

# Broadway Lake Lot 3



Offered for \$139,000

+/- 6.23 Acres | Broadway Lake Road | Anderson County, SC | 29621

Discover the perfect blend of privacy and convenience with this stunning 9-acre hilltop homesite, ideally situated less than 15 minutes from downtown Anderson, SC, 25 minutes from I-85 and only 45 minutes to Greenville, SC. Nestled among mature hardwoods, this property offers a peaceful, wooded setting with potential panoramic views —ideal for building your dream home or a private retreat. Enjoy the beauty of lake-living without the high price tag. Whether you're into fishing, kayaking, or simply soaking in the scenic views, Broadway Lake is a hidden gem beloved by locals for its calm waters and laid-back atmosphere. Minimal restrictions give you the freedom to bring your vision to life—whether it's a cozy cabin, modern farmhouse, or a peaceful getaway. School District 5. Minutes to McFalls Landing Boat Ramp and less than 25 minutes to Big Water Marina. Soil Test Complete. New Survey. Towering, mature hardwood trees throughout. Utilities: Power, Public water, septic possible, Cable, and Internet. Whether you're envisioning a custom estate, hobby farm, or simply a serene escape close to town, this tract checks all the boxes.

**Caleb Rundorff**

Listing Agent

513 N. McDuffie St  
Anderson, SC 29621

Phone: 706.549.5050

Mobile: 864.991.6015

Fax: 706.549.8909

Email: [crundorff@southernlandexchange.com](mailto:crundorff@southernlandexchange.com)



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Land Exchange**