

935 EDGEFIELD ROAD
NORTH AUGUSTA SOUTH CAROLINA

Ground Lease/ Build to Suit

Site Highlights:

- 18.41 Acres
- 1,100 feet of frontage along Edgefield Road
- Access to Edgefield Road and Ascauga Lake Road
- Located in an area going to new development
- Water and sewer located in front of site



JORDAN TROTTER
COMMERCIAL REAL ESTATE

CONTACT

HOLTON BRINSON

706.833.1324

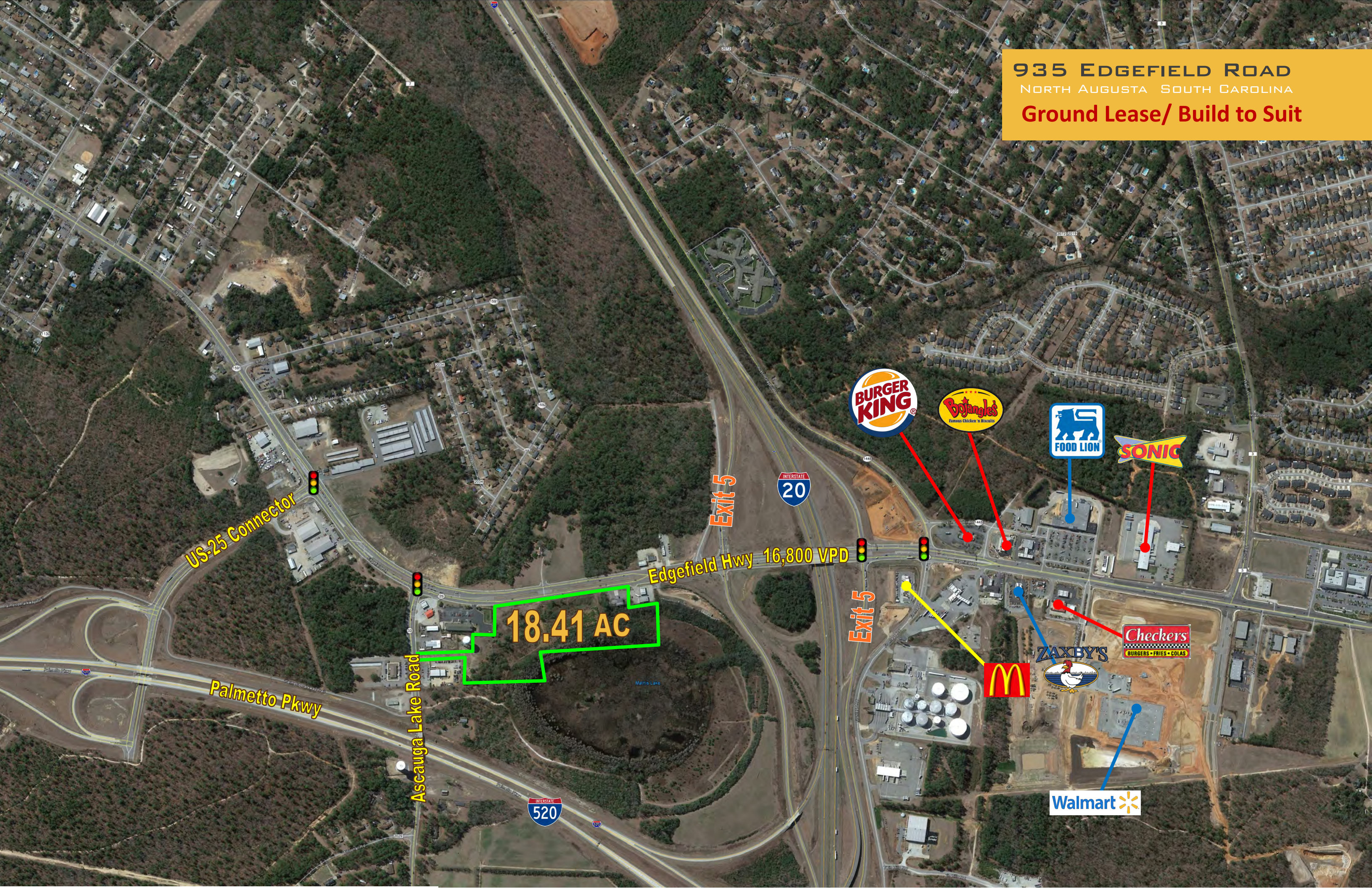
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TROY JORDAN

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935 EDGEFIELD ROAD
NORTH AUGUSTA SOUTH CAROLINA
Ground Lease/ Build to Suit



US-25 Connector

Palmetto Pkwy

Ascauga Lake Road

18.41 AC

Exit 5









Edgefield Hwy 16,800 VPD

Exit 5





Utilities Map

-  PROPERTY LINE
-  WASTEWATER LINES
-  WASTEWATER FORCED MAINS
-  WATER LINES
-  FIRE HYDRANT
-  MAN HOLE
-  WATER VALVE
-  TRAFFIC SIGNAL



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COMMERCIAL REAL ESTATE

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND ENCUMBRANCES OF RECORD

2007027648

PLATS RECORDING FEES \$10.00

PRESENTED & RECORDED: 08-17-2007 09:50 AM

JUDITH WARNER REGISTER OF DEEDS CONVEYANCE AIKEN COUNTY, SC

By: JOYCE H ERGLE DEPUTY RMC

BK: PL 53

PG: 26-26

This plan is approved in accordance with Chapter 24 Land Management Regulations of the Aiken County Code of Ordinances for purposes of RECORDATION ONLY. This approval does not imply approval of any particular land use or zoning nor does it imply approval of or eligibility for a Building Permit for this property.

By: *Sophya Shokhryga* 816107
Aiken County Planning & Development Department

This property/parcel/tract is not subject to the Aiken County Land Management Regulations, in accordance with Sections 24-11 Definitions, Subdivision, Except, Item no. 5, of the Aiken County Code of Ordinances.

By: *Sophya Shokhryga* 816107
Aiken County Planning & Development Department

LINE	BEARING	LENGTH
L1	N95°08'28"W	7.39
L2	N84°32'20"E	200.15
L3	N84°37'44"E	99.87
L4	S84°42'13"W	100.00
L5	S84°42'13"W	106.43
L6	S71°28'49"W	66.26
L7	N84°37'44"E	12.74
L8	N03°53'57"W	53.33
L9	S88°18'28"W	80.00
L10		48.04

EXIST. POND

% BUDDY R. WERTS %
(D.B. 1627/13)
(P.B. 33/232)

REVISED AUG. 01, 2007 TO SHOW TRACT "B"

● DENOTES NO. 5 RE-BAR SET

TRACT "B"
0.98 AC. TOTAL

% P. & R. INVESTMENTS, INC. %
(D.B. 1992/81)
(P.B. 42/342)

% BREEZY HILL WATER & SEWER CO. %
(D.B. 1387/44)
(MISC. 69726)

TO AUGUSTA

SITE

LOCATION MAP
NO SCALE

U. S. HWY. 25 R/W VARIES
EDGEFIELD ROAD
(S.C.D.O.T. DOCKET 2.483)

13.57 AC.

(ORIGINAL BOUNDARY LINE)

% BUDDY R. WERTS %
(D.B. 1627/13)
(P.B. 33/232)

(D.B. 2501/307)
(P.B. 49/74-2)

(T.M. 011-07-03-012)
(D.B. 2463/236)
(MISC. 181/190)

% RICHARD A PRICE %
(D.B. 2028/349)
(MISC. 1044/246)

66' R/W (S-2-35)

ASCALUGA LAKE RD.

% MILLER %

% FOUR SEASONS %

TO Aiken

SITE

TO AUGUSTA

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	115.00	212.99	183.84	N56°52'53"W
C2	310.00	96.90	96.47	S13°07'52"E
C3	2331.83	96.85	96.84	N21°10'24"W

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN; ALSO THAT THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD HAZARD AREA AS DETERMINED BY THE OFFICIAL F.I.A. FLOOD HAZARD MAPS IN EFFECT AT THIS TIME.

PLAT FOR

SLDC2 LLC

PROPERTY LOCATED APPROX. 2 MILES NORTH OF BELVEDERE

SOUTH CAROLINA

AIKEN COUNTY

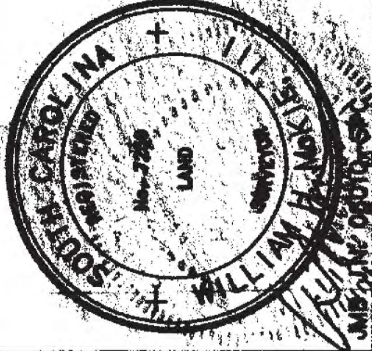
GRAPHIC SCALE: 200' 100' 0 200' 400' 600' FEET

SCALE: 1"=200'

SURVEYED: JMB

DATE: 25 JAN. 2006

DWN. BY: CWM



WILLIAM H. MCKIE, III P.L.S.
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