

±82 ACRES FOR RESIDENTIAL DEVELOPMENT

CLOSE PROXIMITY TO POWERSVILLE & I-85

Subject

LOCATION

Von Hollen Drive and Three Bridges Road

SIZE

±82 Acres

PRICE

Contact Broker For Pricing

PARCELS

2130007001 & 2130007012

ZONING

Unzoned in Anderson County

SCHOOLS

Anderson County
School District One

UTILITIES

All utilities available (sewer is
septic system)

KEY

FEATURES

2.5 miles to the center of
Powdersville at Highway 153 &
Highway 81

Well-established residential area

Beautiful wooded floodplain
area ideal for walking paths and
passive recreation

Small stream and borders
Hornbuckle Creek

Tree-lined perimeter boundary
for privacy

CONTACT FOR MORE INFORMATION

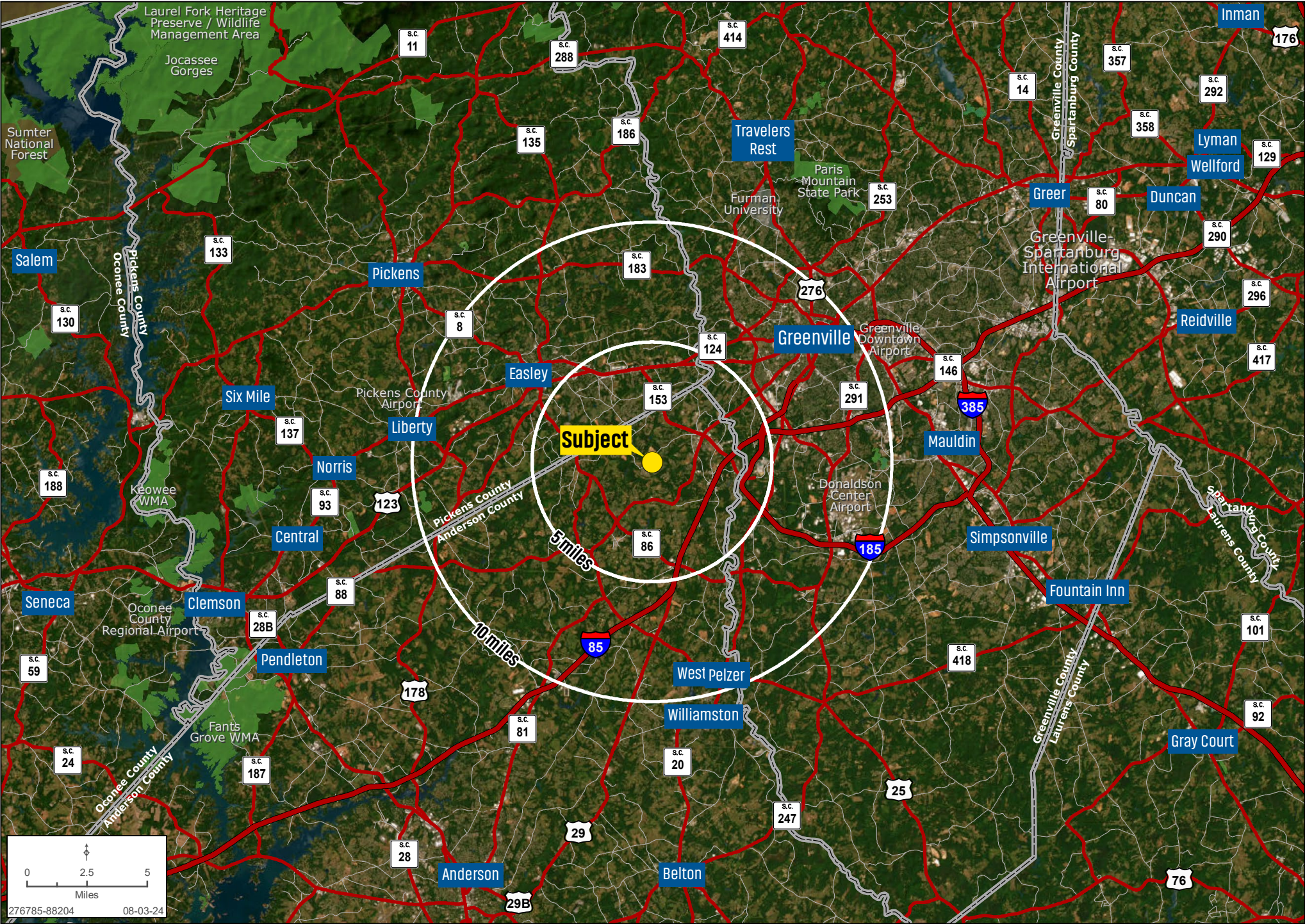
Clay Driggers

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ORGANIZATION

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POINTS OF INTEREST - EASLEY

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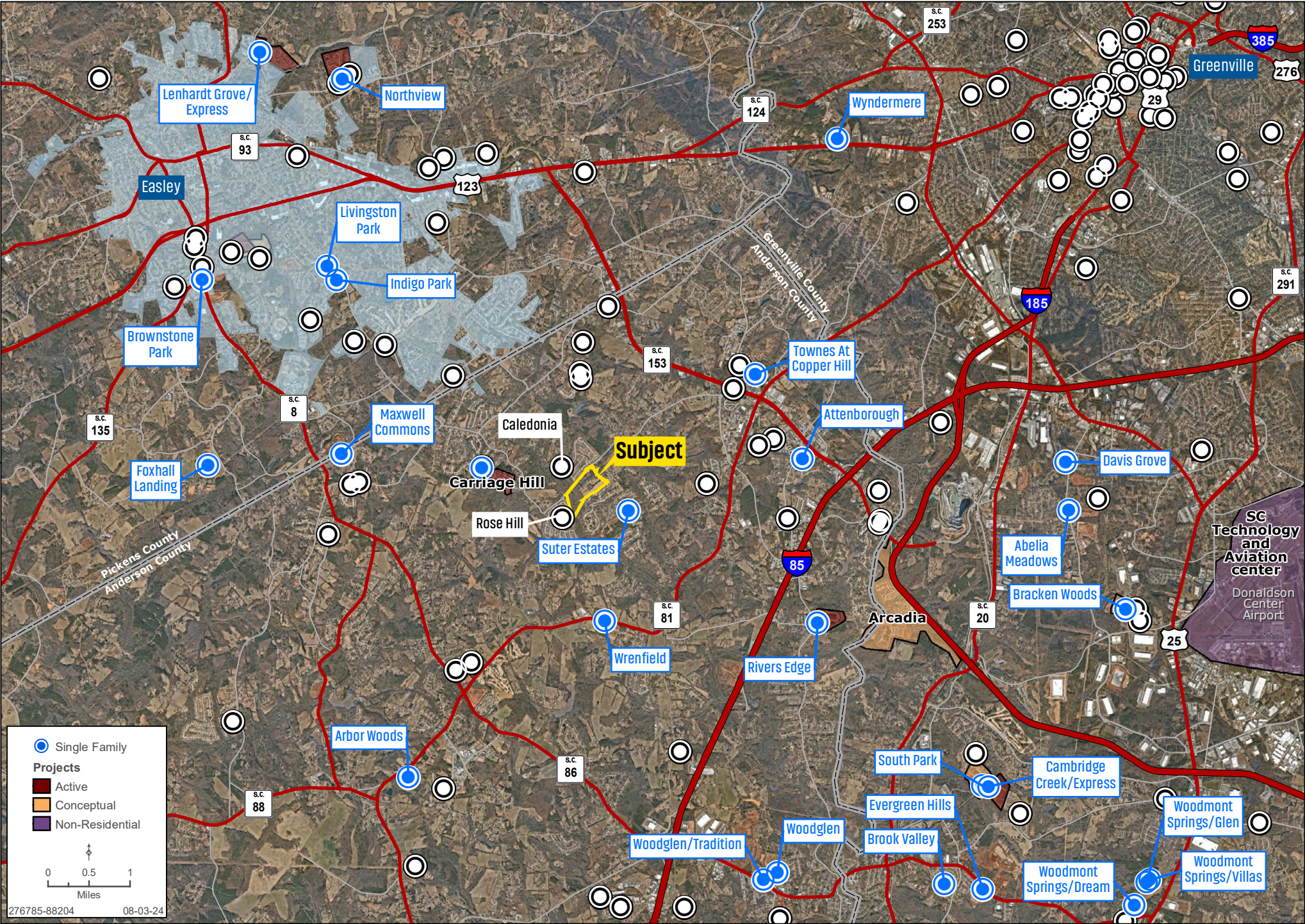
POINTS OF INTEREST - POWDERSVILLE

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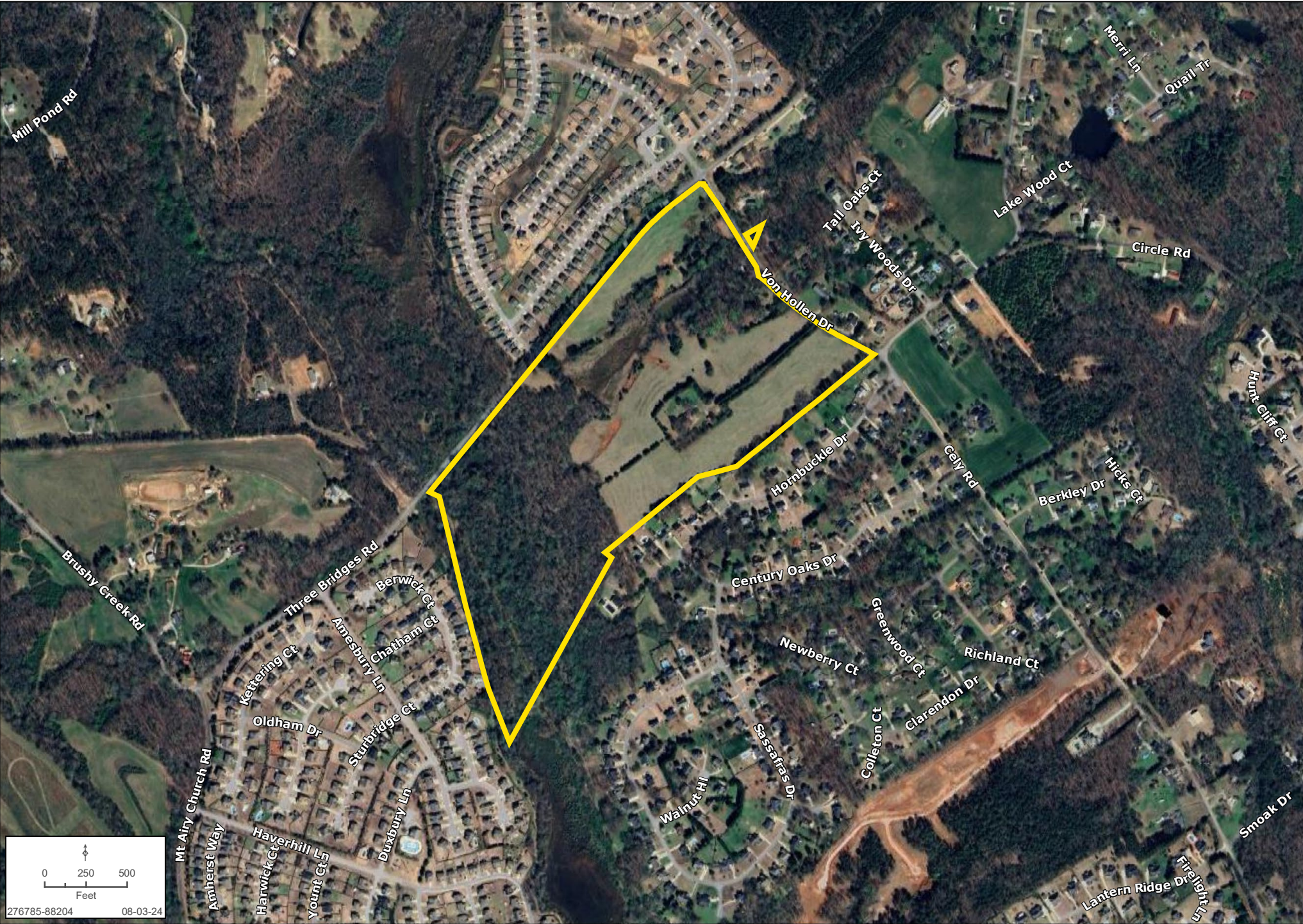
DEVELOPMENT

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DETAIL

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OBLIQUE

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08-03-24

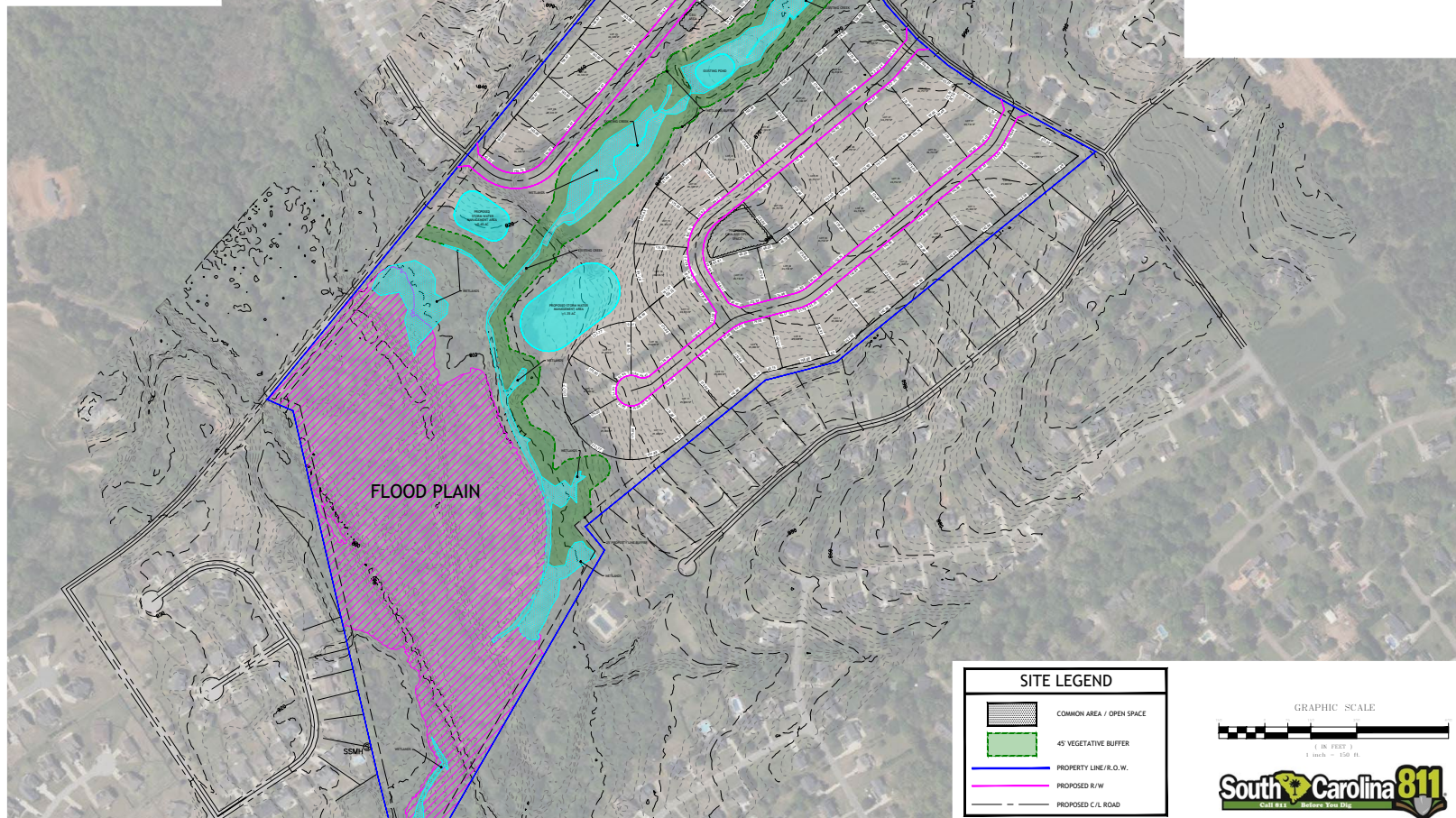
PROPERTY PHOTOS



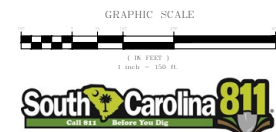
RESIDENTIAL SITE PLAN



SITE DATA	
TAX MAP NO.:	2130007001 B 2130007012
SITE AREA:	±80.24 AC
ZONING:	*UNZONED
EXISTING ROAD SETBACKS:	
THREE BRIDGES ROAD:	40'
VAN HOLLEN DR:	40'
INTERIOR SETBACKS:	
FRONT:	30'
REAR:	15'
SIDE:	15'
PROPOSED LOTS: 47 SFR LOTS (MINIMUM 25,000 SF)	
PROPOSED ROADWAY: ±4,185 LF (50' PUBLIC ROW)	
*LAYOUT IS SUBJECT TO P.C. APPROVAL.	



SITE LEGEND	
	COMMON AREA / OPEN SPACE
	45' VEGETATIVE BUFFER
	PROPERTY LINE/R.O.W.
	PROPOSED R/W
	PROPOSED C/L ROAD



Project Number: 818-108
 Date: 04-2-2023
 Drawing Title: 818-108-001
 Date of Project: 05/2024
 Engineer of Record:
 Paul J. Harrison, P.E.
 South Carolina Reg. No. 10121
bluewater
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 bluewater civil design, llc
 718 Lowndes Hill Road • Greenville, SC 29607
 www.bluewatercivil.com • info@bluewatercivil.com

Von Hollen Rd Tract
 (SFR Subdivision - Preliminary)
 Three Bridges Rd & Von Hollen Dr
 Anderson County, SC

Preliminary Site Plan
 SP-2

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Over the past 36 years, we have served as trusted advisors for thousands of landowners, land developers, and home builders. We have grown into the nation's largest real estate services company dedicated to land. Our geographic coverage spans 30+ growth markets across the country, driven by 85+ full-time advisors and 45+ support team members.

The LAO Headquarters employs a support staff to assist with administrative, research, marketing, and mapping tasks.

ADVISOR BIO

CLAY DRIGGERS ADVISOR



Matthew "Clay" Driggers is a highly experienced real estate professional with a successful career spanning nearly three decades. Based in Greenville, South Carolina, Driggers has established himself as a trusted expert in land brokerage, development, land management, and investment sales. With a track record of facilitating nearly \$160 million in land sales and development projects, he has become a key figure in the Greenville real estate market.

Driggers is known for his ability to work closely with landowners, investors, developers, and builders, guiding them through every stage of the land transaction and development process. His expertise extends across various sectors, including residential, multifamily, master-planned communities, and commercial real estate. Throughout his career, he has been involved in managing development projects for a diverse range of clients in the Southeast region.

Driggers holds a civil engineering degree from Clemson University and is a licensed broker in South Carolina. Driggers brings a unique blend of technical knowledge and real estate acumen to his work. He is an active member of professional organizations such as the Urban Land Institute, the Greater Greenville Association of Realtors, and serves as a board member of the National Town Builders Association.

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