

Northington Hall

5114-5124 BATAVIA WAY | WAGENER, SC



OFFERING MEMORANDUM

AVISON
YOUNG

EXECUTIVE OVERVIEW

Northington Hall is a 105.25-acre, partially completed equestrian estate located in the heart of Aiken, South Carolina's premier equestrian corridor, less than 30 minutes from Augusta. Designed as a year-round, income-producing hospitality and training destination, the property uniquely integrates luxury lodging, on-site stabling, training facilities, and event infrastructure in a single location. The estate includes a 10-bedroom B&B, seven apartments, 20 total stalls—including a climate-controlled barn—three polo fields, extensive paddocks, a resort-style pool and pool house, and a private county-registered road allowing potential subdivision. With several structures newly built and nearing completion, only final interior and systems work remains.

Aiken is one of the few equestrian markets in the Southeast that supports three distinct peak seasons, creating consistent, year-round demand driven by winter equestrian migration, spring and fall polo, and summer croquet. Northington Hall is positioned to capitalize on this demand by offering what the local market largely lacks: a secure, premium "live, stable, and train on-site" experience with diversified revenue streams across lodging, stabling, paddocks, fields, and events.



INVESTMENT HIGHLIGHTS

- 105.25-acre equestrian estate in the core of Aiken, SC's premier equestrian corridor
- Year-round, income-producing "live, stable, and train on-site" concept
- Integrated asset featuring lodging, stabling, training, and event infrastructure
- 10-bedroom B&B, seven apartments, 20 stalls, three polo fields, paddocks, and resort amenities
- Newly built improvements nearing completion with limited remaining scope
- Located in a rare three-season equestrian market supporting consistent demand
- Multiple revenue streams across hospitality, equestrian use, and events
- Limited competition offering comparable scale, integration, and security



PROPERTY PHOTOS



PROPERTY PHOTOS



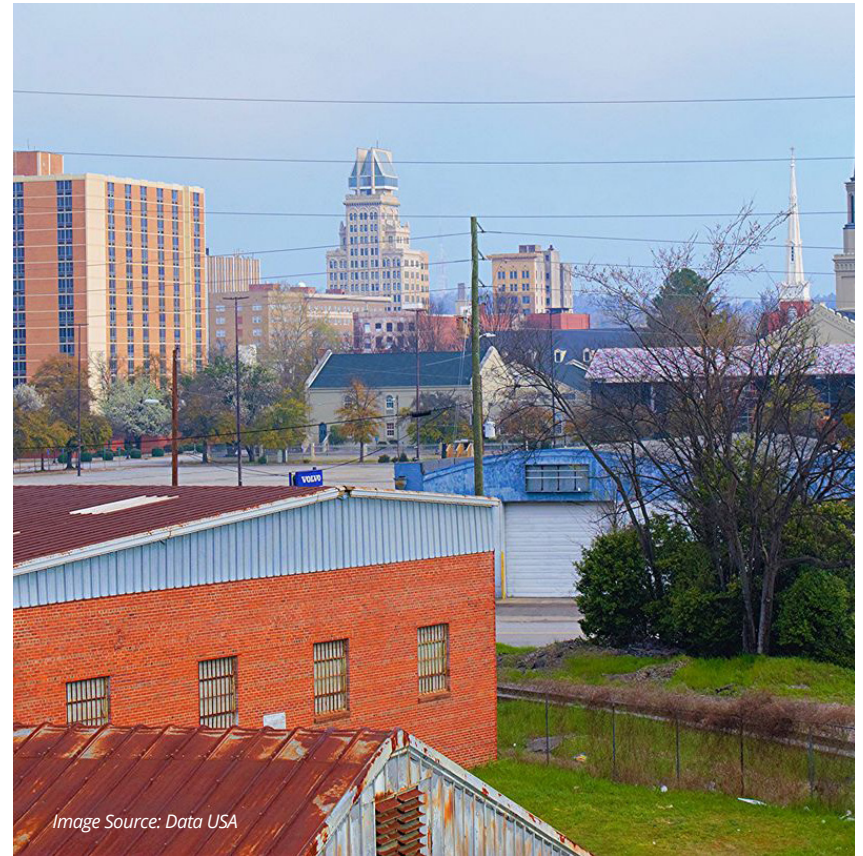
PROPERTY PHOTOS



WAGENER, SOUTH CAROLINA

Wagener, South Carolina is a small, rural community in western Aiken County that benefits economically from its proximity to the larger Aiken–Augusta regional corridor. While the town itself is modest in scale, its economic dynamics are closely tied to Aiken County's broader growth drivers, including advanced manufacturing, energy and research employment anchored by Savannah River National Laboratory, regional healthcare, and the University of South Carolina Aiken. This regional employment base provides stability and commuter-driven demand while maintaining a significantly lower cost of living and land basis than nearby urban centers.

From an investment perspective, Wagener functions as a land- and cost-advantaged submarket rather than a conventional growth market. Real estate values remain well below county averages, reflecting low density and limited speculative development rather than economic weakness. Its strategic relevance is heightened by its location within South Carolina's premier equestrian region, where year-round polo, eventing, training, and horse tourism generate sustained demand for specialty real estate, lodging, and equestrian infrastructure. For destination-oriented, agritourism, hospitality, or equestrian assets, Wagener offers limited competition, development flexibility, and direct access to Aiken County's strongest cultural and economic demand drivers without the pricing pressure found closer to Aiken proper.



AIKEN COUNTY

\$97,028

AVERAGE HH INCOME

41

MEDIAN AGE

\$71,479

MEDIAN HH INCOME

4,436

TOTAL BUSINESSES

179,811

TOTAL POPULATION

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