

# 2906 GREENVILLE HIGHWAY

Easley, SC 29640



GREENVILLE HWY COMMERCIAL OPPORTUNITY • FOR SALE



## PROPERTY HIGHLIGHTS

- A portion of Pickens County Tax Map # 5008-11-56-7923
- ±866 Linear Feet of Double Road Frontage on Greenville Highway & Gillespie Drive
- Flat/Level Topography with Excellent Visibility & Location
- Zoned for: West End Elementary | Gettys Middle School  
Easley High School
- 2021 SCDOT Traffic Count – 5,700 VPD for Greenville Hwy
- Best Use: Retail | Commercial
- Utilities – Power, Water & Sewer Available
- Acreage and Utilities to be Verified by Buyer or Buyer's Agent

## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$300,000</b>
<b>Lot Size:</b>	<b>±3 Acres</b>

**TRIPP TAYLOR**

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## PROPERTY DESCRIPTION

Experience the opportunity to invest in this remarkable  $\pm 3$ -acre tract, situated in the thriving Greenville Highway of Easley, SC, and a portion of Pickens County Tax Map #5008-11-56-7923. This exceptional corner lot boasts incredible potential as a prime commercial location, with water, power, and sewer readily available. Its advantageous double road frontage offers easy accessibility, conveniently located within a short distance of downtown Easley, Calhoun Memorial Highway/123 - Easley's main retail hub, Powdersville - another rapidly growing grocery, retail, and restaurant artery, and less than  $\pm 11$  miles to Interstate 85 and the Southern Connector. Enjoy the added advantage of being surrounded by notable commercial and retail sites, including Yokohama Industries, E Z Bi-Fast Store, Phezy Jeans Company, and Everything Auto Car Wash. Don't miss out on this exceptional investment opportunity.

## LOCATION DESCRIPTION

$\pm 5$  Minutes to Downtown Easley  
 $\pm 23$  Minutes to Downtown Greenville  
 $\pm 60$  Minutes to Downtown Spartanburg



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## PROPERTY INFORMATION

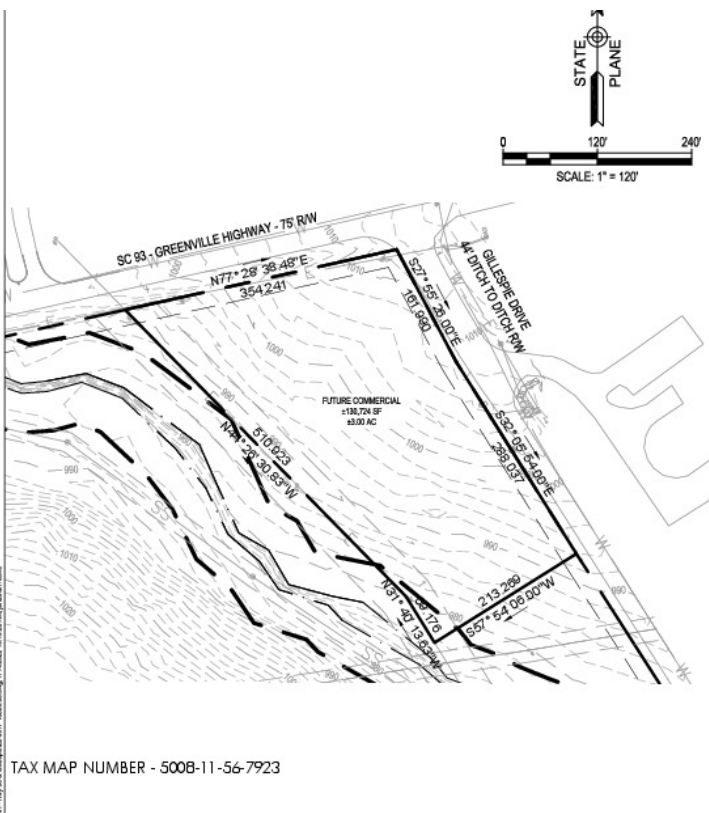
Property Type	Land
Property Subtype	Retail
Lot Size	±3 Acres
APN #	5008-11-56-7923
Lot Frontage	866 ft
Corner Property	Yes
Power	Yes
Topography	Flat/Excellent

## LOCATION INFORMATION

MLS#	1489617
Traffic Count	5700
Traffic Count Street	Greenville Hwy
County	Pickens

## UTILITIES & AMENITIES

Gas / Propane	Yes
Water	Yes
Sewer	Yes



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