

# AVAILABLE FOR PURCHASE

±10 Acre Homesite Minutes from The Cliffs at Keowee

528 Nimmons Bridge Rd, Salem, SC 29676



**Kevin Brown**  
Land Specialist  
864-436-9431

[kevin@freedomcommercialre.com](mailto:kevin@freedomcommercialre.com)

**Baileigh Reardon**  
Land Specialist  
704-975-6363

[baileigh@freedomcommercialre.com](mailto:baileigh@freedomcommercialre.com)

# Executive Summary

528 Nimmons Bridge Rd, Salem, SC 29676



## Property Highlights

- Oconee County TMS#: 077-00-01-026
- Flat topography
- Minimal clearing or grading needed
- Road frontage on Nimmons Bridge Road with convenient access
- No HOA restrictions or membership requirements
- Ideal for a private estate, family compound, estate lots, or long-term investment
- Minutes from The Cliffs at Keowee
- Owner is a licensed real estate Broker

## Location Highlights

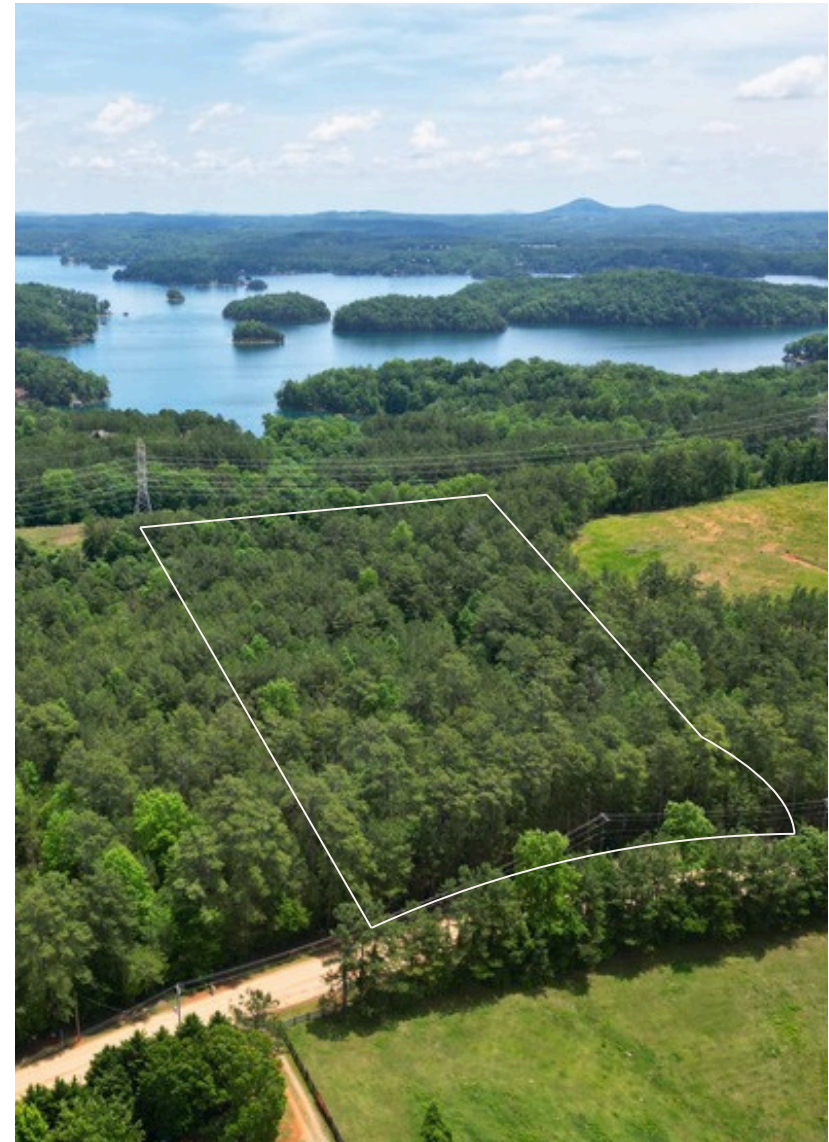
- ±3 minutes from Keowee Town Boat Landing
- ±5 minutes from The Cliffs at Keowee
- ±10 minutes from Lake Keowee
- ±20 minutes from Seneca
- ±25 minutes from Clemson and Clemson University
- ±30 minutes from Lake Jocassee
- ±1 hour from Greenville
- ±1 hour 15 minutes from Asheville

## Offering Summary

**Lot Size:** ±10 Acres

**Sale Price:** \$299,000

All property information is approximate and subject to verification by Buyer and/or Buyer's Agent.



# What's Nearby


528 Nimmons Bridge Rd, Salem, SC 29676



Piranha Bay

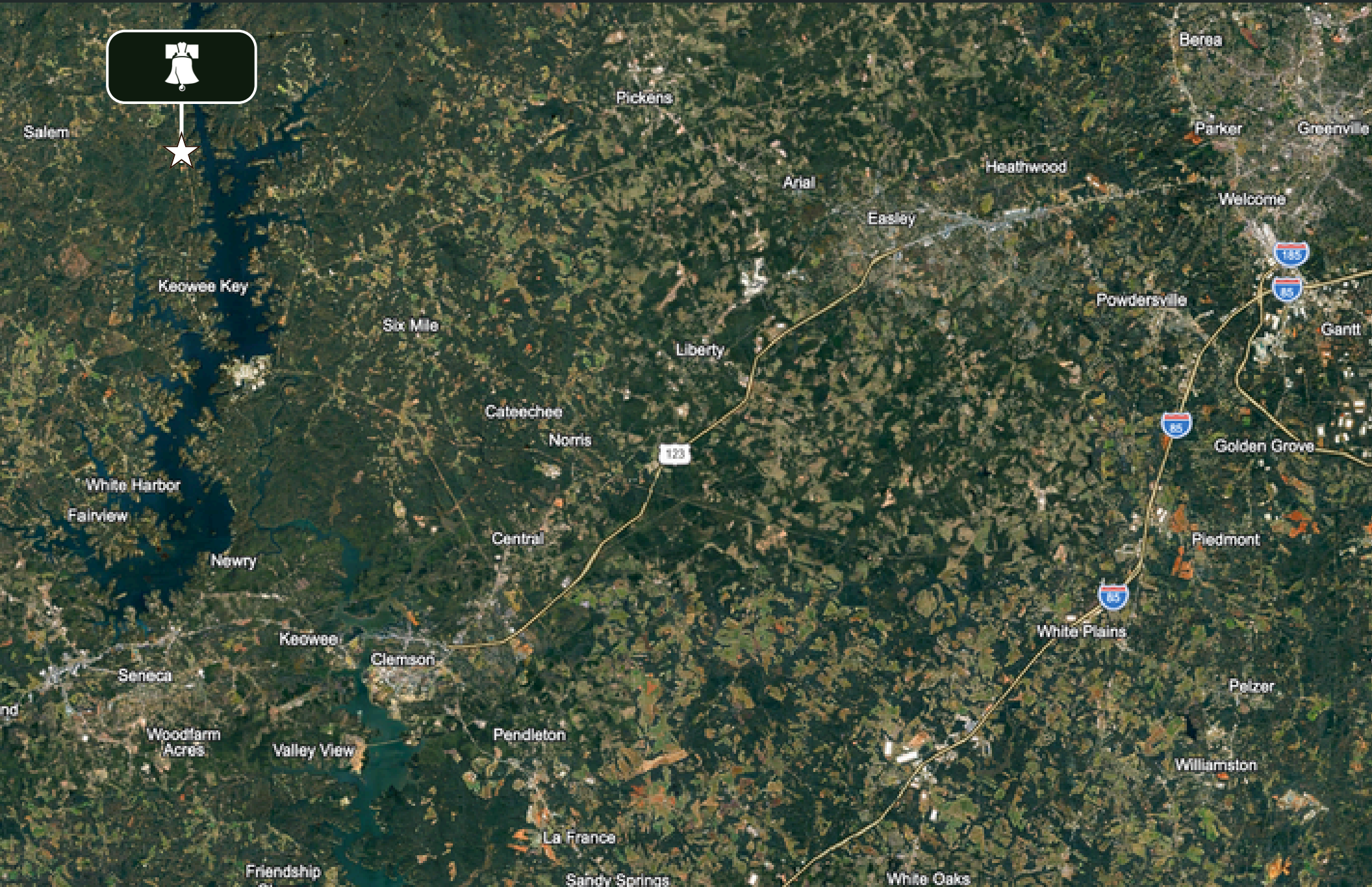
Keowee Town  
Landing

  
**THE CLIFFS**

  
*Keowee Key*

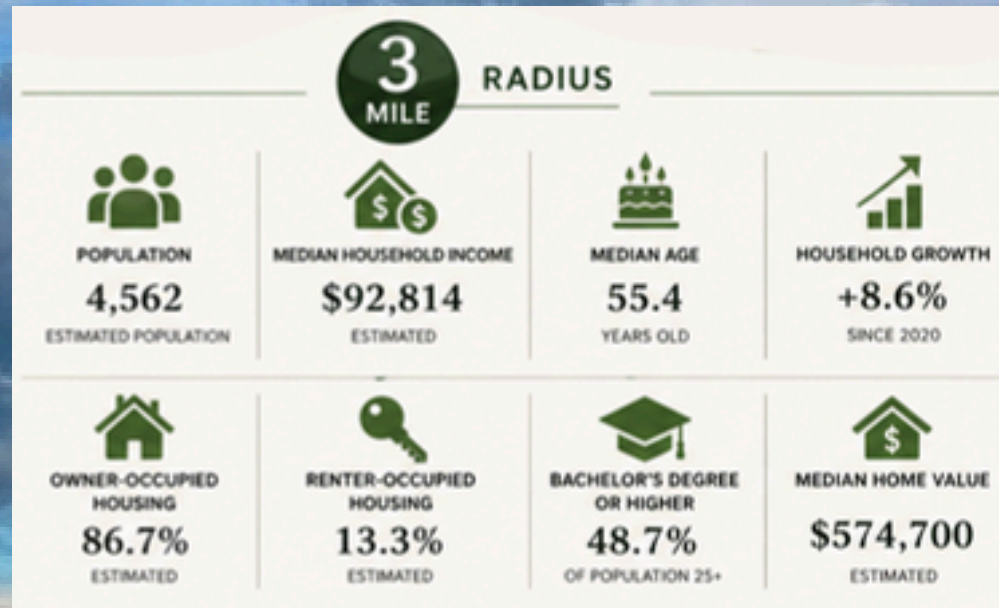
# Municipality Map

±10 minutes from Lake Keowee, ±20 minutes from Seneca, ±25 minutes from Clemson



# Demographics

Seneca, SC



# Confidentiality & Disclaimer

Freedom Commercial, LLC



The information contained herein is not a substitute for a thorough due diligence investigation. Freedom Commercial has not made any investigation and makes no warranty or representation with respect to the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering material has been obtained from sources we believe reliable; however, Freedom Commercial has not verified, and will not verify, any of the information contained herein, nor has Freedom Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All interested parties must take appropriate measures to verify all the information set forth herein. Interested parties shall be responsible for their costs and expenses of investigating the subject property.



# CONTACT INFORMATION

---

Freedom Commercial, LLC  
303 Fairview St. Fountain Inn, SC 29664



**Kevin Brown**  
Land Specialist  
864-436-9431

[kevin@freedomcommercialre.com](mailto:kevin@freedomcommercialre.com)

**Baileigh Reardon**  
Land Specialist  
704-975-6363

[baileigh@freedomcommercialre.com](mailto:baileigh@freedomcommercialre.com)