



Aiken Investment Tract

44 +/- Acres (\$6,000/acre) | Aiken County, SC | \$264,000



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7001 Pelham Road
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NationalLand.com



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The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



PROPERTY SUMMARY

This 44 +/- acre tract on Mt. Beulah Road is an incredible opportunity for someone looking for one or multiple homesites or a mini-farm development.

The topography is level and great for building. The site has over 1,250 feet of paved frontage on Mt. Beulah Road. There are 13 +/- acres of young planted pines (appx 4 years old) and 20 +/- acres of mature planted pines, which provides for with immediate and long-term timber revenue. There is an AT&T cable line at the road.

Located near vibrant Aiken, renowned for its equestrian culture and southern charm, and within easy reach of Augusta, GA, and Columbia, SC, as well as several submarkets, this property is truly one of a kind. Williston is only 6.5 miles away.

There is an additional 100 acres available across the road.

Don't miss this rare chance to own a versatile property in Aiken County, offering proximity to equestrian-rich Aiken, neighboring cities, and a multitude of potential uses. Embrace the possibilities and seize this remarkable opportunity today!



ACREAGE BREAKDOWN

13 +/- acres of Pre-merchantable Planted Pines

20 +/- acres of Mature Planted Pines

11 +/- of Mixed Hardwoods

ADDRESS

00 Mt Beulah Road
Windsor, SC 29856

LOCATION

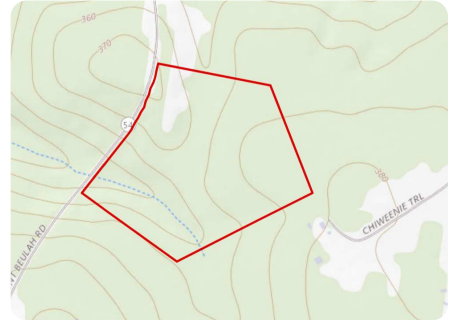
From Aiken head east on Hwy 78 towards Windsor. When you get to Montmoreci, turn right onto Old Barnwell Road. After approximately 5 miles, you'll come to a stop sign. Turn right onto Mt. Beulah Road. Property is appx 1.5 miles on your right.

TAXES

\$4,851/year (2022)

PROPERTY HIGHLIGHTS

- Excellent rural home or mini-farm development opportunity
- Sandy Soils
- Appx 1275 feet of Paved Frontage
- Staggered Timber Stands
- Additional Acreage Available
-
- Appx 15 miles from Downtown Aiken Appx 30 miles from Augusta & N Augusta Appx 1 hour from Columbia Appx 6.5 miles from Williston



nationalland.com/listing/mt-beulah-road-44ac-investment-property



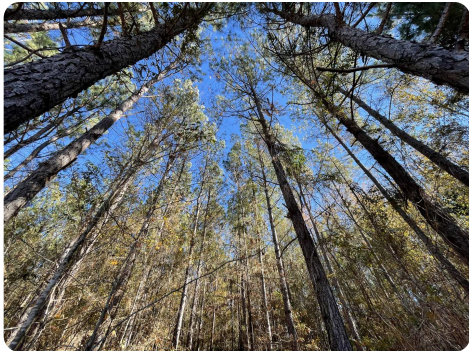
COMMERCIAL PROPERTY HIGHLIGHTS

Zoning
RUD

Listing ID#
2776874

Future Land Use
RUD





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SOUTH CAROLINA DISCLOSURE OF REAL ESTATE BROKERAGE RELATIONSHIPS



South Carolina Real Estate Commission
PO BOX 11847, Columbia, S.C. 29211-1847
Telephone: (803) 896-4400 Fax: (803) 896-4427
<http://llr.sc.gov/POL/REC/>

Pursuant to South Carolina Real Estate License Law in S.C. Code of Laws Section 40-57-370, a real estate licensee is required to provide you a meaningful explanation of agency relationships offered by the licensee's brokerage firm. This must be done at the first practical opportunity when you and the licensee have substantive contact.

Before you begin to work with a real estate licensee, it is important for you to know the difference between a broker-in-charge and associated licensees. The broker-in-charge is the person in charge of a real estate brokerage firm. Associated licensees may work only through a broker-in-charge. **In other words, when you choose to work with any real estate licensee, your business relationship is legally with the brokerage firm and not with the associated licensee.**

A real estate brokerage firm and its associated licensees can provide buyers and sellers valuable real estate services, whether in the form of basic **customer** services, or through **client**-level agency representation. The services you can expect will depend upon the legal relationship you establish with the brokerage firm. It is important for you to discuss the following information with the real estate licensee and agree on whether in your business relationship you will be a **customer** or a **client**.

You Are a Customer of the Brokerage Firm

South Carolina license law defines customers as buyers or sellers who choose NOT to establish an agency relationship. The law requires real estate licensees to perform the following **basic duties** when dealing with **any** real estate buyer or seller as customers: **present all offers in a timely manner, account for money or other property received on your behalf, provide an explanation of the scope of services to be provided, be fair and honest and provide accurate information, provide limited confidentiality, and disclose "material adverse facts" about the property or the transaction which are within the licensee's knowledge.**

Unless or until you enter into a written agreement with the brokerage firm for agency representation, you are considered a "customer" of the brokerage firm, and the brokerage firm will not act as your agent. As a customer, you should not expect the brokerage firm or its licensees to promote your best interest.

Customer service does not require a written agreement; therefore, you are not committed to the brokerage firm in any way unless a transaction broker agreement or compensation agreement obligates you otherwise.

Transaction Brokerage

A real estate brokerage firm may offer transaction brokerage in accordance with S.C. Code of Laws Section 40-57-350. Transaction broker means a real estate brokerage firm that provides customer service to a buyer, a seller, or both in a real estate transaction. A transaction broker may be a single agent of a party in a transaction giving the other party customer service. A transaction broker also may facilitate a transaction without representing either party. The duties of a brokerage firm offering transaction brokerage relationship to a customer can be found in S.C. Code of Laws Section 40-57-350(L)(2).

You Can Become a Client of the Brokerage Firm

Clients receive more services than customers. If client status is offered by the real estate brokerage firm, you can become a client by entering into a written agency agreement requiring the brokerage firm and its associated licensees to act as an agent on your behalf and promote your best interests. If you choose to become a client, you will be asked to confirm in your written representation agreement that you received this agency relationships disclosure document in a timely manner.

A **seller becomes a client** of a real estate brokerage firm by signing a formal listing agreement with the brokerage firm. For a seller to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the seller and the brokerage firm which becomes the agent for the seller.

A **buyer becomes a client** of a real estate brokerage firm by signing a formal buyer agency agreement with the brokerage firm. For a buyer to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the buyer and the brokerage firm which becomes the agent for the buyer.

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If you enter into a written agency agreement, as a client, the real estate brokerage has the following *client-level duties: obedience, loyalty, disclosure, confidentiality, accounting, and reasonable skill and care*. Client-level services also include advice, counsel and assistance in negotiations.

Single Agency

When the brokerage firm represents only one client in the same transaction (the seller or the buyer), it is called single agency.

Dual Agency

Dual agency exists when the real estate brokerage firm has two clients in one transaction – a seller client and a buyer client. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to represent both you and the other client in a disclosed dual agency relationship.

Disclosed Dual Agency

In a disclosed dual agency, the brokerage firm’s representation duties are limited because the buyer and seller have recognized conflicts of interest. Both clients’ interests are represented by the brokerage firm. As a disclosed dual agent, the brokerage firm and its associated licensees cannot advocate on behalf of one client over the other, and cannot disclose confidential client information concerning the price negotiations, terms, or factors motivating the buyer/client to buy or the seller/client to sell. Each Dual Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

Designated Agency

In designated agency, a broker-in-charge may designate individual associated licensees to act solely on behalf of each client. Designated agents are not limited by the brokerage firm’s agency relationship with the other client, but instead have a duty to promote the best interest of their clients, including negotiating a price. The broker-in-charge remains a disclosed dual agent for both clients, and ensures the assigned agents fulfill their duties to their respective clients. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to designate a representative for you and one for the other client in a designated agency. Each Designated Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

It’s Your Choice

As a real estate consumer in South Carolina, it is your choice as to the type and nature of services you receive.

- You can choose to remain a customer and represent yourself, with or without a transaction broker agreement.
- You can choose to hire the brokerage firm for representation through a written agency agreement.
- If represented by the brokerage firm, you can decide whether to go forward under the shared services of dual agency or designated agency or to remain in single agency.

If you plan to become a client of a brokerage firm, the licensee will explain the agreement to you fully and answer questions you may have about the agreement. Remember, however that until you enter into a representation agreement with the brokerage firm, you are considered a customer and the brokerage firm cannot be your advocate, cannot advise you on price or terms, and only provides limited confidentiality unless a transaction broker agreement obligates the brokerage firm otherwise.

The choice of services belongs to you – the South Carolina real estate consumer.

Acknowledgement of Receipt by Consumer:

Signature _____ Date _____

Signature _____ Date _____

THIS DOCUMENT IS NOT A CONTRACT.
This brochure has been approved by South Carolina Real Estate Commission for use in explaining representation issues in real estate transactions and consumer rights as a buyer or seller. Reprinting without permission is permitted provided no changes or modifications are made.

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups
 Edward Weathers



Lat/Lon: 33.416/-81.5379

| Beulah Farms | 1 mi radius | 3 mi radius | 5 mi radius |
|--|--------------------|--------------------|--------------------|
| Listing 2423514 | | | |
| Population | | | |
| 2023 Estimated Population | 92 | 619 | 2,668 |
| 2028 Projected Population | 103 | 687 | 2,901 |
| 2020 Census Population | 114 | 694 | 2,613 |
| 2010 Census Population | 125 | 754 | 2,712 |
| Projected Annual Growth 2023 to 2028 | 2.4% | 2.2% | 1.7% |
| Historical Annual Growth 2010 to 2023 | -2.0% | -1.4% | -0.1% |
| Households | | | |
| 2023 Estimated Households | 37 | 244 | 1,049 |
| 2028 Projected Households | 41 | 266 | 1,118 |
| 2020 Census Households | 46 | 273 | 1,020 |
| 2010 Census Households | 49 | 288 | 1,030 |
| Projected Annual Growth 2023 to 2028 | 2.0% | 1.8% | 1.3% |
| Historical Annual Growth 2010 to 2023 | -1.8% | -1.2% | 0.1% |
| Age | | | |
| 2023 Est. Population Under 10 Years | 12.3% | 12.6% | 12.4% |
| 2023 Est. Population 10 to 19 Years | 14.0% | 13.6% | 13.2% |
| 2023 Est. Population 20 to 29 Years | 9.5% | 11.1% | 11.2% |
| 2023 Est. Population 30 to 44 Years | 20.4% | 20.7% | 19.2% |
| 2023 Est. Population 45 to 59 Years | 18.1% | 18.9% | 18.9% |
| 2023 Est. Population 60 to 74 Years | 18.7% | 17.4% | 19.3% |
| 2023 Est. Population 75 Years or Over | 7.0% | 5.8% | 5.8% |
| 2023 Est. Median Age | 38.7 | 37.9 | 39.7 |
| Marital Status & Gender | | | |
| 2023 Est. Male Population | 49.4% | 49.3% | 49.4% |
| 2023 Est. Female Population | 50.6% | 50.7% | 50.6% |
| 2023 Est. Never Married | 45.6% | 40.4% | 39.2% |
| 2023 Est. Now Married | 36.6% | 43.8% | 44.8% |
| 2023 Est. Separated or Divorced | 8.1% | 8.6% | 9.1% |
| 2023 Est. Widowed | 9.7% | 7.3% | 6.9% |
| Income | | | |
| 2023 Est. HH Income \$200,000 or More | 0.6% | 2.4% | 3.9% |
| 2023 Est. HH Income \$150,000 to \$199,999 | 0.4% | 1.6% | 2.7% |
| 2023 Est. HH Income \$100,000 to \$149,999 | 13.9% | 9.2% | 7.7% |
| 2023 Est. HH Income \$75,000 to \$99,999 | 13.4% | 11.6% | 12.5% |
| 2023 Est. HH Income \$50,000 to \$74,999 | 21.8% | 21.7% | 21.4% |
| 2023 Est. HH Income \$35,000 to \$49,999 | 7.6% | 11.0% | 11.6% |
| 2023 Est. HH Income \$25,000 to \$34,999 | 19.3% | 17.1% | 14.4% |
| 2023 Est. HH Income \$15,000 to \$24,999 | 10.6% | 12.1% | 12.4% |
| 2023 Est. HH Income Under \$15,000 | 12.3% | 13.2% | 13.4% |
| 2023 Est. Average Household Income | \$47,314 | \$43,905 | \$55,484 |
| 2023 Est. Median Household Income | \$51,735 | \$48,631 | \$50,322 |
| 2023 Est. Per Capita Income | \$19,290 | \$17,330 | \$21,820 |
| 2023 Est. Total Businesses | - | 6 | 32 |
| 2023 Est. Total Employees | - | 24 | 133 |

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 Edward Weathers



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| Beulah Farms Listing 2423514 | 1 mi radius | 3 mi radius | 5 mi radius |
|--|-------------|-------------|-------------|
| Race | | | |
| 2023 Est. White | 62.3% | 64.4% | 63.5% |
| 2023 Est. Black | 30.1% | 26.1% | 26.5% |
| 2023 Est. Asian or Pacific Islander | 0.5% | 0.4% | 0.5% |
| 2023 Est. American Indian or Alaska Native | 0.3% | 0.4% | 0.4% |
| 2023 Est. Other Races | 6.8% | 8.7% | 9.1% |
| Hispanic | | | |
| 2023 Est. Hispanic Population | 6 | 53 | 236 |
| 2023 Est. Hispanic Population | 6.6% | 8.5% | 8.8% |
| 2028 Proj. Hispanic Population | 6.7% | 8.5% | 8.8% |
| 2020 Hispanic Population | 7.7% | 9.5% | 10.7% |
| Education (Adults 25 & Older) | | | |
| 2023 Est. Adult Population (25 Years or Over) | 64 | 425 | 1,844 |
| 2023 Est. Elementary (Grade Level 0 to 8) | 10.8% | 11.0% | 9.5% |
| 2023 Est. Some High School (Grade Level 9 to 11) | 3.2% | 5.9% | 6.4% |
| 2023 Est. High School Graduate | 47.5% | 43.4% | 41.3% |
| 2023 Est. Some College | 24.4% | 23.4% | 21.3% |
| 2023 Est. Associate Degree Only | 1.7% | 3.5% | 5.8% |
| 2023 Est. Bachelor Degree Only | 9.7% | 10.6% | 11.0% |
| 2023 Est. Graduate Degree | 2.6% | 2.3% | 4.7% |
| Housing | | | |
| 2023 Est. Total Housing Units | 44 | 281 | 1,210 |
| 2023 Est. Owner-Occupied | 70.8% | 74.9% | 73.2% |
| 2023 Est. Renter-Occupied | 14.7% | 12.2% | 13.5% |
| 2023 Est. Vacant Housing | 14.5% | 12.9% | 13.3% |
| Homes Built by Year | | | |
| 2023 Homes Built 2010 or later | 17.8% | 15.8% | 17.1% |
| 2023 Homes Built 2000 to 2009 | 4.4% | 7.4% | 8.4% |
| 2023 Homes Built 1990 to 1999 | 19.5% | 23.6% | 21.7% |
| 2023 Homes Built 1980 to 1989 | 7.6% | 13.7% | 13.8% |
| 2023 Homes Built 1970 to 1979 | 14.0% | 10.0% | 9.2% |
| 2023 Homes Built 1960 to 1969 | 7.5% | 6.3% | 7.4% |
| 2023 Homes Built 1950 to 1959 | 14.5% | 9.8% | 8.0% |
| 2023 Homes Built Before 1949 | 0.1% | 0.7% | 1.1% |
| Home Values | | | |
| 2023 Home Value \$1,000,000 or More | 0.3% | 0.3% | 1.2% |
| 2023 Home Value \$500,000 to \$999,999 | 1.2% | 4.2% | 8.3% |
| 2023 Home Value \$400,000 to \$499,999 | 17.4% | 11.6% | 9.3% |
| 2023 Home Value \$300,000 to \$399,999 | 1.3% | 1.8% | 2.9% |
| 2023 Home Value \$200,000 to \$299,999 | 12.8% | 7.9% | 6.9% |
| 2023 Home Value \$150,000 to \$199,999 | 5.6% | 9.3% | 12.3% |
| 2023 Home Value \$100,000 to \$149,999 | 7.1% | 12.5% | 12.9% |
| 2023 Home Value \$50,000 to \$99,999 | 31.6% | 26.0% | 22.5% |
| 2023 Home Value \$25,000 to \$49,999 | 9.8% | 14.7% | 13.1% |
| 2023 Home Value Under \$25,000 | 13.2% | 11.7% | 10.6% |
| 2023 Median Home Value | \$87,523 | \$90,719 | \$123,826 |
| 2023 Median Rent | \$1,546 | \$1,259 | \$982 |

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Full Profile

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 Calculated using Weighted Block Centroid from Block Groups
 Edward Weathers



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| Beulah Farms Listing 2423514 | 1 mi radius | 3 mi radius | 5 mi radius |
|--|-------------|-------------|-------------|
| Labor Force | | | |
| 2023 Est. Labor Population Age 16 Years or Over | 73 | 489 | 2,114 |
| 2023 Est. Civilian Employed | 41.8% | 47.0% | 48.2% |
| 2023 Est. Civilian Unemployed | 3.1% | 2.5% | 2.2% |
| 2023 Est. in Armed Forces | - | - | - |
| 2023 Est. not in Labor Force | 55.1% | 50.5% | 49.6% |
| 2023 Labor Force Males | 50.4% | 49.7% | 49.5% |
| 2023 Labor Force Females | 49.6% | 50.3% | 50.5% |
| Occupation | | | |
| 2023 Occupation: Population Age 16 Years or Over | 31 | 230 | 1,018 |
| 2023 Mgmt, Business, & Financial Operations | 9.4% | 6.3% | 7.8% |
| 2023 Professional, Related | 16.9% | 13.7% | 15.0% |
| 2023 Service | 22.8% | 27.4% | 25.5% |
| 2023 Sales, Office | 14.5% | 17.2% | 17.5% |
| 2023 Farming, Fishing, Forestry | - | - | - |
| 2023 Construction, Extraction, Maintenance | 22.8% | 21.7% | 18.9% |
| 2023 Production, Transport, Material Moving | 13.6% | 13.8% | 15.2% |
| 2023 White Collar Workers | 40.8% | 37.1% | 40.4% |
| 2023 Blue Collar Workers | 59.2% | 62.9% | 59.6% |
| Transportation to Work | | | |
| 2023 Drive to Work Alone | 83.4% | 87.5% | 86.7% |
| 2023 Drive to Work in Carpool | 4.2% | 6.2% | 6.0% |
| 2023 Travel to Work by Public Transportation | - | - | 0.7% |
| 2023 Drive to Work on Motorcycle | - | - | - |
| 2023 Walk or Bicycle to Work | - | - | 0.2% |
| 2023 Other Means | 2.1% | 1.1% | 0.8% |
| 2023 Work at Home | 10.2% | 5.1% | 5.6% |
| Travel Time | | | |
| 2023 Travel to Work in 14 Minutes or Less | 0.9% | 3.4% | 6.9% |
| 2023 Travel to Work in 15 to 29 Minutes | 36.6% | 34.6% | 34.8% |
| 2023 Travel to Work in 30 to 59 Minutes | 59.4% | 59.8% | 54.3% |
| 2023 Travel to Work in 60 Minutes or More | 3.1% | 2.2% | 3.9% |
| 2023 Average Travel Time to Work | 31.1 | 30.6 | 29.4 |
| Consumer Expenditure | | | |
| 2023 Est. Total Household Expenditure | \$1.58 M | \$9.82 M | \$48.63 M |
| 2023 Est. Apparel | \$54.02 K | \$336.42 K | \$1.68 M |
| 2023 Est. Contributions, Gifts | \$84.37 K | \$530.09 K | \$2.69 M |
| 2023 Est. Education, Reading | \$43.44 K | \$277.5 K | \$1.44 M |
| 2023 Est. Entertainment | \$87.35 K | \$542.59 K | \$2.71 M |
| 2023 Est. Food, Beverages, Tobacco | \$247.54 K | \$1.53 M | \$7.54 M |
| 2023 Est. Furnishings, Equipment | \$54.3 K | \$337.02 K | \$1.68 M |
| 2023 Est. Health Care, Insurance | \$151.27 K | \$932.84 K | \$4.59 M |
| 2023 Est. Household Operations, Shelter, Utilities | \$517.52 K | \$3.21 M | \$15.88 M |
| 2023 Est. Miscellaneous Expenses | \$29.78 K | \$184.7 K | \$916.96 K |
| 2023 Est. Personal Care | \$21.2 K | \$131.11 K | \$649.02 K |
| 2023 Est. Transportation | \$290.94 K | \$1.8 M | \$8.86 M |

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Retail Gap Expanded Report

2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups
 Edward Weathers



Lat/Lon: 33.416/-81.5379

| Beulah Farms Listing 2423514 | 1 mi radius | | 3 mi radius | | 5 mi radius | |
|--|-------------------|-------|-----------------------|-------|-------------------------|-------|
| | Potential / Sales | Index | Potential / Sales | Index | Potential / Sales | Index |
| Clothing, Clothing Accessories Stores | \$32.85 K / - | 100 | \$204.41 K / - | 100 | \$1.02 M / - | 100 |
| Men's Clothing Stores | \$1.14 K / - | 100 | \$7.11 K / - | 100 | \$35.67 K / - | 100 |
| Women's Clothing Stores | \$5.09 K / - | 100 | \$31.61 K / - | 100 | \$157.65 K / - | 100 |
| Children's, Infants' Clothing Stores | \$2.18 K / - | 100 | \$13.59 K / - | 100 | \$67.33 K / - | 100 |
| Family Clothing Stores | \$13.49 K / - | 100 | \$83.84 K / - | 100 | \$417.69 K / - | 100 |
| Clothing Accessory Stores | \$1.07 K / - | 100 | \$6.62 K / - | 100 | \$33.26 K / - | 100 |
| Other Apparel Stores | \$1.66 K / - | 100 | \$10.3 K / - | 100 | \$51.28 K / - | 100 |
| Shoe Stores | \$5.59 K / - | 100 | \$34.57 K / - | 100 | \$171.12 K / - | 100 |
| Jewelry Stores | \$2.42 K / - | 100 | \$15.42 K / - | 100 | \$78.95 K / - | 100 |
| Luggage Stores | \$220 / - | 100 | \$1.35 K / - | 100 | \$6.68 K / - | 100 |
| Furniture, Home Furnishings Stores | \$15.94 K / - | 100 | \$99.38 K / - | 100 | \$497.64 K / \$681.21 K | -27 |
| Furniture Stores | \$9.71 K / - | 100 | \$60.53 K / - | 100 | \$304.03 K / \$681.21 K | -55 |
| Floor Covering Stores | \$1.7 K / - | 100 | \$10.66 K / - | 100 | \$53.29 K / - | 100 |
| Other Home Furnishing Stores | \$4.53 K / - | 100 | \$28.19 K / - | 100 | \$140.32 K / - | 100 |
| Electronics, Appliance Stores | \$12.45 K / - | 100 | \$77.22 K / \$6.44 K | 92 | \$383.48 K / \$73.95 K | 81 |
| Building Material, Garden Equipment, Supplies Dealers | \$40.54 K / - | 100 | \$252.43 K / - | 100 | \$1.25 M / \$29.19 K | 98 |
| Home Centers | \$19.06 K / - | 100 | \$118.63 K / - | 100 | \$589.37 K / \$29.19 K | 95 |
| Paint, Wallpaper Stores | \$1.4 K / - | 100 | \$8.7 K / - | 100 | \$43.37 K / - | 100 |
| Hardware Stores | \$1.73 K / - | 100 | \$10.78 K / - | 100 | \$53.66 K / - | 100 |
| Other Building Materials Stores | \$13.57 K / - | 100 | \$84.55 K / - | 100 | \$419.65 K / - | 100 |
| Outdoor Power Equipment Stores | \$628 / - | 100 | \$3.92 K / - | 100 | \$19.62 K / - | 100 |
| Nursery, Garden Stores | \$4.14 K / - | 100 | \$25.85 K / - | 100 | \$128.75 K / - | 100 |
| Food, Beverage Stores | \$112.62 K / - | 100 | \$696.38 K / \$9.45 K | 99 | \$3.42 M / \$421.52 K | 88 |
| Grocery Stores | \$100.78 K / - | 100 | \$623.18 K / - | 100 | \$3.06 M / \$221.55 K | 93 |
| Convenience Stores | \$3.93 K / - | 100 | \$24.28 K / \$9.45 K | 61 | \$118.85 K / \$199.97 K | -41 |
| Meat Markets | \$1.18 K / - | 100 | \$7.23 K / - | 100 | \$35.22 K / - | 100 |
| Fish, Seafood Markets | \$408 / - | 100 | \$2.58 K / - | 100 | \$12.78 K / - | 100 |
| Fruit, Vegetable Markets | \$698 / - | 100 | \$4.3 K / - | 100 | \$21.14 K / - | 100 |
| Other Specialty Food Markets | \$1.21 K / - | 100 | \$7.48 K / - | 100 | \$36.65 K / - | 100 |
| Liquor Stores | \$4.42 K / - | 100 | \$27.34 K / - | 100 | \$136.69 K / - | 100 |

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| | Potential / Sales | Index | Potential / Sales | Index | Potential / Sales | Index |
| Health, Personal Care Stores | \$27.52 K / \$5.97 K | 78 | \$170.16 K / \$21.85 K | 87 | \$838.97 K / \$82.12 K | 90 |
| Pharmacy, Drug Stores | \$23.03 K / - | 100 | \$142.45 K / - | 100 | \$702.22 K / - | 100 |
| Cosmetics, Beauty Stores | \$1.36 K / \$5.97 K | -77 | \$8.33 K / \$21.85 K | -62 | \$41.11 K / \$82.12 K | -50 |
| Optical Goods Stores | \$1.55 K / - | 100 | \$9.56 K / - | 100 | \$47.3 K / - | 100 |
| Other Health, Personal Care Stores | \$1.58 K / - | 100 | \$9.81 K / - | 100 | \$48.35 K / - | 100 |
| Sporting Goods, Hobby, Book, Music Stores | \$12.14 K / \$1.72 K | 86 | \$75.72 K / \$41.56 K | 45 | \$380.33 K / \$163.59 K | 57 |
| Sporting Goods Stores | \$6.59 K / - | 100 | \$40.93 K / - | 100 | \$205.95 K / - | 100 |
| Hobby, Toy, Game Stores | \$1.99 K / - | 100 | \$12.38 K / - | 100 | \$61.59 K / - | 100 |
| Sewing, Needlecraft Stores | \$595 / - | 100 | \$3.79 K / - | 100 | \$19.18 K / - | 100 |
| Musical Instrument Stores | \$590 / \$1.72 K | -66 | \$3.67 K / \$41.56 K | -91 | \$18.02 K / \$163.59 K | -89 |
| Book Stores | \$2.37 K / - | 100 | \$14.95 K / - | 100 | \$75.6 K / - | 100 |
| General Merchandise Stores | \$108.39 K / \$6.41 K | 94 | \$671.53 K / \$154.45 K | 77 | \$3.32 M / \$915.26 K | 72 |
| Department Stores | \$27.45 K / - | 100 | \$170.49 K / - | 100 | \$846.71 K / - | 100 |
| Warehouse Superstores | \$70.37 K / - | 100 | \$435.58 K / - | 100 | \$2.15 M / - | 100 |
| Other General Merchandise Stores | \$10.57 K / \$6.41 K | 39 | \$65.46 K / \$154.45 K | -58 | \$323.73 K / \$915.26 K | -65 |
| Miscellaneous Store Retailers | \$14.7 K / - | 100 | \$91.19 K / \$487 | 99 | \$452.35 K / \$15.89 K | 96 |
| Florists | \$515 / - | 100 | \$3.19 K / - | 100 | \$15.9 K / - | 100 |
| Office, Stationary Stores | \$1.41 K / - | 100 | \$8.82 K / - | 100 | \$44.14 K / - | 100 |
| Gift, Souvenir Stores | \$1.73 K / - | 100 | \$10.78 K / - | 100 | \$53.69 K / \$10.3 K | 81 |
| Used Merchandise Stores | \$998 / - | 100 | \$6.25 K / \$487 | 92 | \$31.18 K / \$5.59 K | 82 |
| Pet, Pet Supply Stores | \$5.96 K / - | 100 | \$36.9 K / - | 100 | \$183.36 K / - | 100 |
| Art Dealers | \$478 / - | 100 | \$2.94 K / - | 100 | \$14.58 K / - | 100 |
| Mobile Home Dealers | \$885 / - | 100 | \$5.51 K / - | 100 | \$27.22 K / - | 100 |
| Other Miscellaneous Retail Stores | \$2.72 K / - | 100 | \$16.8 K / - | 100 | \$82.28 K / - | 100 |
| Non-Store Retailers | \$49.14 K / - | 100 | \$304.94 K / - | 100 | \$1.51 M / - | 100 |
| Mail Order, Catalog Stores | \$40.59 K / - | 100 | \$251.88 K / - | 100 | \$1.25 M / - | 100 |
| Vending Machines | \$1.18 K / - | 100 | \$7.23 K / - | 100 | \$35.35 K / - | 100 |
| Fuel Dealers | \$4.21 K / - | 100 | \$26.21 K / - | 100 | \$128.98 K / - | 100 |
| Other Direct Selling Establishments | \$3.17 K / - | 100 | \$19.62 K / - | 100 | \$97.01 K / - | 100 |

Retail Gap Expanded Report

2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Edward Weathers

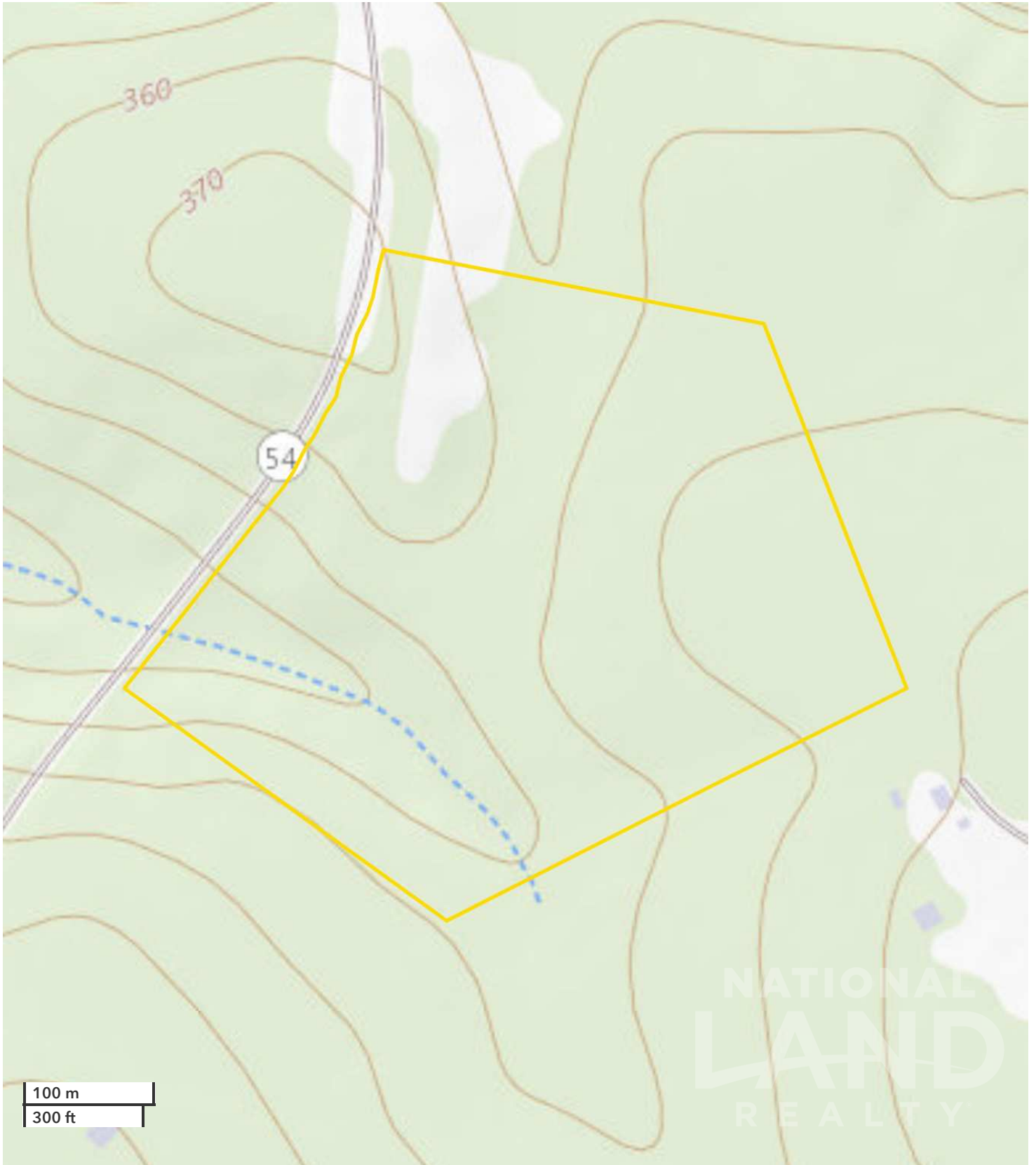
Lat/Lon: 33.416/-81.5379



| Beulah Farms Listing 2423514 | 1 mi radius | | 3 mi radius | | 5 mi radius | |
|-------------------------------------|----------------------|--------|------------------------|--------|-------------------------|--------|
| | Potential / Sales | Index | Potential / Sales | Index | Potential / Sales | Index |
| Accommodation, Food Services | \$93.2 K / \$1.85 K | 98 | \$577.79 K / \$95.49 K | 83 | \$2.87 M / \$585.47 K | 80 |
| Hotels, Other Travel Accommodations | \$5.12 K / - | 100 | \$31.76 K / \$654 | 98 | \$158.16 K / \$7.51 K | 95 |
| RV Parks | \$37 / - | 100 | \$244 / - | 100 | \$1.35 K / - | 100 |
| Rooming, Boarding Houses | \$37 / - | 100 | \$244 / - | 100 | \$1.19 K / - | 100 |
| Full Service Restaurants | \$54.57 K / \$4.13 K | 92 | \$338.24 K / \$99.55 K | 71 | \$1.68 M / \$540.99 K | 68 |
| Limited Service Restaurants | \$25.33 K / - | 100 | \$157.05 K / \$9.39 K | 94 | \$781.25 K / \$107.79 K | 86 |
| Special Food Services, Catering | \$8.1 K / - | 100 | \$50.26 K / - | 100 | \$249.86 K / - | 100 |
| Drinking Places | \$2.28 K / - | 100 | \$14.1 K / - | 100 | \$70.82 K / - | 100 |
| Gasoline Stations | \$83.73 K / - | 100 | \$516.33 K / - | 100 | \$2.52 M / - | 100 |
| Motor Vehicle, Parts Dealers | \$146.74 K / - | 100 | \$906.07 K / \$10.98 K | 99 | \$4.47 M / \$1.16 M | 74 |
| New Car Dealers | \$112.74 K / - | 100 | \$695.71 K / - | 100 | \$3.43 M / \$1.04 M | 70 |
| Used Car Dealers | \$11.65 K / - | 100 | \$71.84 K / - | 100 | \$353.83 K / - | 100 |
| Recreational Vehicle Dealers | \$2.21 K / - | 100 | \$13.73 K / - | 100 | \$69.53 K / - | 100 |
| Motorcycle, Boat Dealers | \$4.93 K / - | 100 | \$30.53 K / - | 100 | \$152.84 K / - | 100 |
| Auto Parts, Accessories | \$9.13 K / - | 100 | \$56.51 K / \$10.98 K | 81 | \$279.34 K / \$125.98 K | 55 |
| Tire Dealers | \$6.08 K / - | 100 | \$37.76 K / - | 100 | \$186.76 K / - | 100 |
| 2023 Population | | 92 | | 619 | | 2,668 |
| 2028 Population | | 103 | | 687 | | 2,901 |
| % Population Change 2023-2028 | | 11.8% | | 10.9% | | 8.7% |
| 2023 Adult Population Age 18+ | | 71 | | 472 | | 2,042 |
| 2023 Population Male | | 45 | | 305 | | 1,319 |
| 2023 Population Female | | 47 | | 314 | | 1,349 |
| 2023 Households | | 37 | | 244 | | 1,049 |
| 2023 Median Household Income | | 51,735 | | 48,631 | | 50,322 |
| 2023 Average Household Income | | 47,314 | | 43,905 | | 55,484 |



All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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