



# FOR SALE

## ±31.79 AC GREAT DEVELOPMENT OPPORTUNITY

2945 Lebanon Road  
Pendleton, SC 29670



LEE & ASSOCIATES  
GREENVILLE/SPARTANBURG

**Joey Schirripa**

Associate

864.569.6951

jschirripa@lee-associates.com

PRICING:

**\$2,350,000**

- ±1.8 Miles from I-85
- All Utilities On Site
- Great Topography
- I-2 Zoning

Interactive PDF



**864.704.1040**  
LeeUpstate.com



**ACREAGE**  
±31.79 AC



**MAJOR ACCESS**  
±1.8 MILES TO I-85



**ZONING**  
I-2



**UTILITIES**  
Water, Sewer,  
Electric & Gas



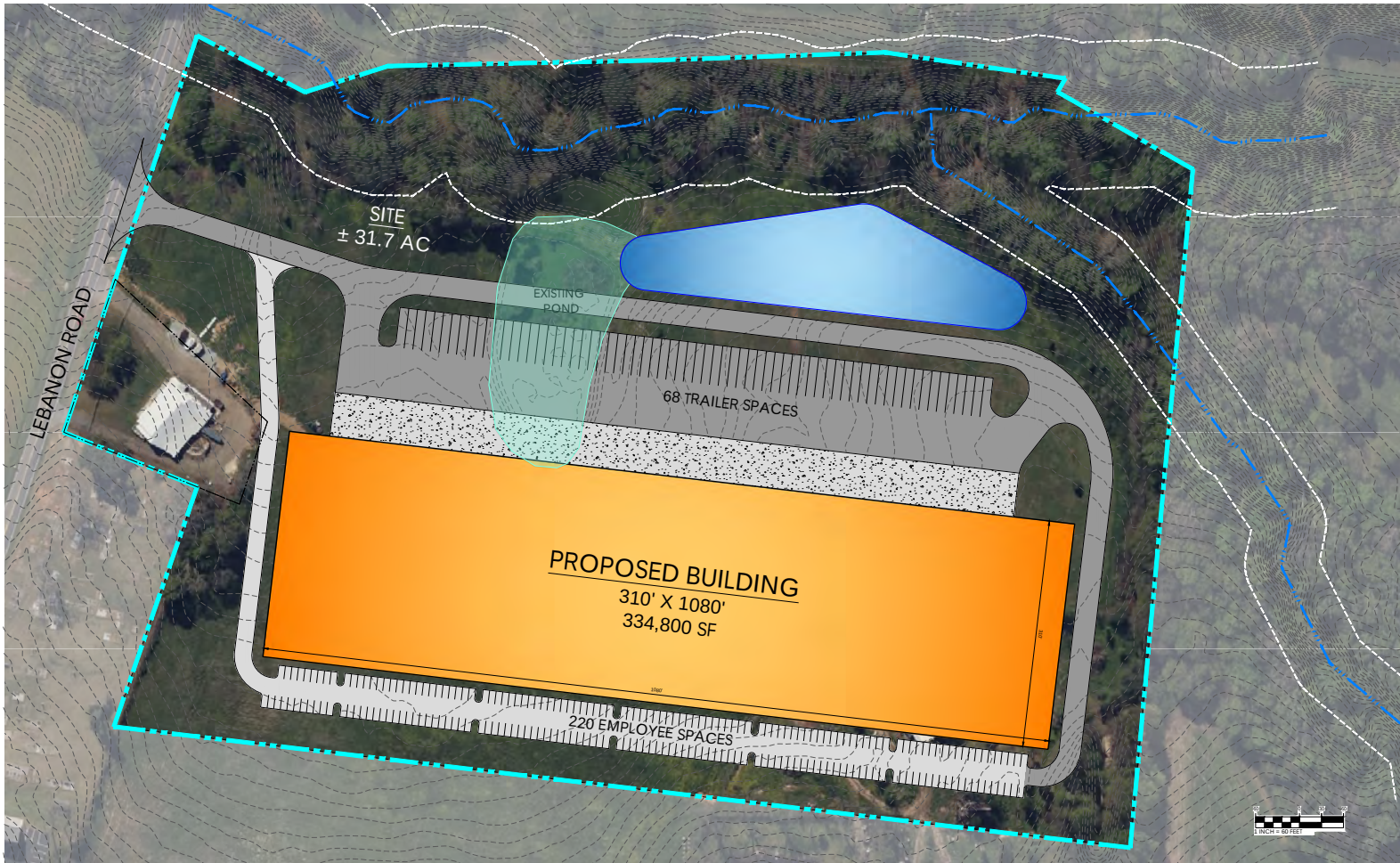
# LOCATION OVERVIEW



|                |                                |
|----------------|--------------------------------|
| PROPERTY NAME  | 2945 Lebanon Rd                |
| TYPE           | Land                           |
| TOTAL LOT SIZE | ±31.79 Acres                   |
| TAX MAP #      | 1180006010<br>1180006007       |
| COUNTY         | Anderson                       |
| CITY LIMITS    | No                             |
| ZONING         | I-2                            |
| UTILITIES      | Water, Sewer, Electric,<br>Gas |



# SITE PLAN



PREPARED FOR:

CONCEPTUAL SITE LAYOUT  
LEBANON ROAD SITE  
ANDERSON, SC

**THOMAS  
HUTTON**  
220 North Main Street • Suite 402  
Greenville, SC 29601 • 864.412.2222  
www.thomasandhutton.com

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201 W. McBee Ave, Suite 400, Greenville, SC 29601  
320 E. Main Street, Suite 430, Spartanburg, SC 29302  
**LeeUpstate.com | 864.704.1040**







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**LEARN MORE**  
**CALL TODAY**



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**GREENVILLE OFFICE**

201 W. McBee Ave, Suite 400  
Greenville, SC 29601

**SPARTANBURG OFFICE**

320 E. Main Street, Suite 430  
Spartanburg, SC 29302

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[jschirripa@lee-associates.com](mailto:jschirripa@lee-associates.com)