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754 AC FOR SALE

3382 Silver Bluff Road | Aiken, SC 29803

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ZONE | RUD

FUTURE DEVELOPMENT ACREAGE

PRICE | \$3,770,000



754 ACRES



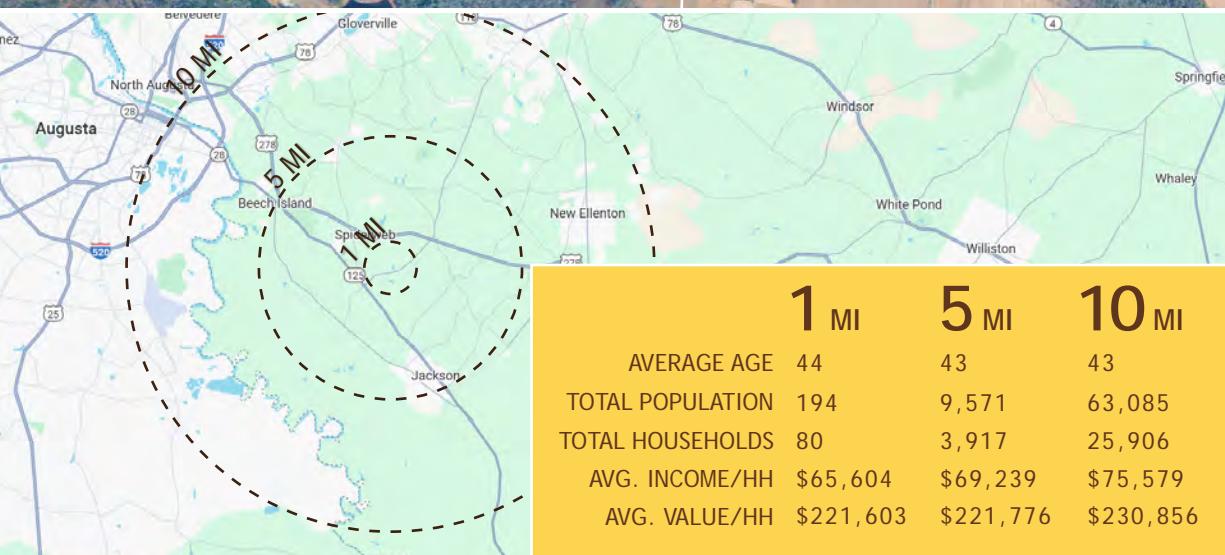
JORDAN TROTTER
COMMERCIAL REAL ESTATE

Located just 0.75 miles off Atomic Road on Silver Bluff Road, this 754 acre tract offers easy access to the Savannah River Nuclear Site (SRNS) and to Augusta. With SRNS expecting to add up to 7,000 new jobs by 2030, this property is perfectly positioned for a residential development (well and septic) or a buy and hold property squarely in the path of progress.

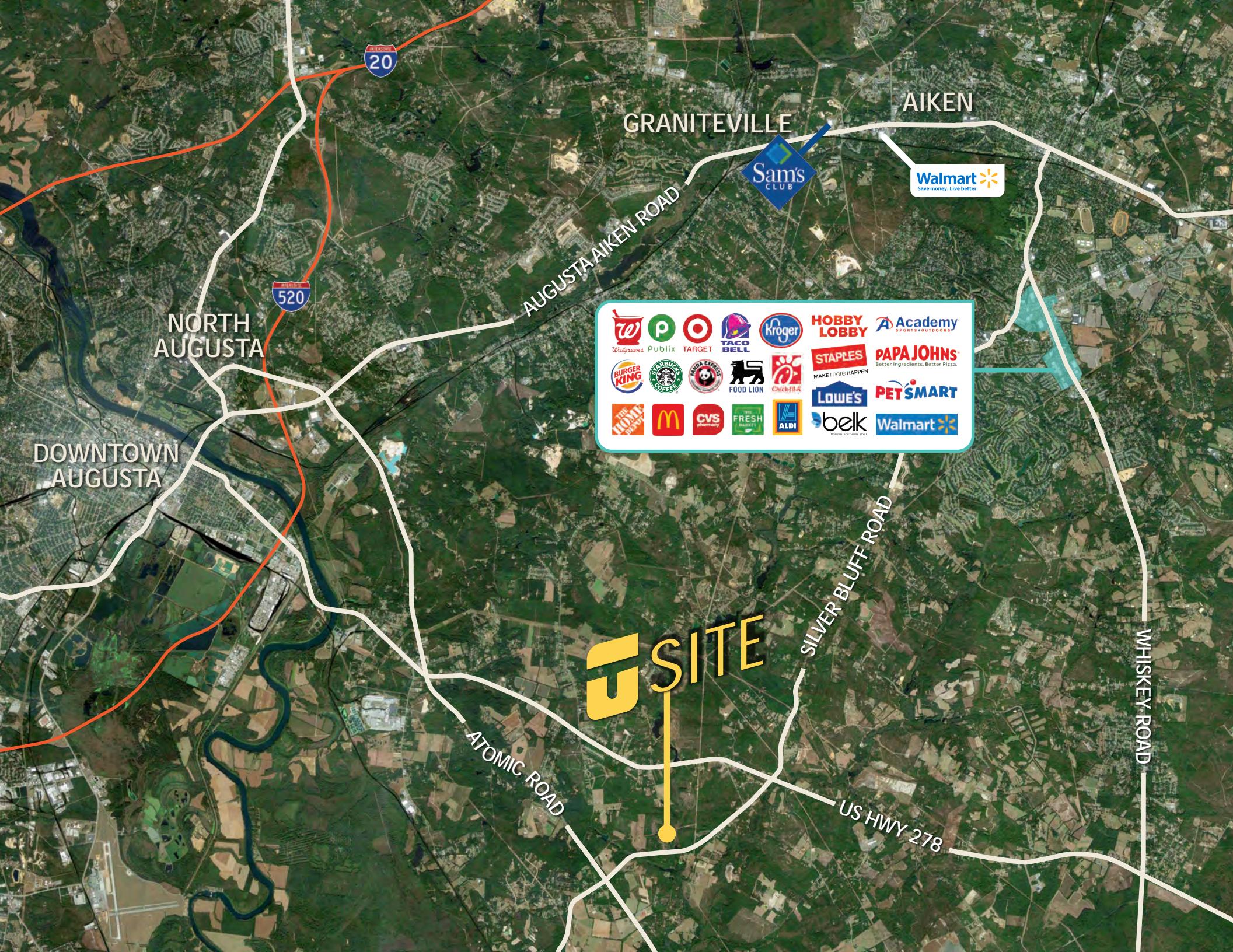
With 1.42 miles of road frontage, this property lends itself to a myriad of future uses like residential development, retail development, recreational or timber. There is a 5 acre pond with the potential to become a 14.5 acre pond.



- 754 AC property
- 5 AC pond
- Established food plots for wildlife
- 1.42 miles of road frontage on Silver Bluff Road







AIKEN COUNTY STATISTICS



River Region Population:
177,649

Annual Growth Rate:
1.3%

Average Commute:
25 mins



Medium Income:
\$69,182



Unemployment Rate:
3.4%

Major Industry: Savannah River Nuclear Solutions (11,635 employees - expanding by 2,000 permanent jobs in 2035), CB&I AREVA MOX (3,000 employees), Carlisle Tire & Wheel (3,500 employees), Kimberly Clark (1,250 employees), Bridgestone Americas Tire Operation (1,525 employees)

Travel: Area has 31 airports within a 50 mile radius
CB&I AREVA MOX (3,000 employees), Carlisle Tire & Wheel (3,500 employees), Kimberly Clark (1,250 employees), Bridgestone Americas Tire Operation (1,525 employees)

Healthcare: Aiken Regional Medical Center (1,117 employees)

Education: Aiken County Public Schools (3,346 employees)

