

00 CLEMSON BOULEVARD/ HWY 123/
HWY 123

\$275,000



CINDY
FOX MILLER
& Associates

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



4.15 Acres +/-

4 MILES TO
SENECA

CLEMSON BLVD/ HWY 123
946 ft

4 MILES TO
CLEMSON

THE PROPERTY

SALE PRICE:

\$275,000

LOT SIZE:

4.15

TAX MAP #:

225-00-07-003

ROAD FRONTAGE:

946ft

PROPERTY HIGHLIGHTS

- Water & Sewer Available
- 4 miles to Clemson
- 4 miles to Seneca
- 2 possible Curb Cuts
- Access to median crossover

For More
Information:

CINDY FOX MILLER

864.238.9100

cindy@cindyfoxmiller.com

KW UPSTATE LEGACY
3332 HWY 153
PIEDMONT, SC 29673

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PRIME LOCATION BESIDE HWY 123

Discover the potential of this prime 4.15-acre lot located just off Clemson Blvd, a busy highway with High Visibility. Perfect for **Multi-Use Development**, this lot boasts **947 Ft of Road Frontage** and offers **Access to All Utilities Including Sewer**. Only minutes from the bustling cities of Clemson and Seneca, this property presents a fantastic opportunity for **Investment or Expansion**. Don't miss out on this rare opportunity to secure a **Prime Lot** in a highly desirable location.



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DAILY TRAFFIC COUNTS

- SCDOT Average Daily Traffic: 22,300 from Seneca
- SCDOT 2021 Average Daily Traffic: 29,900 from Clemson



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