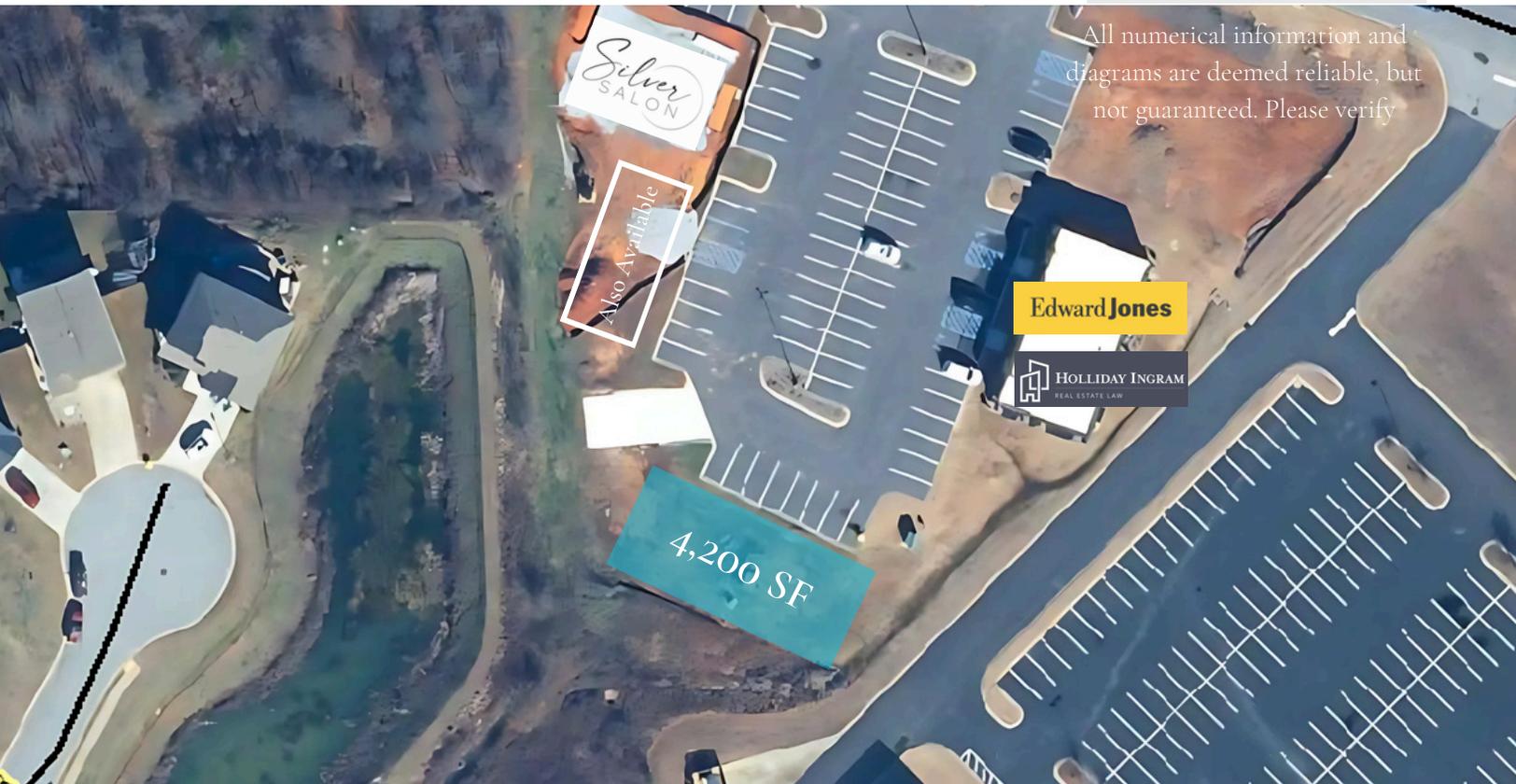


# WOODSON EXCHANGE

SITE 106 - WOODSON STREET,  
POWDERSVILLE SC, 29611



CINDY  
FOX MILLER  
& Associates



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

Edward Jones

HOLLIDAY INGRAM  
REAL ESTATE LAW

4,200 SF

Also Available

## THE PROPERTY

SALE PRICE:  
\$315,000

LOT SIZE:  
4,200 SF

TAX MAP #:  
Portion of 2360014013

CAM Fees: \$1.53/SF  
(include landscaping & parking lot maintenance, onsite trash, marquis sign, and parking lot lighting. Also includes a parking lot reserve fund.)

## PROPERTY HIGHLIGHTS

- Power, Internet, and Gas Onsite
- Ready-to-build sites
- Prime location – near Hwy 153 & Anderson Road (Hwy 81) with great visibility and access
- The parking lot, curb & gutter, onsite trahs, parking lot lighting, etc. are already in place.

For More  
Information:

CINDY FOX MILLER  
864.238.9100  
cindy@cindyfoxmiller.com

KW UPSTATE LEGACY  
3332 HWY 153  
PIEDMONT, SC 29673

CINDY  
FOX MILLER  
& Associates

864.269.7000

  @CFMASSOCIATES

# WOODSON EXCHANGE

SITE 106 - WOODSON STREET,  
POWDERSVILLE SC, 29611



Prime commercial building site in Powdersville! This 4,200 SF ready-to-build site is perfectly positioned just off Hwy 153 and Anderson Road (Hwy 81), offering excellent visibility and accessibility. Water, gas, sewer & internet will be completed onsite. Key infrastructure, including a paved parking lot, curb & gutter and site lighting are already in place. Buyer is responsible for the sewer tap & impact fee, plus sidewalk, landscape and irrigation installation during construction. Monthly CAM fee includes landscaping & parking lot maintenance & lighting, and onsite trash, along with advertising opportunities on the marquis sign on Hwy 81 for Woodson Exchange & New Spring Church. Hwy 153 & Hwy 81 has over 38,000 cars per day and Powdersville is one of the fastest growing areas in northern Anderson County. Join Provista Wealth Management, Holiday Ingram Law, Silver Salon and Edward Jones in Woodson Exchange, Powdersville's newest upscale Office Park. Don't miss this rare opportunity to secure a prime commercial space just minutes to Greenville, Anderson, Easley & I-85.



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