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76.17 ± FOR SALE

00 SC Highway 121 | Edgefield County, SC

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3 PARCELS SUITED FOR INDUSTRIAL USE

PRICE | \$25,000/AC



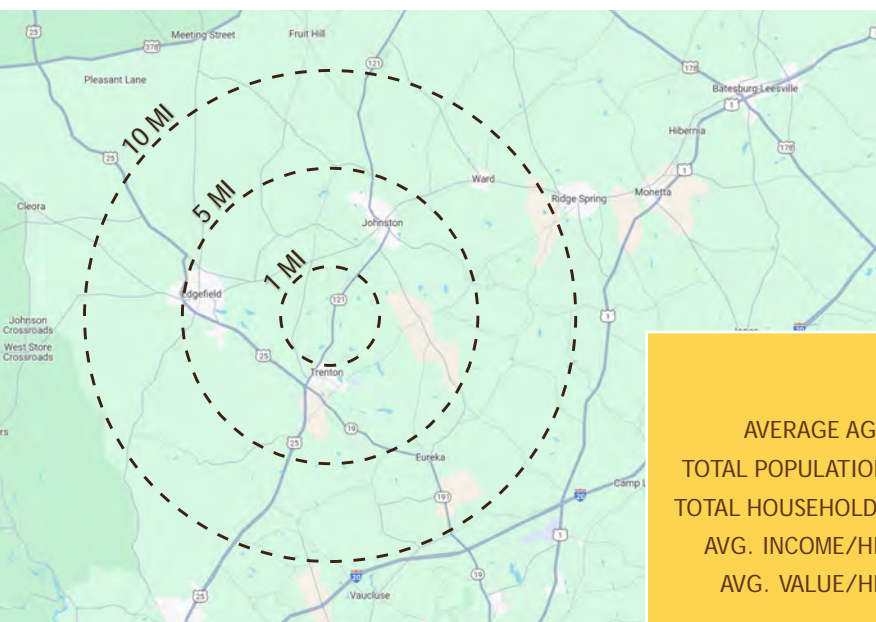
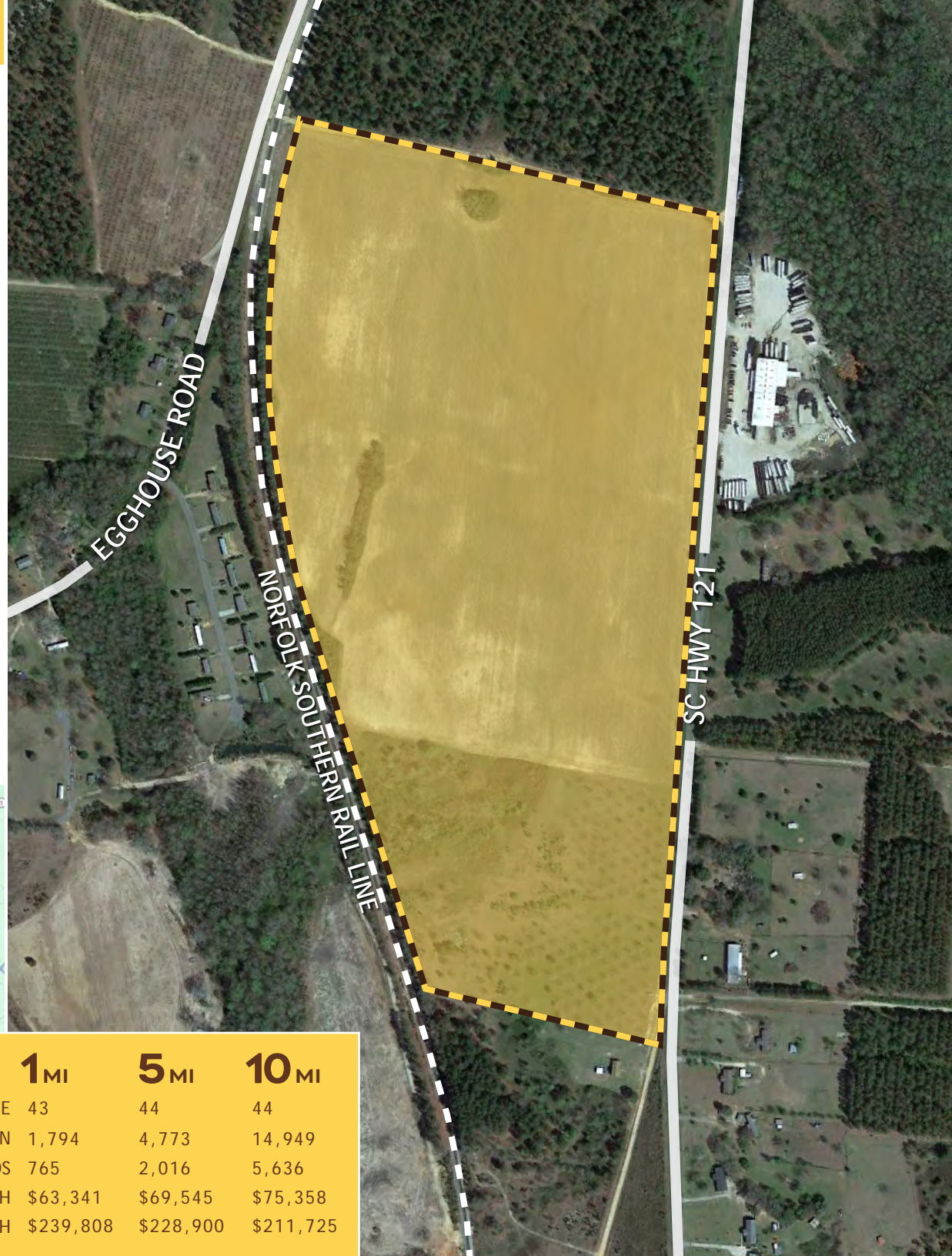
JORDAN TROTTER
COMMERCIAL REAL ESTATE

Unlock the potential of this expansive 75-acre industrial site, perfectly positioned in Edgefield County and fully zoned for industrial use. Exceptional Highway Frontage: Approximately 2,600 feet along a major highway provides outstanding visibility and smooth transportation access. Additional Road Frontage: An extra 1,400 feet of frontage along a secondary dirt road allows for flexible site planning and future expansion opportunities.

This 76.17 +/- AC property includes 3 parcels located on Hwy 121 between Trenton and Johnston, SC. Norfolk Southern Rail line runs along the back side of the parcels. Side access is available along Crocker Parkway that offers access to Egghouse Rd in the back. Zoning for the property is Industrial.



- Utilities in Place: Water and sewer lines border the property along SC Hwy 121 (served by Edgefield County Water & Sewer Authority)
- On-Site Rail Access: Ideal for businesses focused on logistics, manufacturing, and shipping
 - Zoning: Industrial25
 - Hwy 121 Frontage: 2,600 feet
 - Crocker Parkway Frontage: 1,400 feet



	1 MI	5 MI	10 MI
AVERAGE AGE	43	44	44
TOTAL POPULATION	1,794	4,773	14,949
TOTAL HOUSEHOLDS	765	2,016	5,636
AVG. INCOME/HH	\$63,341	\$69,545	\$75,358
AVG. VALUE/HH	\$239,808	\$228,900	\$211,725

NORFOLK SOUTHERN RAIL LINE





NORFOLK SOUTHERN RAIL LINE



JOHNSTON

COLUMBIA ROAD

STATE HWY S-19-20

COLUMBIA HIGHWAY NORTH

EDGEFIELD

AUGUSTA ROAD

U SITE

EDGEFIELD COUNTY AIRPORT



EDGEFIELD HIGHWAY



EDGEFIELD ROAD



AIKEN REGIONAL AIRPORT



EDGEFIELD COUNTY STATISTICS



River Region Population:
27,679



Annual Growth Rate:
2%



Average Commute:
26 mins



Medium Income:
\$66,878



Unemployment Rate:
3.4%

Major Industry: Titan Farms (58 employees and 900 seasonal employees), Costa Farms (28 employees and 900 seasonal employees), Generac (440 employees), Trantech Radiator (98 employees), Milliken & Company (225 employees), US Fibers (270 employees), and Southern Felt (140 employees)

Healthcare: Edgefield County Hospital (212 employees)

Education: Edgefield County School District (540 employees)

