

# FOR SALE

## AIKEN DEVELOPMENT LAND - 25 AC

680 Kershaw Street, Aiken, SC 29801



MeybohmCommercial.com  
3519 Wheeler Road, Augusta, GA 30909  
706.736.0700

**Meybohm**  
COMMERCIAL

Joel Presley  
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Travis Reed, CCIM  
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## OFFERING SUMMARY

Sale Price:	\$549,000
Lot Size:	25.09 Acres
Price / Acre:	\$21,881
Zoning:	General Business

## PROPERTY HIGHLIGHTS

- Property Size: 25.09 Acres
- Location: Aiken, SC
- Topography: Flat
- Zoning: General Business
- Owner Financing: Available

## PROPERTY OVERVIEW

Meybohm Commercial is pleased to exclusively present this 25.09 acre development tract, located on York Street in beautiful, thriving Downtown Aiken. Near a busy intersection in an area with great potential, the site is surrounded by neighborhoods, retail, schools, and service, and could be ideal for many uses. Just a few blocks away from downtown retail / dining, seasonal events, USC-Aiken, schools, art galleries, shops, cafe's, equestrian activities, Hitchcock Woods, museums, spas, fitness, healthcare, etc. The owner is an experienced commercial real estate owner and may consider joint ventures and / or financing for groups and projects that demonstrate capability. Additional adjoining land may be available as well. Bring offers and ideas!

## LOCATION OVERVIEW

The property is located on York Street NE, less than a mile from downtown Aiken, close to hospitals, schools, and downtown retail and dining.

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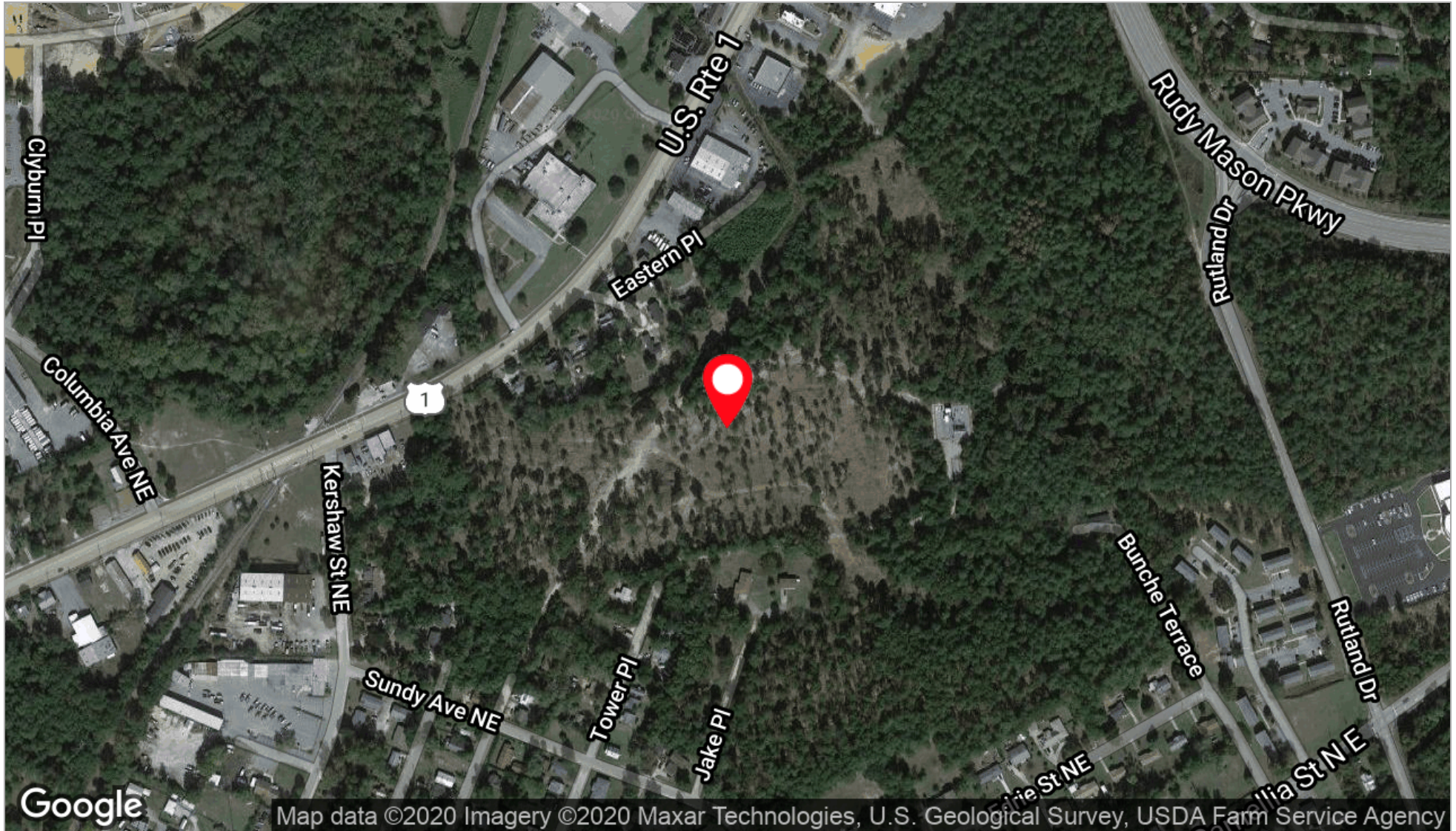
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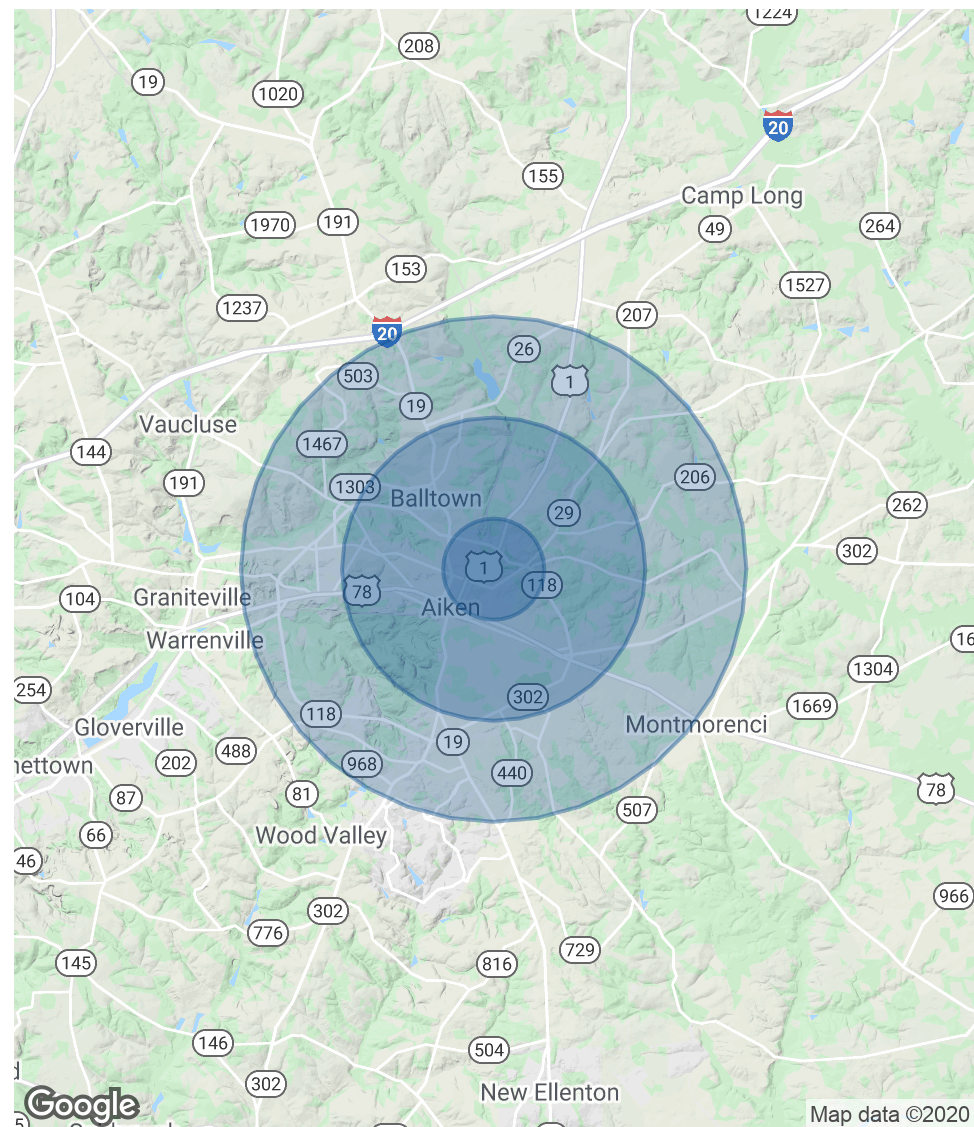


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# AIKEN DEVELOPMENT LAND - 25 AC

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,109	20,610	41,090
Average age	43.0	40.4	41.5
Average age (Male)	33.1	34.4	37.1
Average age (Female)	47.3	43.6	44.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,209	8,158	16,368
# of persons per HH	2.6	2.5	2.5
Average HH income	\$34,227	\$55,589	\$62,887
Average house value	\$111,062	\$174,945	\$195,488

\* Demographic data derived from 2010 US Census



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## JOEL PRESLEY



## PROFESSIONAL BACKGROUND

Joel is a senior advisor and broker at Meybohm Commercial Properties, working in development and brokerage of land and commercial properties. He is a native of North Augusta, South Carolina. Joel and his wife Tracy have been blessed with four wonderful children - Alexandra, Thomas, Sophia, and Isabelle - and one beautiful granddaughter so far! Joel was graduated from Liberty University in Lynchburg, Virginia with a B.S. in Journalism. After college, he worked for international relief and development agency Samaritan's Purse; and then served for six years as an officer in the United States Air Force. He enjoys helping people, music, good stories, beautiful land, traveling and adventures with his family. He is an active member of First Presbyterian Church in Augusta, a board member of Ithaka Fellowship, a founding committee member of Logos Classical Academy in Augusta, and supports stewardship organizations like Tall Timbers in Georgia's amazing Red Hills Region, the Central Savannah River Land Trust, and the Valley Conservation Council.

T 803.341.1526

[jpresley@meybohm.com](mailto:jpresley@meybohm.com)

## TRAVIS REED, CCIM



## PROFESSIONAL BACKGROUND

Travis is a broker specializing in commercial properties, forestry, development and construction. A native of Lincolnnton, Georgia, Travis earned a Bachelor of Science degree in Forest Resources from the University of Georgia and served as president of Reed Logging, Inc. for 25 years. Before joining the family logging business in the mid-1980s, Travis worked for Barco International, an international agricultural construction company, as head of its Middle Eastern/North African division, spending six years in Iraq and Egypt. After Barco, he spent time in England working with Middle East Econometrics Limited researching and writing feasibility studies for Middle Eastern clients of the World Bank. Travis has two daughters, Shelli and Whitney, and five grandchildren and lives with his wife, Gail, in Evans, Georgia. As a graduate forester and a lifetime spent in the forest industry, Travis is committed to land and timber conservation. He enjoys shooting trap and sporting clays and serves on the board of directors of Pinetucky Gun Club.

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