

1917 OLD PENDLETON RD

EASLEY SC 29642



RARE UNZONED MIXED-USE OPPORTUNITY IN GROWING POWERSVILLE AREA



Jackson Stanley
RESIDENTIAL & COMMERCIAL REAL ESTATE

PROPERTY DETAILS

Unlock the potential of Easley with this rare opportunity at 1917 Old Pendleton Rd — a versatile 9.78-acre mixed-use commercial property positioned for growth, development, and long-term investment potential. Whether you're a commercial broker, builder, investor, contractor, or business owner, this property offers the flexibility to bring your vision to life.

With no zoning restrictions, the possibilities are wide open — from expanding your business operations to creating a residential development, storage facility, contractor headquarters, trade business location, or live/work setup.

The property features:

- 9.78 ACRES – ample acreage for expansion, parking, equipment storage or future development
- 4,000 sq ft shop
- 500 sq ft reception/office,
- 10x10 executive office
- 2 bedroom, 1 bath home ideal for onsite living, rental income, or office conversion
- Public water availability
- 2 Septic
- 200 Road Frontage
- 9,000lb Lift

Strategically located with convenient access to surrounding Upstate communities, this property delivers the kind of adaptability that is becoming increasingly difficult to find. Whether you're looking to establish a business presence, invest in land with multiple exit strategies, or capitalize on future growth — this property is positioned to perform. Opportunity, flexibility, and acreage all in one address.



Topography



AREA DETAILS

The area has experienced significant population growth, fueling continued residential and commercial expansion across multiple sectors. Major retail and infrastructure investments are underway, including the redevelopment of Powdersville Plaza featuring:

- New Publix Super Market
- Upgraded storefronts
- Enhanced access improvements
- Additional commercial growth projected through 2027

Powdersville's location within the rapidly expanding Upstate corridor places it near major employers and economic drivers such as:

- BMW Manufacturing
 - Michelin
- Regional healthcare systems
 - Distribution hubs
- Advanced manufacturing industries

Industrial and mixed-use development throughout the Powdersville/Piedmont corridor continues gaining momentum, including large-scale projects near I-85 supporting manufacturing, logistics, and distribution growth.

Known for highly regarded schools, expanding housing demand, and strong community appeal, Powdersville remains a highly desirable location for:

- Homeowners
- Developers
- Business owners
- Investors

- | | |
|-----------------------|---|
| • 1 mi - HWY 153 | • 28 mi - Anderson |
| • 2 mi - HWY 123 | • 28 mi - Greer Inland Port |
| • 3.5 mi - I-85 | • 218 mi - Charleston |
| • 22 mi - Greenville | • 105 mi to Charlotte Douglas Int'l Airport |
| • 23 mi - GSP Airport | • 154 mi to Atlanta Int'l Airport |
| • 26 mi - BMW Manf. | |

RESIDENTIAL SIDE

On the residential side, Powdersville continues experiencing strong housing demand because of:

- Convenient access to Greenville and Anderson
- Proximity to I-85
- Highly sought-after schools
- Continued Upstate job growth from manufacturing, healthcare, logistics, and tech sectors

Builders have remained active throughout the Powdersville/Piedmont area with continued subdivisions, custom homes, and mixed residential developments expanding outward from Highway 153 and Highway 81. Demand for land suitable for residential development also remains strong because available acreage in Powdersville is becoming harder to find.

Commercial investors are paying close attention to Powdersville because it sits in a strategic growth corridor connecting Greenville, Easley, Anderson, and Piedmont. The area continues transitioning from a primarily residential commuter community into a stronger retail and mixed-use commercial hub.

A lot of local conversation right now is centered around:

- Increased retail demand
- More restaurants and service businesses following rooftops
- Continued expansion near Powdersville Plaza
- Growing traffic counts supporting future commercial development
- Rising land values in high-visibility corridors



POTENTIAL USES

- Covered RV Storage
- Boat Storage
- Contractor Equipment Storage
- Mini Warehouse Units
- Outdoor Secured Parking

WHY IT WORKS

- ✓ Engineered storage plans already available
- ✓ Level topography
- ✓ Growing Upstate population
- ✓ Lake Hartwell & recreational traffic nearby

PROPERTY HIGHLIGHTS

- 📏 9.78 Acres – Level & Usable
- 🏠 4,000 SF Existing Building
- 🔒 Secure Fenced Perimeter
- 🚚 Turnkey Opportunity



Conceptual AI Renderings Demonstrating Property Flexibility

ADAPTIVE-USE COMMERCIAL OPPORTUNITY | 4,000 SF EXISTING BUILDING + FLEX INDUSTRIAL DEVELOPMENT



POTENTIAL USES

- Flex Warehouse Units
- Contractor Bays
- Small Industrial Spaces
- Office/Shop Combinations
- Service Business Suites
- Equipment & Fleet Storage

WHY INVESTORS LOVE IT

- ✓ Flex industrial is exploding in the Upstate
- ✓ High demand from small businesses
- ✓ Affordable space with premium location
- ✓ Low vacancy, strong rental rates
- ✓ Near Lake Hartwell & growing population

PROPERTY HIGHLIGHTS

- 📏 9.78 Acres – Level & Usable
- 🏠 4,000 SF Existing Building
- 🔒 Room for 12–20+ Flex Units
- 🔒 Secure Fenced Perimeter
- 🚚 Turnkey Development Opportunity



ENDLESS POSSIBILITIES.

Unlimited POTENTIAL.

9.78 ACRES | UNZONED | 4,000 SQ FT SHOP
1917 OLD PENDLETON RD, EASLEY, SC 29642

CREATE SOMETHING EXTRAORDINARY

- ✓ Rustic Upscale Weddings
- ✓ Corporate Retreats
- ✓ Outdoor Events & Celebrations
- ✓ Food Truck Nights
- ✓ Farmers Markets
- ✓ And So Much More!

BARNDOMINIUM + EVENT VENUE CONCEPT
YOUR VISION. YOUR BUSINESS.
YOUR OPPORTUNITY.

EVENT HALL & RECEPTION SPACE

OUTDOOR CEREMONIES

PAVILION & GATHERING AREAS

FOOD TRUCK NIGHTS

FARMERS MARKETS

9.78 ACRES

THE PROPERTY

- ✓ 9.78 Acres of Level, Usable Land
- ✓ 4,000 SQ FT Shop – Ideal for Events, Storage, or Conversion
- ✓ Existing Home Included
- ✓ Fully Fenced & Secure
- ✓ Plenty of Parking & Expansion Room
- ✓ Engineered Plans Available
- ✓ Unzoned – Freedom to Create Your Vision

A RARE OPPORTUNITY TO:

- ✓ Host Unforgettable Events
- ✓ Build a Thriving Business
- ✓ Generate Multiple Revenue Streams
- ✓ Create a Legacy Property

Conceptual AI Renderings Demonstrating Property Flexibility

CONTRACTOR & TRADES HUB

9.78 ACRES OF UNLIMITED POTENTIAL

OPERATE. STORE. EXPAND.

The ideal property for contractors, trades businesses, and service companies. Operate your business, store equipment, and expand operations all from one centrally located property.

**1917 OLD PENDLETON RD
EASLEY, SC 29642**

9.78 ACRES | UNZONED
4,000 SQ FT SHOP | HOME INCLUDED

LARGE SHOP ALREADY EXISTS
4,000 SQ FT shop with multiple bays – ready for your business.

EQUIPMENT & TRAILER STORAGE
Ample room to store trucks, trailers, machinery, and equipment.

FENCED & SECURE AREA
Fully fenced lot provides security for your assets and inventory.

UNZONED FLEXIBILITY
Endless possibilities for your business now and in the future.

EASY ACCESS & GREAT LOCATION
Convenient access for employees, clients, and deliveries.

9.78 ACRES
LEVEL & USABLE LAND
READY FOR YOUR BUSINESS

BUILT FOR BUSINESS. DESIGNED FOR GROWTH.

WORK. BUILD. SERVICE.

STORE EQUIPMENT & MATERIALS.

PARK & PROTECT YOUR FLEET.

SECURE. PRIVATE. READY.

SPACE TO EXPAND & GROW.

PERFECT FOR:

- ✓ ELECTRICAL COMPANIES
- ✓ PLUMBING COMPANIES
- ✓ HVAC BUSINESSES
- ✓ LANDSCAPING COMPANIES
- ✓ ROOFING BUSINESSES
- ✓ EXCAVATION COMPANIES
- ✓ AND SO MUCH MORE!

CONCEPTUAL AI RENDERINGS DEMONSTRATING PROPERTY FLEXIBILITY



RESIDENTIAL SUBDIVISION 9.78 ACRES

- 22 SINGLE-FAMILY LOTS
- COMMUNITY OPEN SPACE



TYPICAL HOME

Demographics – Powdersville

Category	Subcategory	Value	
Population		2020	9436
Population		2021	9880
Population		2022	10678
Population		2023	11321
Population		2024	10771
Household Income	2024 Median Income		82944
Household Income	Under \$25K		332
Household Income	\$25K - \$50K		695
Household Income	\$50K - \$100K		1310
Household Income	\$100K - \$150K		850
Household Income	Over \$150K		727
Household Income	2029 Estimate		96167
Age Demographics	2024 Median Age		40.044
Age Demographics	Under 20		2663
Age Demographics	20 - 25		787
Age Demographics	25 - 45		3109
Age Demographics	45 - 65		2674
Age Demographics	Over 65		1312
Age Demographics	2029 Estimate		39.2
Number of Employees	2024 Total		8581
Number of Employees	Management, business, science, and arts occupations		2417
Number of Employees	Educational services, and health care and social assistance		1177
Number of Employees	Manufacturing		1013
Number of Employees	Transportation and warehousing, and utilities		668
Number of Employees	Professional, scientific, and management, and administrative, and waste mar		591
Number of Employees	Finance and insurance, and real estate, and rental and leasing		486
Number of Employees	Retail trade		377
Number of Employees	Other services, except public administration		342
Number of Employees	Arts, entertainment, and recreation, and accommodation and food services		339
Number of Employees	Construction		186
Number of Employees	Public administration		169
Number of Employees	Agriculture		91
Number of Employees	Wholesale trade		86
Number of Employees	Information		35
Housing Occupancy Ratio	2024 Ratio		7:01
Housing Occupancy Ratio	Occupied		3914
Housing Occupancy Ratio	Vacant		500
Renter to Homeowner Ratio	2024 Ratio		1.03
Renter to Homeowner Ratio	Renters		991
Renter to Homeowner Ratio	Homeowner		2923

Demographics – Piedmont

Category	Subcategory	Value	
Population		2020	6122
Population		2021	5581
Population		2022	5510
Population		2023	5786
Population		2024	5462
Household Income	2024 Median Income		51675
Household Income	Under \$25K		552
Household Income	\$25K - \$50K		429
Household Income	\$50K - \$100K		640
Household Income	\$100K - \$150K		292
Household Income	Over \$150K		116
Household Income	2029 Estimate		69681
Age Demographics	2024 Median Age		36.51
Age Demographics	Under 20		1617
Age Demographics	20 - 25		307
Age Demographics	25 - 45		1372
Age Demographics	45 - 65		1250
Age Demographics	Over 65		653
Age Demographics	2029 Estimate		40.2
Number of Employees	2024 Total		4107
Number of Employees	Management, business, science, and arts occupations		569
Number of Employees	Manufacturing		381
Number of Employees	Retail trade		370
Number of Employees	Educational services, and health care and social assistance		369
Number of Employees	Construction		309
Number of Employees	Professional, scientific, and management, and administrative, and waste management services		281
Number of Employees	Transportation and warehousing, and utilities		78
Number of Employees	Arts, entertainment, and recreation, and accommodation and food services		76
Number of Employees	Other services, except public administration		47
Number of Employees	Wholesale trade		41
Number of Employees	Finance and insurance, and real estate, and rental and leasing		14
Housing Occupancy Ratio	2024 Ratio		1.042361
Housing Occupancy Ratio	Occupied		2029
Housing Occupancy Ratio	Vacant		77
Renter to Homeowner Ratio	2024 Ratio		0.043056
Renter to Homeowner Ratio	Renters		604
Renter to Homeowner Ratio	Homeowner		1425

Demographics - Easley

Category	Subcategory	Value
Population	2020	21149
Population	2021	22643
Population	2022	23135
Population	2023	23942
Population	2024	24841
Household Income	2024 Median Income	65608
Household Income	Under \$25K	2220
Household Income	\$25K - \$50K	1909
Household Income	\$50K - \$100K	3309
Household Income	\$100K - \$150K	1786
Household Income	Over \$150K	1725
Household Income	2029 Estimate	70508
Age Demographics	2024 Median Age	39.625
Age Demographics	Under 20	5363
Age Demographics	20 - 25	1314
Age Demographics	25 - 45	7259
Age Demographics	45 - 65	5887
Age Demographics	Over 65	3958
Age Demographics	2029 Estimate	43.3
Number of Employees	2024 Total	20230
Number of Employees	Management, business, science,	5260
Number of Employees	Educational services, and health care	2867
Number of Employees	Manufacturing	1777
Number of Employees	Professional, scientific, and management,	1230
Number of Employees	Retail trade	1059
Number of Employees	Arts, entertainment, and recreation,	912
Number of Employees	Finance and insurance, and real estate,	864
Number of Employees	Transportation and warehousing, and utilities	734
Number of Employees	Construction	691
Number of Employees	Other services, except public administration	638
Number of Employees	Public administration	429
Number of Employees	Wholesale trade	332
Number of Employees	Information	190
Housing Occupancy Ratio	2024 Ratio	11:01
Housing Occupancy Ratio	Occupied	10949
Housing Occupancy Ratio	Vacant	949
Renter to Homeowner Ratio	2024 Ratio	1:02
Renter to Homeowner Ratio	Renters	3401
Renter to Homeowner Ratio	Homeowner	7548



A
GLIMPSE OF
BUILDING
WITHIN 2 MILE
RADIUS





South Carolina
ranked No. 2 State for
Business

according to Area Development Magazine,
September 2025

 **SOUTH CAROLINA** DEPT. OF COMMERCE

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