

3101 HIGHWAY 153
POWDERSVILLE, SC
\$750,000



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



SALE PRICE:
\$750,000

LOT SIZE:
2.13 Acres +/-

TAX MAP #:
2370005006

ROAD FRONTAGE:
270ft

PROPERTY HIGHLIGHTS

- Water & Sewer
- 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

3101 HIGHWAY 153
POWDERSVILLE, SC

PRIME LOCATION ON HWY 153

PRIME COMMERCIAL development opportunity in the thriving area of Powdersville! This 2.16-acre parcel has incredible potential with its high visibility location off Highway 153, just 0.3 miles from the I-85 ramp at Exit 40. With an average daily traffic count of over 38,000, this cleared, level lot is perfectly suited for a variety of commercial uses. 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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POWDERSVILLE, SC

\$750,000

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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3332 Hwy 153
Powdersville, SC 29673

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ALL FIELDS DETAIL



MLS # 1540737 **Type Property** Other - See
Class Lots/Land **Remarks**
Type Acreage **Lot Size/Acreage** 2 - 5 Acres
Area 054
Subdivision None
Listing Price \$874,250
Address 00 Highway 153
City Piedmont
State SC
Zip 29673
Status Active
Sale/Rent For Sale



DIRECTIONS

Directions Exit 40 for Highway 153 toward Easley/Piedmont. Turn right onto Highway 153 (if from I-85 N) or left (if from I-85 S). Cont. straight on hwy 153 for 0.3 miles. Turn left down access road, follow right, 3101 Highway 153 will be on your left.

GENERAL

County	Anderson	Showing	Call Specified Appointment Center
Zoning	Unzoned	Online Appt Reservations	Online Appt Reservations
Tax ID Number	2370005053	Contact # for Appts/Questions	864-640-8887
Approx # of Acres	2.70	Agent	Cindy Fox Miller - Off: 864-238-9100
Price Per Acre	\$323,796.30	Agent License ID	20130
Elementary School	Powdersville	List Team	Cindy Fox Miller and Associates - 864-269-7000
Middle School	Powdersville	Listing Office 1	Keller Williams Upstate Legacy - Off: 864-269-7000
High School	Powdersville	Brokerage License ID	23783
Associated Document Count	5	Cumulative DOM	0
Picture Count	7	Agent Hit Count	30
Geocode Quality	Manually Placed Pin	Client Hit Count	1
IDX Include	Y	Original Price	\$874,250
VOW Include	Yes	Listing Type	Exclusive Right to Sell
VOW Address	Yes	Listing Date	10/29/2024
VOW Comment	Yes	Input Date	10/29/2024 10:53 AM
VOW AVM	Yes	Price Date	10/29/2024
Status Date	10/29/2024	Local Logic	Yes
HotSheet Date	10/29/2024	Input Date	10/29/2024 10:53 AM
Update Date	10/29/2024	Homestead	No
On Internet	Yes		
Update Date	10/29/2024 10:53 AM		

FEATURES

PROP DESCRIPTION	COVENANTS	Documents with Offer	SPECIAL FINANCES
Creek	None	Copy Earnest Money Check	None
Wooded	RESTRICTIONS	Pre-approve/Proof of Fund	DOCS ON FILE
Other/See Remarks	Easements	Other/See Remarks	Plat/Survey
LOCATION	WATER	SHOWING	Other/See Remarks
Other/See Remarks	Public Available	Appointment/Call Center	Aerial Photo
ROAD FRONTAGE	SEWER	Show Anytime	MISCELLANEOUS
State Highway	Public Available		Other/See Remarks
TOPOGRAPHY	AMENITIES INCLUDE		Additional Acreage
Sloping	None		ADDITIONAL FEES
			None

FINANCIAL

Total Taxes	\$922.00	Tax Year	2023
Tax Rate(4%/6%)	6	Rollback Taxes	No
In City	N	HOA (Y/N)	N
Short Sale (Y/N)	N	Foreclosure (Y/N)	N
Auction (Y/N)	N	Electric Co.	Duke
Water Co.	Powdersville		

MEMBER REMARKS

Member Remarks If rollback taxes are applicable, they will be the responsibility of the buyer. Please note, adjacent 2.16 acres also available, see other listing for more info. Please send all docs listings@cindyfoxmiller.com with Loan Approval Letter & Lender's cell & email address, copy of earnest money check, signed Land Disclosure. Please leave a courtesy text or vmail @ 864-238-9100. LIST AGENT: Cindy Fox Miller license number: 20130 Ex. 6/30/26 | BROKER: Terri Anderson license number:1577 Ex.6/30/25 | OFFICE: Keller Williams Upstate Legacy Office Code: 23783 | 3332 Highway 153, Piedmont SC 29673 | Office Phone: 864-269-7000 || All numerical information is deemed reliable, but not guaranteed. Please verify square footage.

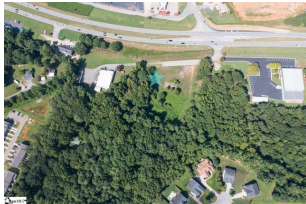
REMARKS

Remarks Don't miss this PRIME 2.7 +/- acre Commercial Opportunity on Highway 153 in the heart of Powdersville for Multi-Use development with 180 ft of road frontage. This location provides high visibility and over 38,000 vehicles per day, plus easy access with a CROSS OVER MEDIAN. Water is available on Hwy 153 and a sewer manhole is located on this tract. Positioned just 0.3 miles from I-85 at Exit 40, this property has exceptional development potential. An Additional 2.16 acres adjacent to this property is available for \$750,000. (owner/ agent)

SYNDICATION REMARKS

Syndication Remarks Don't miss this PRIME 2.7 +/- acre Commercial Opportunity on Highway 153 in the heart of Powdersville for Multi-Use development with 180 ft of road frontage. This location provides high visibility and over 38,000 vehicles per day, plus easy access with a CROSS OVER MEDIAN. Water is available on Hwy 153 and a sewer manhole is located on this tract. Positioned just 0.3 miles from I-85 at Exit 40, this property has exceptional development potential. An Additional 2.16 acres adjacent to this property is available for \$750,000. (owner/ agent)

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable but not guaranteed. The MLS of Greenville, SC Inc.©2024. This valuation service may not be used for the purposes of obtaining financing in a federally related transaction.

Cross Property 360 Property View

00 Highway 153, Piedmont, SC 29673

Listing

[00 Highway 153 Piedmont, SC 29673](#)



Class:	Lots/Land	MLS #:	20279742	Ask Pr:	\$874,250
Type:	OTHER	Area:	104	Status:	Active
Lakefront:	No	Acre Rng:	1-5	Lake:	
County:	Anderson	Inside City:	No	Sale/Rent:	For Sale

GENERAL

List Agt 1:	Cindy Fox Miller and Associates	Phone:	864-269-7000
List Cmp 1:	Keller Williams Upstate Legacy	Phone:	(864) 269-7000
List Agt 2:	Cindy Fox Miller	Phone:	(864) 238-9100
List Cmp 2:	Keller Williams Upstate Legacy	Phone:	(864) 269-7000
Team Name:	Cindy Fox Miller and Associates	Unbrand VT:	
Appt Phn:	864-640-8887	Unbranded Drone VT:	
Type Listing:	Exclusive Right	Elem Schl:	Powdersvil Elem
Middle Schl:	Powdersville Mi	High Schl:	Powdersville High School
Inside Subdv:	No	Min SqFt:	
Subdivision:		Dev 1st RR:	No
Lot #:	0	TMS#:	2370005053
DOM/CDOM:	37/37	TMS 2 #:	
VOW Incl:	Yes	Input Date:	10/28/2024
# Acres:	2.70	VOW Cmnt:	Yes
\$/Acres:	\$323,796.30	VOW AVM:	Yes
IDX?:	No		
VOW Addr:	Yes		

FEATURES

Lot Description	Utilities Available	Association Amenities	Restrictions/Easements
Creek	Public Sewer	None	Easement
Level	Public Water		Documents on File
Other - See Remarks	Utilities On Site		Aerial Photo
Trees - Mixed	Public Sewer		Other - See Remarks
Water Access	Surface Water		Seller Disclosure
Wooded	Creek(s)		Survey/Plat
Road Frontage			Showing Instructions
State Highway			Appointment Center
			Other - See Remarks
Listing Syndication?: No	Short Sale: No	Bank Owned: No	USD No

FINANCIAL

Orig Price:	\$874,250	County Taxes:	922	City Taxes:	
Tax Year:	2023	Tax Rate:	6%	Transfer Fee:	no
Trans Fee \$:		HOA YN:	No	HOA Mandatory:	No
Annl HOA \$:		Elec Co:	Duke	Gas Co:	
Phone Co:		Water Co:	Powdersville	Cable Co:	
HiSp Inet:		Own Financing:		Roll Back Tax Incl:	No
Directions:	Exit 40 for Highway 153 toward Easley/Piedmont. Turn right onto Highway 153 (if from I-85 N) or left (if from I-85 S). Cont. straight on hwy 153 for 0.3 miles. Turn left down access road, follow right, 3101 Highway 153 will be on your left.				

BROKERAGE INFORMATION

List Agt 1:	Cindy Fox Miller and Associates	Ag1 License:		Ag1 Lic Exp Dt:	01/01/1900
Ag1 Email:	listings@cindyfoxmiller.com	Phone:	864-269-7000	Board Affil:	WUAR
Head Broker:	Terri Anderson	HB License:	1577	HB Lic Exp Dt:	06/30/2025
Office Name:	Keller Williams Upstate Legacy	Office License:	23783	Phone:	(864) 269-7000
Office Addrss:	3332 Hwy 153 Piedmont, SC 29673				

REMARKS

Public: Don't miss this PRIME 2.7 +/- acre Commercial Opportunity on Highway 153 in the heart of Powdersville for Multi-Use development with 180 ft of road frontage. This location provides high visibility and over 38,000 vehicles per day, plus easy access with a CROSS OVER MEDIAN. Water is available on Hwy 153 and a sewer manhole is located on this tract.

Positioned just 0.3 miles from I-85 at Exit 40, this property has exceptional development potential. An Additional 2.16 acres adjacent to this property is available for \$750,000. (owner/ agent)

Addendum:

Please send all docs listings@cindyfoxmiller.com with Loan Approval Letter & Lender's cell & email address, copy of earnest money check, signed Land Disclosure. Please leave a courtesy text or vmail @ 864-238-9100. LIST AGENT: Cindy Fox Miller license number: 20130 Ex. 6/30/26 | BROKER: Terri Anderson license number:1577 Ex.6/30/25 | OFFICE: Keller Williams Upstate Legacy Office Code: 23783 | 3332 Highway 153, Piedmont SC 29673 | Office Phone: 864-269-7000 || All numerical information is deemed reliable, but not guaranteed. Please verify square footage.

Private:

If rollback taxes are applicable, they will be the responsibility of the buyer. Please note, adjacent 2.16 acres also available, see other listing for more info.

Photos



Undeveloped Land Disclosure

Instructions:

You must check one of the boxes for each of the questions on pages 1 and 2 of this form.

1. If you check "yes" for any question, you must explain the problem or attach a descriptive report from an engineer, contractor, etc. If owner fails to check "Yes" or make a disclosure and owner knows there is a problem, owner may be liable for making an intentional or negligent misrepresentation and may owe the purchaser actual damages, court costs, and attorney fees.
2. If you check "No" for any question, you are stating that you have no actual knowledge of a problem.
3. If you check "No Representation" ("NR" as seen below) the owner is acknowledging that they do not have the current knowledge necessary to answer the questions with either a "Yes" or "No" response. Owner still has a duty to disclose information that is known at the time of the disclosure statement. "No

	Yes	No	NR
1. Any Environmental hazards?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Substances, materials or products including asbestos, formaldehyde, radon gas, methane gas, lead-based paint, underground storage tank, toxic mod, or other hazardous or toxic material (whether buried or covered), contaminated soil or water, or other environmental contaminations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Any abandoned wells or septic tanks on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Has there been any dumping on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Any nuisances (noise, odor, smoke, etc.) affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Any restrictions to the property use including deed restrictions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Are there utility or other easements, shared driveways, party walls or encroachment from or on adjacent property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Any lawsuits, foreclosures, bankruptcy, tenancies, judgements, tax or other liens, proposed assessments or notice from any governmental agency that could affect title of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Any owners' association fees or "common area" expenses or assessments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Any flood hazards or is the property in a federally designated flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Has the existing timber on the property been sold?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Any utility moratoriums that you are aware of?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Has the property passed a perk test?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Is natural gas available?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Has natural gas been brought to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Is sewer available?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Has sewer been brought to the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Is water available?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Has water been brought to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Are you aware of anything that may delay or prevent closing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Including deed, tax, title or survey issues	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Is the property owned by more than one person?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. If yes, are they all willing to sign appropriate documents to sell?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18. In computing the property size, is the property line to the middle of the road (gross acreage) or is it computed as net acreage? gross

19. What is the current zoning for the property? open

If you answered "Yes" to any of the above questions, please use the space below for your explanation and or attach any relevant professional reports.

shared entrance frontage road

Owner(s) Acknowledgement

Property Address:

Tax Map #237-00-05-053 2.689Acres Highway 153, Piedmont, SC 29673

The property is currently:

Vacant

Leased

In an Estate

In Foreclosure

Owner's Name (s):

William Lardieri, Laura Lardieri

Owner(s) acknowledge having examined this statement before signing and that all information is true and correct as of the date signed.

Owners Signature:

Laura Lardieri

dotloop verified
10/10/24 12:05 PM EDT
RE5D-TLSB-W16E-COID

Date: _____

Owners Signature:

William Lardieri

dotloop verified
10/10/24 12:00 PM EDT
7R2T-FBNZ-4QXP-ACEB

Date: _____

Purchaser(s) Acknowledgement

Purchaser(s) acknowledge receipt of a copy of this disclosure statement and has examined it before signing and understands that this is not a warranty by owner or owner's agent. This is not a substitute for any inspections that purchaser(s) may wish to obtain and that the representations made are by the owner and not the owner's agent(s) or subagent(s). It is encouraged to have a licensed home inspector or other professional inspect the property.

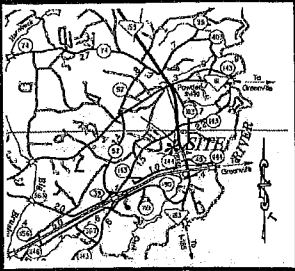
Purchaser Signature:

Date: _____

Purchaser Signature:

Date: _____





LINE	BEARING	DISTANCE
L1	N 44°48'31" E	58.44'
L2	S 60°22'23" E	175.99'
L3	S 35°44'22" W	55.31'
L4	N 60°22'23" W	167.90'
L5	N 64°57'32" W	23.45'
L6	N 64°57'32" W	264.61'
L7	N 50°02'58" E	60.69'

NOTES:
 1) STATE PLANE COORDINATES AS SHOWN WERE ESTABLISHED BY RTK GPS METHOD, WITH THE S.C. VIRTUAL NETWORK.

2) ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES.

(GRID NERS-2011)

LOCATION MAP - N.T.S.

SC GRID N:1074635.64
 SC GRID E:1558643.10
 GRID TO GROUND
 COMBINED FACTOR:1.0000534

TMS # 237-00-05-005
 N/F SIX + TWENTY DISTILLERY LLC
 DB 11649 PG 147
 PB 1357 PG 7-A
 PB 82 PG 482

TMS # 237-00-05-006
 N/F PEELER HOLDING CO LLC
 DB 3116 PG 57
 PB 84 PG 207

TMS # 237-00-05-053
 N/F SAM YOUNG AND RUBY A. YOUNG
 DB 4959 PG 47
 PB 81 PG 749

TMS #237-00-05-007
 N/F CRESCENT PALM VENTURES LLC
 DB 11866 PG 154
 PB SLIDE 2182 PG 5

LEGEND

- - IRON ROD SET (IRS)
- - IRON ROD FOUND (IRF)
- ⊙ - IRON PIPE FOUND (IPF)
- - MONUMENT FOUND (AS NOTED)
- ▲ - NAIL FOUND
- △ - NAIL SET
- - COMPUTED POINT (UNLESS OTHERWISE NOTED)
- ⊕ - POWER POLE
- ☆ - LIGHT POLE
- ⊗ - FIRE HYDRANT
- ⊙ - SEWER MANHOLE
- (NTS) - NOT TO SCALE
- (HOP) - EDGE OF PAVEMENT
- (BOC) - BACK OF CURB
- E- OVERHEAD POWER (SUBJECT TO R/W)
- GAS- GASLINE (SUBJECT TO R/W)
- TELE- TELEPHONE (SUBJECT TO R/W)
- S- SEWER (SUBJECT TO R/W)
- X- FENCE

This survey is to create access for Tax map # 237-00-05-005, Tax map # 237-00-05-006, Tax map # 237-00-05-053, and Tax map # 237-00-05-007 to Highway 153.

This Plat protected by Copyright Law

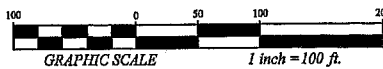
Non-Transferable
 Access Easement Survey and Certification For

NOTES:

- MAP NO.16041
- THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS EASEMENTS (DRAINAGE, UTILITY, AND OTHER), ZONING, BUILDING SETBACKS, AND RESTRICTIONS OF RECORD OR ON THE GROUND.
- THIS PROPERTY IS SUBJECT TO ANY ALL FACTS REVEALED BY A FULL AND ACCURATE TITLE SEARCH.
- THIS PROPERTY IS SUBJECT TO ALL FLOOD ZONES, FLOODWAYS, AND FLOOD HAZARD AREAS, OF RECORD AND NOT OF RECORD, IF ANY.
- ALL IRON ROD SET (IRS) ARE 1/2" REBAR UNLESS OTHERWISE NOTED.

Anderson County, South Carolina

June 6, 2016



I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a class B survey as specified therein.

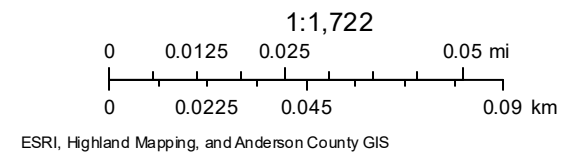
John F. Tinsley
 Professional Land Surveyor
 No. 16824
 328 Pickens Drive
 Pendleton, South Carolina 29670
 (864) 224-3442

John F. Tinsley, P.L.S. No. 16824

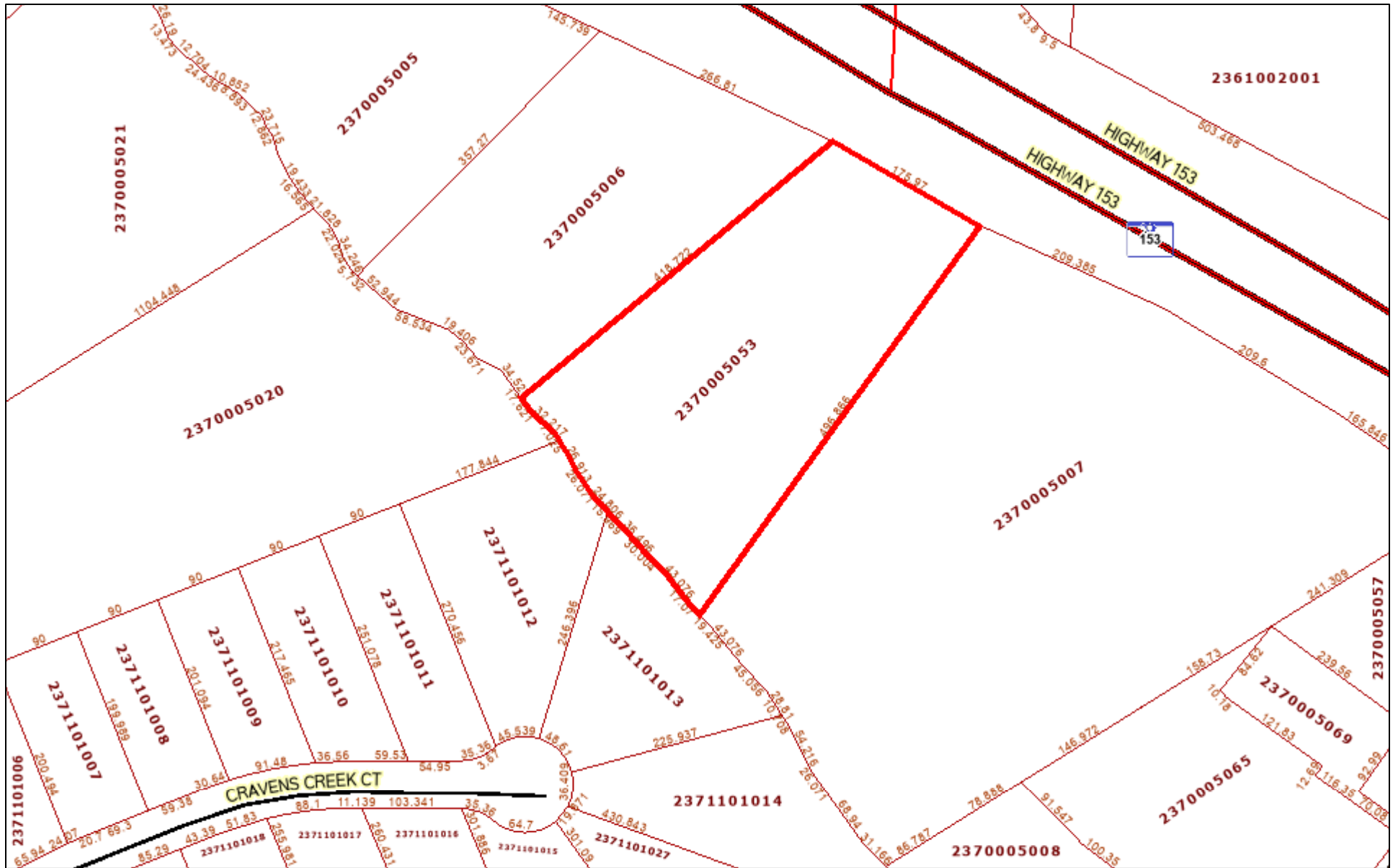
Anderson County



August 7, 2024



Anderson County



August 7, 2024

