

3101 HIGHWAY 153  
POWDERSVILLE, SC  
\$750,000



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



SALE PRICE:  
\$750,000

LOT SIZE:  
2.13 Acres +/-

TAX MAP #:  
2370005006

ROAD FRONTAGE:  
270ft

## PROPERTY HIGHLIGHTS

- Water & Sewer
- 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  
@CFMASSOCIATES

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## PRIME LOCATION ON HWY 153

PRIME COMMERCIAL development opportunity in the thriving area of Powdersville! This 2.16-acre parcel has incredible potential with its high visibility location off Highway 153, just 0.3 miles from the I-85 ramp at Exit 40. With an average daily traffic count of over 38,000, this cleared, level lot is perfectly suited for a variety of commercial uses. 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

2023 SCDOT Interstate 85 North/South Exit 40 : 35,400

2023 SCDOT Highway 81 : 13,500

2023 SCDOT Highway 153 : 38,700



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