



## Excellent Plot of land for sale in Aiken South Carolina USA



### Information de l'agent

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Property Type:	Apartments
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 2,153,000

#### Location

Pays:	États-Unis
État/Région/Province:	Caroline du Sud
Ville:	Aiken
Indicatif régional:	29801
Soumis:	30/03/2026

#### Description:

Excellent Plot of land for sale in Aiken South Carolina USA

Esales Property ID: es5554984

544 New Bridge Rd, Aiken, SC 29801, USA

Prime Development Opportunity: 87 Acres in Aiken, South Carolina

Location: 544 New Bridge Rd, Aiken, SC 29801, USA

Land Area: Approx. 348,030 m2 (87 Acres)

Position: Strategic proximity to M&M International Polo Grounds

Price: \$2,500,000



## Introduction: A Legacy Landholding in the Heart of Horse Country

Rarely does a parcel of this magnitude and strategic importance become available in Aiken's prestigious equestrian corridor. Spanning approximately 87 acres (348,030 m<sup>2</sup>) of gently rolling South Carolina terrain, this expansive development site offers a unique 'blank canvas' for a visionary investor. Whether you are looking to establish a world-class equestrian estate, a high-end residential subdivision, or a strategic agricultural holding, 544 New Bridge Road represents the pinnacle of Aiken's land-use potential.

Located on the 'town side' of the renowned M&M International Polo Grounds (home to the New Bridge Polo & Country Club), the property benefits from an elite neighborhood profile. In a city where land is the ultimate currency, this 87-acre tract provides the scale necessary for a landmark project that can shape the future of the local community.

## Strategic Location & Infrastructure

Aiken is experiencing a transformative period of growth in 2026, with significant redevelopments like Aiken Town Park breathing new life into the city's commercial and residential sectors. This property is perfectly positioned to capitalize on that momentum:

- \* **Equestrian Hub:** Bordering the premier polo facilities of New Bridge, the land is situated in a high-demand zone for equestrian professionals and luxury homeowners.
- \* **Accessibility:** New Bridge Road provides a direct and scenic artery toward Downtown Aiken's historic shops, dining, and the famous Hitchcock Woods, while maintaining easy connectivity to major transport routes.
- \* **Topography:** The land features the classic, gently undulating hills characteristic of the region, offering excellent natural drainage and multiple prime building sites with expansive views.

## Versatile Development Potential

The scale of this 87-acre parcel allows for a variety of high-value exit strategies. The property's location and size make it an ideal candidate for:

1. **Luxury Equestrian Subdivision:** Given the proximity to international polo fields, the land is perfectly suited for a gated community of 'mini-farms' (5–10 acre lots), a product that remains in high demand for the seasonal and year-round horse community.
2. **Private Family Compound:** For the buyer seeking ultimate privacy, this site can accommodate a grand manor house, multiple guest cottages, private stables, and training tracks, all while remaining minutes from city conveniences.
3. **Strategic Investment:** With Aiken's population and infrastructure expanding, holding a large contiguous tract near established luxury developments is a classic capital appreciation play. The property's 'town side' positioning ensures it remains in the path of the city's natural eastward growth.

Aiken is no longer just a 'best-kept secret'; it is a thriving small city that has successfully balanced its 19th-century charm with 21st-century growth. In 2026, the city is seeing record interest from buyers relocating



from major metropolitan hubs, drawn by the lower cost of living, high safety ratings, and the sophisticated social calendar that revolves around polo, steeplechase, and golf.

Investment in this region is supported by a robust local economy, including the University of South Carolina Aiken and the steady employment base of the Savannah River Site. As new developments modernize the city's core, peripheral land of this quality becomes increasingly scarce and valuable.

## Connectivity & Travel

For international and domestic stakeholders, accessibility is seamless. The property is served by:

- \* Augusta Regional Airport (AGS): -20 miles away.
- \* Aiken Regional Airport (AIK): Local access for private and general aviation.
- \* Columbia (CAE) & Atlanta (ATL): Major hubs within a 1-to-2.5-hour drive.

This is a rare invitation to secure a significant footprint in one of the Southeast's most enduringly popular destinations.

## About the Area

Aiken, South Carolina, is a city defined by a rare and enduring charm that earned it the title of 'Best Small Town in the South' by Southern Living. Known as the horse capital of the South, Aiken's identity is inextricably linked to its equestrian heritage, which dates back to the late 19th century when it became a winter retreat for wealthy Northerners. Today, this 'Winter Colony' legacy is preserved in the city's stunning historic mansions and its unique downtown layout, where wide, one-way parkways and roundabouts are lined with lush gardens and towering trees, creating one of the most picturesque municipal landscapes in the United States.

Life in Aiken moves at a pace that honors its past while embracing a vibrant, modern culture. At its core is Hitchcock Woods, one of the largest urban forests in the nation, offering 2,100 acres of sandy trails dedicated to hikers and horseback riders. The downtown area serves as a social hub filled with locally owned boutiques, art galleries, and upscale dining, all within walking distance of the historic Willcox Hotel. Throughout the year, the community gathers for world-class equestrian events, including polo matches at Whitney Field and the Aiken Triple Crown, reinforcing the town's reputation as a premier destination for those who value both high-level sport and Southern hospitality.

Beyond its scenic beauty, Aiken is a significant economic and educational center for the Central Savannah River Area. The city is home to the University of South Carolina Aiken and is a key residential base for the Savannah River Site, a major Department of Energy facility that drives much of the local employment. In 2026, the city is undergoing a transformative period of growth, highlighted by the 'Aiken Town Park' redevelopment project. This massive mixed-use venture is modernizing the city's commercial corridor with Class A residential units, new retail, and expansive green spaces, ensuring that Aiken remains a competitive and desirable location for young professionals and families.

## Main Features



- \* 348030 m2 of land for development ( 87 Acres )
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

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### **Commun**

Pied carré fini: 348030 m<sup>2</sup>  
Dimesions du lot: 348030 m<sup>2</sup>

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX8.287.691

