

FOR SALE

± 2.26 ACRES



11071 FARROW RD

Blythewood, SC, 29016



Angela
CASH

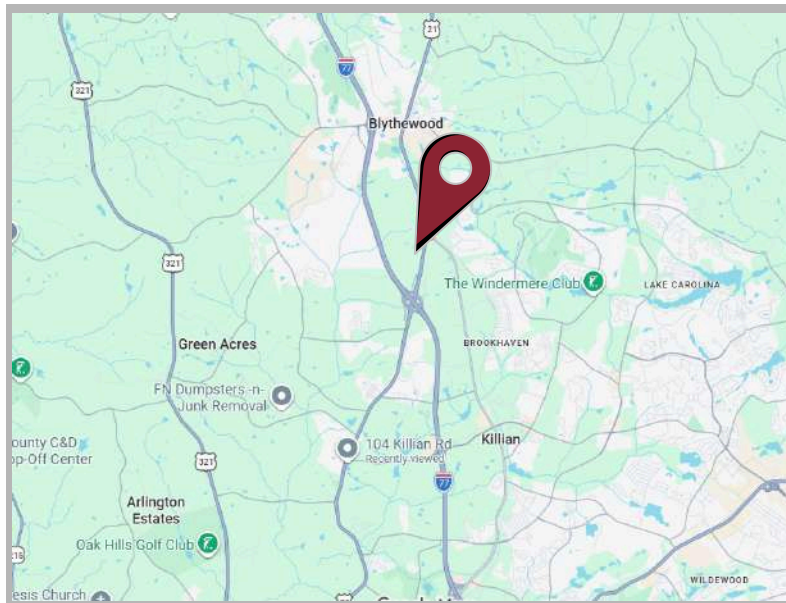
803.606.0702



Property Snapshot

Property Highlights

Water / Sewer	Well & Septic
Location	Direct access to Interstate 77 via Farrow Road
Total Land Area	±2.26 Acres
Total Building Area	±3,326 SF Total ±2,444 SF Heated
Interstate	Interstate 77 VPD: ±72,700
Property Zoning	Commercial (CC)
Asking Price	\$1,100,000



Executive Summary



11071 Farrow Rd presents a ±2.26-acre commercial opportunity located along the growing Farrow Road corridor in Blythewood, South Carolina. The property includes an existing ±3,326 SF building (±2,444 SF heated) positioned on a highly visible site with direct frontage along Farrow Road, offering strong accessibility and exposure.

The property benefits from convenient access to Interstate 77 and is located just minutes from the new Scout Motors electric vehicle manufacturing campus, a major economic development project expected to drive significant residential, commercial, and industrial growth throughout the Blythewood and northeast Columbia market.

With CC (Community Commercial) zoning in Richland County, South Carolina, the ±2.26-acre site provides flexibility for a variety of commercial uses including professional office, service businesses, redevelopment, or investment opportunities within one of the Midlands' fastest-growing corridors.



Wilson Blvd

Farrow Rd

PRESENTED BY:
Angela Cash

Southern Visions
REAL ESTATE

PROPERTY PHOTOS



NORTHPOINT INDUSTRIAL PARK & CAROLINA PINES INDUSTRIAL PARK



AREA PHOTOS



Scout

**Blythewood Farms
by Great Southern**

**BLYTHEWOOD
HIGH SCHOOL**

**0.8 MILES FROM
SUBJECT PROPERTY**

±61,000 VPD

**EL Wright
Middle School**



**PROPOSED
INTERCHANGE**

±16,400 VPD

Site

**McGuinn
Homes**

**PROPOSED RAIL
OVERPASS**



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DEMOGRAPHICS



Population

1 mile: 2,258
3 miles: 28,295
5 miles: 76,279



Avg. HH Income

1 mile: \$105,801
3 miles: \$101,648
5 miles: \$102,609



Households

1 mile: 973
3 miles: 10,522
5 miles: 29,622

Investment Highlights

*Strategic Location Along Farrow Rd Growth Corridor

Positioned along one of the primary corridors serving Scout Motors and the expanding Blythewood market, placing the property directly in the path of significant commercial and industrial growth.

*Proximity to Major Economic Driver (Scout Motors Plant)

Located just minutes from the Scout Motors manufacturing facility, expected to bring thousands of jobs, supplier networks, and sustained long-term demand for commercial services and support businesses.

*Commercial Zoning (CC) – Broad Use Flexibility

Zoned CC (Commercial) in Richland County, allowing a wide range of uses including office, service, retail, contractor operations, and potential redevelopment.

*Excellent Road Frontage & Visibility

Located along Farrow Rd with strong visibility and accessibility, ideal for businesses seeking exposure along a developing commercial corridor.

*Value-Add or Redevelopment Opportunity

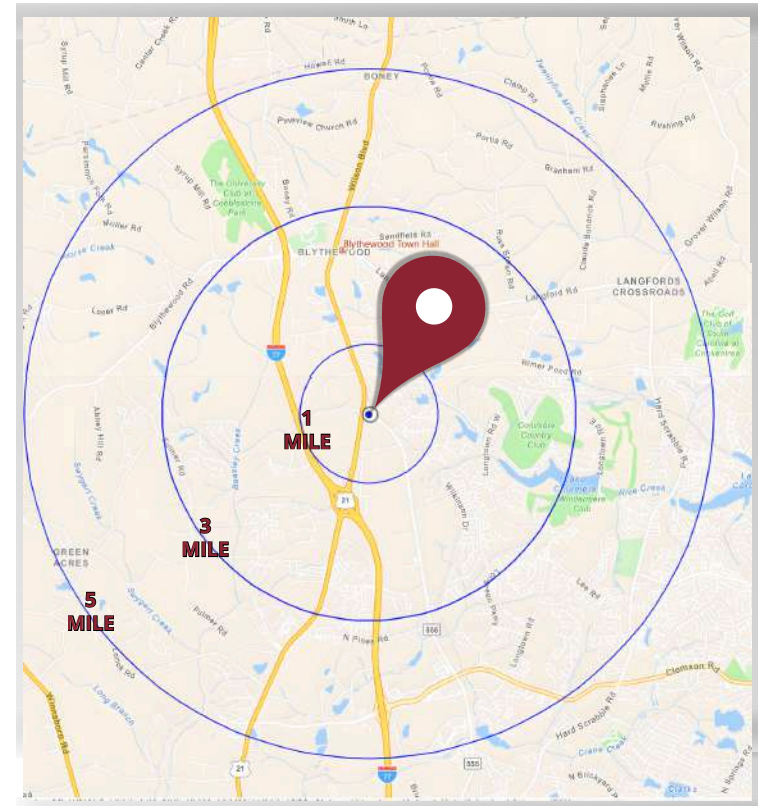
Existing improvements provide flexibility for owner-users, while the acreage supports long-term redevelopment potential as the corridor continues to grow.

*Infrastructure & Utility Flexibility

Currently served by well and septic, with surrounding area infrastructure expanding alongside regional growth, offering future upside potential.

*Proximity to I-77 & Northeast Columbia

Convenient access to I-77, Blythewood, and Northeast Columbia, supporting regional connectivity for employees, customers, and service providers.



CONTACT ANGELA FOR PRICING

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Scout



Site



Disclaimer

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