

FOR SALE

805 Breazeale Rd Pendleton, SC 29670

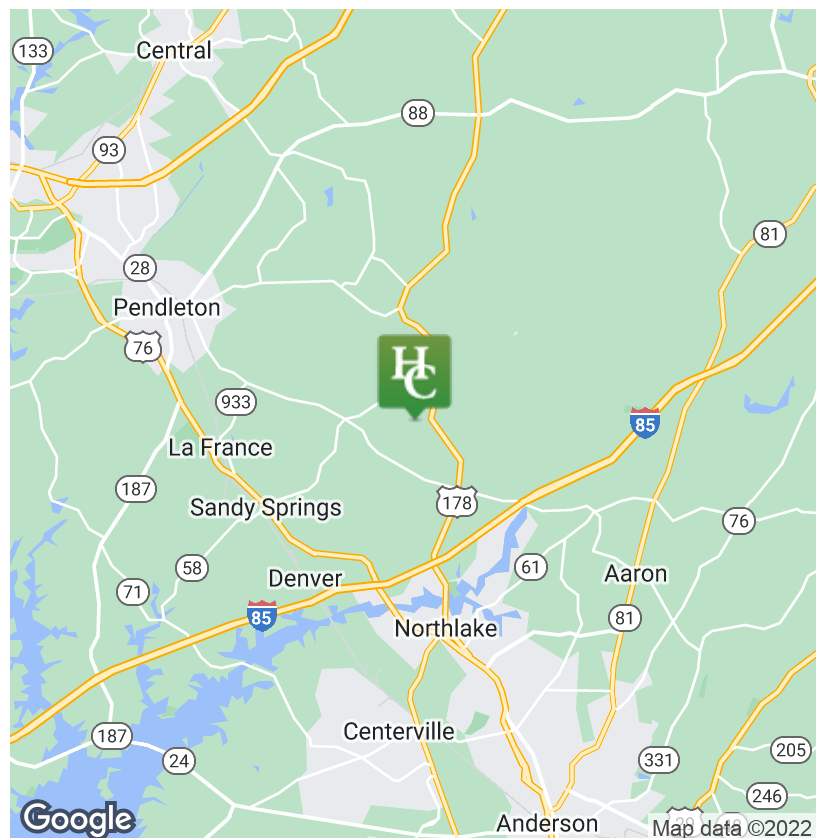


\$1,500,000



Land | ±64.76 Acres

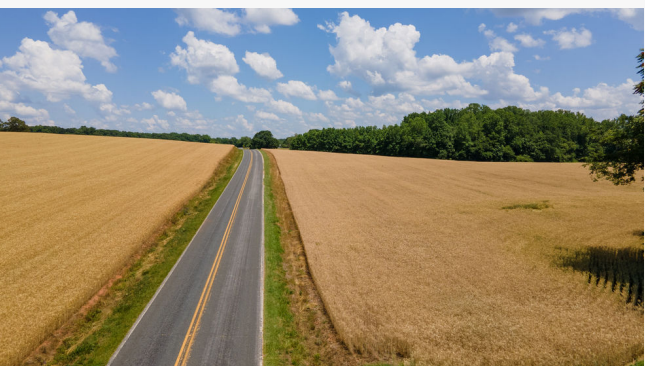
- Anderson County TM # 910004002
- Road Frontage ±2,731 Linear Feet on Breazeale Rd between both sides of property
- Zoned Schools: Mount Lebanon Elementary; Riverside Middle; Pendleton High School
- Possible Uses: Residential Development, Industrial Development, Homestead, Agricultural
- Hardwoods / Flood Plain Area – Level Topography
- Utilities: Power, Water, Cable, Internet, Septic
- *Acreage and Utility to be verified by buyer or buyer's agent



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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein. And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

📍 101 E Washington St
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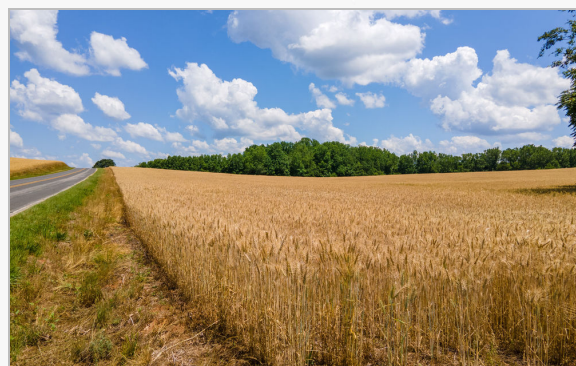
Golden Meadows at Breazeale

±64 Acres in Anderson County

805 Breazeale Rd
Pendleton, South Carolina 29670

Property Description

Golden Meadows at Breazeale offers a spacious ±64.76-acre parcel of lush agricultural land with mature mixed hardwoods outlining its outermost boundaries. Additionally, this gorgeous property provides around 670 feet of Millwee Creek frontage on the southernmost end. With almost immediate proximity to 85 off a growing exit 21, this property presents any buyer a unique opportunity to bid on scarce product. Breazeale Road is a quiet, county-maintained road that has given both recent homebuilders and longtime residents beautiful landscapes. With over 2,700 feet of road frontage as well as the availability of public water, power, and nearby sewer, Golden Meadows at Breazeale would be a prime location for a dream home, a development site, or retaining it as agricultural land. In addition to the nearby highway access, the property sits just ten minutes from historic Downtown Pendleton and is under 20 minutes to booming markets like Anderson or Clemson. The property will convey with a cash flowing cell tower and its roughly 5-acre easement, more details can be provided upon request. Visit Golden Meadows at Breazeale today and see why so many are calling this area home.



DEMOGRAPHICS

Stats	Population	Avg. HH Income
2.5 Miles	2,065	\$62,983
5 Miles	16,118	\$68,221
10 Miles	119,359	\$57,969

For more information

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[VIEW PROPERTY VIDEO](#)



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