



**PRESLEY**  
REALTY

FOR SALE | LAND

**2148 OAK GROVE RD-6.7 AC DEVELOPMENT TRACT**

**2148 OAK GROVE RD, AIKEN, SC 29801**

Joel Presley  
803.279.2060



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2148 Oak Grove Rd, Aiken, SC 29801



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Presley Realty in compliance with all applicable fair housing and equal opportunity laws.

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# SECTION 1

## PROPERTY INFORMATION

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# PROPERTY INFORMATION | EXECUTIVE SUMMARY

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## OFFERING SUMMARY

Sale Price:	650000
Lot Size:	6.7 Acres
Zoning:	UD
Price / Acre:	\$97,014.93

## PROPERTY OVERVIEW

Presley Realty Inc. is proud to exclusively present this 6.7 Acre commercial tract, just off of Whiskey Road, directly behind Cracker Barrel across from the Aiken Mall.

## PROPERTY HIGHLIGHTS

- Flat Topography
- All Utilities Available
- Zoned UD - Urban Development



## PROPERTY INFORMATION | ADDITIONAL PHOTOS

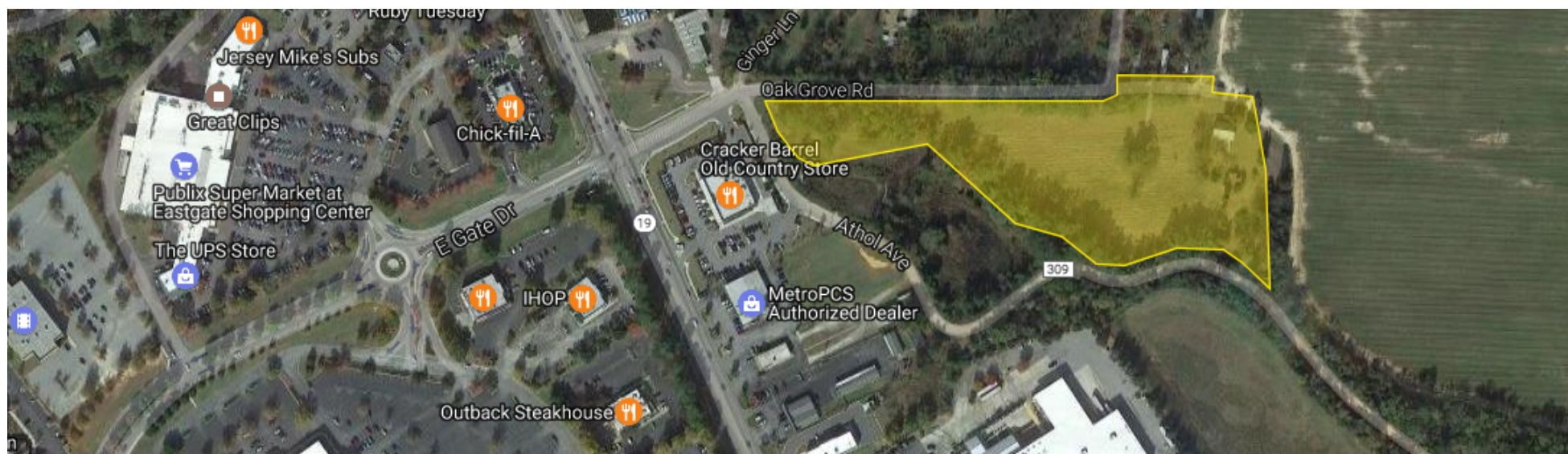
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## PROPERTY INFORMATION | ADDITIONAL PHOTOS

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# SECTION 2

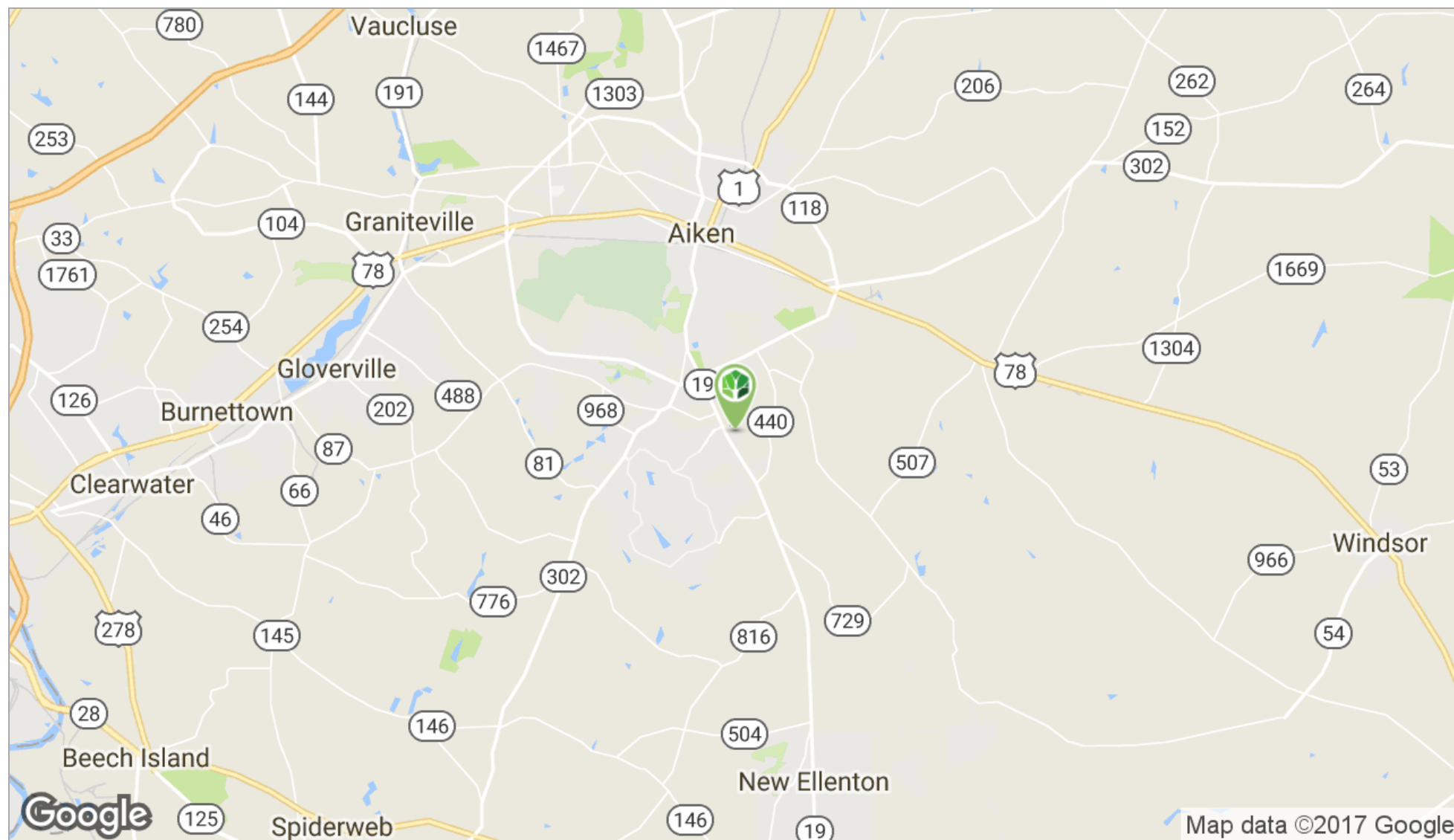
## LOCATION INFORMATION

Joel Presley  
803.279.2060



## LOCATION INFORMATION | REGIONAL MAP

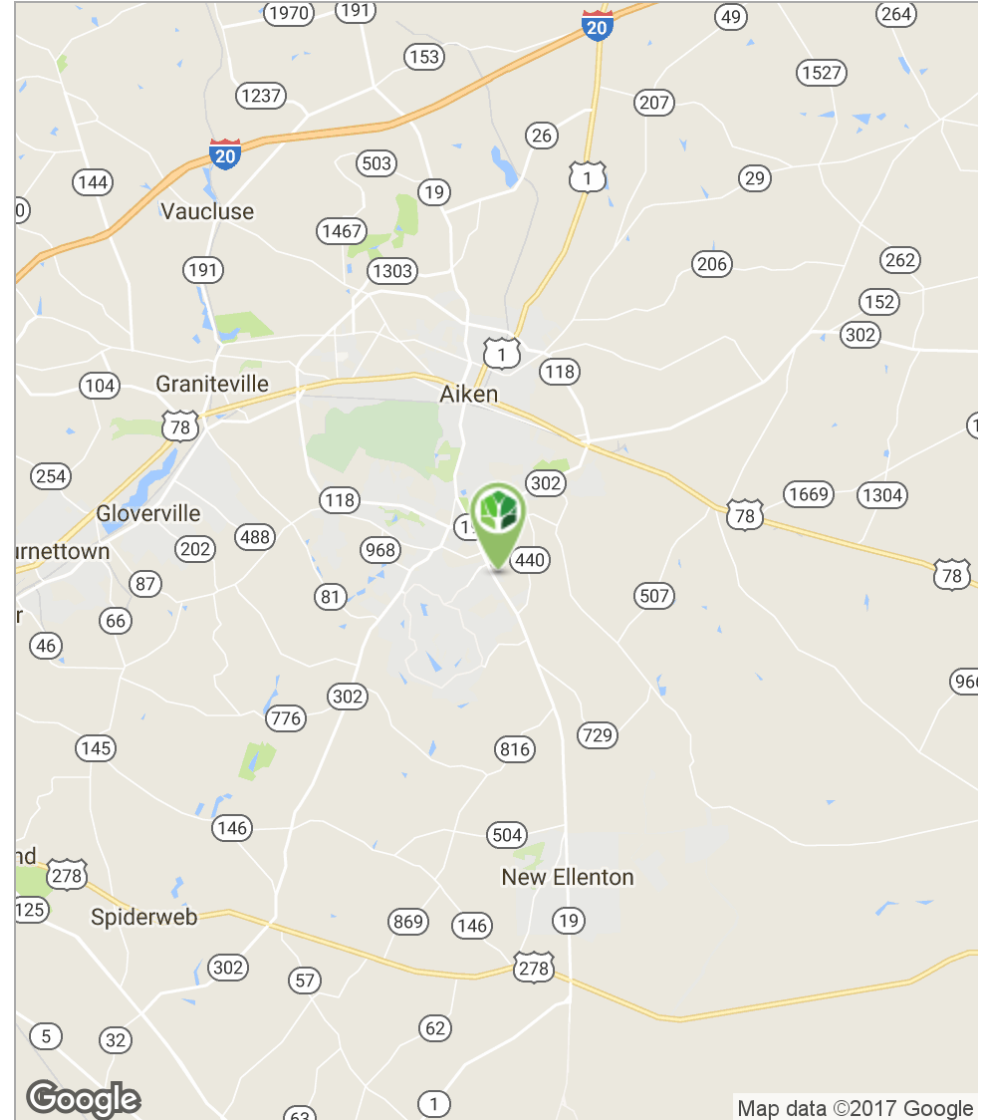
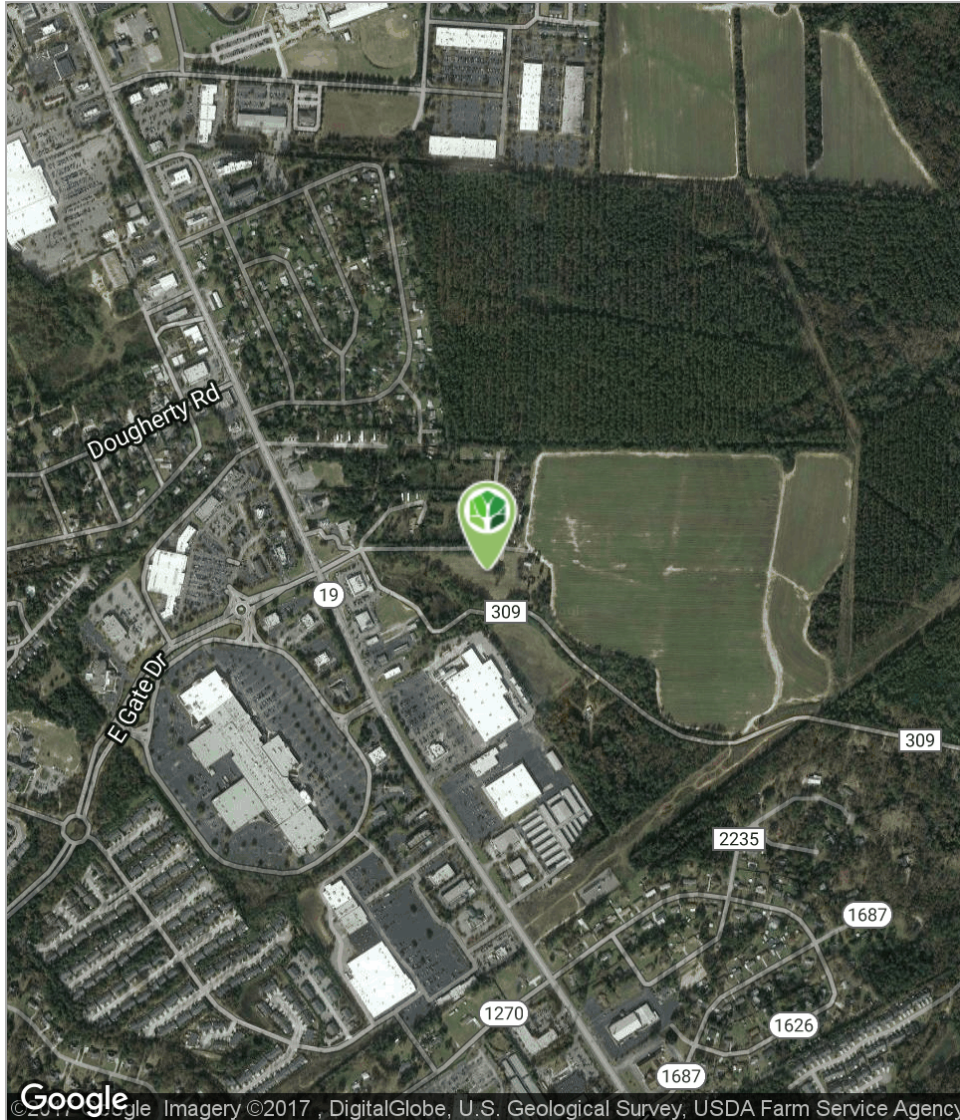
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## LOCATION INFORMATION | LOCATION MAPS

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## LOCATION INFORMATION | AERIAL MAP

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## LOCATION INFORMATION | RETAILER MAP

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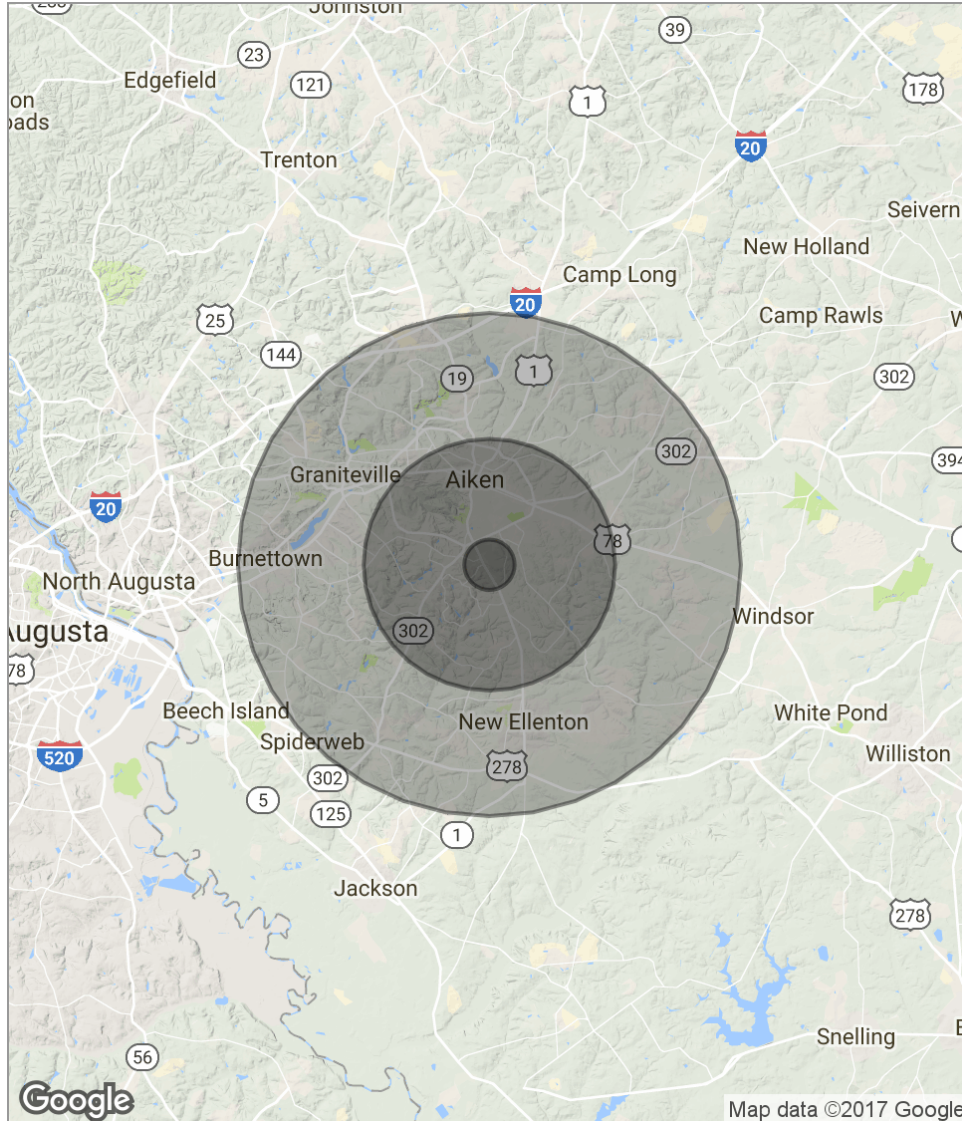
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# LOCATION INFORMATION | DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,965	47,644	92,143
Median age	43.2	43.4	41.8
Median age (male)	43.1	40.8	39.4
Median age (Female)	44.1	45.1	43.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	837	19,703	37,065
# of persons per HH	2.3	2.4	2.5
Average HH income	\$85,195	\$75,253	\$64,676
Average house value	\$241,137	\$230,662	\$210,496

*\* Demographic data derived from 2010 US Census*





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# SECTION 3

## ADVISOR BIOS

Joel Presley  
803.279.2060



# ADVISOR BIOS | COMPANY OVERVIEW

2148 Oak Grove Rd, Aiken, SC 29801



## Our Story:

In 1947, a young man, William H. Presley, Jr., "Bill," returned home from military service with the US Army in Occupied Japan and began a land shaping and improvement business in North Augusta and Augusta. Early on, Bill worked two jobs - at the Post Office and at a service station in the evenings -- to make ends meet while he built his new business. In 1949, he walked away from a safe career at the Post Office to devote all his energy to land improvement and development. His family and friends, having suffered like so many others during the Great Depression, had misgivings about Bill's decision to leave a guaranteed salary. Some of them questioned his decision, but they never doubted his determination or his ability. He started with very little-a few hand tools, a pickup truck, and eventually a small Ford tractor he bought used from a local farmer. Bill's early landscaping work grew into a thriving construction and development business providing clearing, grading, shaping, site preparation, utilities, and paving for commercial, residential, government and rural construction projects. In the 1960's the company began buying land and developing residential neighborhoods. Those real estate ventures grew into Presley Realty - now creating, brokering, and managing real estate investments in Augusta, North Augusta, Edgefield, and Aiken.

Presley Realty exists to meet our clients' financial and personal goals - developing, buying, or selling land, multi-family properties, and investment properties in Augusta, North Augusta, Aiken, or Edgefield. We help our clients find their ideal property; then we work with them to preserve its special character while making it more valuable.

Joel Presley, Bill's son, began in our business as a young boy, asking questions and helping when he could. Honesty, perseverance, and thrift are the foundation Bill laid and upon which Joel continues to build. At his father's side, Joel learned to appreciate and care for land and the Augusta / North Augusta community. He also learned about leading a business and making wise decisions with future generations in mind. All these values are summarized in the timeless principle of "stewardship". Several Biblical accounts describe what faithful stewards do-grow capital, improve value, care for others, take the long view. According to Scripture, good stewards pursue real success - the kind that lasts and touches all aspects of life - the kind that provides lasting peace, contentment, security. Like his father, Joel seeks to be a good steward and encourages his clients to do the same.

## How We're Different:

- Integrity: We've been around since 1949 with a history of doing things "the right way." We will do what we say for you just as we've done what we said we would for others.
- Diligence: We pride ourselves on our values and systems that ensure our team can diligently serve our clients. Through the use of time-tested marketing channels, and good old-fashioned hard work, we work on your behalf to ensure maximum exposure of your property.
- Value-added Service: We conscientiously plan and execute on behalf of our clients the way we would want someone to serve us or our families. By doing this we add significant value to our clients, whether that's through experienced advice given regarding property strategies, or our networking and marketing processes resulting in strong presentation of your property to qualified buyers.
- Thorough Professionalism: We are intentionally mindful of our own capacity and choose to not take listings or refer them on to other agents if we feel we won't be able to provide the thorough service required for serving our clients well. And, for our clients and properties, we are always mindful to professionally and thoughtfully represent you and work in your best interest.



## ADVISOR BIOS | TEAM PAGE

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### JOEL PRESLEY



T 803.279.2060  
jpresley@presleyrealty.com

#### PROFESSIONAL BACKGROUND

Joel is the owner of Presley Realty, working in development, construction, and brokerage of land and commercial properties. He is a native of North Augusta, South Carolina and lives there with his wife, Tracy, and four children. Joel was graduated from Liberty University in Lynchburg, Virginia with a B.S. in Journalism. After college, he worked in communications for Samaritan's Purse; and then served for six years as an officer in the United States Air Force. He enjoys music, good stories, beautiful land, traveling and adventures with his family. He is an active leader of Church of the Good Shepherd in North Augusta and supports causes like 40 Days for Life and Central Savannah River Land Trust.

### JONATHAN ACEVES, MBA



T 706.294.1757  
jaceves@presleyrealty.com

#### PROFESSIONAL BACKGROUND

Jonathan serves as a commercial sales and leasing agent with Presley. Originally licensed in 2005, Jonathan specializes in downtown development, multifamily brokerage, land site selection and development, and business analysis. Jonathan served as the Administrator of Christ Community Health Services years, overseeing finance and operations for a community health center employing 60 staff and serving over 20,000 patients annually. He is also a General Partner in Equity Venture Partners, focusing on downtown real estate development, and RAM Construction Group LLC, a construction firm. He earned his BBA and MBA from Augusta University. Jonathan lives downtown in the Olde Town neighborhood with his wife and two children. He has lived in Augusta for over 20 years, serves as a deacon at First Presbyterian Church, and is an active part of the Olde Town Neighborhood Association.

### JOHN ECKLEY, MBA, CIVIL ENGINEER



T 803.428.7111  
jeckley@presleyrealty.com

#### PROFESSIONAL BACKGROUND

John serves as a commercial sales and leasing agent with Presley, and specializes in commercial sales and leasing, land sales, and business analysis. John earned both his BS in Civil Engineering and his MBA from Clemson University. He is a former water and wastewater engineer with Jordan, Jones, and Goulding (now Jacobs), where he participated in the design and construction of multiple treatment plants and pipeline systems. More recently, he has worked in roles providing marketing services, small business consultation, and outside sales services, and loves using this acquired mix of expertise to serve the commercial real estate industry in the CSRA. John is a member of First Presbyterian Church and lives downtown in the Olde Town neighborhood with his wife and son, where they have resided for the past three years. He serves as treasurer of the Olde Town Neighborhood Association, is a member of the Heritage Academy Junior Board, and serves on the board of directors for Saving Grace in Uganda, a street children's ministry in East Africa.