

# Development Opportunity

Clair Drive | Piedmont, SC 29673

**NAI Earle Furman**



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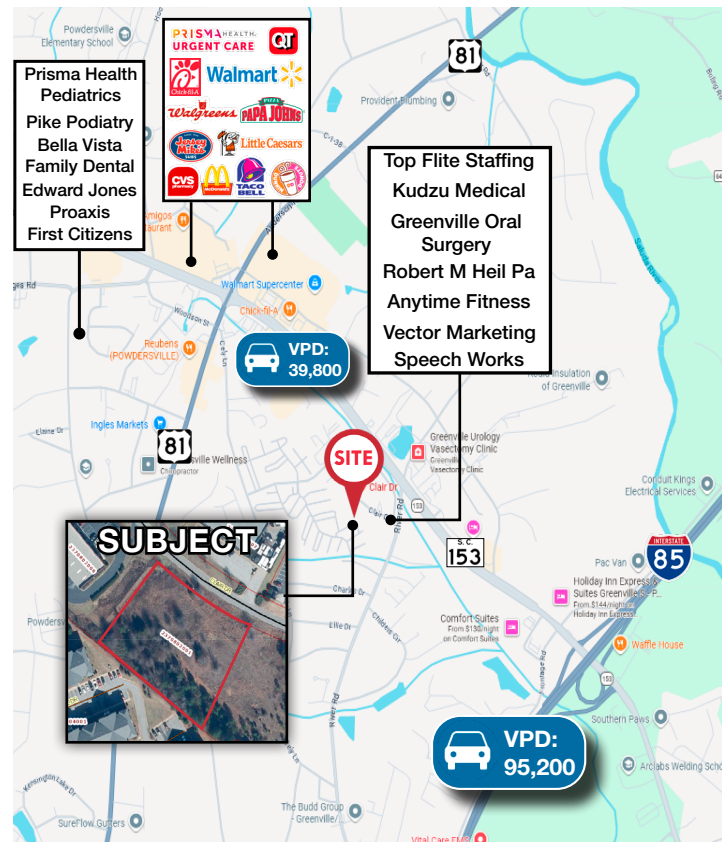
## PROPERTY FEATURES

- ±1.36 acre development opportunity
- Unzoned (Anderson County) - flexibility for office, medical office, or mixed professional use
- Just off of SC-153 @ River Road, Powdersville, SC
- Convenient access to I-85 corridor (Exit 35/ US-25) - primary growth spine of the Upstate
- Idea for:
  - Medical office / urgent care
  - Professional office users
  - Owner-user development
- Growing residential base in Piedmont / Powdersville submarket supports service demand
- Positioned outside city limits offering fewer zoning constraints, faster path to development
- 15 minutes to Greenville and Anderson employment bases
- Located on one of the most active growth areas in the Upstate, driven by population expansion and industrial/logistics development along I-85

**SALE PRICE: \$450,000**

**John D. Gray, Jr.** | Shareholder  
864-414-1440 | jgray@naief.com

**Chrestman Rainey** | Associate  
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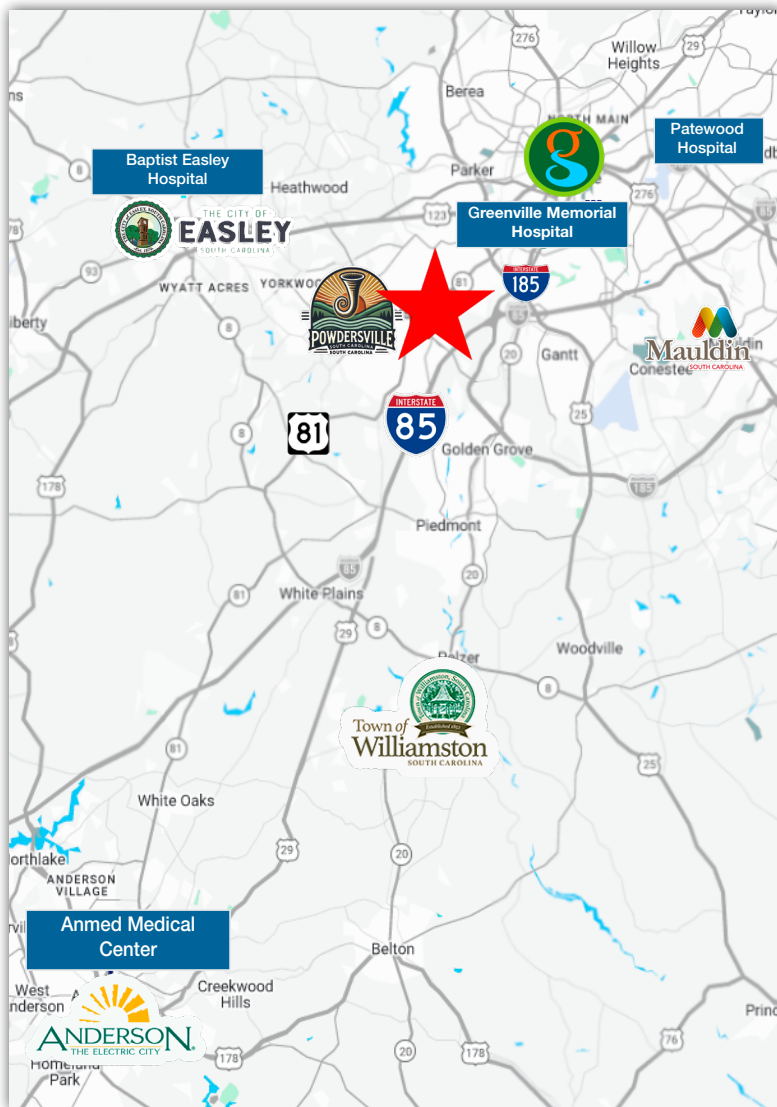


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**101 E Washington St**  
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## FLEXIBLE DEVELOPMENT OPPORTUNITY ALONG I-85 GROWTH CORRIDOR

Positioned in the rapidly growing Piedmont corridor between Greenville and Anderson, this 1.36-acre site offers a opportunity for office or medical users seeking flexibility, accessibility, and proximity to major healthcare systems. With easy access to I-85, SC-153, and a strong surrounding population base, the property is ideally suited for professional or medical development serving one of the Upstate's most active growth corridors.



## MEDICAL / HEALTHCARE PROXIMITY



**Prisma Health Greenville Memorial Hospital**  
Major regional hospital, nationally recognized for multiple specialties

**± 9 MILES**

**Prisma Health Baptist Easley Hospital**  
Award-winning critical care facility

**± 13 MILES**

**Prisma Health Patewood Hospital**  
Leading outpatient surgical and specialty care hub

**± 13 MILES**



**Anmed Medical Center**  
Regional healthcare provider serving Anderson County

**± 17 MILES**

**Additional network of urgent care and outpatient facilities throughout Anderson and Greenville counties supports patient flow and referral**

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