



# 4403 Clemson Boulevard, Anderson, 29621, SC

[https://searchrealestate.co/properties/4403-clemson-boulevard/anderson/sc/29621/MLS\\_ID\\_1528379](https://searchrealestate.co/properties/4403-clemson-boulevard/anderson/sc/29621/MLS_ID_1528379)



**Price - \$3,000,000**

**Lot Size    DOM**

3.2000    415 Days

## Features

### Community Features

- Street Lights
- Water Access
- Dock

### Lot Features

- Open Lot

### Other

- Waterfront
- Lake
- Lake

## Description

Public: 4403 Clemson Boulevard presents a rare opportunity to own a historically significant waterfront property with immense potential for commercial development. Boasting a rich legacy dating back to the early 1900s and once home to George Smith's Mills, this 3.2-acre parcel has transitioned seamlessly into a coveted destination for both locals and visitors alike. With its strategic location along Clemson Boulevard and Interstate 85, coupled with direct access to Lake Hartwell via a commercial dock, this property offers unparalleled visibility and accessibility. Furthermore, the surrounding area is experiencing rapid growth, with an influx of condominiums, hotels, and retail establishments, making it an ideal investment opportunity for savvy investors seeking both immediate returns and long-term appreciation. Whether you envision revitalizing its culinary heritage or capitalizing on its prime location for a new commercial venture, 4403 Clemson Boulevard stands as a beacon of opportunity in one of the region's most sought-after locales. Don't miss your chance to own a piece of history and shape the future of Lake Hartwell's waterfront community. Schedule your showing today to explore the boundless potential that awaits.

## SEE THIS PROPERTY



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### **Check On Site**



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### **Location**



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