

# 1.8± Development Opportunity

12 Powderhorn Rd. | Simpsonville, SC 29681

**For Sale**  
**\$575,000**



- 290± feet of Frontage on Powderhorn Rd
- Close to Fairview Rd.
- Zoned B-G
- Tax Map #032300010123
- 1.8± acre
- Traffic Count:
  - 16,800CPD– Main St.
  - 22,600 VPD – Fairview Rd
- Also available: 1.64± AC facing S. Main St.

**Nelson Garrison**  
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**BERKSHIRE HATHAWAY**  
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