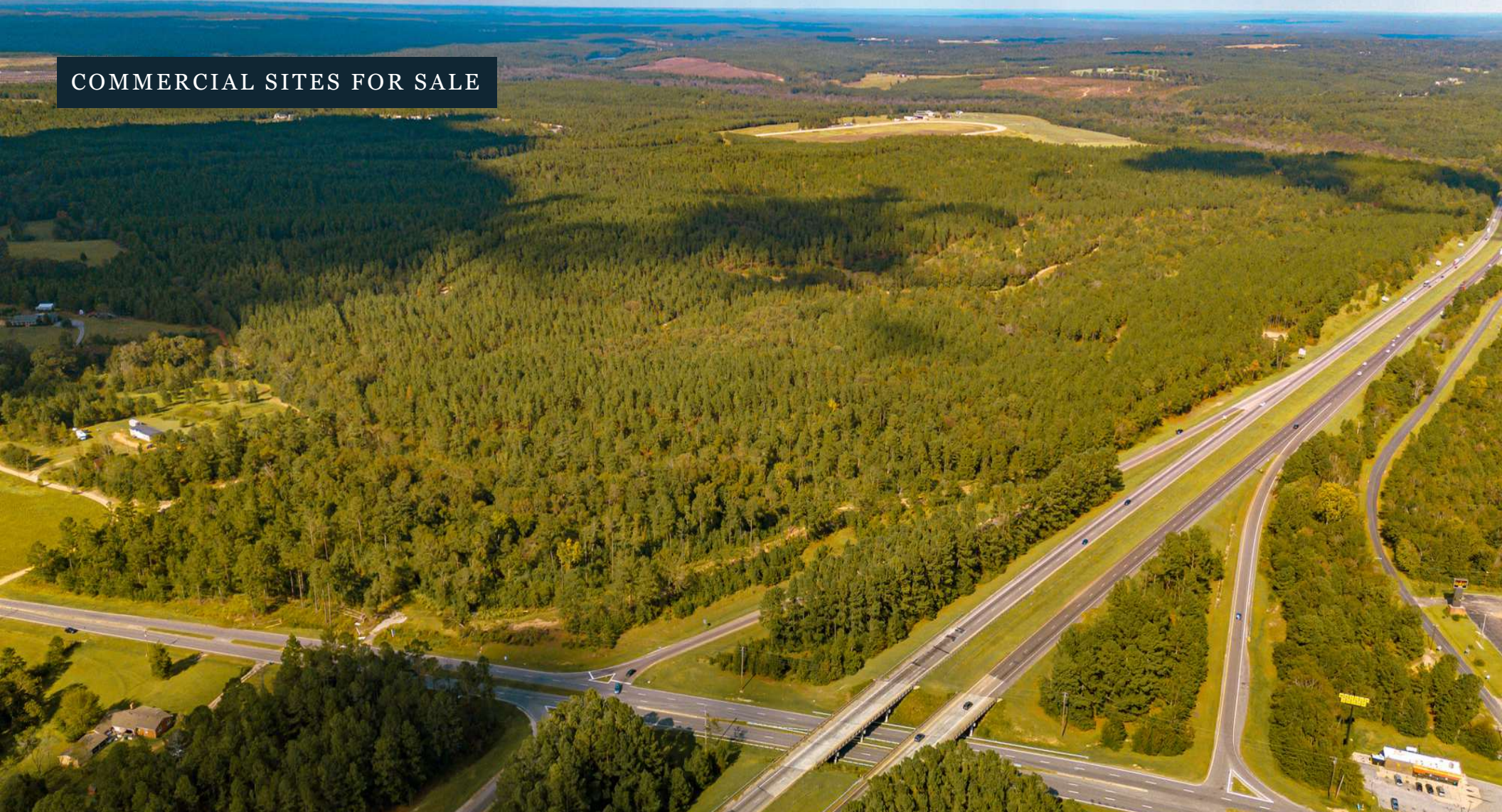


COMMERCIAL SITES FOR SALE



2000 Edgefield Highway

Aiken, SC 29801

Joel Presley jpresley@presleyrealty.com

presleyrealty.com • 803.279.2060



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Property Information

SECTION 1



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Property Summary



Property Description

Introducing prime interstate commercial / retail development parcels at Interstate 20 and Hwy 19 (Exit 18) in beautiful Aiken, South Carolina. This property's RUD zoning provides versatility for diverse development options. Situated in the vibrant Aiken area, this sought-after location offers immense potential for a wide range of retail and commercial ventures. With its strategic positioning, this site offers lucrative opportunity in a thriving market. Don't miss the chance to capitalize on this exceptional property.

Property Highlights

- Zoned RUD for versatile development options
- Strategic location in the vibrant Aiken / Augusta area
- Prime opportunity for commercial and retail development
- Ideal for diverse commercial and retail uses
- High traffic and high visibility

Location Description

At the interstate gateway to the growing, desirable Augusta, Georgia MSA, in beautiful Aiken, South Carolina, this site is convenient to Augusta, North Augusta, and Columbia. Aiken is renowned for its rich heritage and thriving community. A haven for outdoors and equestrian enthusiasts, the Aiken area boasts the historic Aiken Thoroughbred Racing Hall of Fame and Museum, as well as the acclaimed Aiken Training Track. The vibrant downtown area offers an array of charming boutiques, restaurants, and entertainment venues, creating a captivating atmosphere for visitors and residents alike. With its picturesque parks and proximity to renowned golf courses and recreation venues, the area offers a dynamic backdrop for commercial and retail ventures.

Offering Summary

| | |
|-------------|-------------------------------------|
| Sale Price: | Subject to Parcel size and location |
| Lot Size: | 1 to 30 Acres |



Property Description



Property Description

Introducing prime interstate commercial / retail development parcels at Interstate 20 and Hwy 19 (Exit 18) in beautiful Aiken, South Carolina. This property's RUD zoning provides versatility for diverse development options. Situated in the vibrant Aiken area, this sought-after location offers immense potential for a wide range of retail and commercial ventures. With its strategic positioning, this site offers lucrative opportunity in a thriving market. Don't miss the chance to capitalize on this exceptional property.

Site Description

We're pleased to offer commercial sites and parcels with excellent frontage, access, site view from the Interstate 20 and Hwy 19 in Aiken County, South Carolina, in the Augusta GA MSA. They are ideally located on the pin corner, immediately to the right of the westbound exit ramp. They comprise Phase 1 of a 460 acre master-planned mixed-use project; and are ideally suited for interstate commercial and retail users. We can subdivide parcels to suit from 1 acre and up.

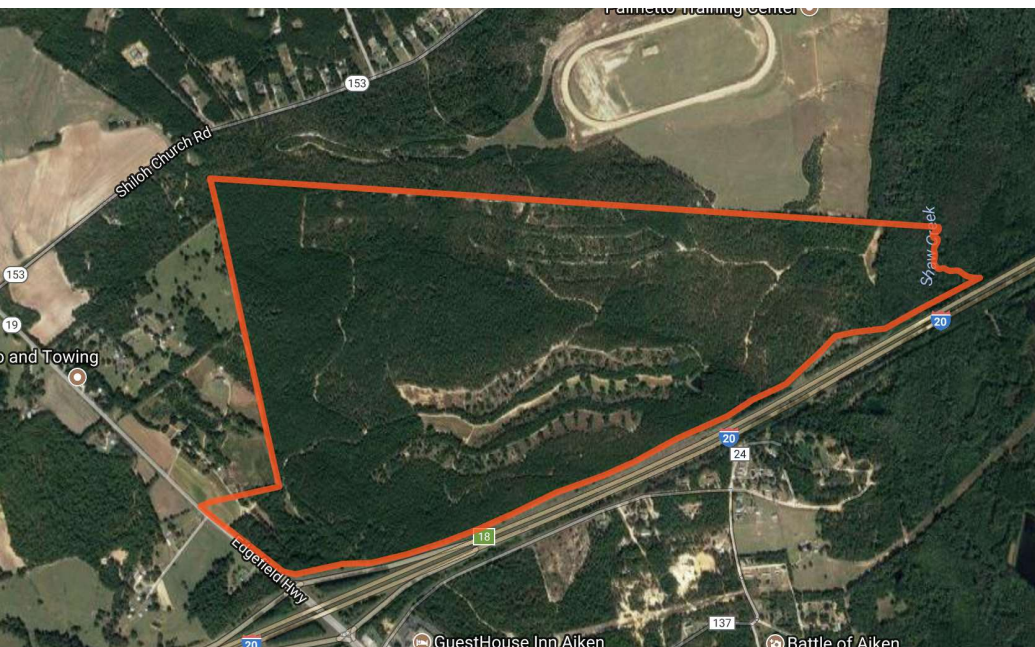


Complete Highlights



Property Highlights

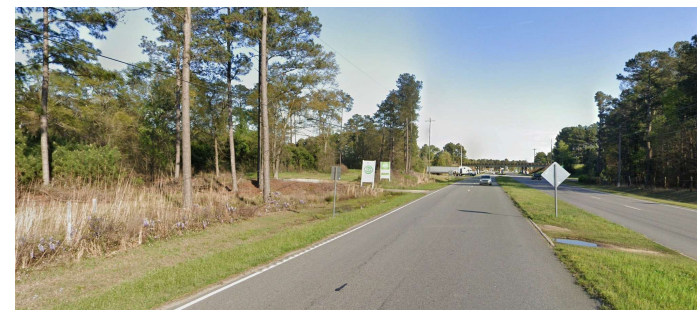
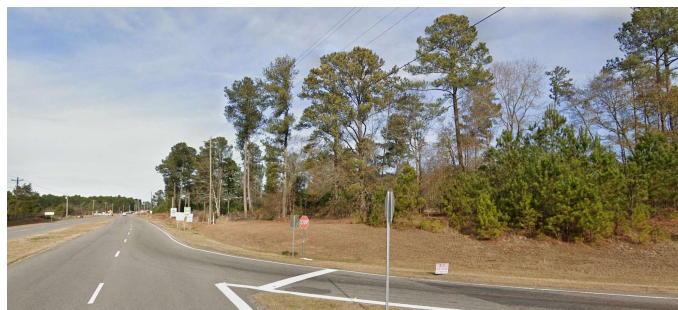
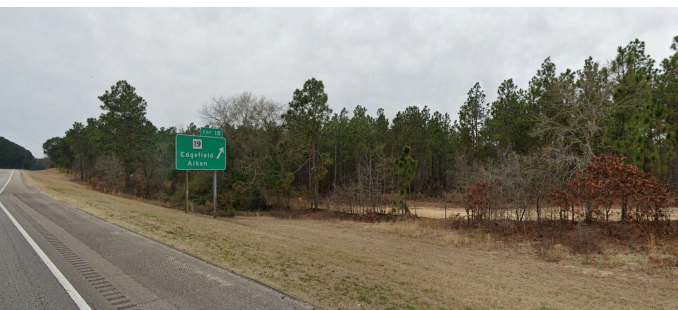
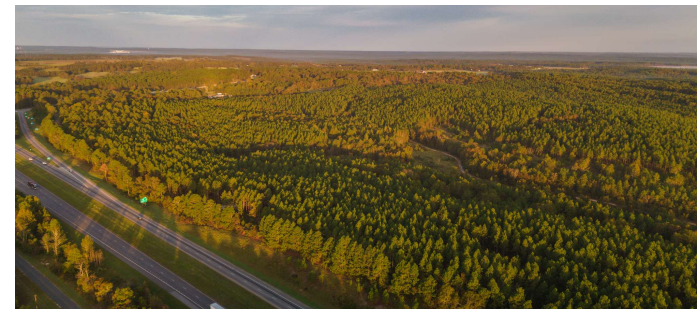
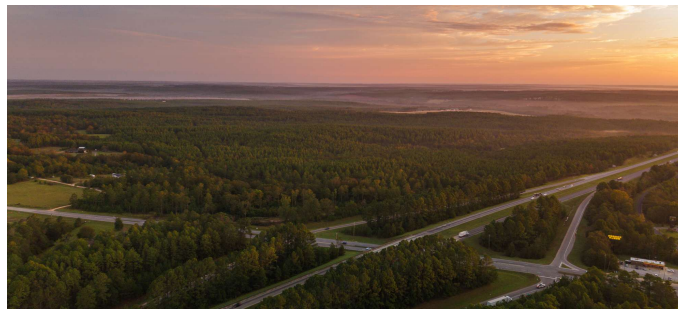
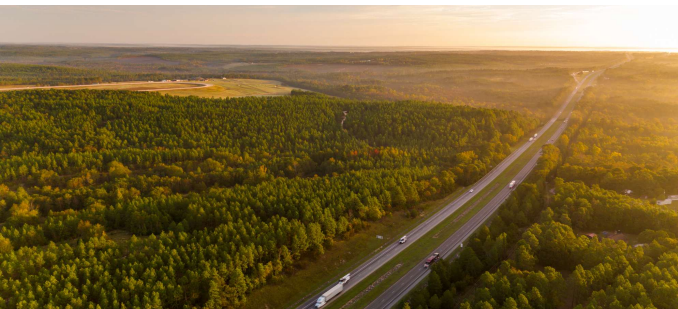
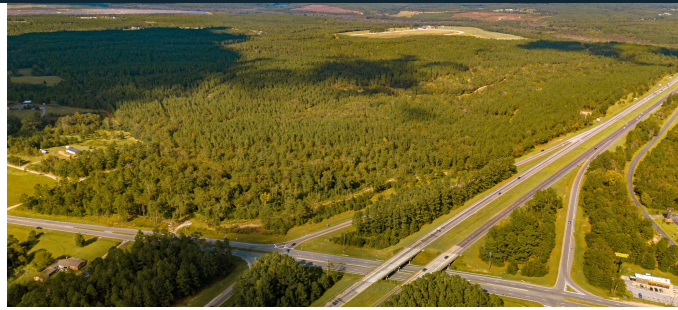
- Phase 1 of a 460 acre mixed-use development
- Commercial parcels sized to suit user
- Zoned RUD for versatile development options
- Ample space for retail or commercial ventures
- Strategic location in the vibrant Aiken / Augusta area
- Prime opportunity for commercial and retail development
- Ideal for diverse commercial and retail uses
- High traffic and high visibility
- Direct access from pin corner
- Proximity to key amenities and attractions
- Promising investment opportunity in a thriving market



Site Plans



Additional Photos



Location Information

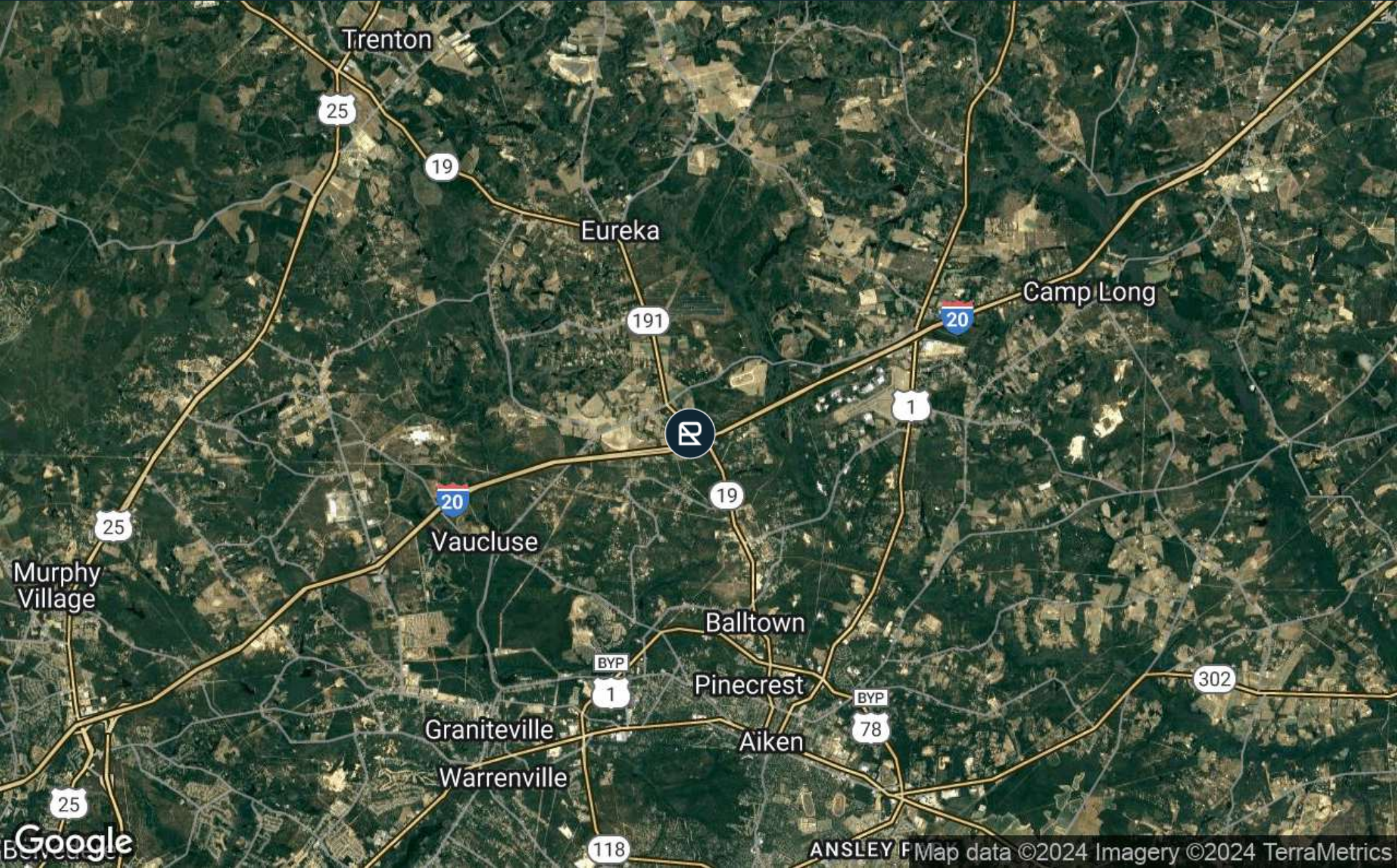
SECTION 2



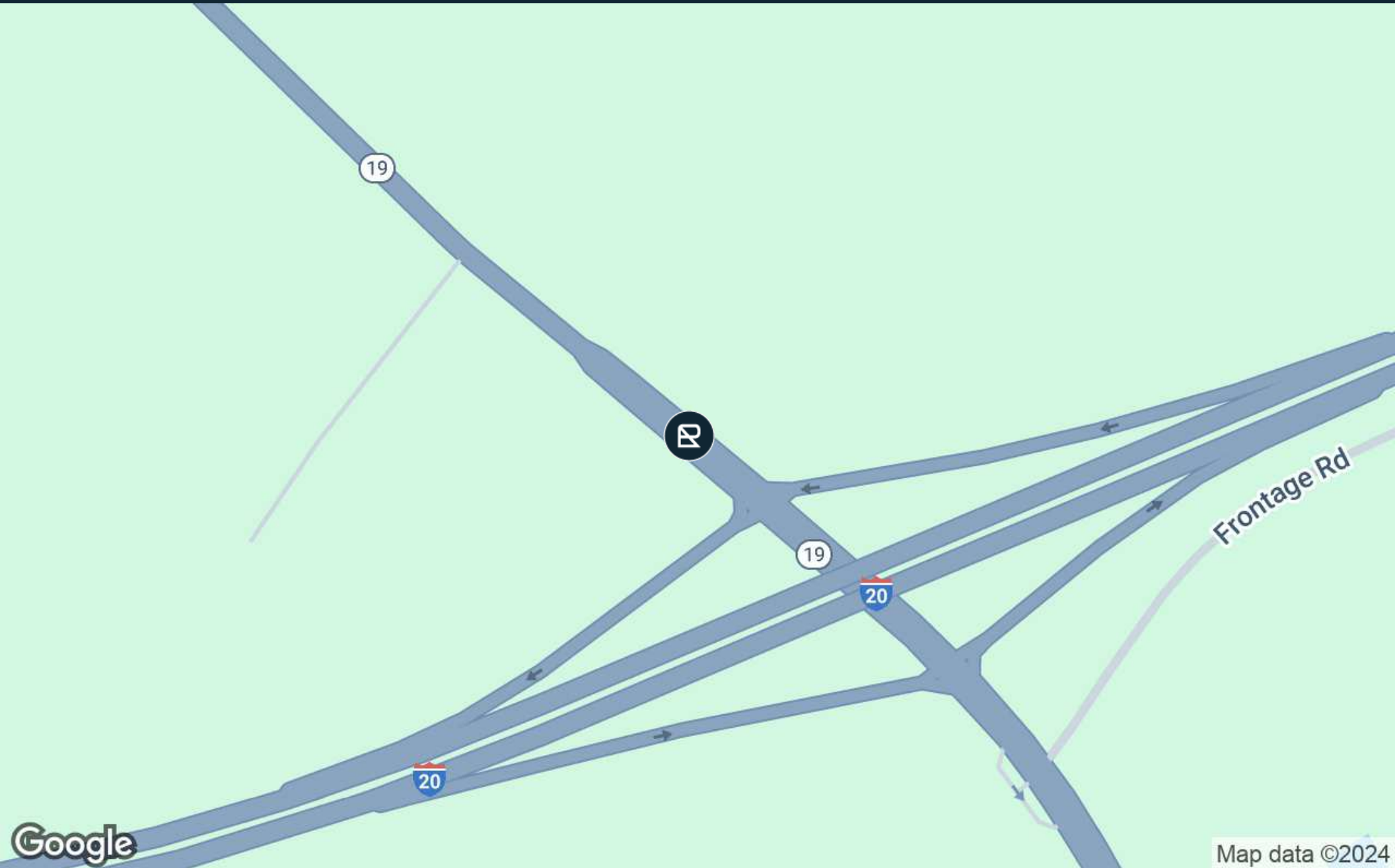
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Regional Map



Location Map

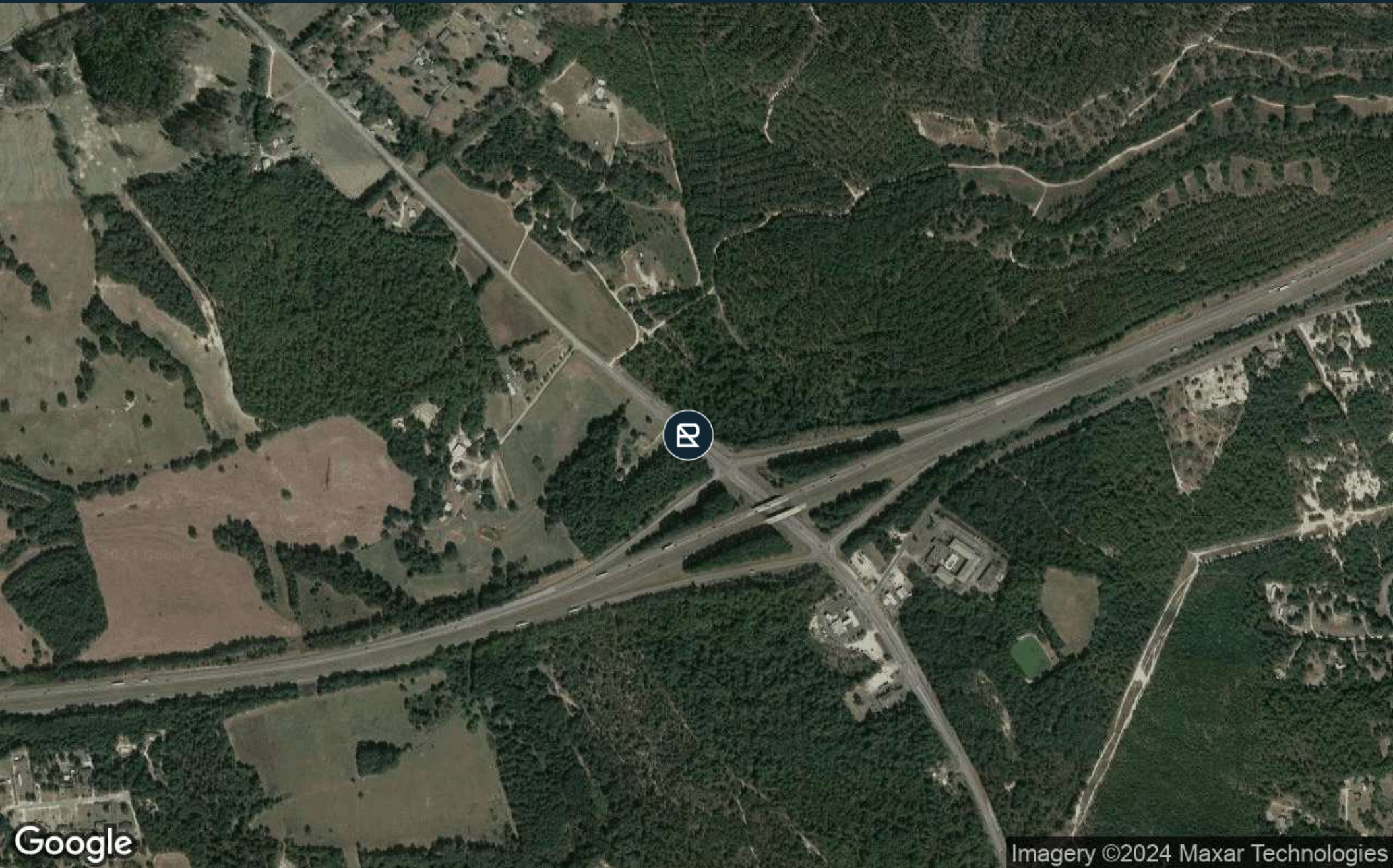


Google

Map data ©2024



Aerial Map



Google

Imagery ©2024 Maxar Technologies



Advisor Bios

SECTION 3



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Advisor Bio 1



Joel Presley

jjpresley@presleyrealty.com

Direct: **803.341.1526**

Professional Background

Joel Presley is the founder and owner of Presley Realty and specializes in land and income-producing properties.

With over 25 years experience in real estate development, syndication and investing, Presley has worked extensively in pre-development land sourcing, market and financial analysis, site selection, master-planning, entitlement, delivery, and managing stakeholder relationships.

Presley has master-planned, entitled, and managed development of innovative mixed-use and residential communities, generating hundreds of millions of dollars in capital investments. These projects have entailed over 2800 acres, 6200 residential units, 3 million square feet of commercial space, and several landmark historic buildings in key downtown locations. Presley also developed one of the first Class A, fully-amenitized, single-family rental communities in the Southeast.

Joel is a native of North Augusta, South Carolina and was graduated from Liberty University in Lynchburg, Virginia. Prior to his real estate career, he served for six years as an officer in the United States Air Force, and also worked with relief agency Samaritan's Purse. Joel lives in North Augusta with his wife, Tracy. They have four wonderful children – three grown and one daughter still at home. Joel enjoys beautiful outdoor places, traveling adventures and time with his family. He serves as a board member of Ithaka Fellowship and a founding board member of Logos Classical Academy, and supports stewardship groups like the Valley Conservation Council, Central Savannah River Land Trust and Tall Timbers.

Presley Realty

