

Industrial Development Site

Elko Street, Williston, SC 29853

Barnwell County Tax Map



OFFERING SUMMARY

Sale Price: \$195,000

Lot Size: 13.94 Acres

Zoning: Industrial

Price / SF: \$0.32

PROPERTY OVERVIEW

Site is suitable for either manufacturing or distribution warehouse. Land is flat and currently has timber on it. All utilities are available. South Carolina and Barnwell County offer some of the best tax incentives to locate in their county. More information can be obtained through the local development authority. Area has a strong workforce which pulls from Aiken County as well as surrounding areas.

PROPERTY HIGHLIGHTS

- Excellent Development Site
- All utilities available
- Tax incentives for development
- Motivated Seller
- Easy access to major roads as well as to Charleston and Columbia, SC
- Area draws from large workforce in region
- Flat easy developable site

SHERMAN & HEMSTREET REAL ESTATE COMPANY

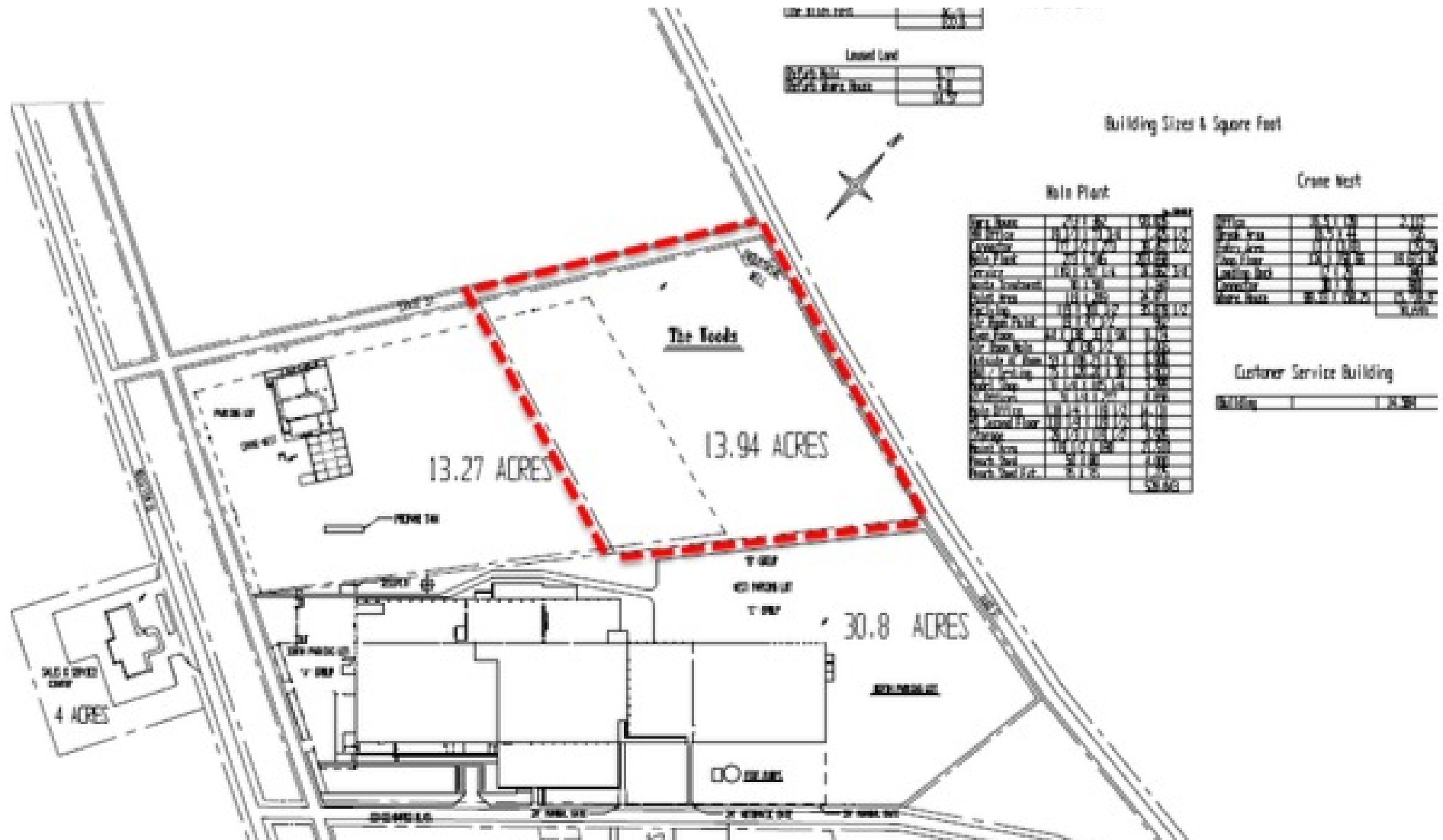
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Elko Street, Facing east
(Photo Taken on June 30, 2016)



Elko Street, Facing west (Photo Taken on June 30, 2016)



State Street, Facing South
(Photo Taken on June 30, 2016)



State Street, Facing North
(Photo Taken on June 30, 2016)

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Northern Boundary
(Photo Taken on June 30, 2016)



Eastern Boundary
(Photo Taken on June 30, 2016)



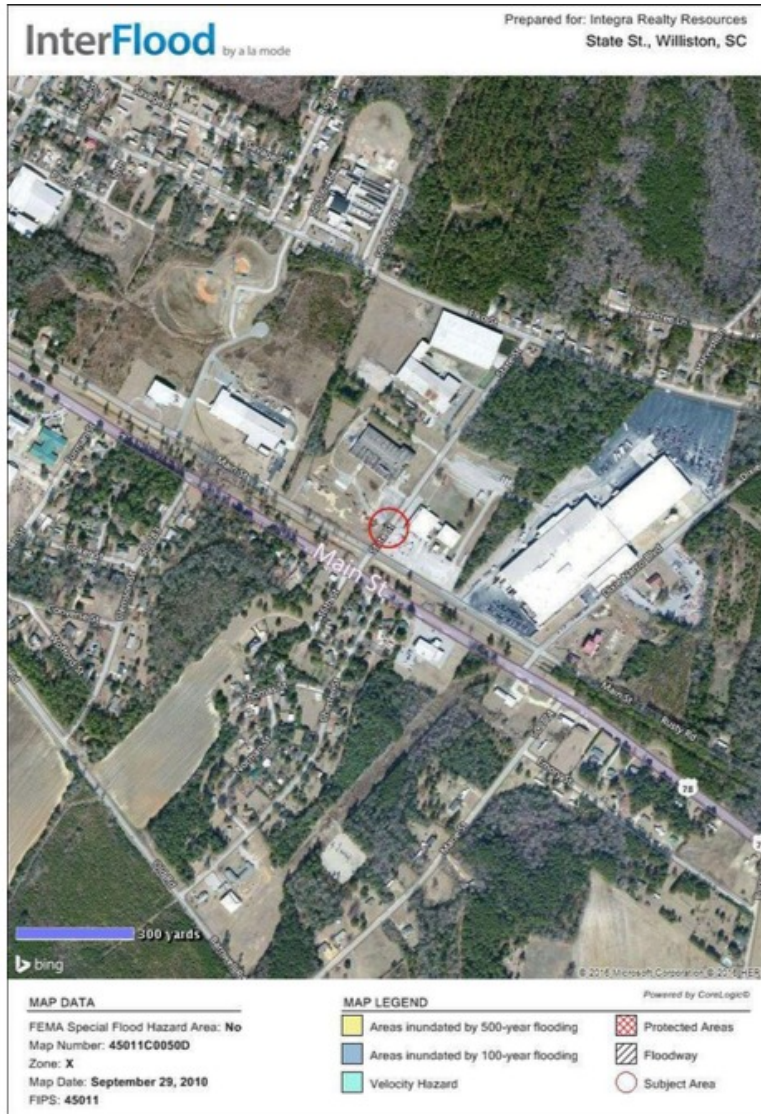
Interior
(Photo Taken on June 30, 2016)



Corner of State Street and Elko Street
(Photo Taken on June 30, 2016)

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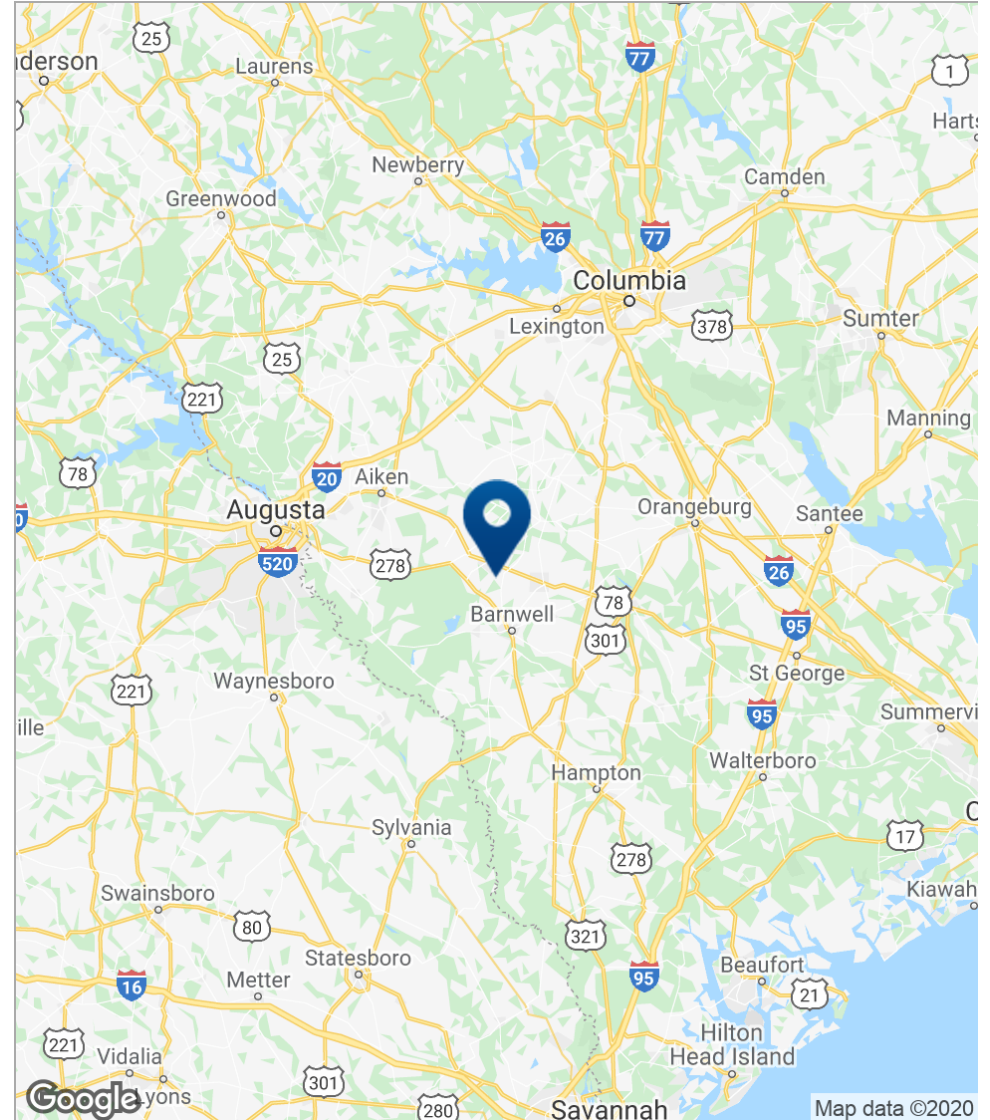
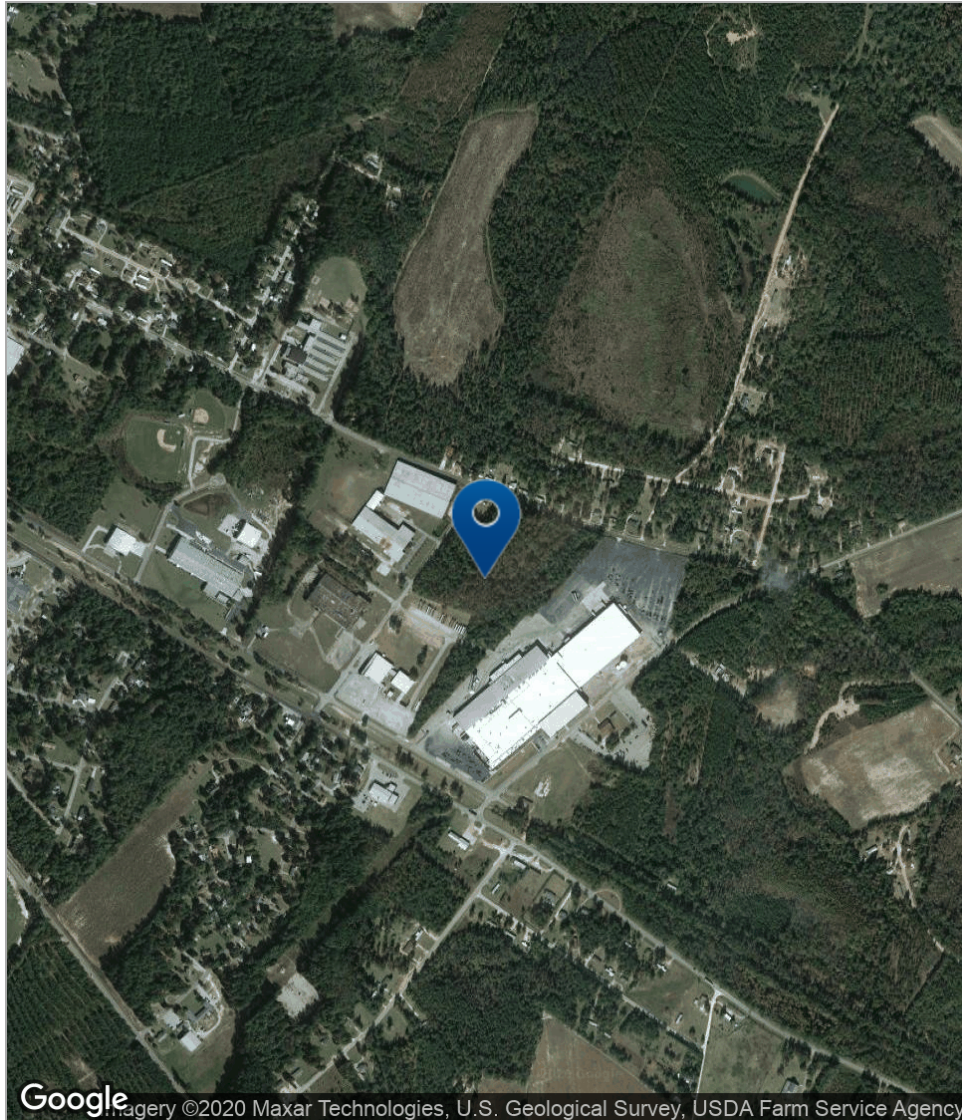


Town of Williston Zoning Map



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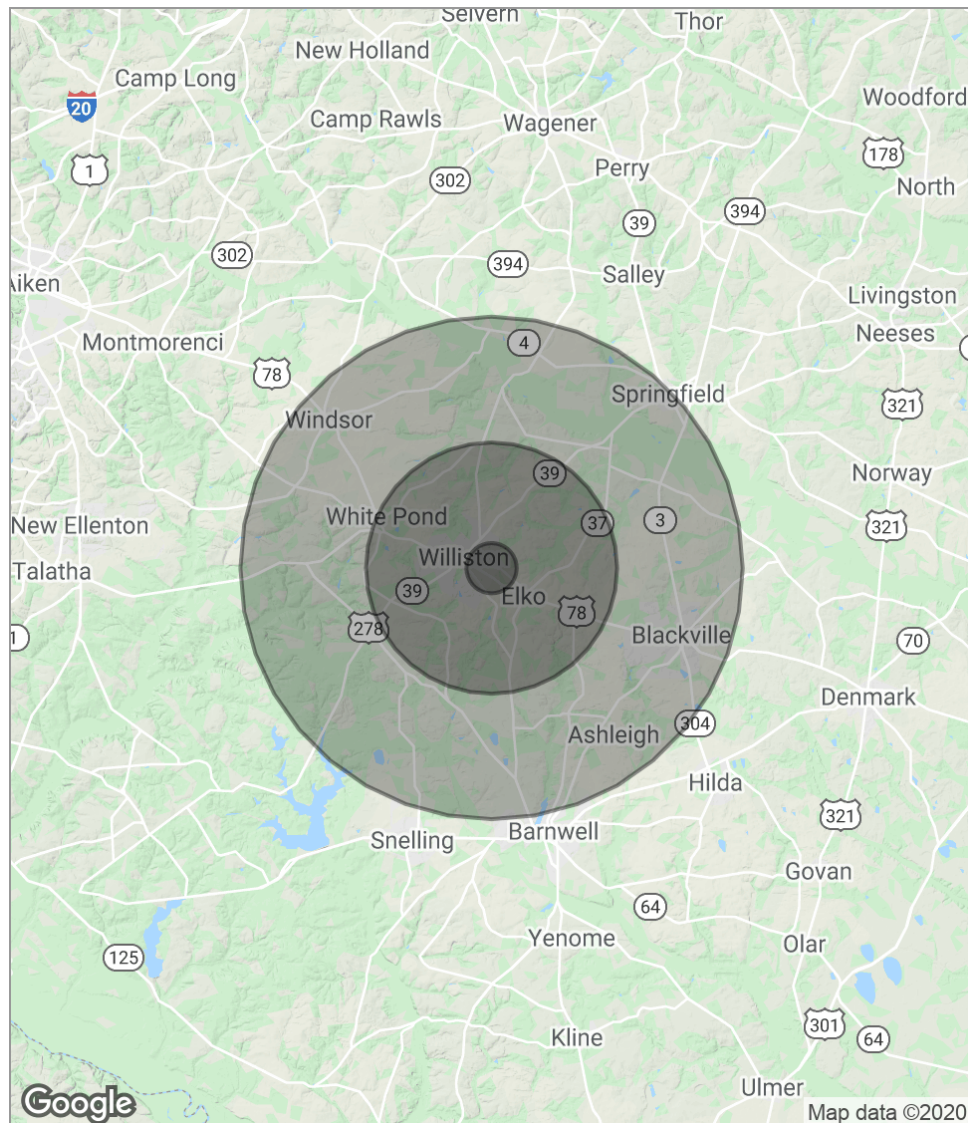
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	184	4,604	17,980
Median age	38.9	38.6	37.9
Median age (Male)	32.4	32.5	35.0
Median age (Female)	42.4	42.0	39.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	64	1,597	6,402
# of persons per HH	2.9	2.9	2.8
Average HH income	\$45,132	\$44,932	\$42,424
Average house value	\$84,329	\$83,910	\$84,623

* Demographic data derived from 2010 US Census

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CONNIE WILSON, CCIM

Sr. VP, Associate Broker



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PROFESSIONAL BACKGROUND

Connie Wilson joined Sherman & Hemstreet Real Estate Company in 2012. Connie has been active in commercial real estate since 2005, specializing in commercial, industrial and investment sales, as well as industrial, office, and retail leasing.

Connie is licensed as an Associate Broker in both Georgia and South Carolina and is a member of the Greater Augusta Association of Realtors and the National Association of Realtors. She earned the CCIM designation in 2010 and is a candidate for the CPM (Certified Property Manager) designation.

Connie and her family have lived in the Augusta area since 1991 and she considers this home. Connie is married with two daughters.

MEMBERSHIPS & AFFILIATIONS

CCIM
IREM



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