



# OFFERING MEMORANDUM

## COMMERCIAL LAND IN ANDERSON CO.

HIGHWAY 24, TOWNVILLE, SC 29689 | ±8 ACRES

## TRANSACTION *team*



*Reynolds Flowe*

BROKER

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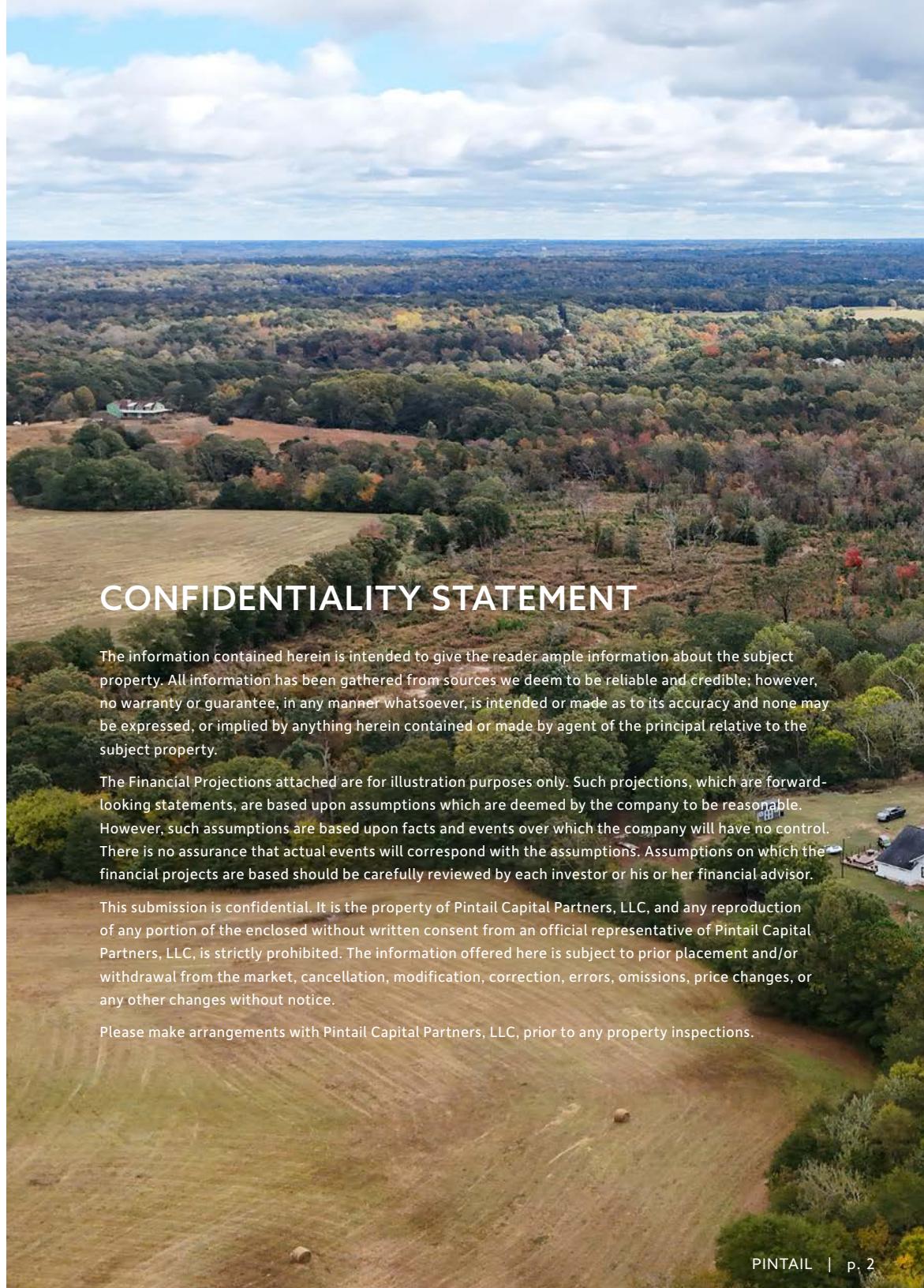
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## PROPERTY overview

±8 commercially developable acres form this unique tract along Highway 24 in Townville, South Carolina. Located 2.7 miles from I-85 and less than a 25 minute drive from Downtown Anderson, the property offers quick and convenient access to Lake Hartwell.

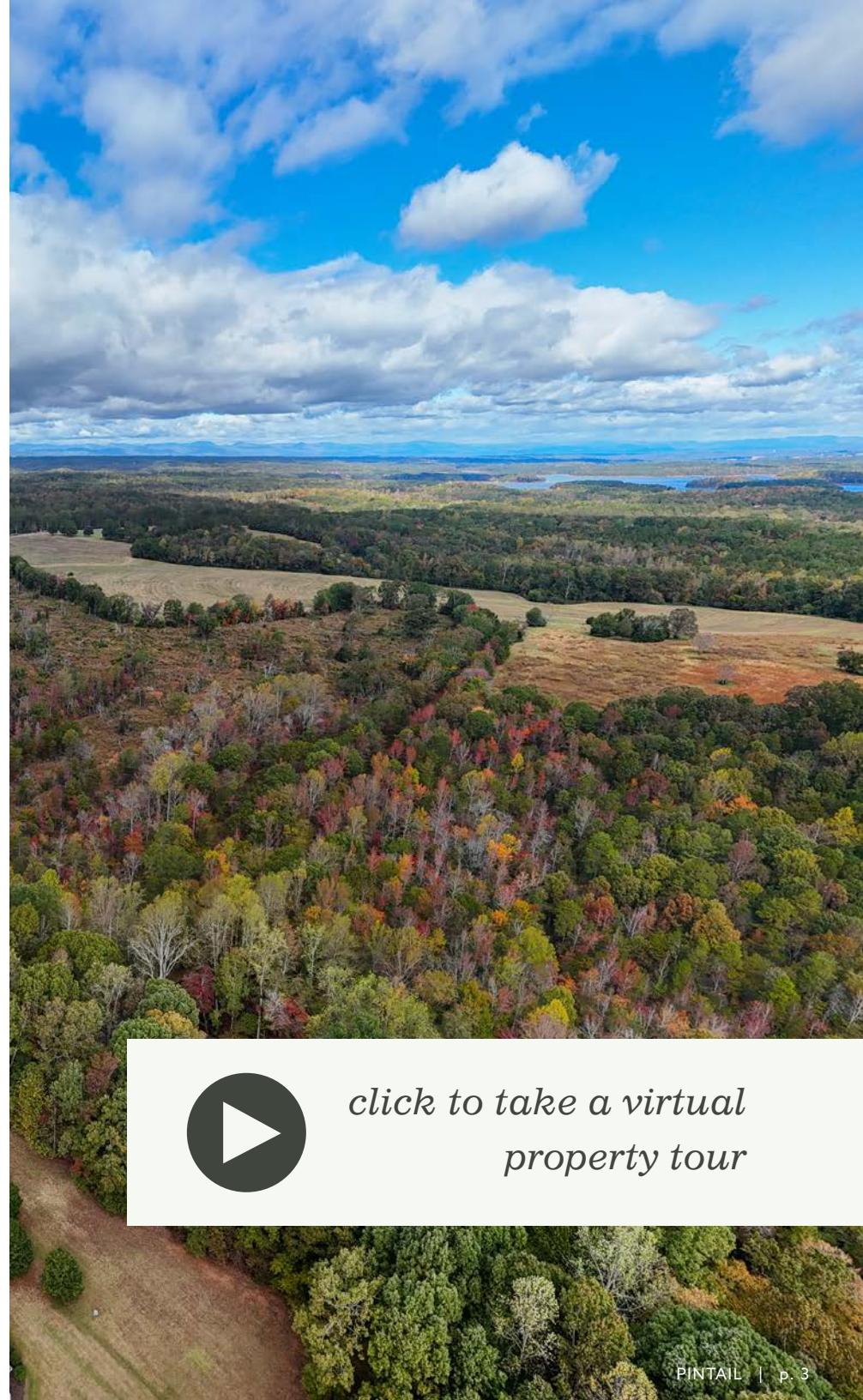
LOCATION	Hwy 24 in Townville, SC, between O'Neal Ferry Rd. and Harry Davis Rd.
COUNTY	Anderson
PARCEL NUMBER	150002035
TOTAL ACREAGE	±8 AC
ZONING	Un-Zoned
WATER + POWER	On-Site

Commercial Opportunity:      ±8 AC

**ASKING PRICE: \$80,000/AC**

ALSO AVAILABLE:

Additional ±46.39 AC Recreational/Timberland  
\$18,000/AC



*click to take a virtual  
property tour*

*PROPERTY boundaries*



**±46.39 AC**  
ALSO AVAILABLE

COMMERCIAL  
OPPORTUNITY  
**±8 AC**

SURROUNDING area

LAKE HARTWELL

1.5 MILES

2.7 MILES

24

INTERSTATE  
85



For more information on this property in Anderson County, SC, please contact:

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