

SCAN THE
QR TO VIEW
THIS LISTING
ONLINE

33.07 AC FOR SALE

222 Old Sudlow Lake Road | North Augusta, SC 29841

ROBERT MCCRARY
robert@jordantrotter.com
706 • 736 • 1031

ZONE | PD - Planned Development

PRICE | \$992,100



HIGHLAND
SPRINGS
MIDDLE
SCHOOL



JORDAN TROTTER
COMMERCIAL REAL ESTATE

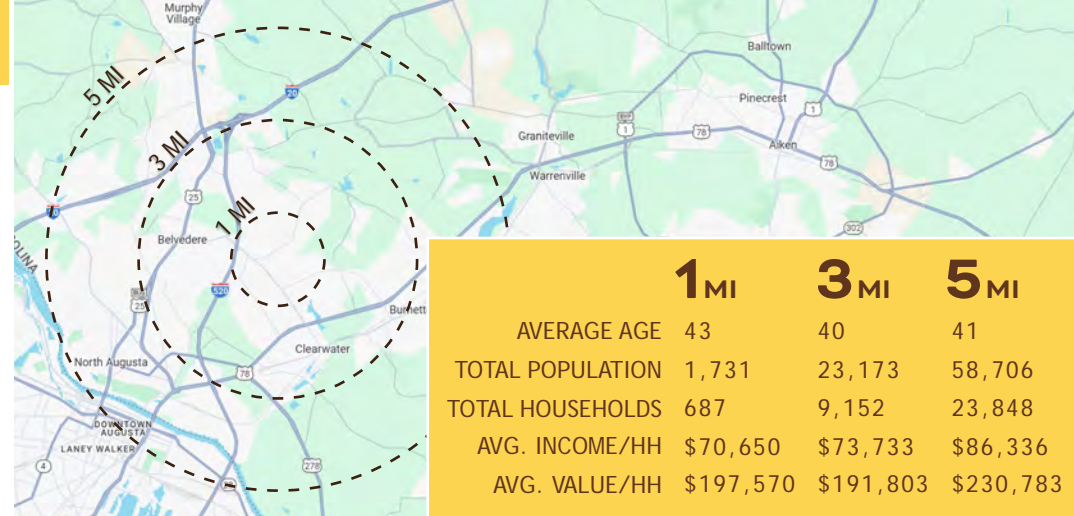
Located at 222 Old Sudlow Lake Road within the city limits of North Augusta, this 33.07-acre tract offers excellent accessibility less than one mile from I-520 Palmetto Parkway and five miles from I-20 Exit 5. The surrounding area features established residential neighborhoods, a newly constructed middle school, and the proposed 1,300+ acre Highland Springs master-planned development. Envisioned as one of the region's largest mixed-use communities, Highland Springs will include approximately 5,000 single-family homes, 1,000 apartments, a 555,000-square-foot village square, and more than 3 million square feet of industrial and commercial space. With its strategic location and large-scale investment in infrastructure, education, and connectivity, the Highland Springs area is positioned to drive significant growth and opportunity in the North Augusta market.

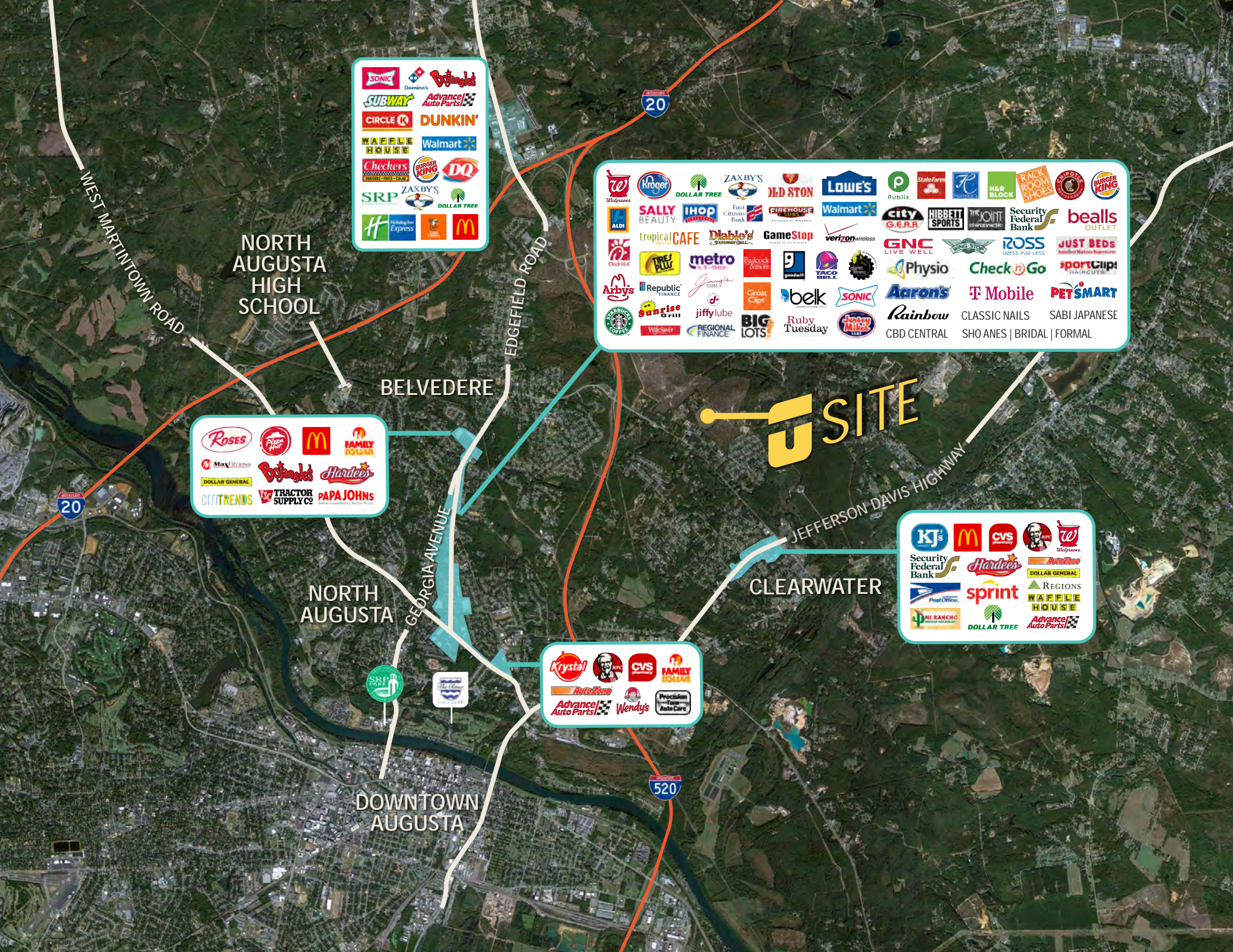
This 33.07-acre development tract lies within the city limits of North Augusta, adjacent to the proposed 1,300+ acre Highland Springs master-planned development. The property consists of cleared land with gently rolling topography, well-suited for residential or mixed-use development. While water and sewer services are not currently available, the adjoining Highland Springs project is planned to extend full utility access to the area. The property has been utilized by the current owner for radio broadcast towers and will be delivered either in its existing condition or with the towers removed, depending on purchaser preference.

Per North Augusta Planning & Zoning, the existing PD (Planned Development) zoning for the property has expired. Accordingly, any new development will require either a new General Development Plan or rezoning to accommodate the proposed use.

• • •

- 33.07 Acres
- North Augusta City Limits
- Cleared, Rolling Topography





SONIC
Domino's
Bojangles
SUBWAY
Advance Auto Parts
CIRCLE K
DUNKIN'
Waffle House
Walmart
Checkers
Burger King
DQ
SRP
Zaxby's
Dollar Tree
H
Express
McDonald's

Walmart
Kroger
Dollar Tree
Zaxby's
Old Ston
Lowe's
Publix
State Farm
H&B Block
Rack Room Shoes
Burger King
Sally Beauty
IHOP
First Citizens Bank
Firehouse Subs
Walmart
City G.E.R.A.
Hibbett Sports
The Joint
Security Federal Bank
bealls
Tropical Cafe
Diablo's
GameStop
Verizon Wireless
GNC
Live Well
Ross
Just Beds
Arby's
Tire Plus
Metro
Backcountry Sports
Jiffy Lube
Great Clips
Belk
Sonic
Aaron's
Rainbow
Classic Nails
Sabi Japanese
Republic Finance
Jimmie's
Jiffy Lube
Regional Finance
Big Lots
Ruby Tuesday
Jersey Mike's
CBD Central
Sho Anes | Bridal | Formal
Sport Clips
Check 'n Go
PetSmart

Roses
Max Fitness
Dollar General
Citi Trends
Pizza Hut
McDonald's
Family Dollar
Bojangles
Hardee's
Tractor Supply Co
Papa John's

Krystal
KFC
CVS
Family Dollar
Advance Auto Parts
Wendy's
Precision Tires & Auto Care

KJ's
Security Federal Bank
Post Office
Sprint
Hardee's
Dollar General
Regions
Waffle House
Chi Rancho
Dollar Tree
Advance Auto Parts

SITE

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)

