

Beautiful Blythewood, SC

±10 Acres

113 N Firetower Ct.
Blythewood, SC 29016

High-Growth Land Offering



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Property Overview | Blythewood, SC



\$2,200,000 ±10 Acre Tract

Location

- 113 N Firetower Ct, Blythewood, SC
- Near I-77 corridor

Access & Connectivity

- Direct access via N Firetower Ct
- Convenient connectivity to regional corridors

Development Advantages

- Flexible layout with multiple potential uses
- Positioned within an expanding residential area

Investment Outlook

- Located in a high-growth submarket
- Increasing demand driven by major economic development



Property Profile



Prime Location

Just minutes from I-77 and strategically positioned near Scout Motors, placing this site in the path of significant regional growth



Growth & Demand Drivers

Surrounded by accelerating infrastructure and population expansion, supporting long-term value appreciation



Site Characteristics

±10-acre tract featuring a balanced mix of open and wooded land, offering flexibility for site planning and development



Strategic Positioning

Walking distance to Blythewood High School and located within an expanding footprint, enhancing future usability and absorption potential

Exceptional opportunity for development, long-term investment, or strategic assemblage in one of the Midlands' fastest growing corridors

Blythewood, South Carolina | Market Overview



Blythewood, SC

Location & Access

- Direct Access to Interstate 77 and U.S. Highway 21
- Located approximately 15-20 minutes from downtown Columbia
- Positioned within the Columbia Metro Area, one of South Carolina's fastest-growing regions

Population & Growth

- Estimated population of 6,700+ and rapidly growing
- Longterm upward trend with consistent annual increases
- Over 40% growth since 2020

Economic Drivers

- Home to the \$2+ billion Scout Motor EV manufacturing facility
- Expect to create 5000+ permanent jobs
- Additional supplier park bringing 1,000+ more jobs

Development and Infrastructure

- Major road improvements and new interchange development underway
- Significant residential expansion surrounding the corridor

Major Employers & Growth Catalysts



Publix Super Markets (New Location – Blythewood)

New ~55,000 SF grocery store planned

Typical Publix stores support 120–150+ jobs per location (industry standard)
Includes pharmacy, grocery, and service-based employment



Lexington Medical Center (Northeast Expansion)

Expanding presence in Northeast Columbia / Blythewood submarket

Network includes 80+ physician practices and multiple care centers

Hundreds of active job postings in the region (clinical + administrative)



Coca-Cola Consolidated | Blythewood, SC

Regional distribution and sales center located in Blythewood and operated by Coca-Cola Consolidated, the largest Coca-Cola bottler in the United States.

Supports approximately 150+ full-time and part-time employees locally.

Distribution & logistics | Warehouse operations | Route drivers and fleet services | Sales & merchandising



Neighborhood Retail Expansion

Expansion of convenience retail (fuel, quick service, pharmacy)

Growth of neighborhood retail centers and service businesses

Increased demand for: Restaurants | Medical offices | Personal services

±10 Acres

FUTURE HOME OF

Scout

LEXINGTON
MEDICAL CENTER

COMING SOON

publix

Exxon

7
ELEVEN

113 N Firetower Ct
Blythewood SC

INTERSTATE
77

Wilson Boulevard



SCOUT Motors | Blythewood



\$2+ Billion Investment

Over \$2 billion investment in a state-of-the-art electric vehicle assembly plant,



4,000+ Projected Jobs

Expecting over 4,000 jobs in the initial development phase, growing to 5,000 jobs by 2030



Infrastructure Upgrades

Significant infrastructure investment — including new interchanges and road improvements



Long-Term Growth

Expected to drive substantial regional economic growth over the coming years



*Positioned at the forefront of
South Carolina's growth corridor*



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