

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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3332 HWY 153  
POWDERSVILLE, SC 29673

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& associates

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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



KW Upstate Legacy  
3332 Hwy 153  
Powdersville, SC 29673

CINDY  
FOX MILLER  
*Associates*

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**ALL FIELDS DETAIL**



**MLS #** 1540736 **Type Property** Commercial  
**Class** Lots/Land **Lot Size/Acreage** 2 - 5 Acres  
**Type** Commercial Site  
**Area** 054  
**Subdivision** None  
**Listing Price** \$750,000  
**Address** 3101 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**

<b>Location</b>	Powdersville	<b>Showing</b>	Call Specified Appointment Center
<b>County</b>	Anderson	<b>Online Appt Reservations</b>	Online Appt Reservations
<b>Zoning</b>	Commercial	<b>Contact # for Appts/Questions</b>	864-640-8887
<b>Tax ID Number</b>	2370005006	<b>Agent</b>	Cindy Fox Miller - Off: 864-238-9100
<b>Approx # of Acres</b>	2.16	<b>Agent License ID</b>	20130
<b>Price Per Acre</b>	\$347,222.22	<b>List Team</b>	Cindy Fox Miller and Associates - 864-269-7000
<b>Approx Lot Dimensions</b>	267x416x212x355	<b>Listing Office 1</b>	Keller Williams Upstate Legacy - Off: 864-269-7000
<b>Elementary School</b>	Powdersville	<b>Brokerage License ID</b>	23783
<b>Middle School</b>	Powdersville	<b>Listing Agent 2</b>	Cindy Fox Miller - Off: 864-238-9100
<b>High School</b>	Powdersville	<b>Listing Office 2</b>	Keller Williams Upstate Legacy - Off: 864-269-7000
<b>Associated Document Count</b>	4	<b>Cumulative DOM</b>	0
<b>Picture Count</b>	7	<b>Agent Hit Count</b>	24
<b>Geocode Quality</b>	Exact Match	<b>Client Hit Count</b>	1
<b>IDX Include</b>	Y	<b>Original Price</b>	\$750,000
<b>VOW Include</b>	Yes	<b>Listing Type</b>	Exclusive Right to Sell
<b>VOW Address</b>	Yes	<b>Listing Date</b>	10/29/2024
<b>VOW Comment</b>	Yes	<b>Input Date</b>	10/29/2024 10:49 AM
<b>VOW AVM</b>	Yes	<b>Price Date</b>	10/29/2024
<b>Status Date</b>	10/29/2024	<b>Local Logic</b>	Yes
<b>HotSheet Date</b>	10/29/2024	<b>Input Date</b>	10/29/2024 10:49 AM
<b>Update Date</b>	10/29/2024	<b>Homestead</b>	No
<b>On Internet</b>	Yes		
<b>Update Date</b>	10/29/2024 10:49 AM		

**FEATURES**

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

**FINANCIAL**

<b>Total Taxes</b>	\$4,624.00	<b>Tax Year</b>	2023
<b>Tax Rate(4%/6%)</b>	6	<b>Rollback Taxes</b>	No
<b>In City</b>	N	<b>HOA (Y/N)</b>	N
<b>Auction (Y/N)</b>	N	<b>Electric Co.</b>	Duke
<b>Water Co.</b>	Powdersville		

**MEMBER REMARKS**

**Member Remarks** Seller is a licensed real estate agent. If rollback taxes are applicable, they will be the responsibility of the buyer. 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 2.16 +/- acre cleared Commercial Opportunity on Highway 153 in the heart of Powdersville for Multi-Use development with 270 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 2.7 acres adjacent to this property is available for \$874,250. (owner/ agent)

**SYNDICATION REMARKS**

**Syndication Remarks** Don't miss this PRIME 2.16 +/- acre cleared Commercial Opportunity on Highway 153 in the heart of Powdersville for Multi-Use development with 270 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 2.7 acres adjacent to this property is available for \$874,250. (owner/ agent)

**ADDITIONAL PICTURES**



**DISCLAIMER**

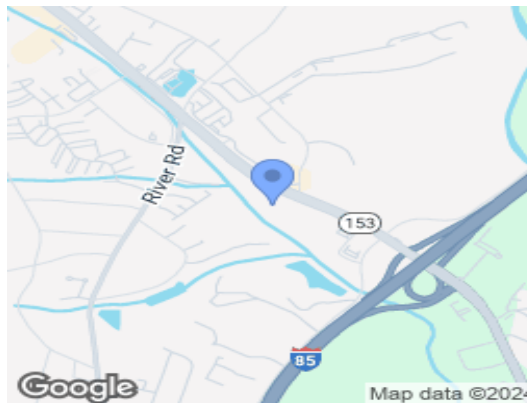
This information is deemed reliable but not guaranteed. The MLS of Greenville, SC Inc.©2024. This valuation service may not be used for the purposes of obtaining financing in a federally related transaction.

Cross Property 360 Property View

3101 Highway 153, Piedmont, SC 29673

Listing

[3101 Highway 153 Piedmont, SC 29673](#)



<b>Class:</b>	Lots/Land	<b>MLS #:</b>	20279743	<b>Ask Pr:</b>	\$750,000
<b>Type:</b>	Acreage/Farm	<b>Area:</b>	104	<b>Status:</b>	Active
<b>Lakefront:</b>	No	<b>Acre Rng:</b>	1-5	<b>Lake:</b>	
<b>County:</b>	Anderson	<b>Inside City:</b>	No	<b>Sale/Rent:</b>	For Sale

GENERAL

<b>List Agt 1:</b>	<a href="#">Cindy Fox Miller and Associates</a>	<b>Phone:</b>	864-269-7000
<b>List Cmp 1:</b>	<a href="#">Keller Williams Upstate Legacy</a>	<b>Phone:</b>	(864) 269-7000
<b>List Agt 2:</b>	<a href="#">Cindy Fox Miller</a>	<b>Phone:</b>	(864) 238-9100
<b>List Cmp 2:</b>	<a href="#">Keller Williams Upstate Legacy</a>	<b>Phone:</b>	(864) 269-7000
<b>Team Name:</b>	Cindy Fox Miller and Associates	<b>Unbrand VT:</b>	
<b>Appt Phn:</b>	864-640-8887	<b>Unbranded Drone VT:</b>	
<b>Type Listing:</b>	Exclusive Right	<b>Elem Schl:</b>	Powdersvil Elem
<b>Middle Schl:</b>	Powdersville Mi	<b>High Schl:</b>	Powdersville High School
<b>Inside Subdv:</b>	No	<b>Min SqFt:</b>	
<b>Subdivision:</b>		<b>Dev 1st RR:</b>	No
<b>Lot #:</b>	0	<b>TMS#:</b>	<a href="#">2370005006</a>
<b>Horses Allwd:</b>	0	<b>TMS 2 #:</b>	
<b>DOM/CDOM:</b>	0/0	<b>Ownr of Rcrd:</b>	
<b>VOW Incl:</b>	Yes	<b>Input Date:</b>	10/29/2024
		<b>VOW Cmnt:</b>	Yes
	<b># Acres:</b> 2.16	<b>VOW AVM:</b>	Yes
	<b>\$/Acres:</b> \$347,222.22		
	<b>Auction:</b> No		
	<b>IDX?:</b> No		
	<b>VOW Addr:</b> Yes		

FEATURES

<b>Lot Description</b>	<b>Utilities Available</b>	<b>Manufactured Home</b>	<b>Restrictions/Easements</b>
Creek	Public Sewer	Other - See Remarks	Easement
Level	Public Water		<b>Documents on File</b>
Other - See Remarks	<b>Utilities On Site</b>		Aerial Photo
Water Access	Public Sewer		Other - See Remarks
<b>Road Frontage</b>	<b>Surface Water</b>		Seller Disclosure
State Highway	Creek(s)		Survey/Plat
			Tax Map
			<b>Showing Instructions</b>
			Appointment Center
			Other - See Remarks
<b>Listing Syndication?:</b> No	<b>Short Sale:</b> No	<b>Bank Owned:</b> No	<b>USD</b> No

FINANCIAL

<b>Orig Price:</b>	\$750,000	<b>County Taxes:</b>	4624	<b>City Taxes:</b>	
<b>Tax Year:</b>	2023	<b>Tax Rate:</b>	6%	<b>Transfer Fee:</b>	no
<b>Trans Fee \$:</b>		<b>HOA YN:</b>	No	<b>HOA Mandatory:</b>	No
<b>Annl HOA \$:</b>		<b>Elec Co:</b>	Duke	<b>Gas Co:</b>	
<b>Phone Co:</b>		<b>Water Co:</b>	Powdersville	<b>Cable Co:</b>	
<b>HiSp Inet:</b>		<b>Own Financing:</b>		<b>Roll Back Tax Incl:</b>	No
<b>Directions:</b>	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

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

REMARKS



**Public:** Don't miss this PRIME 2.16 +/- acre cleared Commercial Opportunity on Highway 153 in the heart of Powdersville for Multi-Use development with 270 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 2.7 acres adjacent to this property is available for \$874,250. (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:** Seller is a licensed real estate agent. If rollback taxes are applicable, they will be the responsibility of the buyer. Please note, adjacent 2.7 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. If yes, are they all willing to sign appropriate documents to sell?	<input 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 Acreage

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

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.

Seller is a licensed real estate agent. Sewer Easement runs the back of the property near the creek line. Access easement from Highway 153. Former Peeler Dairy location many years ago, the concrete pad remains from previous building. Manhole onsite.

**Owner(s) Acknowledgement**

Property Address:

3101 Highway 153, Piedmont SC

The property is currently:

Vacant

Leased

In an Estate

In Foreclosure

Owner's Name (s):

CFM Group Holdings LLC

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

Owners Signature:

[Signature Box]

Date: \_\_\_\_\_

Owners Signature:

*Cindy Fox Miller*

dotloop verified  
10/28/24 11:14 AM EDT  
ECAR-GFQD-NRDE-LUOU

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:

[Signature Box]

Date: \_\_\_\_\_

Purchaser Signature:

[Signature Box]

Date: \_\_\_\_\_

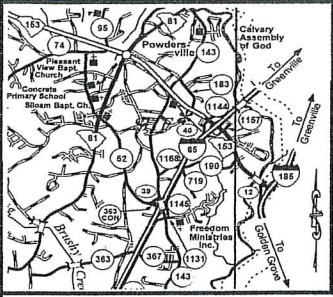








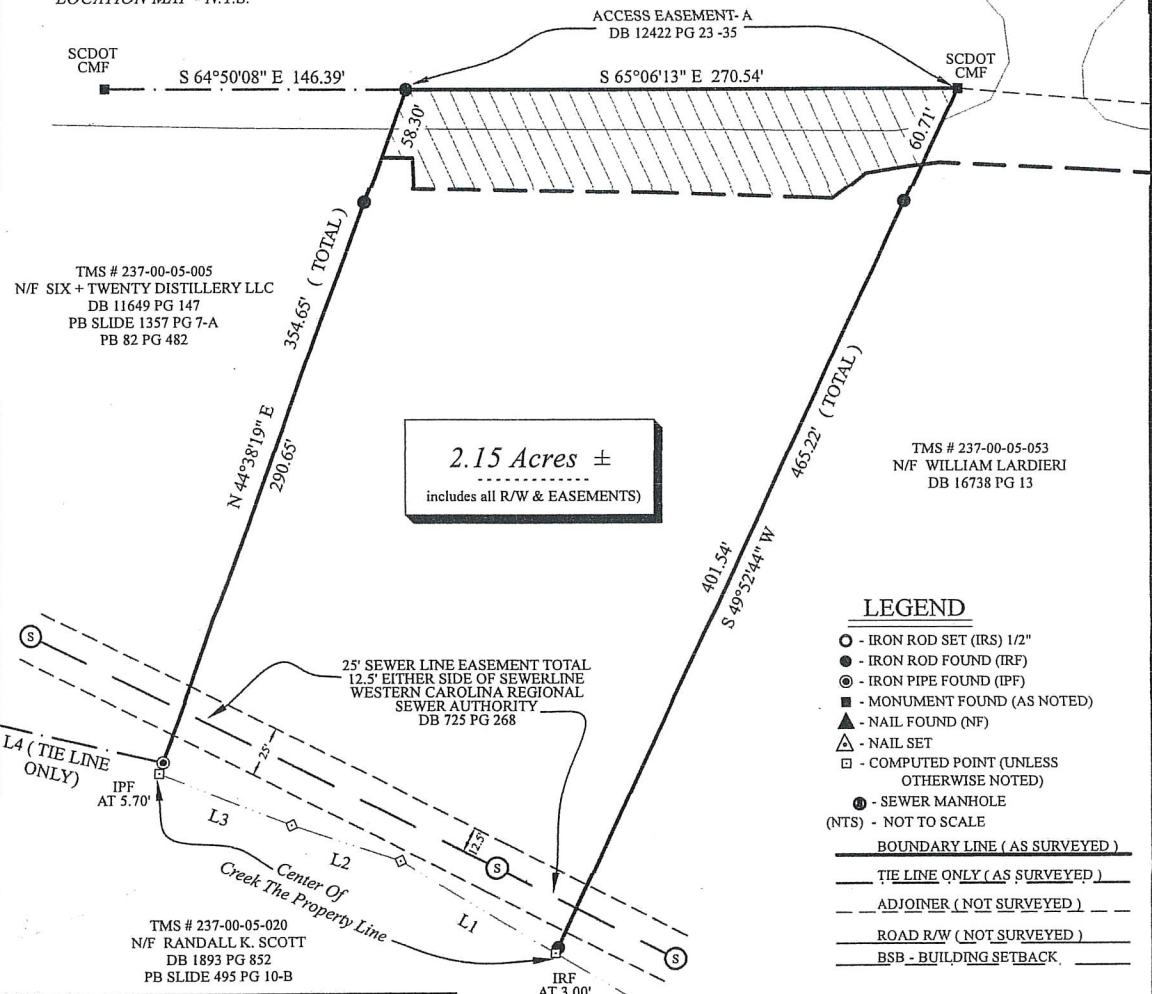
JAN 2024



SC Hwy 153  
R/W PER SCDOT FILE 4.625  
PROJECT A-625 PAGE 21 OF 230

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.

LOCATION MAP - N.T.S.



2.15 Acres ±  
includes all R/W & EASEMENTS

- LEGEND**
- - IRON ROD SET (IRS) 1/2"
  - - IRON ROD FOUND (IRF)
  - ⊙ - IRON PIPE FOUND (IPF)
  - - MONUMENT FOUND (AS NOTED)
  - ▲ - NAIL FOUND (NF)
  - △ - NAIL SET
  - - COMPUTED POINT (UNLESS OTHERWISE NOTED)
  - ⊕ - SEWER MANHOLE
  - (NTS) - NOT TO SCALE
- BOUNDARY LINE (AS SURVEYED) ————
- TIE LINE ONLY (AS SURVEYED) - - - - -
- ADJOINER (NOT SURVEYED) - - - - -
- ROAD R/W (NOT SURVEYED) - - - - -
- BSB - BUILDING SETBACK - - - - -

LINE	BEARING	DISTANCE
L1	N 34°26'44" W	88.35'
L2	N 46°50'08" W	55.85'
L3	N 43°45'37" W	69.58'
L4	N 51°57'07" W	88.38'

This Plat protected by Copyright Law

Non-Transferable  
Survey and Certification For

CFM Group Holdings, LLC

- Map # 24010
- Tax Map # 237-00-05-006
- Deed Book Reference: DB 12422 PG 1
- Plat Book Reference : PB 84 PG 207

- This Plat Map is the property of John F Tinsley, PLS

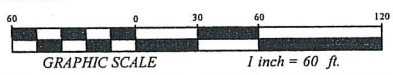
- This Plat Map shows a Boundary Survey ONLY showing as-built conditions and boundaries as they have been surveyed and marked as of this date and is ONLY authorized for use by those certified to hereon for this purpose. Any REPRODUCTION or USE by a third party is strictly forbidden and is non-transferable without my written permission .

- USER BEWARE. This Plat Map does not purport to reflect a survey of easements, rights-of ways, county or city planning ordinances or codes, nor does it reflect an opinion about flooding. This property IS NOT WARRANTED BY ME against any of the above but IS subject to all of the above.

John F. Tinsley  
Professional Land Surveyor  
No. 16824  
328 Pickens Drive  
Pendleton, South Carolina 29670  
(864) 934-1700

Anderson County, South Carolina

January 23, 2024



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; also there are no visible encroachments or projections other than shown.

EXEMPTION FROM REVIEW PROCESS  
This plat is a RESURVEY of existing parcel.

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