

3101/00 HIGHWAY 153
POWDERSVILLE, SC

\$1,425,000



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



SALE PRICE:

\$1,425,000

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

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KW UPSTATE LEGACY
3332 HWY 153
POWDERSVILLE, SC 29673



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f @CFMASSOCIATES

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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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ANNUAL AVERAGE DAILY TRAFFIC COUNTS

2025 Interstate 85 / Highway 153 SW: 86,043

2025 Highway 153 / Highway 81 : 35,797

2025 Highway 153 / Wall Street NW: 38,483



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