

3101/00 HIGHWAY 153
POWDERSVILLE, SC
\$1,624,250



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



SALE PRICE:

\$1,624,250

LOT SIZE:

5 Acres +/- Total

TAX MAP #:

2370005006 & 2370005053

ROAD FRONTAGE:

450'

PROPERTY HIGHLIGHTS

- Water & Sewer Available
- 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

3101/00 HIGHWAY 153
POWDERSVILLE, SC
\$1,624,250

PRIME LOCATION ON HWY 153

PRIME Commercial Opportunity awaits with this combined 5+/- acre property in Powdersville, featuring a mix of wooded and cleared land perfect for development. Positioned just 0.3 miles from I-85 at Exit 40 off Highway 153, this location provides high visibility and an average daily traffic count of over 38,000. 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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& associates

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3101/00 HIGHWAY 153
POWDERSVILLE, SC

\$1,624,250

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

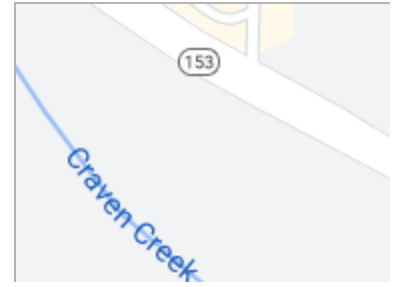
864.269.7000

  @CFMASSOCIATES

ALL FIELDS DETAIL



MLS # 1540735 **Type Property** Commercial
Class Lots/Land **Lot Size/Acreage** 2 - 5 Acres
Type Commercial Site
Area 054
Subdivision None
Listing Price \$1,624,250
Address 00 SC Highway 153
Address 2 Parcel 3
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//00 Highway 153 will be on your left.

GENERAL

Location	Powdersville	Showing	Call Specified Appointment Center
County	Anderson	Online Appt Reservations	Online Appt Reservations
Zoning	Commercial	Contact # for Appts/Questions	864-640-8887
Tax ID Number	2370005006 & 2370005053	Agent	Cindy Fox Miller - Off: 864-238-9100
Approx # of Acres	4.90	Agent License ID	20130
Price Per Acre	\$331,479.59	List Team	Cindy Fox Miller and Associates - 864-269-7000
Elementary School	Powdersville	Listing Office 1	Keller Williams Upstate Legacy - Off: 864-269-7000
Middle School	Powdersville	Brokerage License ID	23783
High School	Powdersville	Cumulative DOM	0
Associated Document Count	4	Agent Hit Count	20
Picture Count	7	Client Hit Count	1
Geocode Quality	Manually Placed Pin	Original Price	\$1,624,250
IDX Include	Y	Listing Type	Exclusive Right to Sell
VOW Include	Yes	Listing Date	10/29/2024
VOW Address	Yes	Input Date	10/29/2024 10:41 AM
VOW Comment	Yes	Price Date	10/29/2024
VOW AVM	Yes	Local Logic	Yes
Status Date	10/29/2024	Input Date	10/29/2024 10:41 AM
HotSheet Date	10/29/2024	Homestead	No
Update Date	10/29/2024		
On Internet	Yes		
Update Date	10/29/2024 10:41 AM		

FEATURES

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

FINANCIAL

Total Taxes	\$5,546.00	Tax Year	2023
Tax Rate(4%/6%)	6	Rollback Taxes	No
In City	N	HOA (Y/N)	N
Auction (Y/N)	N	Electric Co.	Duke
Water Co.	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 note, this listing includes two separate properties, and a contract will be required for each TMS number. 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.

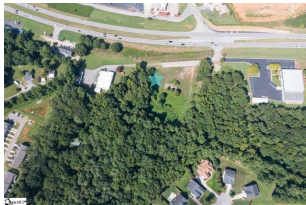
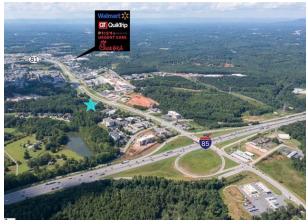
REMARKS

Remarks Don't miss this PRIME 5 +/- acre combined Commercial Opportunity on Highway 153 in the heart of Powdersville for Multi-Use development with 450 ft of road frontage. 2 Individual Tracts can be purchased separately: 2.7 acres for \$874,250 and 2.16 acres for \$750,000. 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 sewer manholes are located on each tract. Positioned just 0.3 miles from I-85 at Exit 40, this property has exceptional development potential. (owner/ agent)

SYNDICATION REMARKS

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ADDITIONAL PICTURES



DISCLAIMER

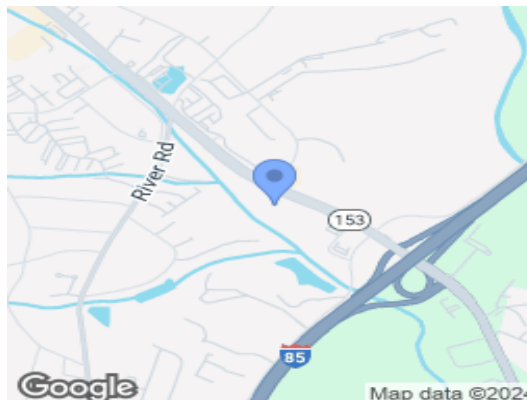
This information is deemed reliable but not guaranteed. The MLS of Greenville, SC Inc.©2024. This valuation service may not be used for the purposes of obtaining financing in a federally related transaction.

Cross Property 360 Property View

00 SC Highway 153, Piedmont, SC 29673

Listing

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



Class:	Lots/Land	MLS #:	20279741	Ask Pr:	\$1,624,250
Type:	OTHER	Area:	104	Status:	Active
Lakefront:	No	Acre Rng:	1-5	Lake:	
County:	Anderson	Inside City:	No	Sale/Rent:	For Sale

GENERAL

List Agt 1:	Cindy Fox Miller and Associates	Phone:	864-269-7000
List Cmp 1:	Keller Williams Upstate Legacy	Phone:	(864) 269-7000
List Agt 2:	Cindy Fox Miller	Phone:	(864) 238-9100
List Cmp 2:	Keller Williams Upstate Legacy	Phone:	(864) 269-7000
Team Name:	Cindy Fox Miller and Associates	Unbrand VT:	
Appt Phn:	864-640-8887	Unbranded Drone VT:	
Type Listing:	Exclusive Right	Elem Schl:	Powdersvil Elem
Middle Schl:	Powdersville Mi	High Schl:	Powdersville High School
Inside Subdv:	No	Min SqFt:	
Subdivision:		Dev 1st RR:	No
		TMS#:	2370005006 & 2370005053
Lot #:	0	TMS 2 #:	
Horses Allwd:		Ownr of Rcrd:	
DOM/CDOM:	0/0	Input Date:	10/29/2024
VOW Incl:	Yes	VOW Cmnt:	Yes
		VOW AVM:	Yes

FEATURES

Lot Description	Utilities Available	Association Amenities	Restrictions/Easements
Creek	Public Sewer	None	Easement
Level	Public Water		Will Sell
Other - See Remarks	Utilities On Site		Will Divide
Wooded	Public Sewer		Documents on File
Road Frontage			Aerial Photo
State Highway			Other - See Remarks
			Survey/Plat
			Showing Instructions
			Appointment Center
			Other - See Remarks
Listing Syndication?:	No	Bank Owned:	No
Short Sale:	No	USD	No

FINANCIAL

Orig Price:	\$1,624,250	County Taxes:	5546.00	City Taxes:	
Tax Year:	2023	Tax Rate:	6%	Transfer Fee:	no
Trans Fee \$:		HOA YN:	No	HOA Mandatory:	No
Annl HOA \$:		Elec Co:	Duke	Gas Co:	
Phone Co:		Water Co:	Powdersville	Cable Co:	
HiSp Inet:		Own Financing:		Roll Back Tax Incl:	No
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, 3101/00 Highway 153 will be on your left.				

BROKERAGE INFORMATION

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

REMARKS

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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: If rollback taxes are applicable, they will be the responsibility of the buyer. Please note, this listing includes two separate properties, and a contract will be required for each TMS number. See other listings for subdivided pricing.

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 Line]

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 Line]

Date: _____

Purchaser Signature:

[Signature Line]

Date: _____



Undeveloped Land Disclosure

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In Foreclosure

Owner's Name (s):

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

Owners Signature:

Laura Lardieri

dotloop verified
10/10/24 12:05 PM EDT
RE5D-TLSB-W16E-COID

Date: _____

Owners Signature:

William Lardieri

dotloop verified
10/10/24 12:00 PM EDT
7R2T-FBNZ-4QXP-ACEB

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:

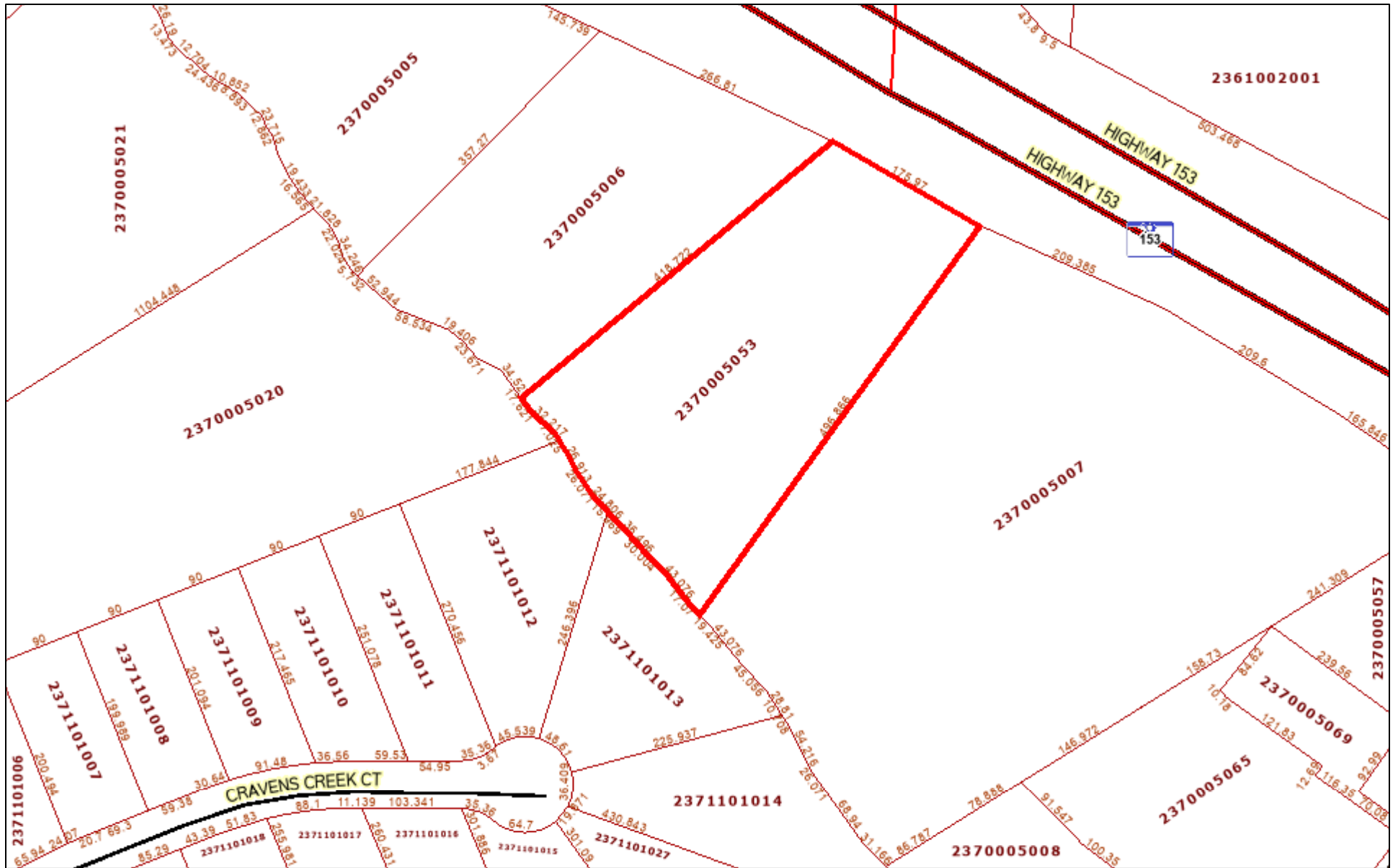
Date: _____

Purchaser Signature:

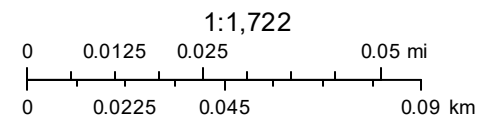
Date: _____



Anderson County



August 7, 2024



ESRI, Highland Mapping, and Anderson County GIS