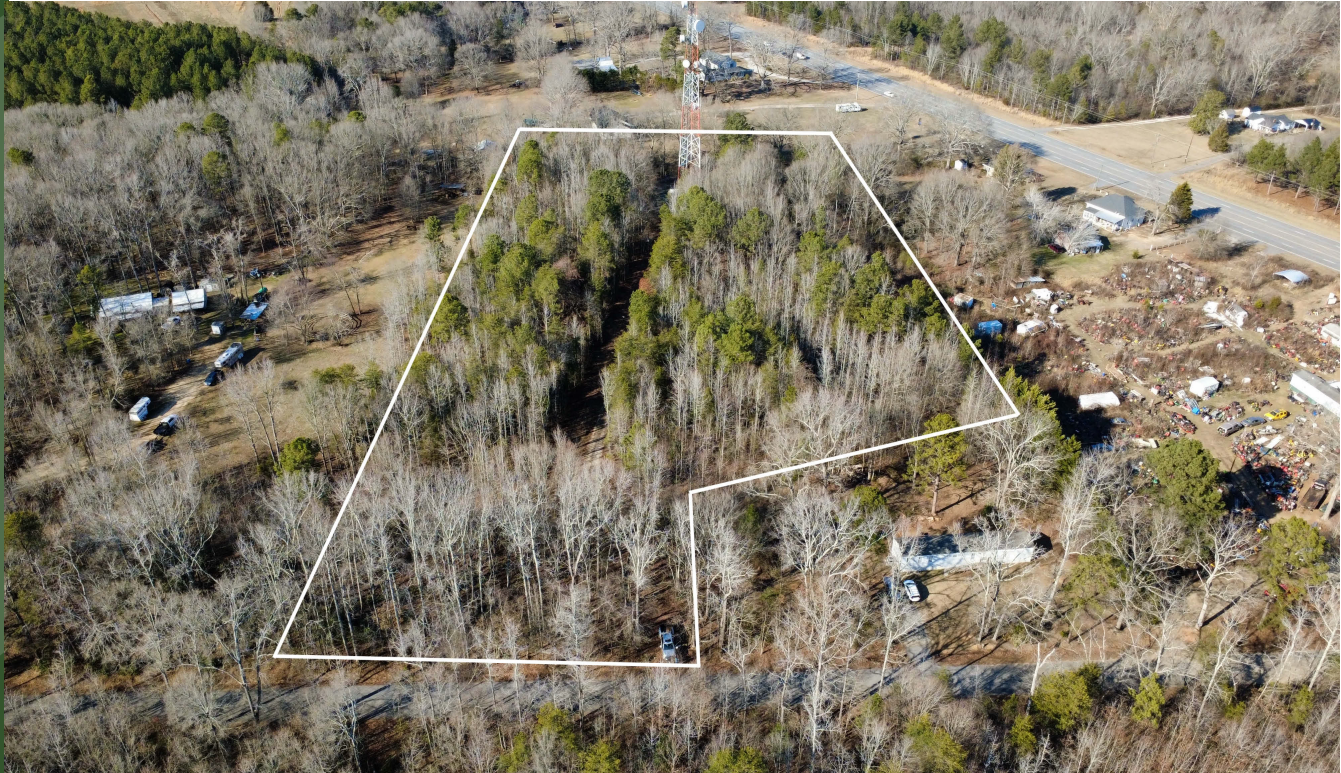




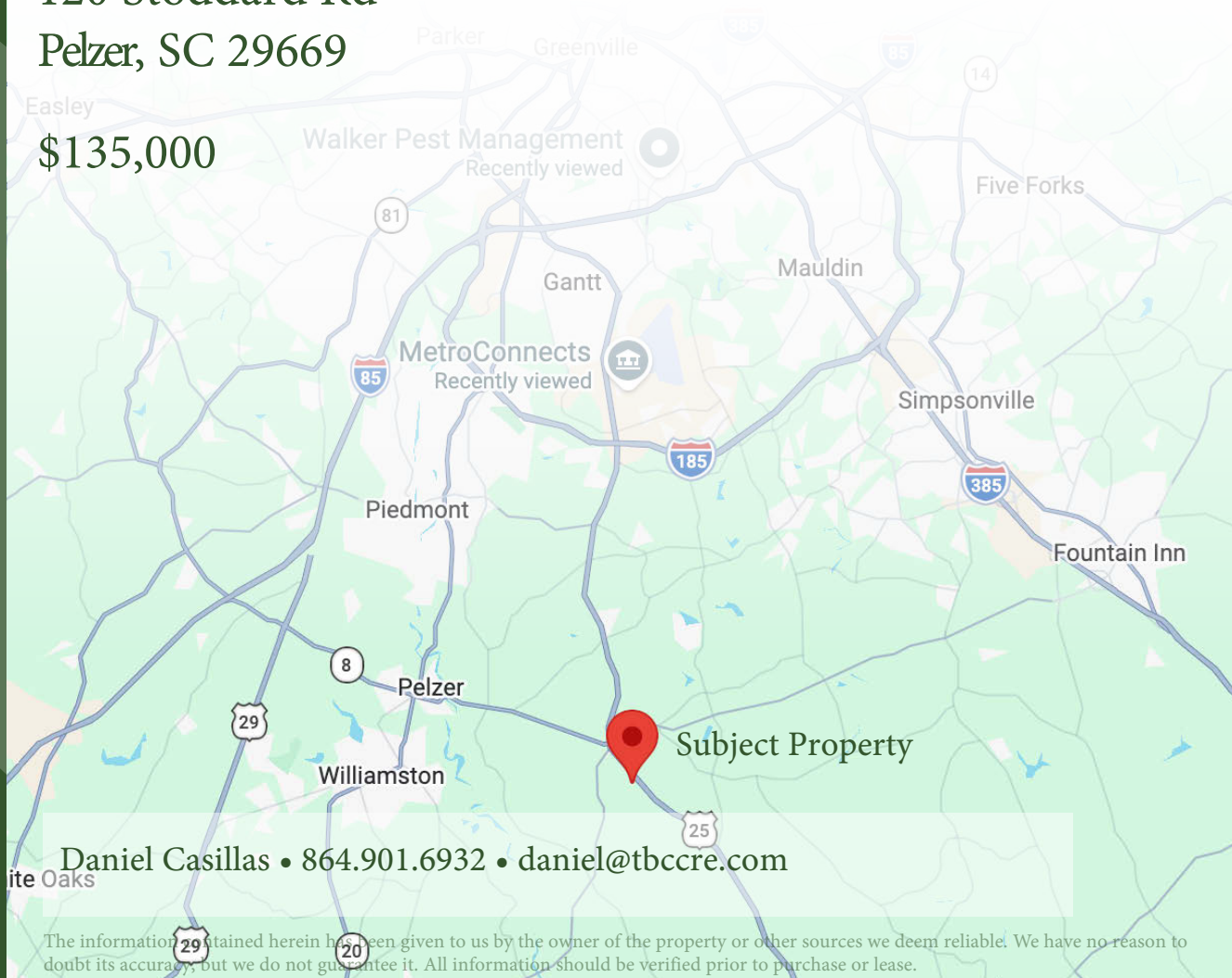
# FOR SALE

±5.01 Acres

120 Stoddard Rd

Pelzer, SC 29669

\$135,000

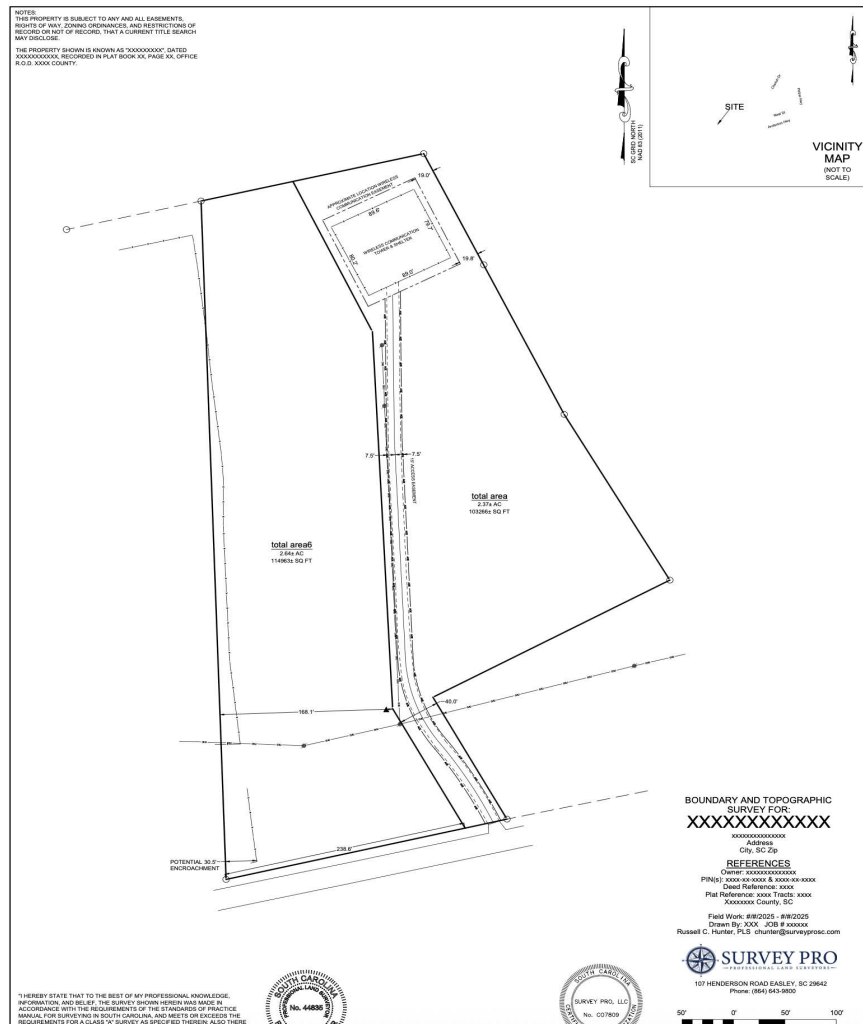


Daniel Casillas • 864.901.6932 • [daniel@tbccre.com](mailto:daniel@tbccre.com)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

# AMENITIES

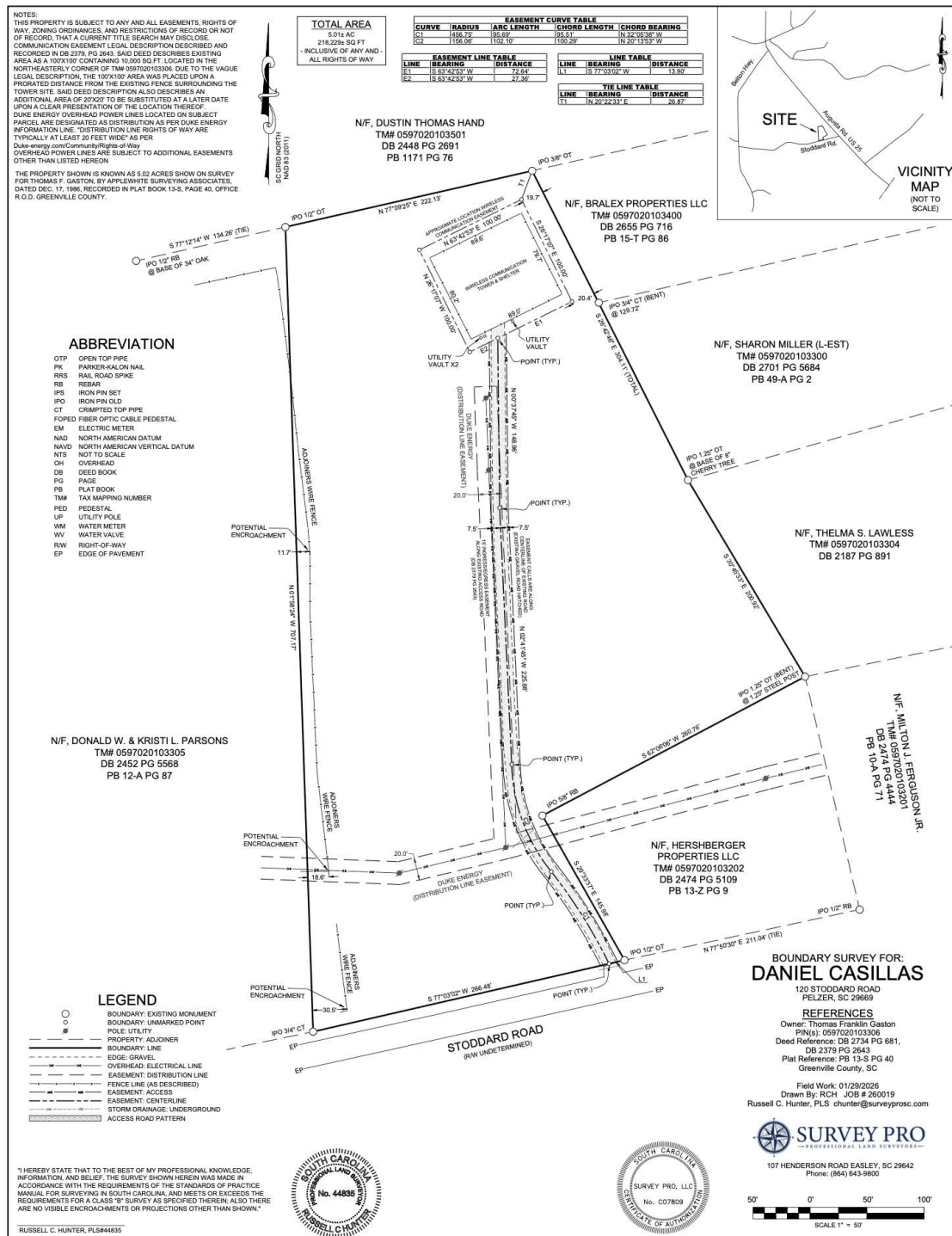
- Unzoned, suitable for flex/industrial development or IOS/laydown yard
- Flat topography
- Power available from Duke Power. Greenville Water line ends at intersection of Stoddard and Augusta Rd. Septic would be required.
- See plat below showing possible lot split. The asking price either the left ±2.72 acres or the right ±2.29 acres is \$70,000. The owner is also open to clearing, grading, installing gravel, fence, and gate, and leasing out one acre as a lay down yard for \$1,500/month with a minimum 6 month term.



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# SURVEY



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