

MEEKS AVENUE

MAIN STREET

5.82 AC

# MULTIFAMILY DEVELOPMENT OPPORTUNITY

1013 Bills Way | New Ellenton, SC 29809



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE



SCAN THE  
QR TO VIEW  
THIS LISTING  
ONLINE

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This multifamily development site is located at 1013 Bill's Way in New Ellenton, SC. The site has access to North Main Street. New Ellenton is located south of Aiken, SC and it is part of the Augusta, GA MSA. New Ellenton is located approximately 10 miles from Savannah River Site nuclear facility which employs 13,510 people.

Fully entitled multifamily development site in New Ellenton, SC. Approved for 64 units (44 2-BR and 20 3-BR). This 5.64 acre site is relatively flat and ready for an apartment development. New Ellenton is 10 miles from Savannah River Site and 5 miles from Aiken.

- 5.64 acre fully entitled multifamily site
- Convenient to Savannah River Site and Aiken

AIKEN COUNTY

APN | 141-17-04-001

5.82 AC

ZONE | HC

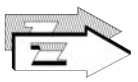
PRICE | \$1,100,000

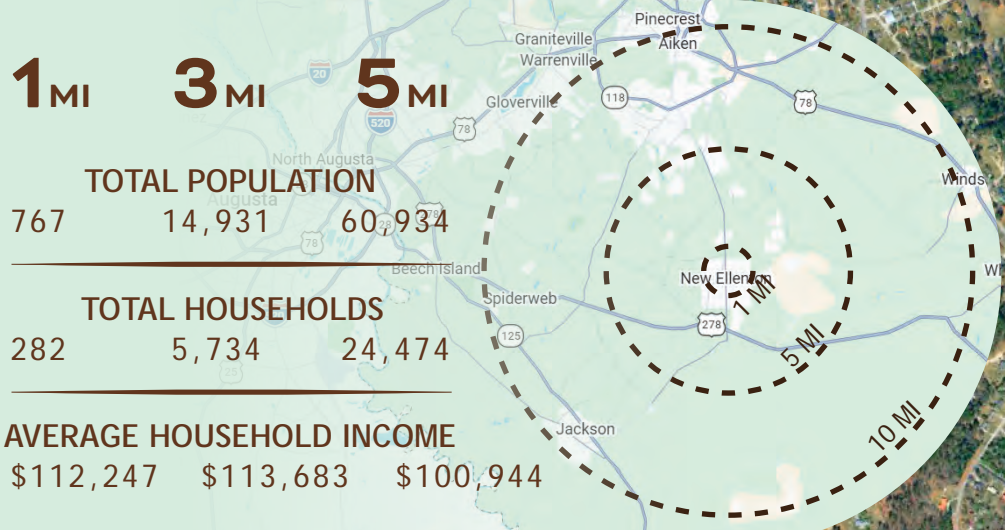
N/F  
NARWAHL MANAGEMENT LLC  
TMP #141-17-05-004  
(524 N. MAIN ST.)  
DB:4394 PG:1014  
PB: 56 PG:440

N/F  
WALLACE B. &  
DIANN P. CASSELS  
TMP #142-05-03-012  
(518 N. MAIN ST.)  
DB:4498 PG:800  
PB: 36 PG:317-1

N/F  
NEW ELLENTON LLC  
TMP #142-05-03-001  
(516 N. MAIN ST.)  
DB:4721 PG:921  
PB: 171 PG:168

N/F  
MARY C. CAMPBELL  
TMP #142-05-03-002  
(303XX KORSLEY LOOP)  
PB:33 PG:21-1





DRY BRANCH ROAD

AIKEN (5 MI)

EAGLE ROAD

THE PINES NEIGHBORHOOD

**U** SITE

**O'Reilly**  
AUTO PARTS

**KJ's**  
MARKET

**DOLLAR TREE**

NEW ELLENTON

**DOLLAR GENERAL**

SAVANNAH RIVER SITE (10 MI)

GREENDALE ELEMENTARY SCHOOL

# AIKEN COUNTY STATISTICS



**Region  
Population:**  
177,649



**Annual  
Growth Rate:**  
1.3%

## 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)



**Average  
Commute:**  
25 mins



**Medium  
Income:**  
\$69,182

## Travel:

Area has 31 airports within a 50 mile radius

## Healthcare:

Aiken Regional Medical Center (1,117 employees)

## Education:

Aiken County Public Schools (3,346 employees)



**Unemployment  
Rate:**  
3.4%

