

**John Powell, CCIM**

+864.933.5773

john@southeastIP.com

www.southeastIP.com

## **FOR SALE / DEVELOPMENT OPPORTUNITY**

**HWY 81 NORTH @ LINWA BLVD  
ANDERSON, SC 29621**

### **Property Highlights**

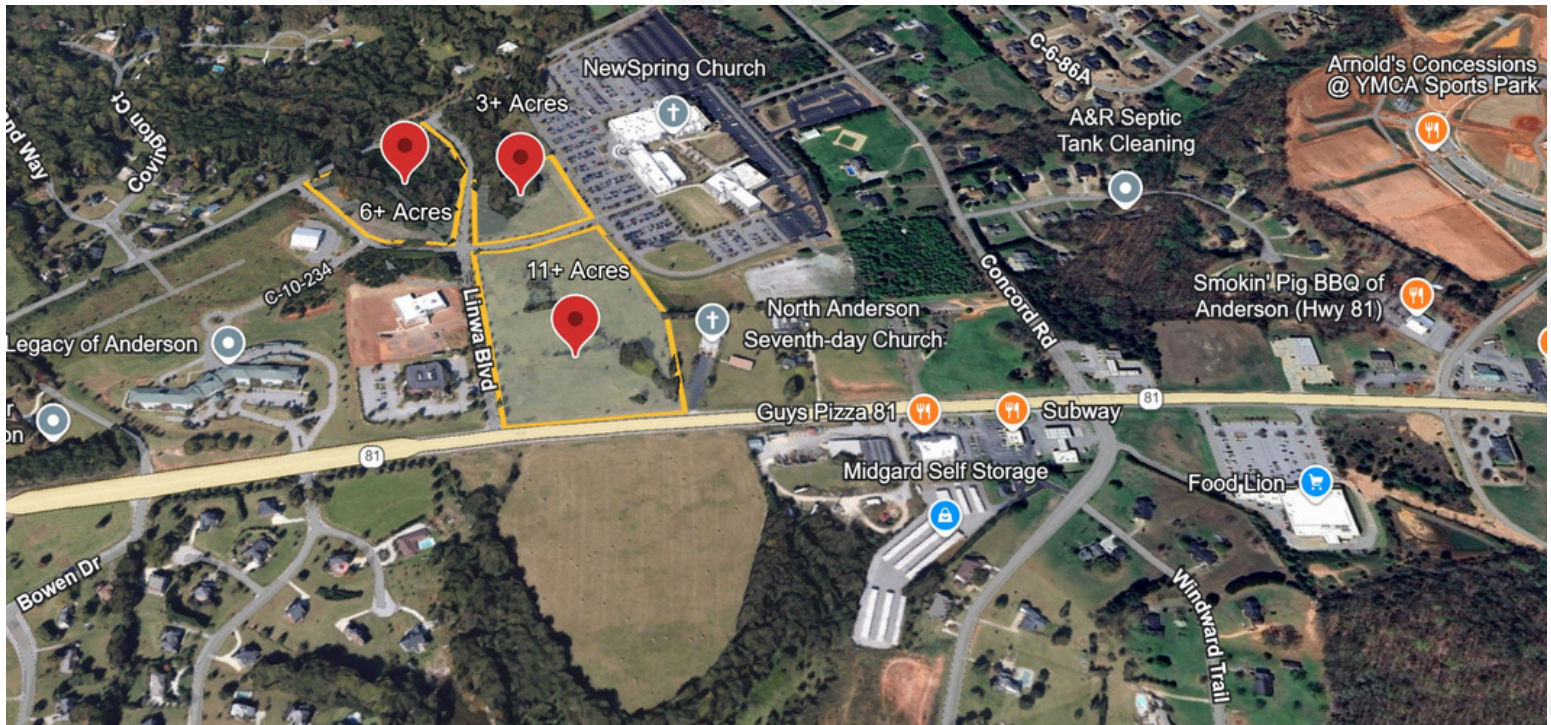
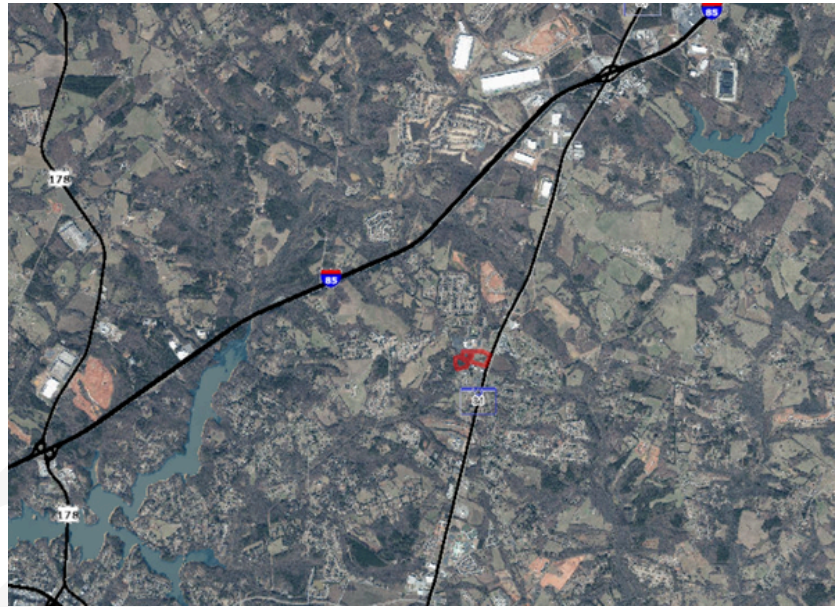
- ±21.07 Acres (will subdivide)
  - ±11 Acres
  - ±6 Acres
  - ±3 Acres
- Topography: Good
- All Utilities Available
- Zoning: Planned Development
- Excellent Infill Location
- 180 Luxury Townhomes have started construction across the highway.
- Frontage on Highway 81 N
- Very Convenient to Shopping, Downtown, TL. Hanna School, YMCA, AnMed (Anderson Medical campus and Hospital) & I-85
- The YMCA and School District just finished with an \$8M State of the art Cross Country and Sporting Complex just north of the site on Ever-green Road.
- Great Demographics
- Fed Ex has built a new Fulfillment Center just north of the site.
- There are many new SF and Townhomes built or being built between this site and the high school.



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## Property Uses

MIXED USE: Office, Retail, Residential  
OTHER: Hotel Site, Medical Offices, Hospital,  
Senior Living



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