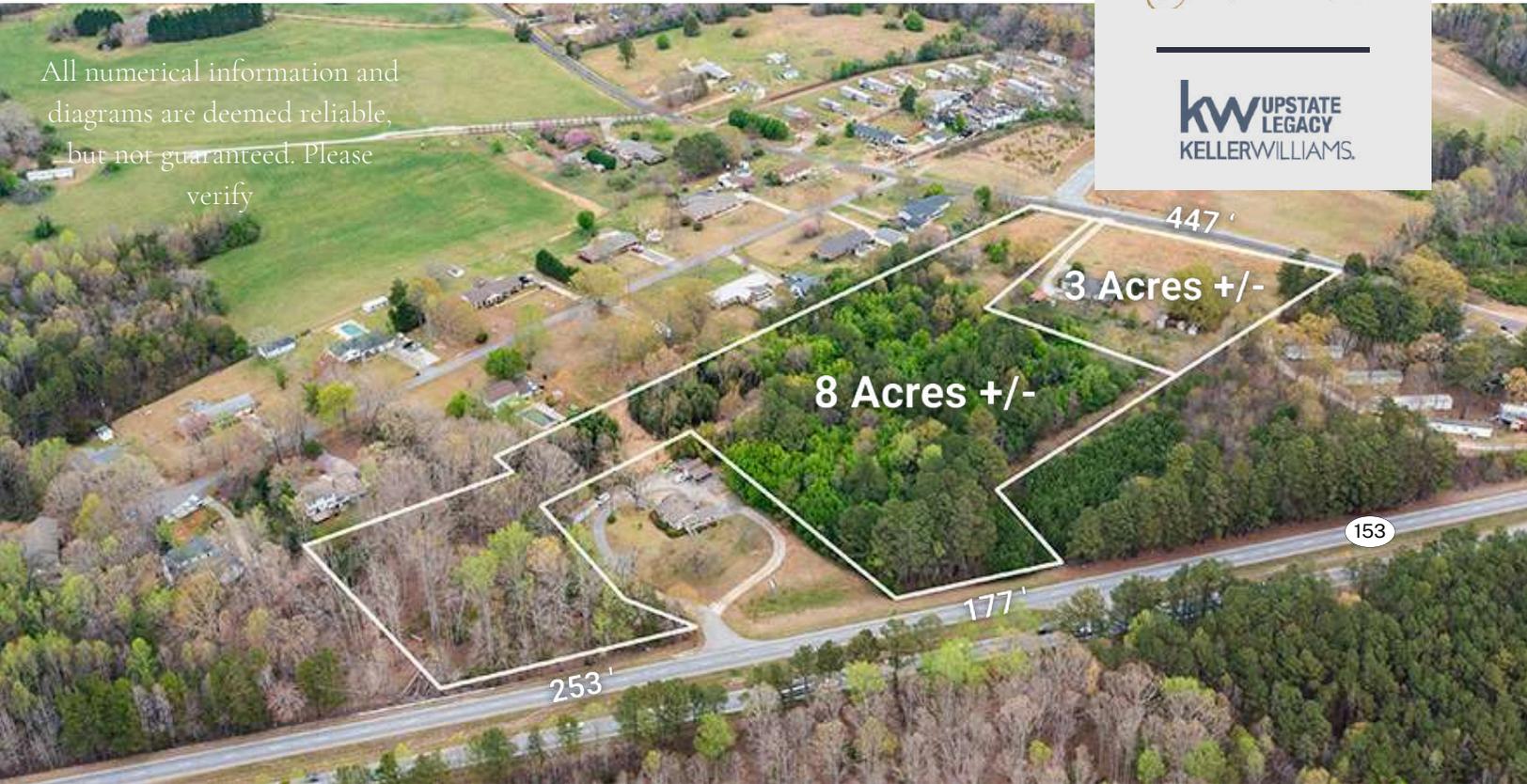


3900 SC-153 & 113 ROE ROAD
GREENVILLE, SC


CINDY
FOX MILLER
& associates

kwUPSTATE
LEGACY
KELLERWILLIAMS.

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



THE PROPERTY

SALE PRICE:
\$1,800,000

LOT SIZE:
11 +/- Acres

TAX MAP #:
212-00-05-010-000
AND
212-00-05-025-000

PROPERTY HIGHLIGHTS

- Prime 11 +/- Acre Commercial Site with a Residential Homesite
- Located on Highway 153 and 4 minutes to I-85
- 2 Parcels with Frontage on Roe Road and Highway 153
- Visible lot with high-traffic volume

For More
Information:

CINDY FOX MILLER
Associate Real Estate Broker
864.238.9100
cindy@cindyfoxmiller.com

KW Upstate Legacy
3332 Hwy 153
Piedmont, SC 29673


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& associates

864.269.7000

  @cfmassociates

3900 HWY 153 &
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\$1,800,000


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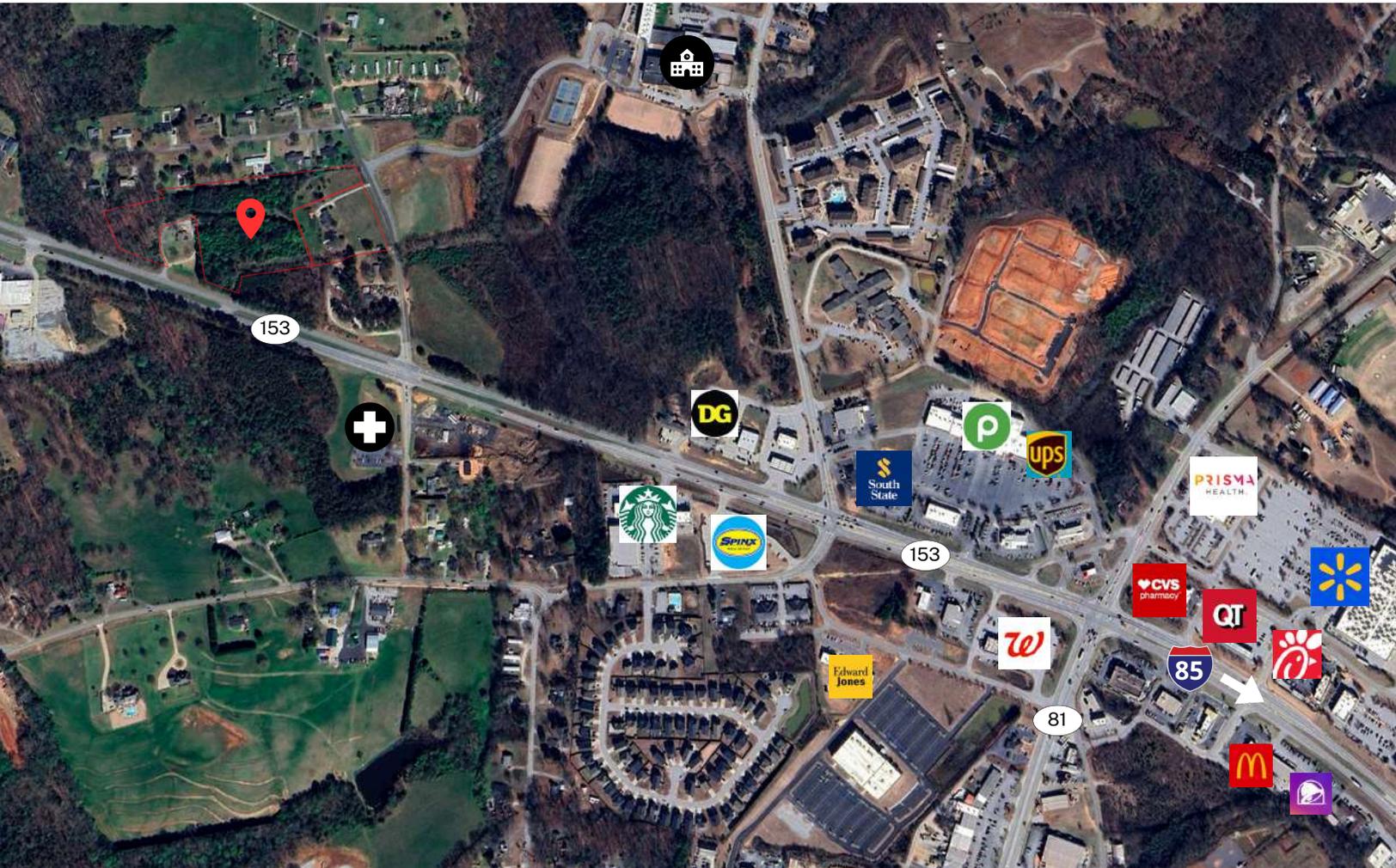
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DAILY TRAFFIC COUNTS

2024 SCDOT Highway 153 (near Roe Road) : 33,100

2024 SCDOT Highway 81 (Intersection at Hwy 153) : 14,900

2024 SCDOT I-85 at Exit 40 : 95,200



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FEATURES AND LOCATION

- 430 Ft Road Frontage on Highway 153
- 447 Ft Road Frontage on Roe Road
- 5 Minutes to Calhoun Memorial Highway
- 12 Minutes to Downtown Greenville



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SITE HIGHLIGHTS:

- 1 Potential Predevelopment Income Stream
- 2,500 SF Brick Ranch
- 3 Bed, 2 1/2 Bath
- Rapidly Growing Area Between Greenville, Easley, & Clemson



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