

3101 HIGHWAY 153
POWDERSVILLE, SC
\$700,000



SALE PRICE:
\$700,000

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

864.238.9100
 @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. 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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