

ACTIVE · SET PRICE

TROLLEY LINE

± 6 Acres | Aiken County | South Carolina | Near Aiken

Multi Family Lot

PRICE	PRICE / ACRE	ACREAGE
$449,000	$74,833	± 6

PROPERTY OVERVIEW

±6 Acres zones retail & multi family Frontage on Trolley Line Rd Approx 1/4 mile from USC Aiken and 1/2 mile from Aiken Medical Center Proposed layout for ±96 units

PROPERTY DETAILS

TYPE
Development (Residential)

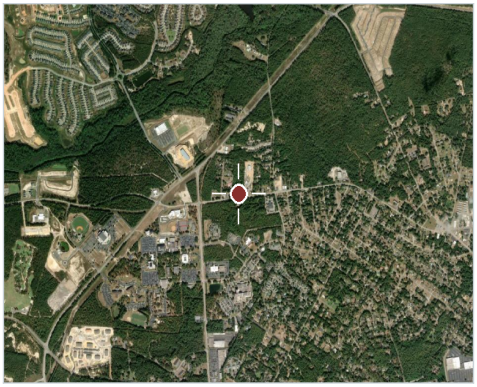
ACCESS
Paved Road

UTILITIES
Electric

COUNTY TAX PARCEL IDS
00

DOCUMENTS INCLUDED
Aerial Photo · Aerial Photo · Aerial Photo · Location Map · Topo/Contour Map · Plat Map · Survey/Plat Map

LOCATION



Aiken County, South Carolina



David Lynch
Real Estate Salesman, SC, GA
O: 843.539.2507 C: 843.200.1521
david.lynch@afmforest.com
Principal Broker: Bobby Sarvis (South Carolina)

SCAN TO VIEW

Information contained herein was obtained from sources deemed reliable, but American Forest Management, Inc. makes no warranty or guarantee as to its accuracy. Acreage is approximate and based on available records; prospective purchasers are urged to independently verify all information. Property is subject to prior sale, price change, or withdrawal without notice. Generated September 15, 2026 · https://www.afmrealestate.com/properties/6-acres-land-for-sale-in-aiken-county-south-carolina/trolley-line

Property Photos

TROLLEY LINE · Aiken County · South Carolina · Near Aiken



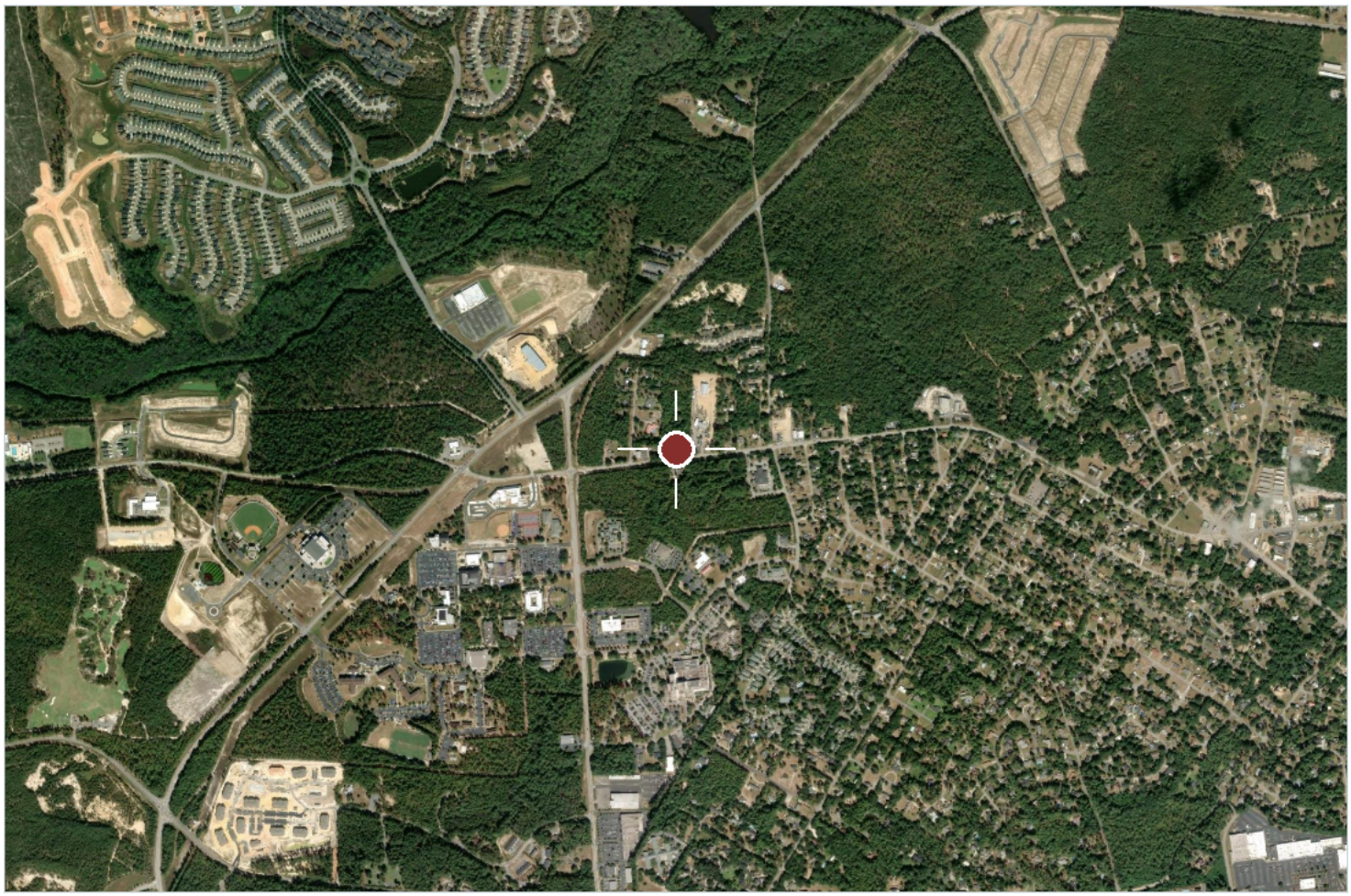




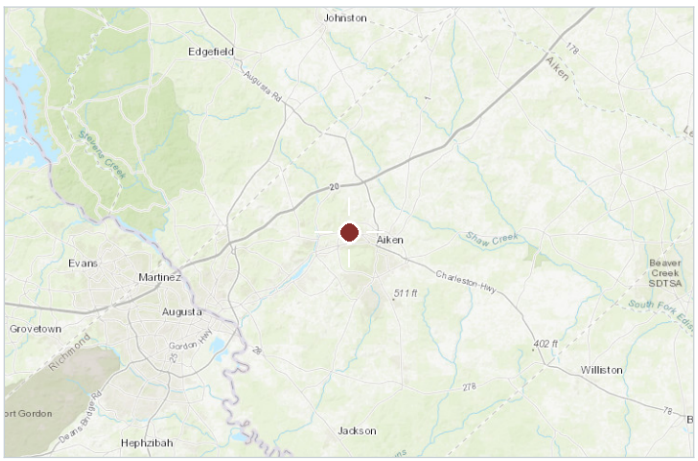


Location & Access

TROLLEY LINE · Aiken County · South Carolina · Near Aiken



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE

Aiken County, South Carolina

NEAREST CITY

Aiken

APPROXIMATE CENTRE

33.5775, -81.76223

COUNTY TAX PARCEL IDS

00

INTERACTIVE MAP

https://mapright.com/ranching/maps/ee74d987ee1db67e3e8c337c8f1b9175/embed/unbranded

FOUR BREEZE AIKEN

Aiken County, South Carolina, 6 AC +/-



Boundary

David Lynch
P: 8432001521 DAVID.LYNCH@AFMFOREST.COM 2096 Cottageville Hwy

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FOUR BREEZE AIKEN

Aiken County, South Carolina, 6 AC +/-

AMERICAN FOREST MANAGEMENT



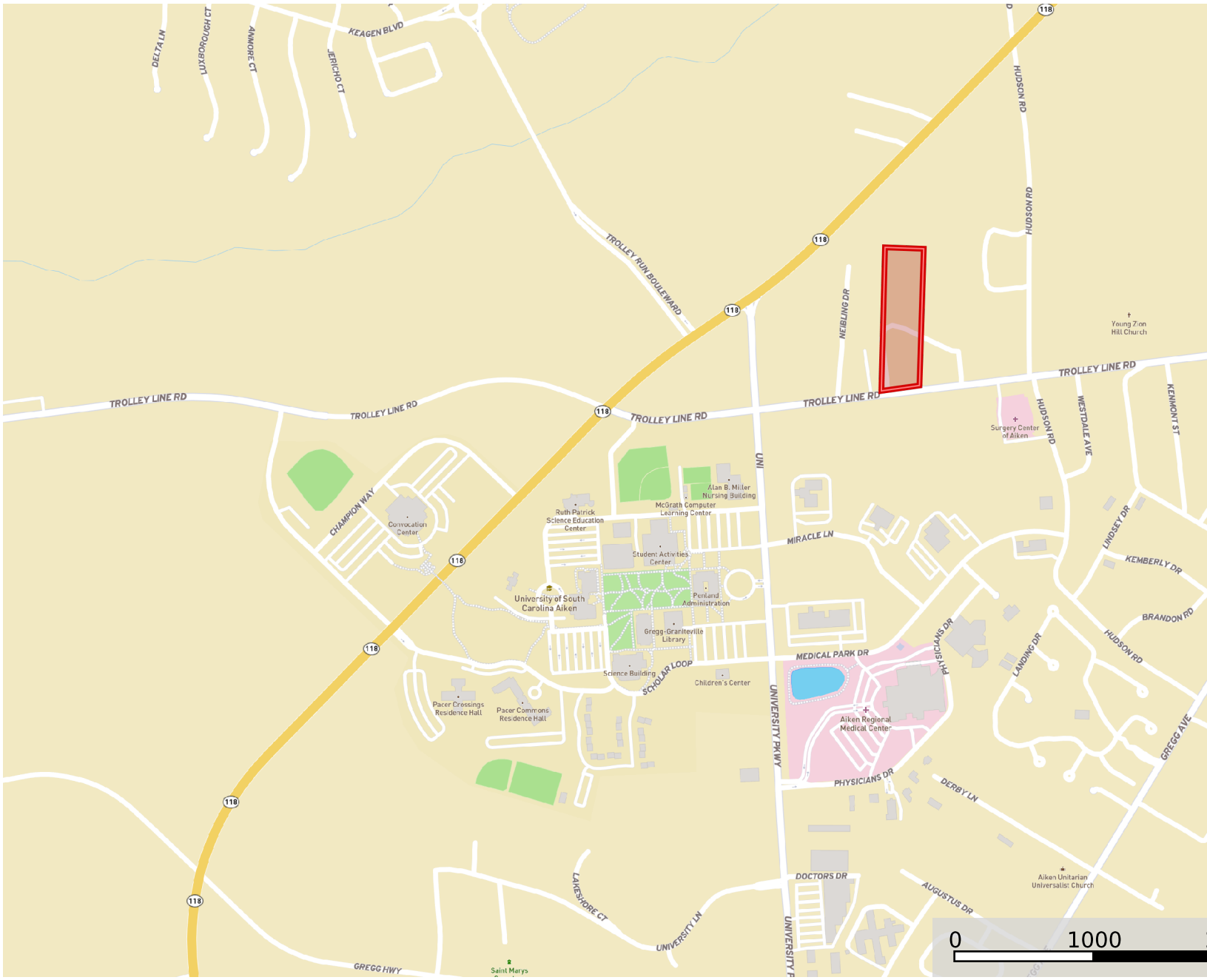
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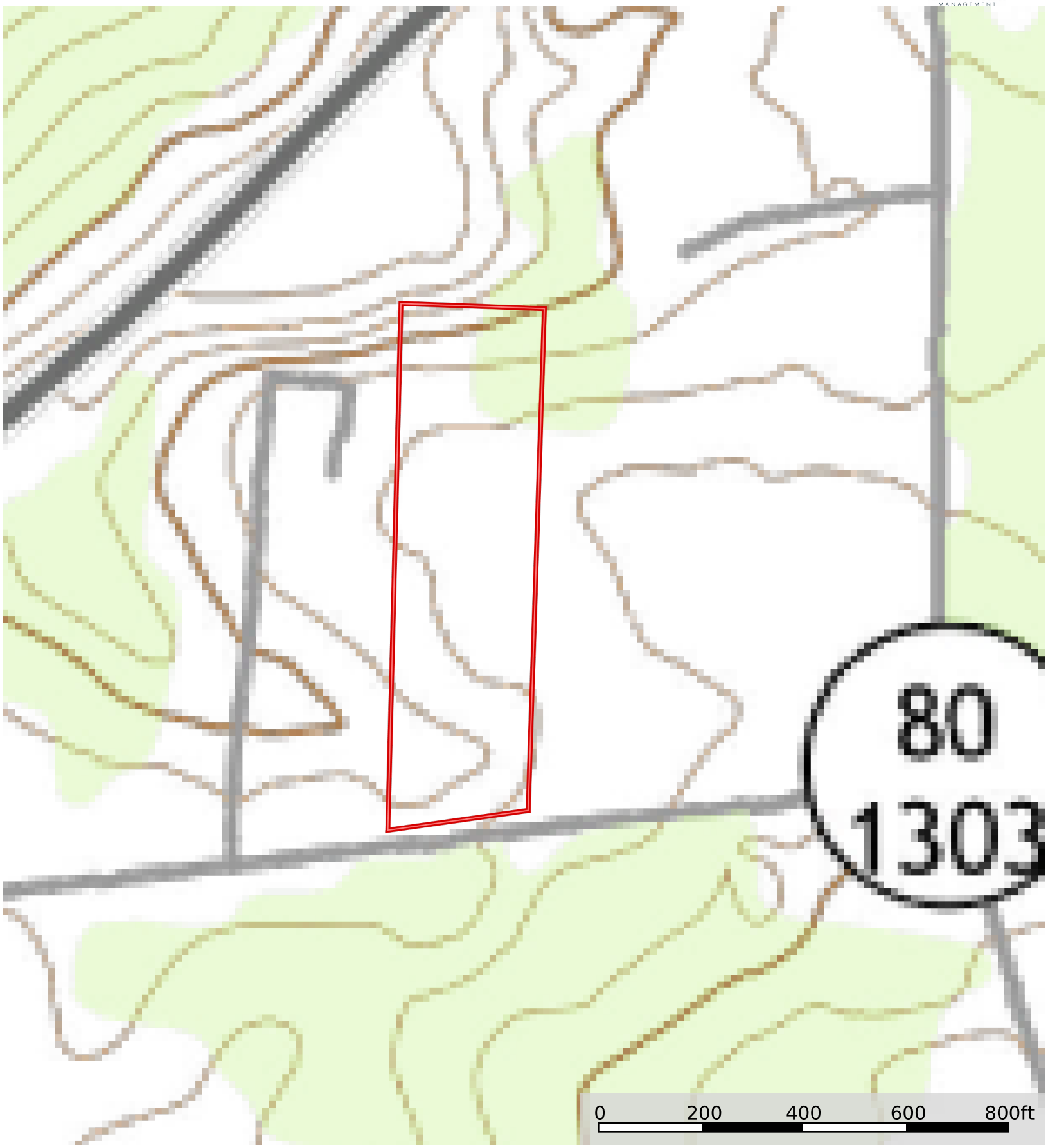
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Aiken County, South Carolina, 6 AC +/-

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CONCEPTUAL PLAN

FOR

TROLLEY LINE ROAD SITE

PROPERTY LOCATED JUST NORTH
OF THE CURRENT CORPPRATE LIMITS
FOR THE CITY OF AIKEN

AIKEN COUNTY, SOUTH CAROLINA

SCALE : 1" = 40' DATE : NOVEMBER 19, 2012

PREPARED FOR :

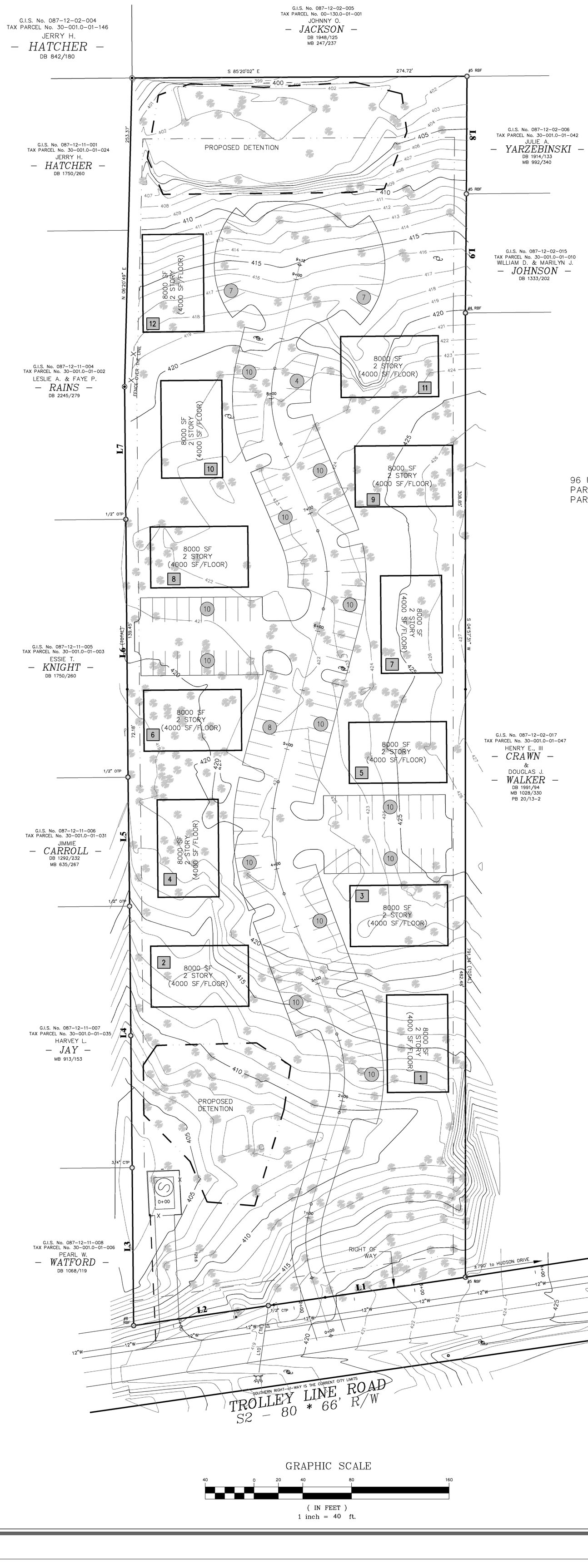
GOLDTREAD

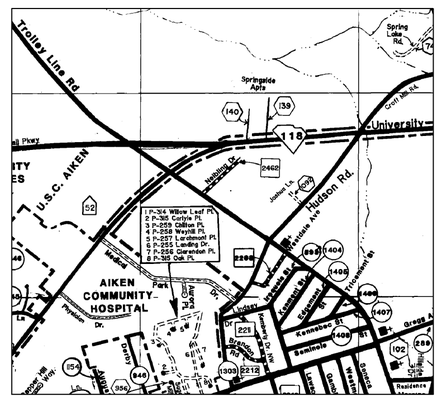
C/O: MEL GOLSTEIN
PHONE : 770.722.6401

PREPARED BY :

HASS & HILDERBRAND, INC.

133 GREENVILLE ST SW
AIKEN, SOUTH CAROLINA 29801
PHONE: (803) 649-1316





LOCATION DIAGRAM

SCALE : 1" = 2000'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 86°45'19" W	163.31'
L2	S 86°29'52" W	111.70'
L3	N 04°25'10" E	129.57'
L4	N 04°23'38" E	214.66'
L5	N 04°15'58" E	105.83'
L6	N 04°28'41" E	211.63'
L7	N 04°24'10" E	108.91'
L8	S 05°15'07" W	96.42'
L9	S 05°25'19" W	97.78'
L10	S 12°58'07" W	60.06'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SOUTH CAROLINA
HASS & HILDERBRAND, INC.
No. C00436
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED PROFESSIONAL
No. 12286
ENGINEER
H. TILDEN HILDERBRAND, JR.

HH No. 04070

TOTAL AREA
277,516 sq. ft.
6.3709 Ac.

REFERENE PLAT

LINE TABLE		
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LEGEND

- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- FIRE HYDRANT
- POWER POLE
- RB REBAR IRON PIN
- OTP OPEN TOP PIPE
- CTP CRIMP TOP PIPE

ALL PROPERTY CORNERS SET ARE No. 5 REBAR IRON PINS.

SOUTH CAROLINA
HASS & HILDERBRAND, INC.
No. C00436
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL
LAND SURVEYOR
6/16/05
12840
MICHAEL TODD HASS

G.I.S. No. 087-12-02-004
TAX PARCEL No. 30-001.0-01-146
JERRY H.
— HATCHER —
DB 842/180

G.I.S. No. 087-12-02-005
TAX PARCEL No. 00-130.0-01-001
JOHNNY O.
— JACKSON —
DB 1948/125
MB 247/237

S 85°20'02" E 274.72'
#5 RBF
PROPERTY LINE IS CURRENT CITY LIMITS

G.I.S. No. 087-12-11-001
TAX PARCEL No. 30-001.0-01-024
JERRY H.
— HATCHER —
DB 1750/260

253.37'
N 06°20'49" E

G.I.S. No. 087-12-02-006
TAX PARCEL No. 30-001.0-01-042
JULIE A.
— YARZEBINSKI —
DB 1914/133
MB 992/340

L8
#5 RBF

G.I.S. No. 087-12-02-015
TAX PARCEL No. 30-001.0-01-010
WILLIAM D. & MARILYN J.
— JOHNSON —
DB 1333/202

L9
#4 RBF

ZONED : RMH
RESIDENTIAL MULTIFAMILY HIGH DENSITY

G.I.S. No. 087-12-11-004
TAX PARCEL No. 30-001.0-01-002
LESLIE A. & FAYE P.
— RAINS —
DB 2245/279

FENCE OVER THE LINE

L7

TRACT "A-1"
160,602 sq.ft.
3.6869 Ac.

1/2" OTP

308.85'
S 04°57'31" W
PROPERTY LINE IS CURRENT CITY LIMITS

L6 (TOTAL) 139.45'

N 85°02'29" W 120.29'
N 85°02'29" W 115.06'

72.18'

G.I.S. No. 087-12-11-005
TAX PARCEL No. 30-001.0-01-003
ESSIE T.
— KNIGHT —
DB 1750/260

G.I.S. No. 087-12-02-017
TAX PARCEL No. 30-001.0-01-047
HENRY E., III
— CRAWN —
&
DOUGLAS J.
— WALKER —
DB 1991/94
MB 1028/330
PB 20/13-2

1/2" OTP

G.I.S. No. 087-12-11-006
TAX PARCEL No. 30-001.0-01-031
JIMMIE
— CARROLL —
DB 1292/232
MB 635/267

L5

1/2" OTP

PROPERTY LINE IS CURRENT CITY LIMITS

ZONED : O
OFFICE/INSTITUTION

505.12'
499.06'

TRACT "A-2"
60,447 sq.ft.
1.3877 Ac.

TRACT "A-3"
56,468 sq.ft.
1.2963 Ac.

482.48'

791.34' (TOTAL)

G.I.S. No. 087-12-11-007
TAX PARCEL No. 30-001.0-01-035
HARVEY L.
— JAY —
MB 913/153

L4

N 04°57'31" E
N 04°57'31" E

3/4" CTP

G.I.S. No. 087-12-11-008
TAX PARCEL No. 30-001.0-01-006
PEARL W.
— WATFORD —
DB 1068/119

L3

±790' to HUDSON DRIVE

#5 RBF

#8 RBF

L2

1/2" CTP

L1

L10 (TIE)

SOUTHERN RIGHT-of-WAY IS THE CURRENT CITY LIMITS

TROLLEY LINE ROAD
S2 - 80 * 66' R/W

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

M. TODD HASS
S.C. Professional Land Surveyor #12840

SUBDIVISION PLAT
FOR A
TRACT of LAND

PROPERTY LOCATED WITHIN THE CURRENT CORPORATE LIMITS FOR THE CITY OF AIKEN
AIKEN COUNTY, SOUTH CAROLINA
SCALE : 1" = 100' DATE : JUNE 10, 2005
REV. DATE : AUG. 16, 2005 (CITY COMMENTS)

PREPARED FOR:
FOUR BEEZE, Ltd
G.I.S. No. 087-12-02-016
TAX PARCEL No. 30-001.0-01-007

PREPARED BY:

HASS & HILDERBRAND, Inc.
POST OFFICE BOX 3276
133 GREENVILLE STREET, SW
AIKEN, S.C. 29802 (803) 649-1316

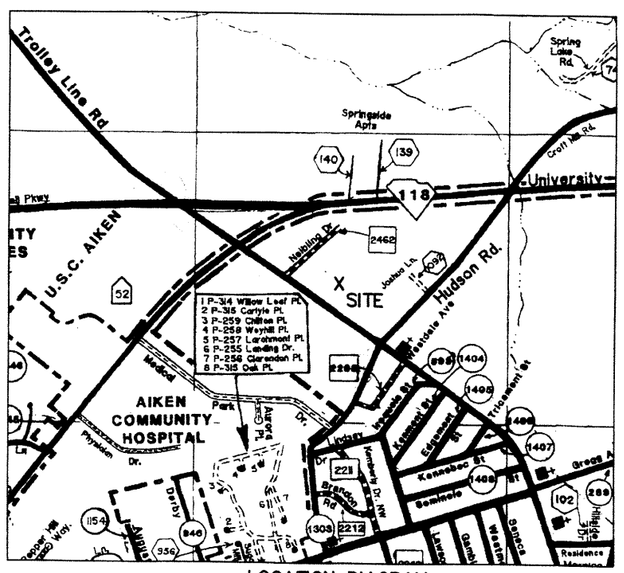
NOTE
According to the national flood insurance program MAP 450002 0045 B w/ an effective date of MARCH 4, 1980 this property is found to be located in a FLOOD ZONE "C".

REFERENCE

REFERENCE PLAT OF ±6.36 AC. BY P.M. HANKINSON, PE & RLS DATED OCT. 8, 1987 & FOUND IN MISC. BOOK 516 PAGE 215.

NOTE

ONLY ONE CURB CUT WILL BE ALLOWED ON TROLLEY LINE ROAD PER THE CITY OF AIKEN.



LOCATION DIAGRAM
SCALE : 1" = 2000'

"I hereby state 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 B survey as specified therein, also there are no encroachments, projections, or setbacks affecting the property other than those shown."

HH No. 04070