

030-00-00-017
FOR SALE

110 acre Development Parcel - Williston, SC - Barnwell County

Hwy 78, Williston, SC 29853

30.39 AC+/-

80.44 AC+/-

030-10-00-003

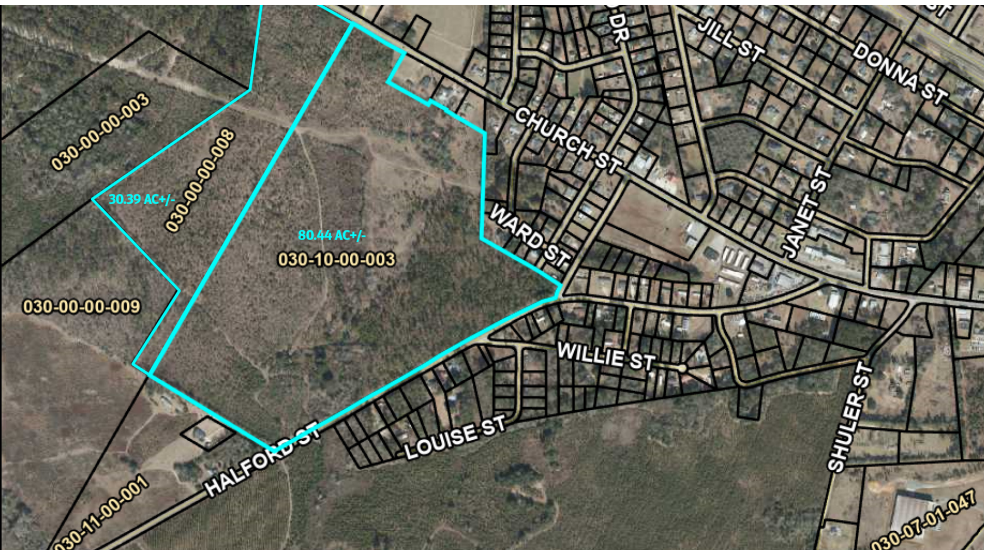
030-00-00-009

030-11-00-001



Meybohm
COMMERCIAL

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$665,000
Lot Size:	110 Acres
Price/Acre:	\$6,045
Zoning:	LD & RUD

PROPERTY OVERVIEW

Over 110 acres for sale in Williston, just 3 minutes from the CBD. Over 1000 ft of road frontage on Hwy 78 VPD 7600 (Church St). Currently in Ag (cropland/timberland) regarding taxes, but zoned for LD & RUD as per Barnwell County ordinance.

LOCATION OVERVIEW

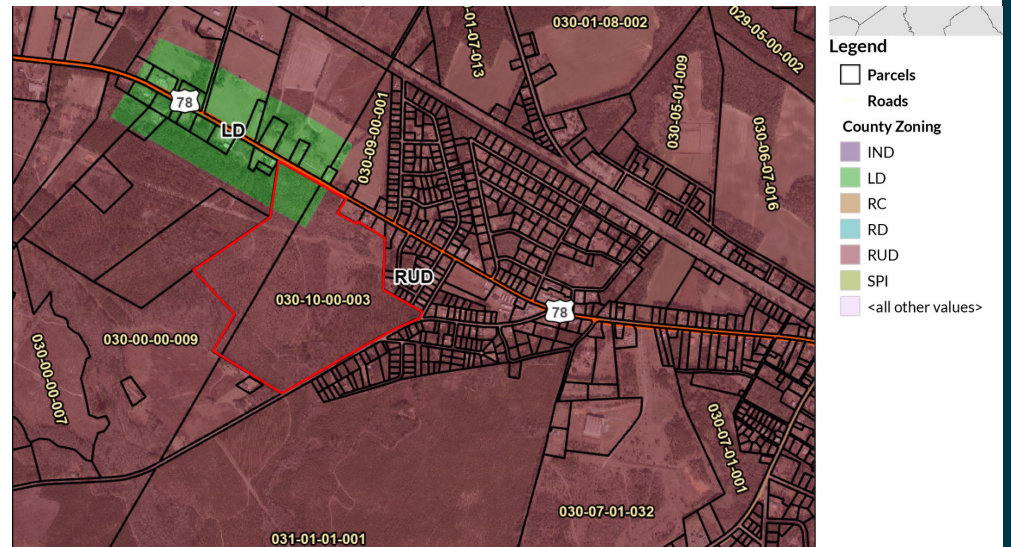
Williston, SC, is a quiet, historic small town in Barnwell County known for its strong community, Southern hospitality, and rural charm, featuring a past as a railroad hub with remnants like walking paths, now supported by regional industry (Savannah River Site, manufacturing) and offering a slower pace with affordable living, attracting families and retirees.

RETAILER MAP

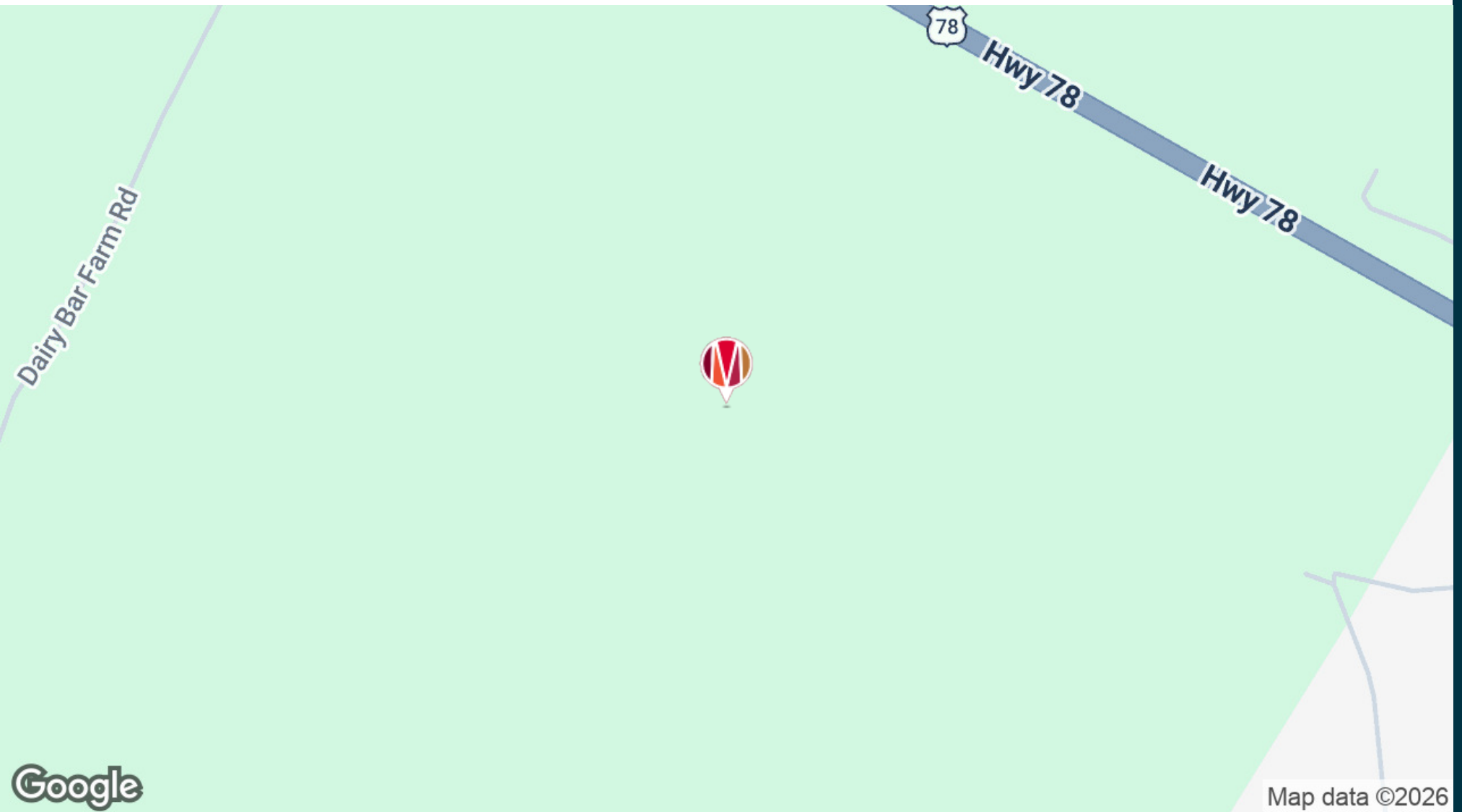
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



LOCATION MAP

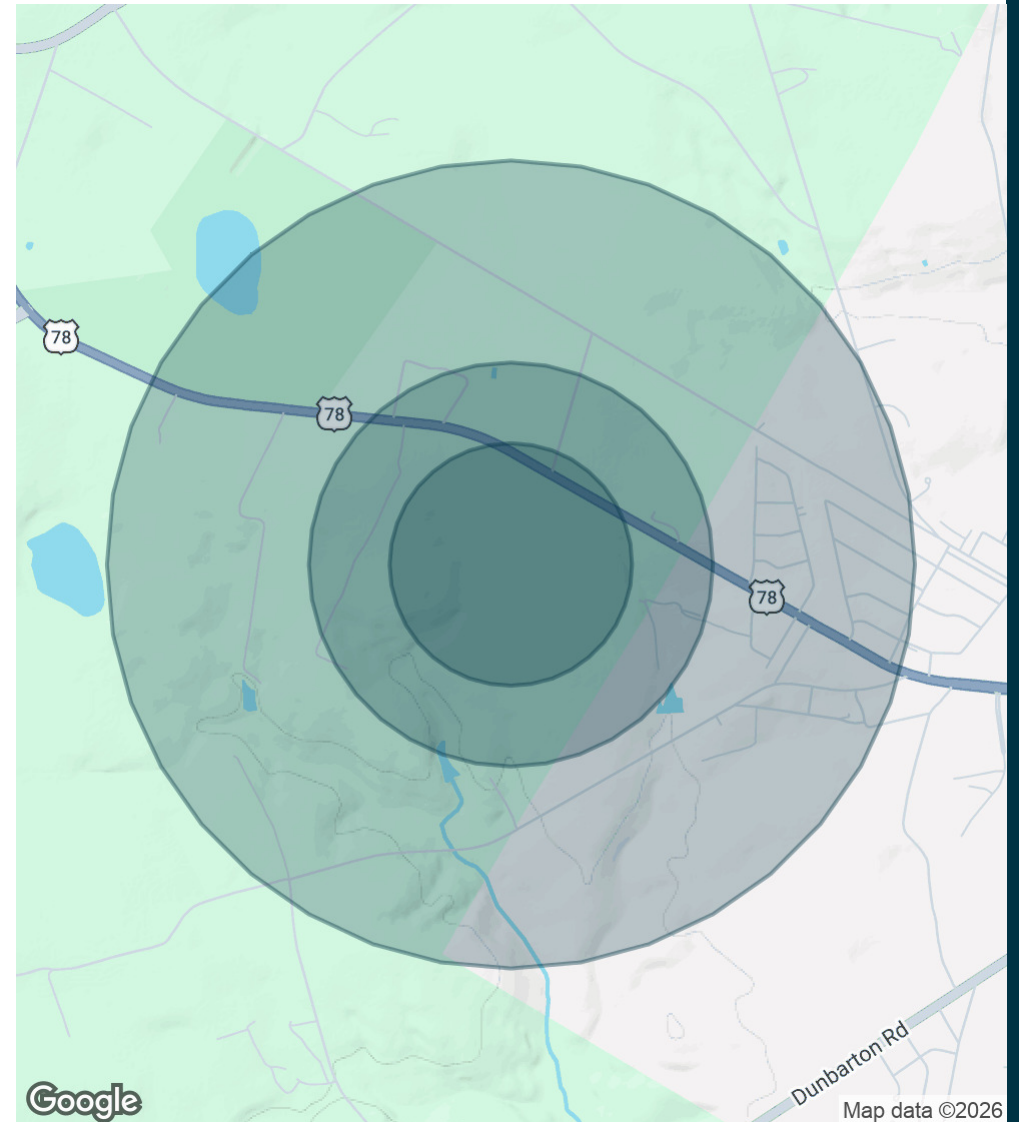


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	112	419	1,276
Average Age	42	42	42
Average Age (Male)	42	42	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	45	171	535
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$62,600	\$61,586	\$63,217
Average House Value	\$221,033	\$203,614	\$200,499

Demographics data derived from AlphaMap



LISTING BROKERS

KAREN DALY



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PROFESSIONAL BACKGROUND

Karen is passionate about bringing people and their business together with properties that fit their needs and goals. As a Vice President and Associate Broker at Meybohm Commercial Properties, Karen works with Buyers and Sellers as well as Tenants and Landlords for office, retail, warehouse/industrial, and land/development in Aiken, South Carolina. Karen achieved the Meybohm President's Award in 2019, 2020, 2021, 2023 & 2024 as well as the Chairman's Award in 2022. In 2025, she won the Aiken Association of Realtors REALTOR of the Year award. She is a native of Toronto, Canada, and moved to Aiken in 1997 to follow her equestrian pursuits. After graduating in 1991 with a BFA in Graphic Design from York University, Karen traveled extensively and worked in the hospitality industry, combined with her equestrian skills, but eventually returned to advertising and marketing. Karen currently serves on the Board of Zoning Appeals (City of Aiken), the Aiken Corporation, is the 2026 Commercial Representative on the Executive Committee for SCR, and previously served on the Aiken Association of Realtors Board (Director 2022 - 2024, Vice President 2025) and the United Way of Aiken County Board.

TRAVIS REED, CCIM



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PROFESSIONAL BACKGROUND

Travis is a broker specializing in commercial properties, forestry, development and construction. A native of Lincolnton, Georgia, Travis earned a Bachelor of Science degree in Forest Resources from the University of Georgia and served as president of Reed Logging, Inc. for 25 years. In 1996 he was chosen Georgia Outstanding Logger of the Year, in 1998 Regional Outstanding Logger and in 2000 Travis was awarded the National Outstanding Logger Award by the Forest Resources Association. Before joining the family logging business in the mid-1980s, Travis worked for Barco International, an international agricultural construction company, as head of its Middle Eastern/North African division, spending six years in Iraq and Egypt. After Barco, he spent time in England working with Middle East Econometrics Limited researching and writing feasibility studies for Middle Eastern clients of the World Bank. Travis has two daughters, Shelli and Whitney, and five grandchildren and lives with his wife, Gail, in Evans, Georgia. As a graduate forester and a lifetime spent in the forest industry, Travis is committed to land and timber conservation. He enjoys shooting trap, sporting clays and bird hunting.