



4.39+/- Acres for Sale- Hwy 21/Wilson Blvd.

Blythewood, South Carolina (Columbia, SC MSA)

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Company Overview

Our team of real estate veterans specializes in single-tenant, net leased and other investment properties for private and corporate investors and general commercial brokerage.

Whether the property is retail, industrial or commercial, we work with clients one-on-one to deliver intelligent strategies that help buyers and sellers meet their goals.

From property evaluation and market assessment to dealing with closing attorneys, third-party service providers, lenders and documentation, our experience and personal service add value to every transaction. We work with integrity, loyalty and transparency to earn our clients' trust and build long-term relationships.

DISCLAIMER

It is the prospective purchaser's responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Real Estate Partners d/b/a Cypress Commercial & Investment Real Estate represents the Seller in this transaction.

The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.

Property Overview

HIGHLIGHTS

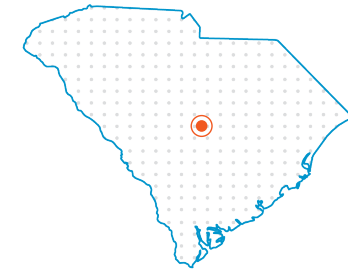
- +/- 4.39 Total Acres (3 Parcels)
- +/- 1.70 Acres Estimated Wetlands
- Excellent visibility and Accessibility to I-77
- Water and Sewer on Site
- Adjacent to new QuikTrip Gas Station
- Recent Capital Investment in Blythewood, SC, with Scout Motors Investing \$2 Billion in New Manufacturing Facility
- Wilson Blvd. VPD: 16,400
- Interstate 77 VPD: 73,500

Sales Summary

PURCHASE PRICE

\$1,200,000

Property Highlights



PROPERTY	4.39+/- Acres of Land (3 Parcels)
LOCATION	10304-10308 Wilson Blvd., Blythewood, SC
COUNTY	Richland
ZONING	RT (Richland County)
UTILITIES	Water & Sewer- City of Columbia Electric & Gas- Dominion Energy

INFORMATION

High traffic development site is strategically located near the intersection of Wilson Blvd. (Highway 21) and I-77 at Exit 24 in Northeast Columbia. Situated between Killian Road, which includes retailers such as Kroger, Chick-Fil-A, McDonalds, Starbucks, etc. and Blythewood, SC, home to Scout Motors recent \$2B Manufacturing expansion, this development parcel offers potential for retail and hospitality uses. Northeast Columbia, Columbia's 3rd largest Industrial Market, is home to distributors such as Belk, Husqvarna, Coca Cola, and Owens Corning.



22,855

3 Mile Day Time Population



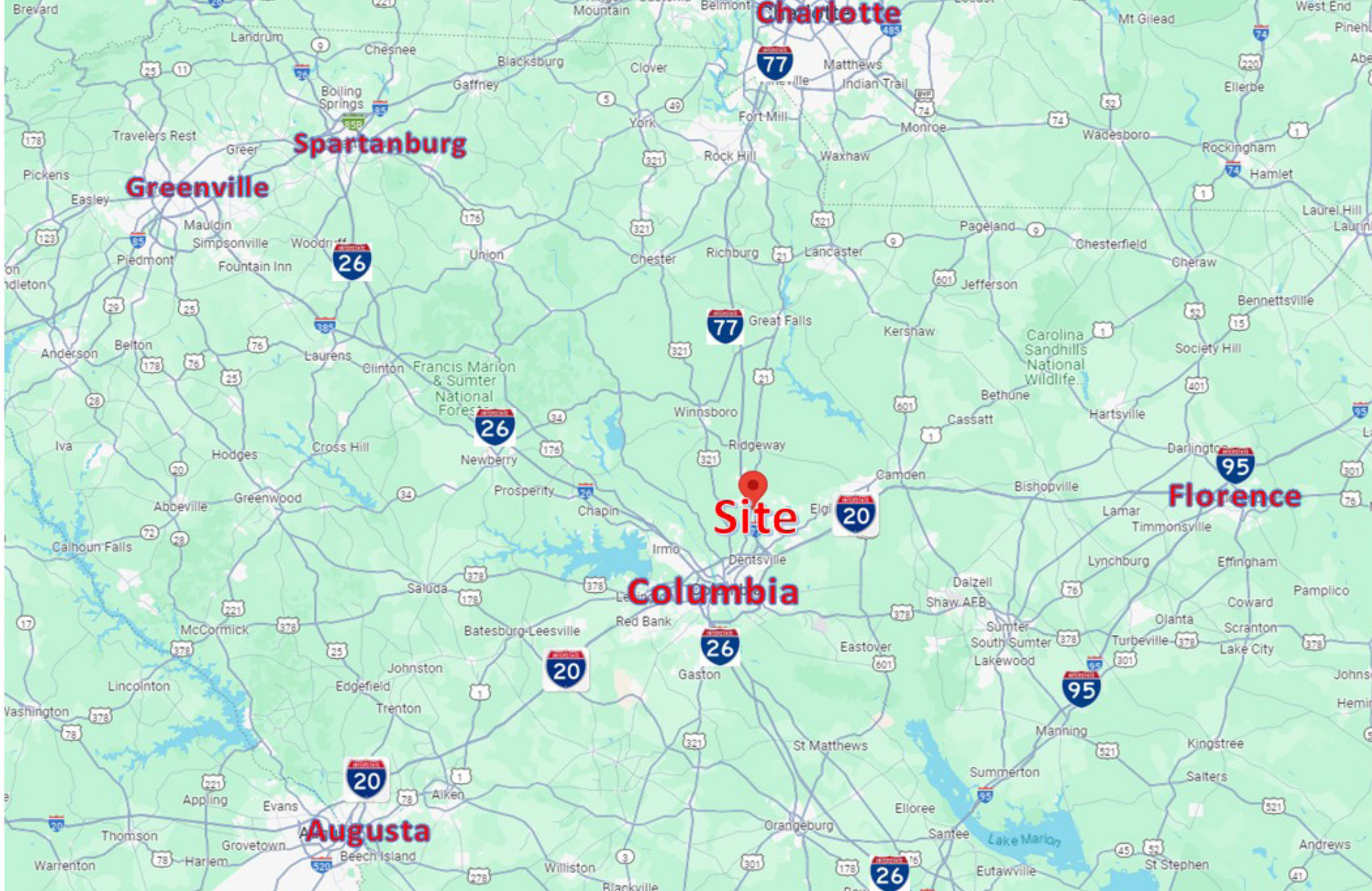
4.39

4.39+/- Acres



16,400

Traffic Count



Regional Map

THE FUTURE OF **SCOUT** STARTS WITH SC

PROPOSED
RAIL SPUR

+/- 1,034 ACRES

300' LANDSCAPED
BUFFER

Blythewood
South Carolina
SUPPLIER PARK

TO CHARLOTTE

TO COLUMBIA

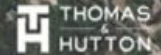
EXIT 24



PROPOSED
RAIL OVERPASS

PROPOSED
INTERCHANGE

WILSON ROUGHVARD
NORFOLK SOUTHERN RAIL LINE





Blythewood

SCDMV

Site

Farrow Rd.

Killian Rd.

Killian









**As provided by Richland County GIS

COLUMBIA

SOUTH CAROLINA

Columbia is the state capital and second most populated city in South Carolina with an MSA population of roughly 832,000 people. Columbia is the county seat of Richland County and located in the middle of the state at the junctions of Interstates 20, 77 and 26. The city was built on a strong foundation of state government (capital), the nation's largest Army training facility (Fort Jackson) and six major universities, most notably the University of South Carolina (34,000 students).

TRANSPORTATION & CONNECTIVITY

Columbia is nationally ranked among the top five cities for highway connectivity with immediate access to I-77, I-26, I-20 and is a short drive from I-95. This provides convenient access to all of the bigger markets surrounding Columbia such as Charlotte, Charleston, Augusta, Atlanta, Greenville and more.

Columbia Metropolitan Airport (CAE) is the main commercial airport for the city and is located just 5 miles southwest of Columbia in Lexington County. The airport also serves as the southeast region cargo hub for UPS Airlines. Commercial rail service to Columbia is provided by both CSX and Norfolk Southern which maintains nearly 1,800 miles of track throughout the state. Passenger rail service is provided by Amtrak which has a station located on Pulaski Street near the Innovista District.



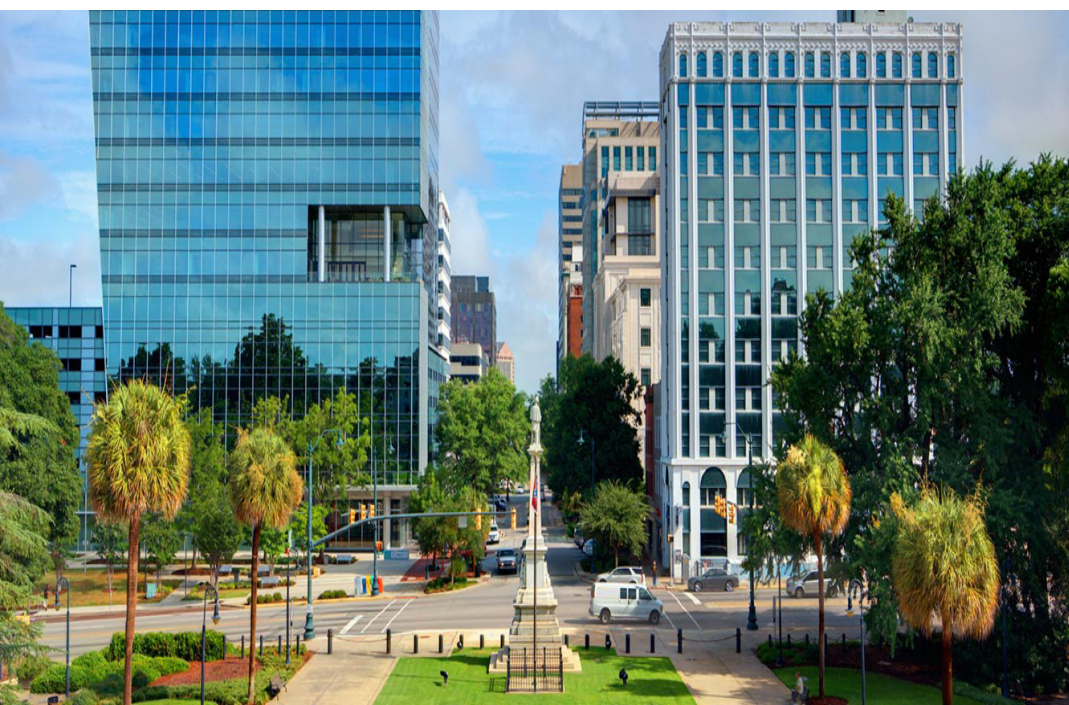
Small-Town
Charm



Convenient
Location



Family
Friendly



Demographics

Population

POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection	1,543	29,193	78,048
2025 Population	1,541	28,283	78,048
2020 Population	1,544	26,769	71,754
2010 Population	563	17,308	55,419
Growth Rate 2010-2020	10.61%	4.46%	2.62%
Growth Rate 2020-2025	-0.04%	1.05%	1.02%
Growth Rate 2025-2030	0.03%	0.64%	0.62%

Households

2025 Total Households	714	10,469	29,278
2030 Projected Total Households	735	11,054	30,904
2010-2020 Annual Rate	11.45%	4.82%	2.85%
2020-2025 Annual Rate	1.02%	1.73%	1.69%
2025-2030 Annual Rate	0.58%	1.09%	1.09%

Average Income

2025 Median Household Income	\$80,886	\$85,238	\$80,708
2025 Average Household Income	\$105,323	\$104,149	\$104,082

