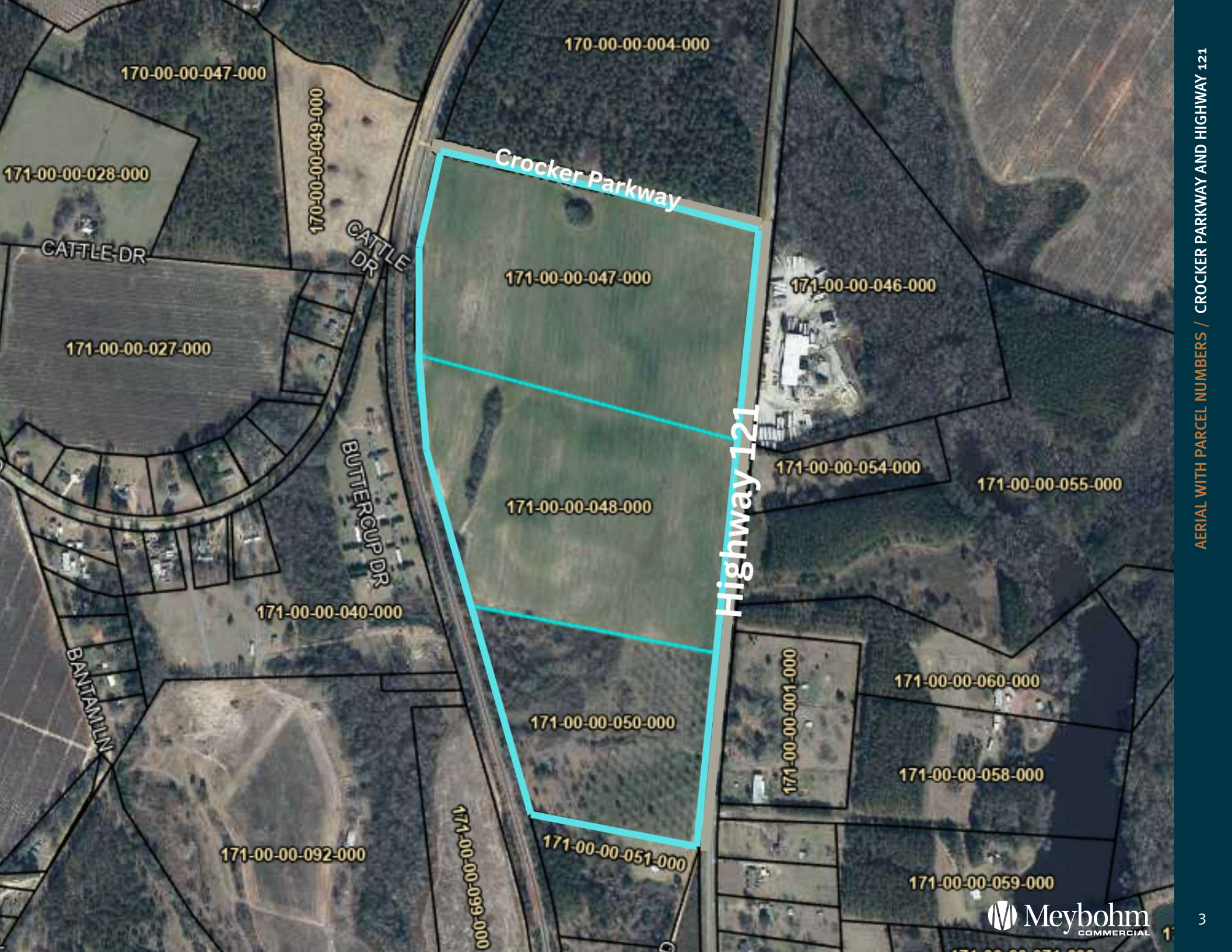
Rail On Site: Convenient rail connectivity on-site, ideal for logistics and shipping operations.

Highway Frontage: Approximately 2,600 feet of prime frontage along a major highway, ensuring high visibility and easy accessibility for transportation.

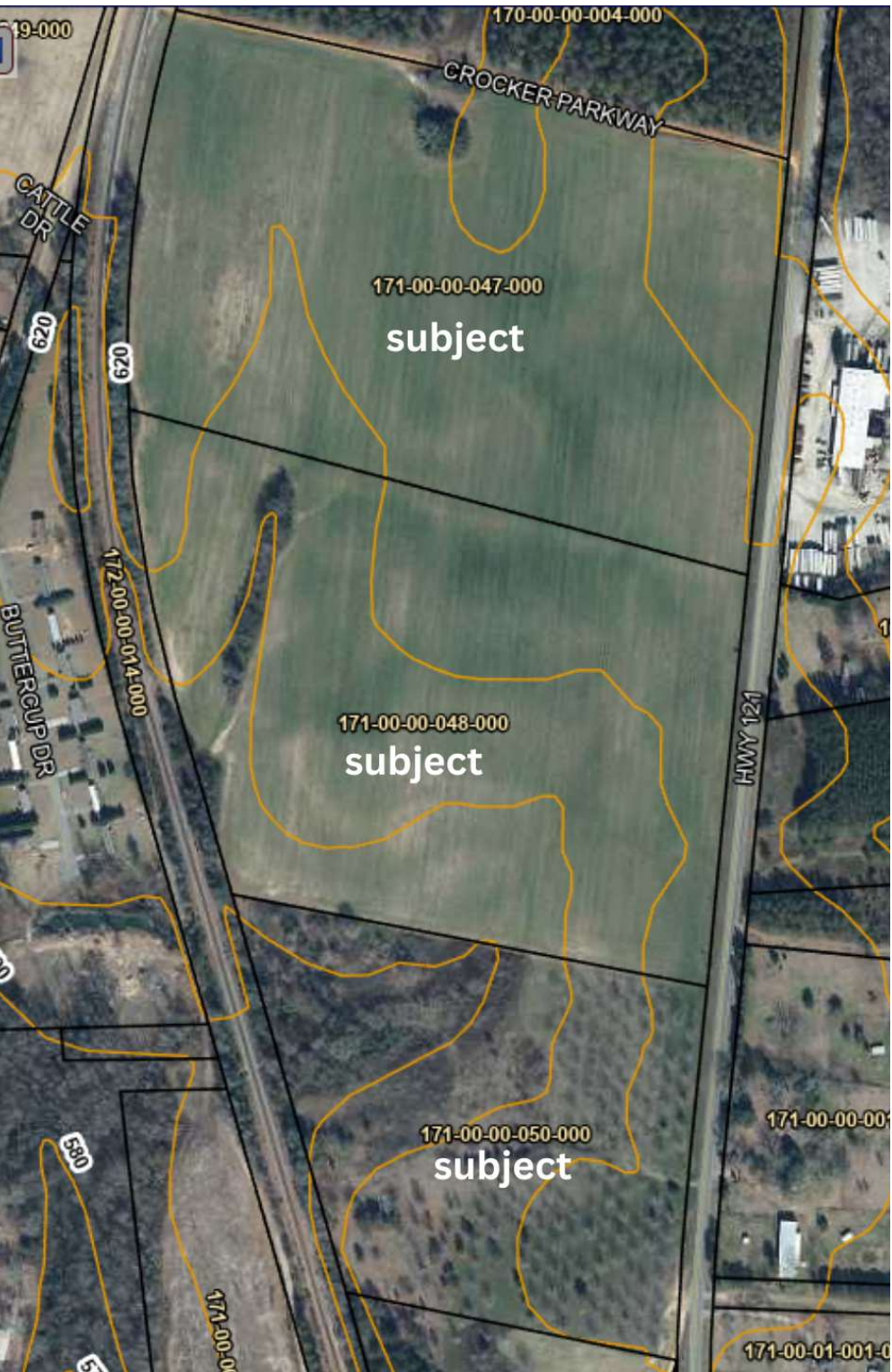
Secondary Road Access: An additional 1,400 feet of frontage on a dirt road, offering versatility for future expansion or secondary access points.

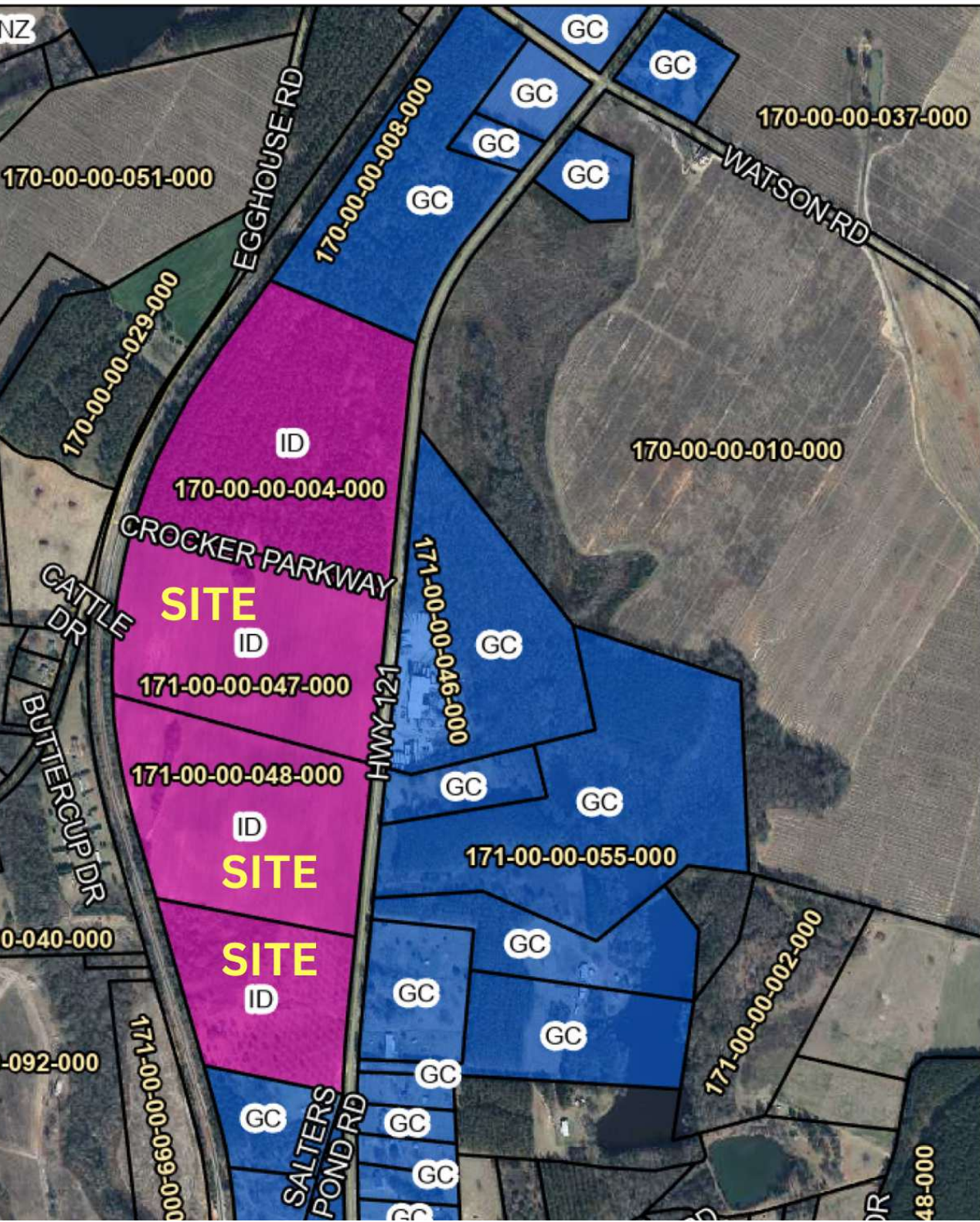
This strategically positioned land offers ample space for industrial ventures with the added advantage of infrastructure already established. Don't miss this opportunity to secure a prime industrial location in Edgefield County!

Located on Hwy 121 and Crocker Parkway in Johnston, SC, directly across from Ridge Recyclers, North of Trenton









Overview



Legend

- Parcels
- Parcel Numbers
- Roads

Zoning

- GC
- GR
- ID
- LC
- PD
- RD
- RR
- US Forest Service

ZONING

Industrial Development



DEMOGRAPHICS MAP & REPORT

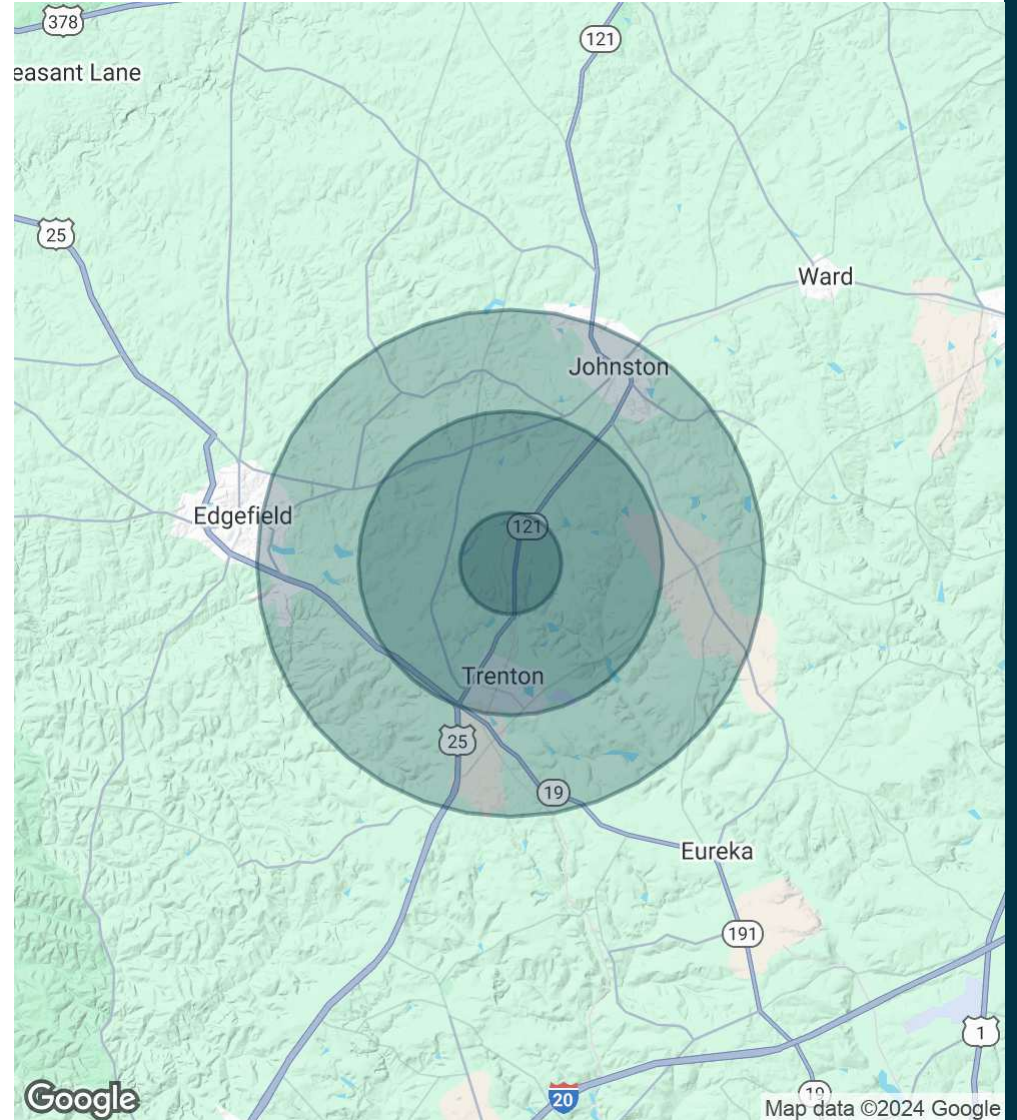
POPULATION	1 MILE	3 MILES	5 MILES
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Total Population	169	1,460	7,809
Average Age	44	44	44
Average Age (Male)	43	43	43
Average Age (Female)	45	46	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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Total Households	68	618	2,884
# of Persons per HH	2.5	2.4	2.7
Average HH Income	\$97,512	\$80,608	\$78,083
Average House Value	\$207,420	\$225,014	\$214,472

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