The Historic Plantation House Hotel is the single largest property overlooking the historic town square in Edgefield SC, a village known for its southern small-town charm. However, the quaint appearance of this small historic town belies the fact that it is adjoining one of the most dynamic growing regions in the South.

The National Wild Turkey Federation National Headquarters is located just outside Edgefield and boasts over 10,000 annual visitors per year to its state-of-the-art Hunting Heritage Center. Many of these visitors must commute up to 30 miles for lodging and would see the availability of a hotel a mere three miles away a necessary convenience. Please see the attached letter of cooperation from the NWTF CEO, Becky Humphries.

The center of the bustling Augusta GA/Aiken SC Metro Area with the Master’s Tournament and Horse/polo country lies only 30 miles to the southeast and with its regional population of 590,772 people, acts as the primary economic driver for the community.

**Other statistics for the Augusta-Aiken region are:**

- Median age of 36.7
- Median household income of $49,721

**Between 2014 and 2015**
- Population grew from 583,010 to 590,772, a 1.33% increase
- Median household income grew from $46,689 to $49,721, a 6.49% increase.
- The largest universities in the region are Augusta Technical College, with 2,084 graduates, Georgia Regents University, with 1,924 graduates, and University of South Carolina-Aiken, with 502 graduates.

- The median property value in Augusta-Aiken, GA-SC Metro Area is $135,100
- Homeownership rate is 66.6%.

Most people in region with the average commute time is 23.3 minutes.
- The average car ownership is 2 cars per household.

With all this in mind, the town council is aggressive in its desire to support the community’s ability to attract investment and is dedicated to work with future investors. Under the leadership of Mayor Ken Durham and Town Manager Roger LeDuc, the town is poised to invest in a $500,000 overhaul of the town square that will not only add over 20 additional parking spaces, but also wider sidewalks with benches, arbors, and trees for the benefit of visitors who want to stroll the public space enjoying the local retail and restaurants.

With visionary leadership and a professional development plan in place, we are confident the Hotel will not only thrive, but be a destination that will buttress even more economic development for the community.