

# Highway 153 @ Three Bridges Road Greenville (Powdersville), South Carolina



## PROPERTY DETAILS:

- ± 2.47 Acres
- Prime Intersection
- Signalized Corner
- Great Visibility
- High Traffic Counts
- All Utilities to Site
- Multiple Points of Ingress/Egress
- Excellent Location
- Offsite Storm Water Retention
- Anderson County TMS# 236001400

For additional information please contact:

**Bradford Johnson, CCIM**  
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225 N. Main Street  
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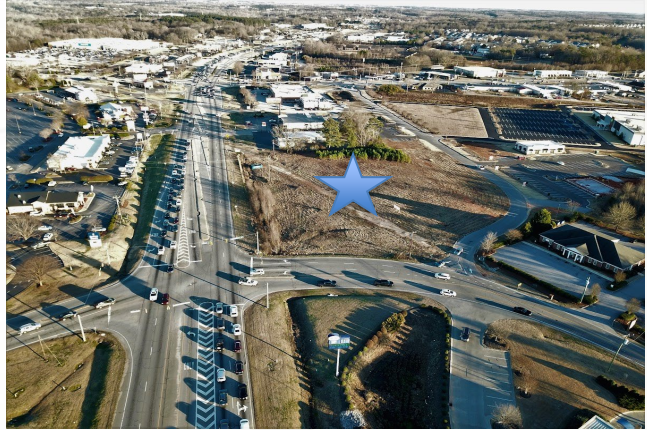
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Traffic counts below identify areas of Powdersville that are heavily traversed.

\*Note: Highway 153 (Formerly Earle E Morris Junior Highway)



## Traffic

Collection Street	Cross Street	Traffic Volume	Count Year
Hwy 153	Earle E Morris Jr Hwy W	30,590	2022
Anderson Rd	McNeely Rd SW	11,498	2022
Earle E Morris Junior Highway	Roe Rd NE	31,938	2022
State Hwy 153	Anderson Rd NW	35,168	2022
Earle E Morris Junior Highway	Wall St NW	38,261	2022
River Rd	Cely Ln S	4,877	2022
Cooper Rd	Trotter Dr S	89,493	2020
I- 85	State Hwy 153 SW	85,598	2020
I- 85	Hwy 153 SW	83,782	2022
Earle E Morris Junior Highway	Passage Way S	20,192	2022

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## Population

	2 mile	5 mile	10 mile
2010 Population	7,256	57,364	243,619
2022 Population	9,300	65,654	281,710
2027 Population Projection	10,150	71,228	307,961
Annual Growth 2010-2022	2.3%	1.2%	1.3%
Annual Growth 2022-2027	1.8%	1.7%	1.9%

### **Powdersville Projected Growth:**

- The annual growth of the Powdersville area is expected to continue to grow over the next four years at a rate of 1.7% - 1.9%.
- In addition to growth in population several national businesses and local medical facilitators have procured land in the area for future developments.

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## Location Overview

Powdersville, SC

Powdersville lies at the northern tip of Anderson County, eight miles southwest of Greenville, SC. Initially a farming community, Powdersville has experienced tremendous growth in recent years with new businesses along SC Highway 153 and new residential subdivisions throughout the area.

As an unincorporated area, Powdersville's boundaries are not clearly defined. The community is bordered by Pickens County to the northwest, the Saluda River to the northeast and Interstate 85 to the southeast. Powdersville is easily accessible from Interstate 85 at exits 30 and 40, and is an easy commute to Greenville, Easley or Anderson.

There are several local legends on how Powdersville got its name. The Powdersville Area General Stores sold gunpowder. Seeing the gunpowder spread on the ground about town, travelers began calling the area Powdersville.

The area also was used to store gunpowder during the Civil War, thus the name Powdersville. And the area was a stopping point for travelers, giving women a place to "powder" their noses.



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## *Location Overview*

Greenville, SC

Greenville is located in the center of an old textile and agricultural region in the mountainous northwest part of the state, known by some as "upstate" South Carolina. The relatively high altitude and view of the Appalachians to the northwest gave early Greenville regional status as a health destination, and to this day, it retains a clean and comfortable presence. The population is well educated for the region. Downtown is well maintained, vibrant, functional and historic, and of course, in a place called Greenville, lined with trees.



Greenville is a city in South Carolina. It's home to the Greenville County Museum of Art, with works by Southern artists spanning several centuries. Exhibits at the Upcountry History Museum tell the story of upstate South Carolina. Falls Park on the Reedy has riverside gardens, a suspension bridge and waterfall views. Multi-use trails wind around lakes and hills in Paris Mountain State Park, north of the city.

Nestled up against the foothills of the Blue Ridge Mountains in the heart of South Carolina's Upcountry, find Greenville situated just about halfway between Charlotte, North Carolina and Atlanta, Georgia. Greenville's friendly, thriving downtown pulses with things to do year-round. From one-of-a-kind shops, boutiques and art galleries to museums, tours and outdoor activities, Greenville is a very great and versatile city.

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## Location Overview



### DOWNTOWN GREENVILLE

Variety of restaurants, hotels and shopping, Downtown is a great place to explore or stay!



### GHS SWAMP RABBIT TRAIL

The Swamp Rabbit Trail is a 22-mile multi-use (walking and bicycling) greenway that traverses along the Reedy River, an old railroad corridor and City parks to connect Travelers Rest with the City of Greenville, South Carolina.



### PEACE CENTER

Peace Center is a six-acre downtown destination offering you a diverse mix of exceptional performances, leading-edge architecture, and historic preservation. It's the perfect place to experience thrilling live entertainment or plan your own unique celebration.



### LIBERTY BRIDGE

Greenville's unique Liberty Bridge honors Liberty Corporation founder W. Frank Hipp and his children, Francis M. Hipp, Herman N. Hipp, B. Calhoun Hipp, and Dorothy Hipp Gunter for their commitment and contribution to the Greenville community.



### FLUOR FIELD AT THE WESTEND

Replica ballpark of Boston's Red Sox Stadium. The home team, "Drive", is a Red Sox affiliate.



### PARIS MOUNTAIN STATE PARK

Paris Mountain is located in the rapidly-developing city of Greenville, South Carolina, and although the park was once a rural retreat, bikers, hikers and those visiting Camp Buckhorn now keep the park

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