

View drone video
from this angle

LOT 1
±15 Acres

LOT 2
±5 Acres

LOT 3
±5 Acres

LOT 4
±5 Acres

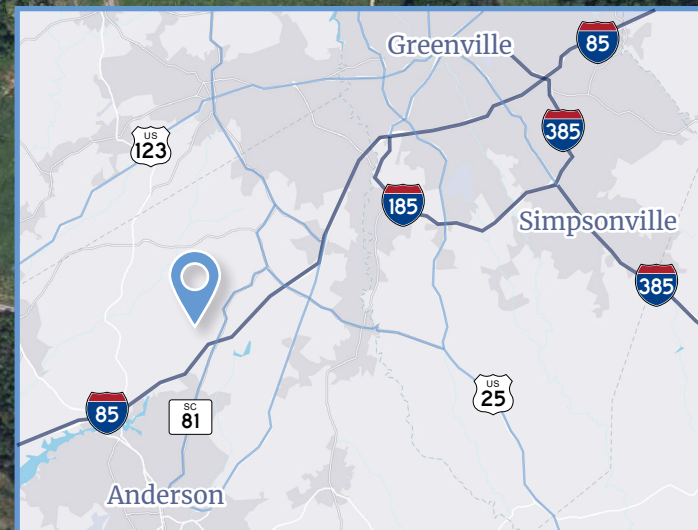
LOT 5
±5 Acres

LOT 6
±5 Acres

FOR SALE

Anderson County Estate Lots; ±5-Acre Minimum Lot Sizes

Martin Road | South Carolina



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from this angle

Listing Price

\$75,000/acre

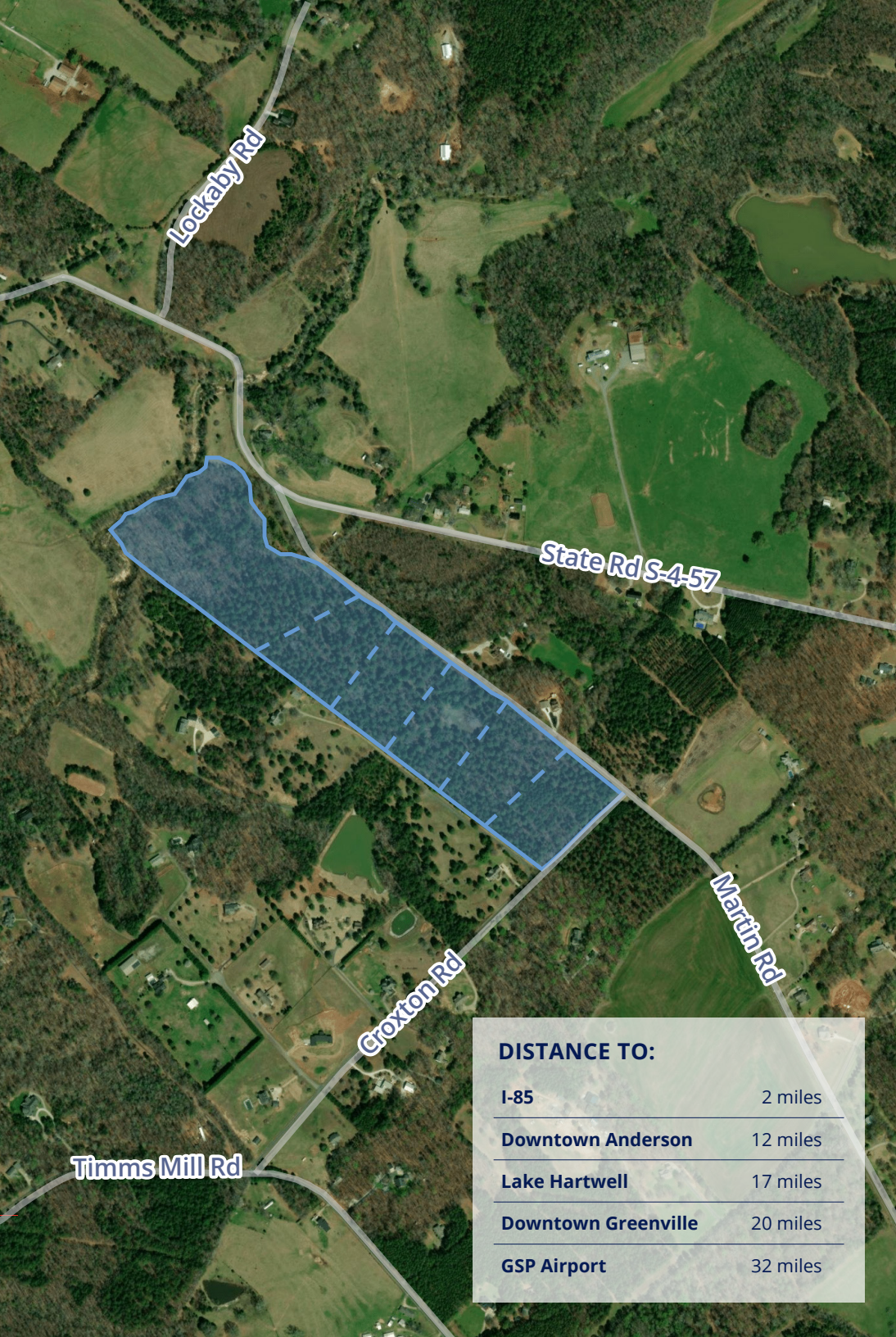
Frank Hammond, CCIM

Shareholder

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Colliers



DISTANCE TO:

I-85	2 miles
Downtown Anderson	12 miles
Lake Hartwell	17 miles
Downtown Greenville	20 miles
GSP Airport	32 miles

Property Description

Spanning over **40** pristine acres, this magnificent, forested property offers an unparalleled sanctuary of privacy and natural beauty. Comprising **six tracts** and offered at **\$75,000 per acre**, the land presents exceptional opportunities for residential development, a custom luxury homestead, or a private compound. Mature stands of hardwoods and soaring pines blanket the property, set against a backdrop of gently rolling topography. The land naturally yields level, construction-ready building sites, while its convenient location along Martin Road and Croxton Road in Anderson County provides easy access and is just minutes from I-85. Rest easy knowing your investment is permanently safeguarded by value-enhancing covenants designed to preserve the prestige and long-term worth of this exceptional parcel.

Adding to the property's appeal, it is located within Anderson School District One, which is committed to a Tradition of Excellence by providing world-class knowledge, skills and life characteristics based on the individual needs of each student through over its 16 campuses with full accreditation through Cognia for meeting high-quality standards and demonstrating a commitment to continuous improvement.

Property Size	±40 acres; ±5-acre minimum lots
Location	Martin Road (<i>Anderson County</i>)
Zoning	Unzoned
Utilities	Public Water
Tax Map No.	1410008003
School District	Anderson County One
Restrictions	Recorded Covenants



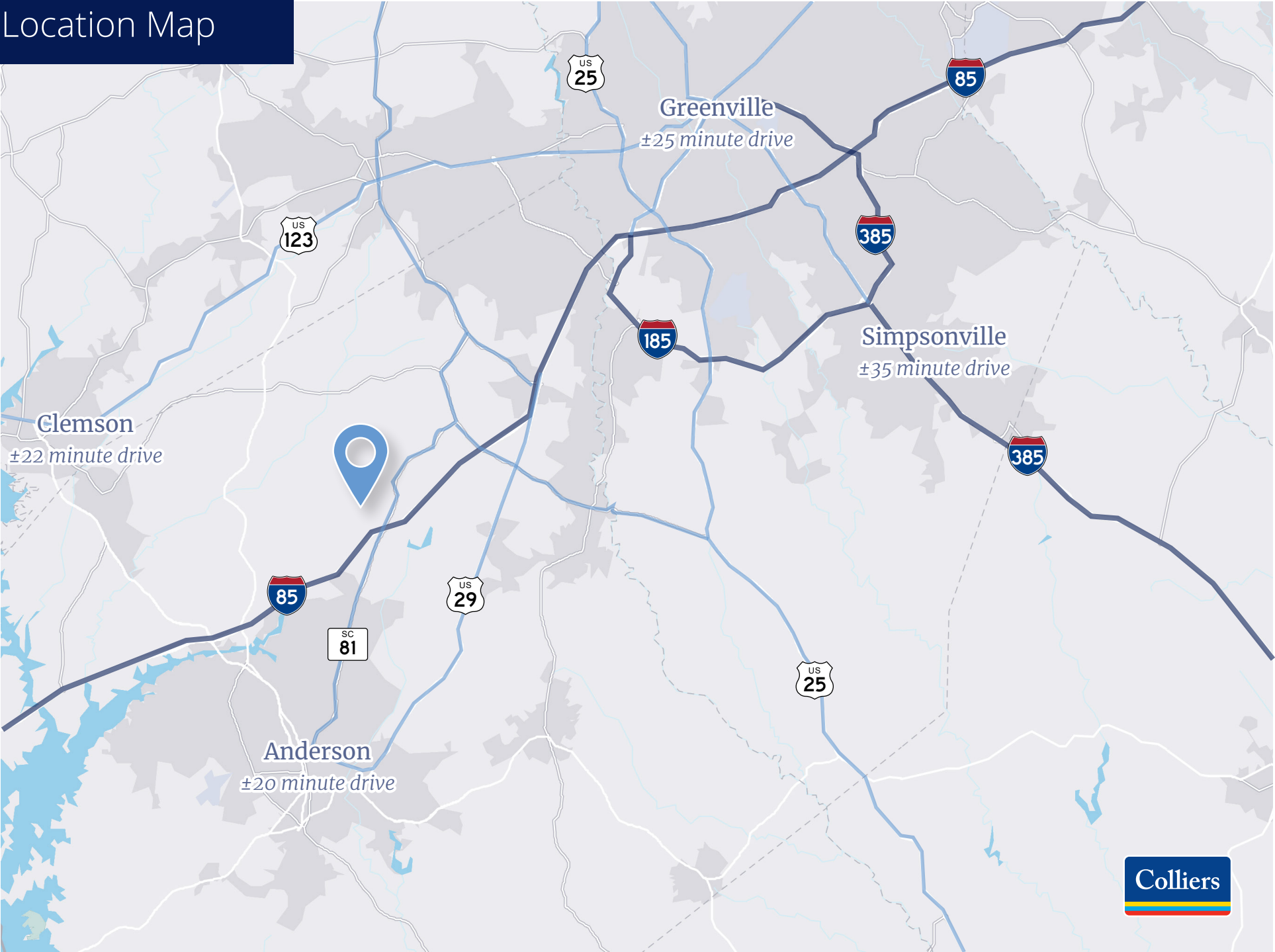
Ground Photos



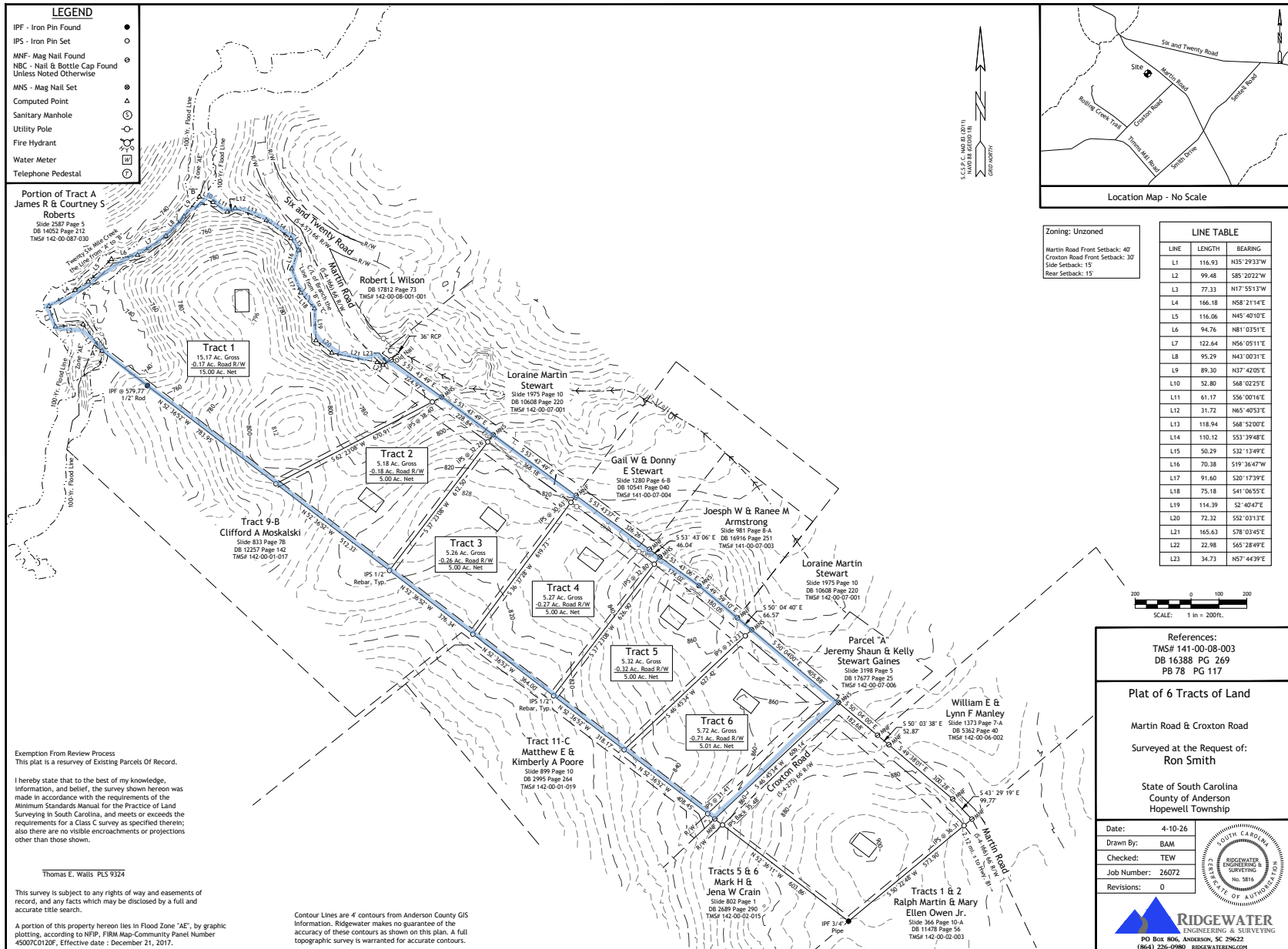
Additional Photos



Location Map



Property Plat





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