

3101/00 HIGHWAY 153
POWDERSVILLE, SC
\$1,624,250



All numerical information and diagrams are deemed reliable, but not guaranteed. Please verify.



SALE PRICE:

\$1,624,250

LOT SIZE:

5 Acres +/- Total

TAX MAP #:

2370005006 & 2370005053

ROAD FRONTAGE:

450'

PROPERTY HIGHLIGHTS

- Water & Sewer Available
- 0.3 Miles from I-85 Ramp at Exit 40
- 14 Minutes to the Heart of Downtown Greenville
- 9 Minutes to Calhoun Memorial Hwy/Hwy-123 in Easley

**For More
Information:**

CINDY FOX MILLER
864.238.9100
cindy@cindyfoxmiller.com

KW UPSTATE LEGACY
3332 HWY 153
POWDERSVILLE, SC 29673



864.269.7000
f @CFMASSOCIATES

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PRIME LOCATION ON HWY 153

PRIME Commercial Opportunity awaits with this combined 5+/- acre property in Powdersville, featuring a mix of wooded and cleared land perfect for development. Positioned just 0.3 miles from I-85 at Exit 40 off Highway 153, this location provides high visibility and an average daily traffic count of over 38,000. Water and sewer are available, with an easement in place for convenient access. A creek runs along the back property line. For those seeking more land, an adjacent 2.7+/- acres is also available. Don't miss this prime location with unbeatable proximity to the interstate and exceptional development potential!



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ANNUAL AVERAGE DAILY TRAFFIC COUNTS

2023 SCDOT Interstate 85 North/South Exit 40 : 35,400

2023 SCDOT Highway 81 : 13,500

2023 SCDOT Highway 153 : 38,700



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