

Blacksburg Industrial Land

EAST CHEROKEE ST, BLACKSBURG, SC 29702



Land

FOR
Sale

SIZE
±172 AC

PRICE
Call for Pricing



Overview

±172 acres of land available for sale on Hwy 29 in Cherokee County, SC

Industrial development opportunity

Unzoned property with no use restrictions

230 kV Duke Energy transmission line runs through the property; adjacent to Mill Creek Power Station

0.5 miles to I-85/Hwy 29 interchange

±172 Acres Industrial Land for Sale



Clark Alcorn
Broker

(704) 367 5005
calcorn@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

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Property Overview

Demographics

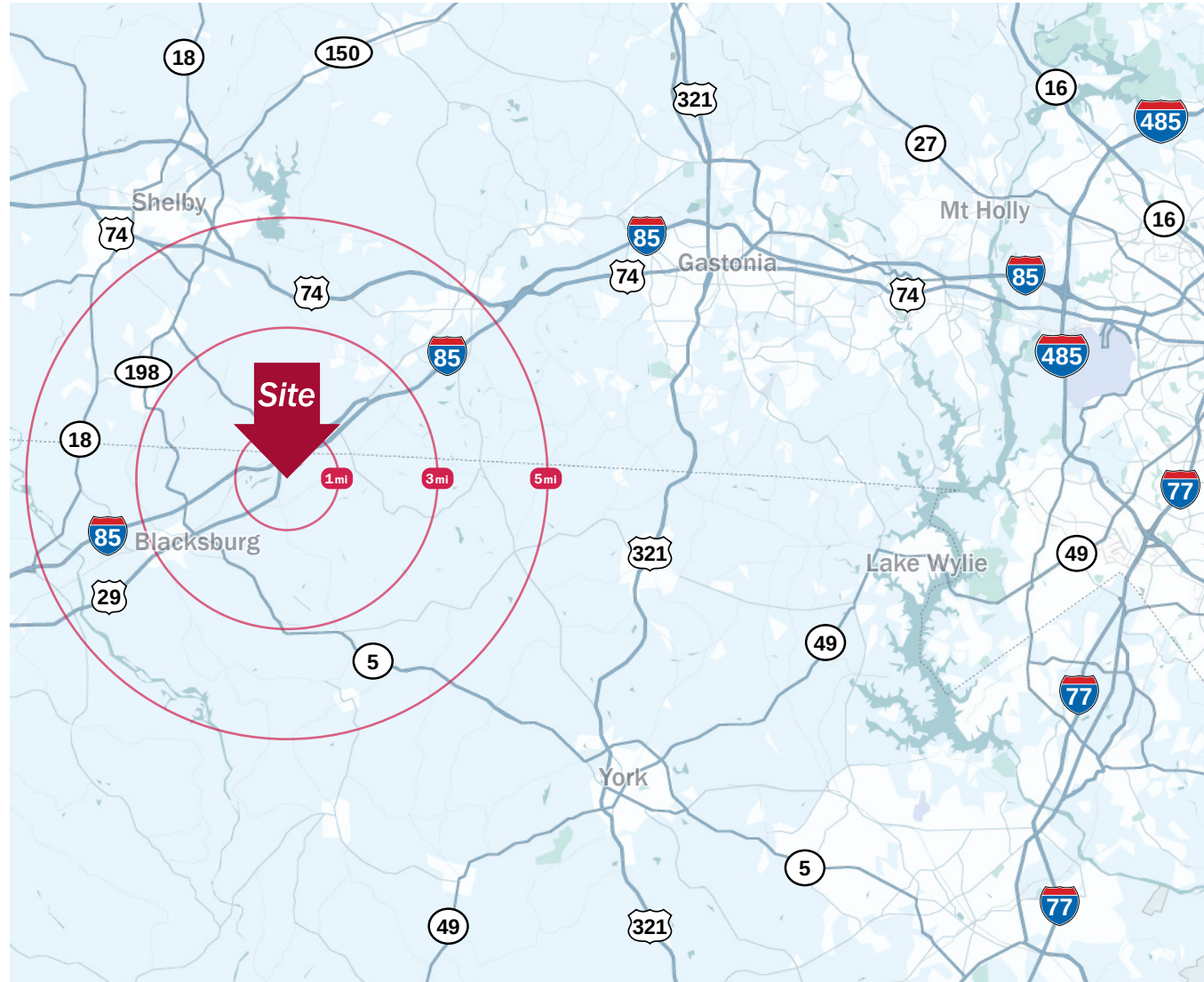
Source: Esri® 2026

	1 mile	3 mile	5 mile
Population	261	4,303	11,435
Growth Rate	0.06%	0.27%	0.30%
Avg. HH Income	\$70,951	\$72,948	\$77,283

Traffic Count

Source: SCDOT

	AADT
E Cherokee St	3,500 (2025)
I-85	52,100 (2025)



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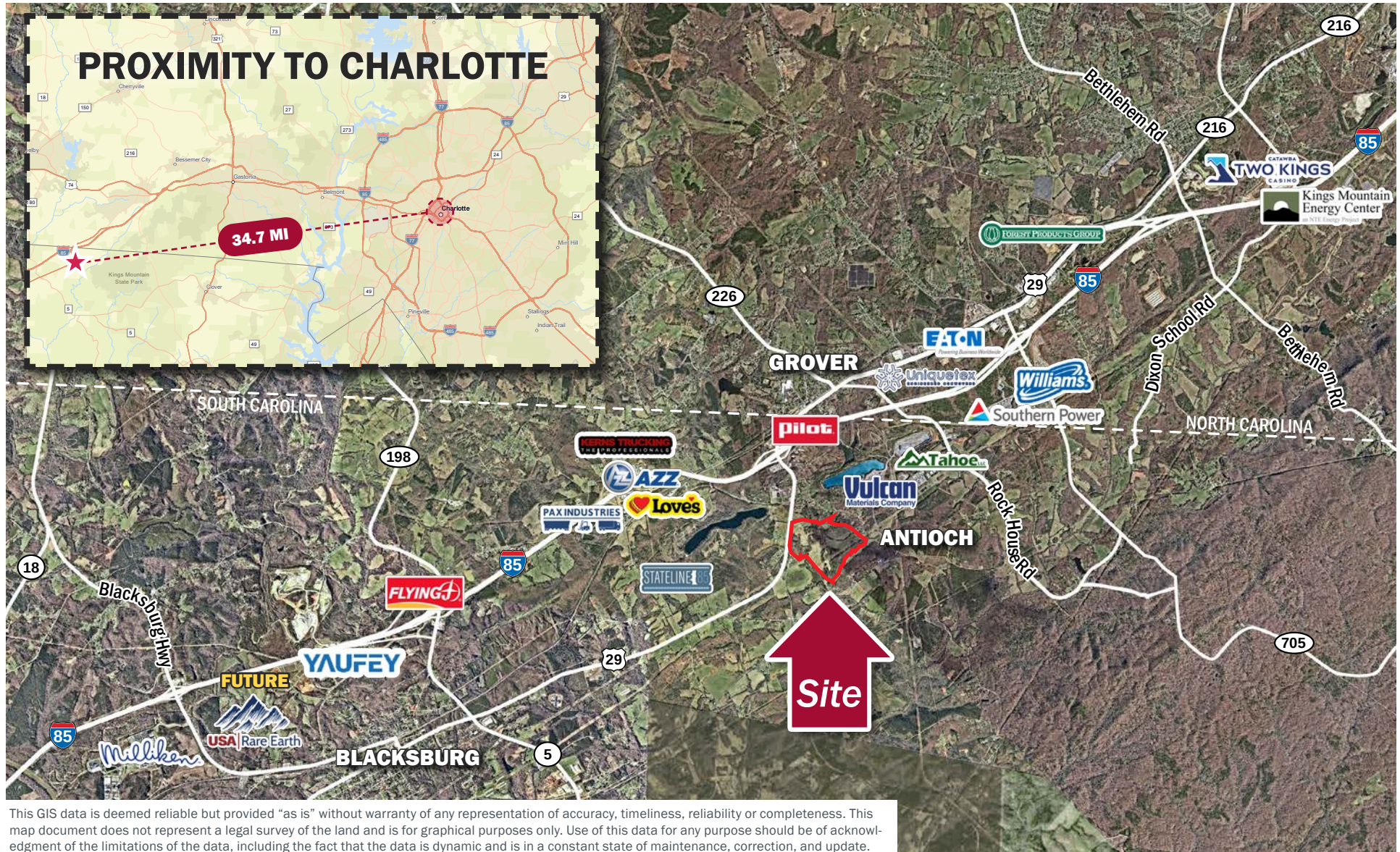
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Market Aerial



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Site Aerial



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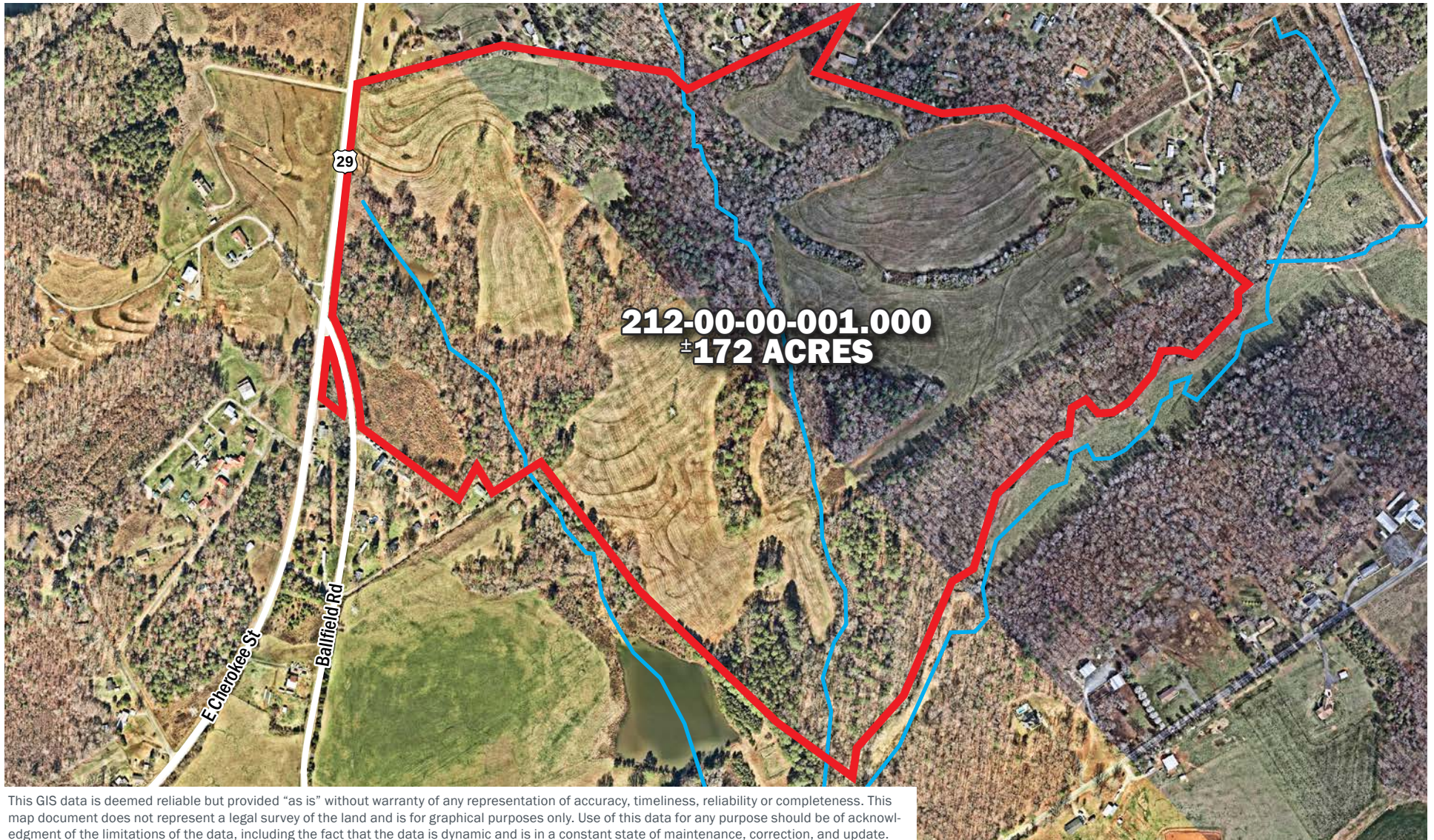
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Site Hydrology

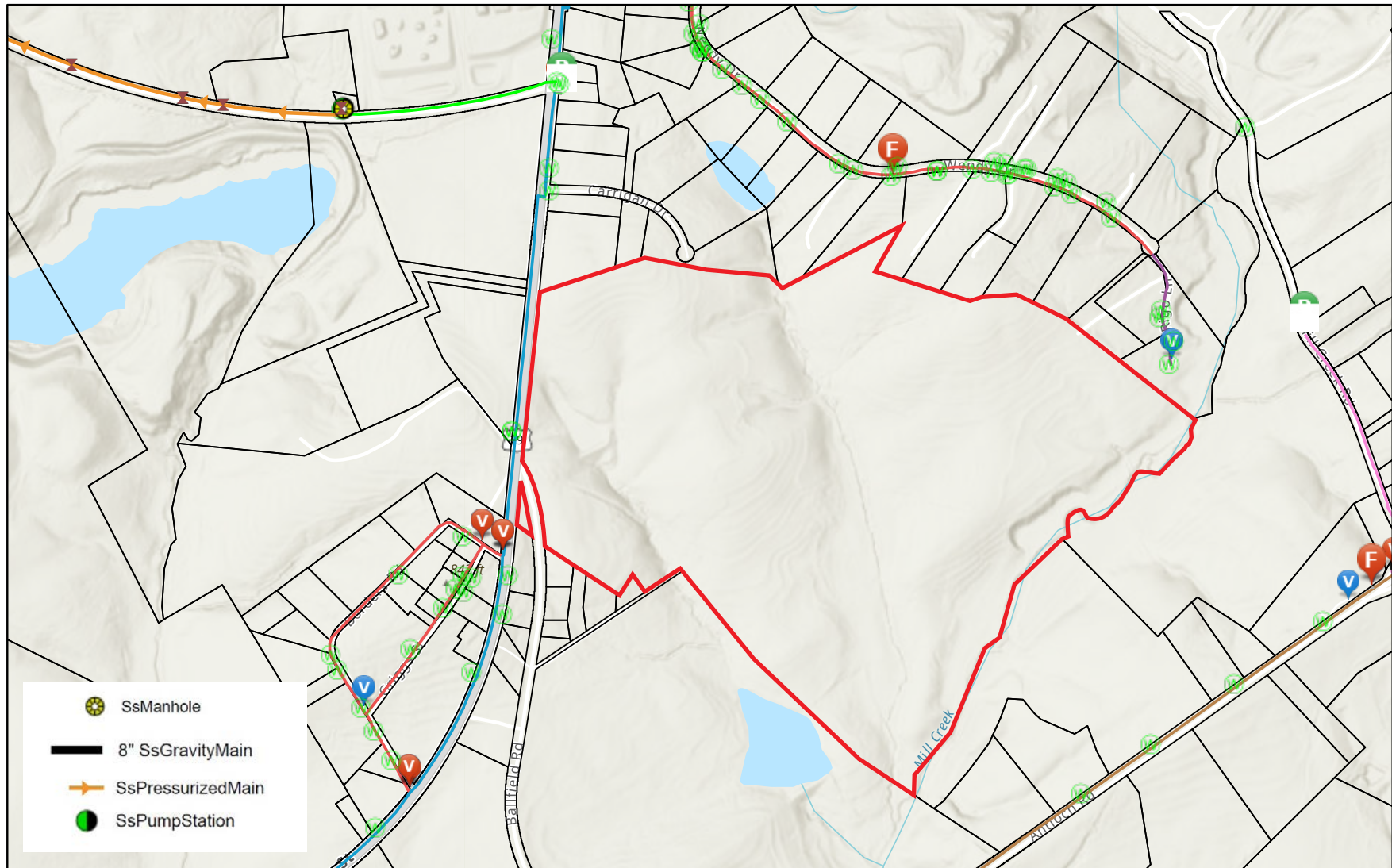


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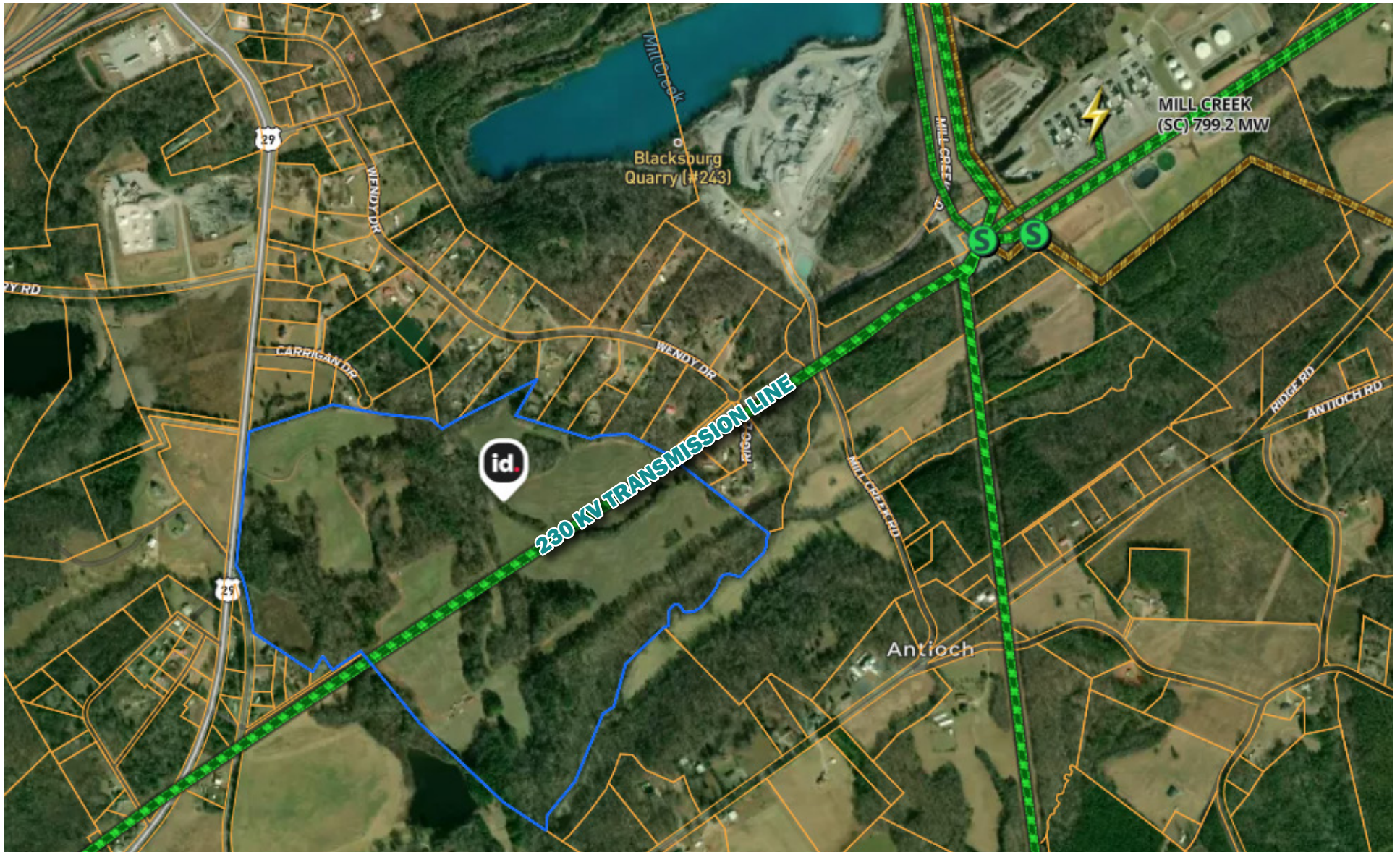
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Site Utilities



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SIX REASONS SMART BUSINESSES CHOOSE CHEROKEE COUNTY

Fast-Track Permitting

Non-delegated permitting system gets your business operational faster than anywhere in the region — with fees nearly one-third the cost of neighboring areas.

Dedicated Partner Team

The CCDB and County Administration are your dedicated partners — offering personalized support and streamlined processes at every step of your investment.

Competitive Cost Structure

From land costs to utility rates to labor, Cherokee County's cost-of-doing-business index is among the most competitive in the entire Southeast.

Shovel-Ready Sites

Pre-certified industrial sites with utilities in place, environmental clearance, and infrastructure ready — minimizing time from commitment to production.

Strategic I-85 Location

Situated at the I-85 corridor between Charlotte and Greenville-Spartanburg, with direct access to SC Inland Port, Charlotte Douglas, and GSP airports.

Pro-Business Environment

Right-to-Work state with no statewide property tax, single-factor corporate income tax apportionment, and sweeping sales tax exemptions on production inputs.

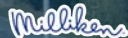
MAJOR EMPLOYERS



Employees:
1,100



Employees:
830



Employees:
810



Employees:
600



Employees:
600

A DIVERSE ECONOMY BUILT ON MANUFACTURING

Manufacturing is Cherokee County's top employer, with over 10,000 residents working in the sector. The broader economy spans distribution, healthcare, professional services, and more creating a resilient, multi-layered workforce.

Workforce Advantage

900,000 + skilled workers within a 60-minute drive one of the deepest labor pools in the Southeast.

MANUFACTURING	5,253
TRADE, TRANSPORTATION & UTILITIES	4,407
EDUCATION & HEALTH SERVICES	3,928
LEISURE & HOSPITALITY	1,817
CONSTRUCTION	1,455
PROFESSIONAL & BUSINESS SERVICES	1,332
OTHER SERVICES	1,036
PUBLIC ADMINISTRATION	929
FINANCIAL ACTIVITIES	795

CHEROKEE COUNTY AT A GLANCE

900,000 +

AVAILABLE
WORKFORCE

WITHIN 60 MINUTES

22

MILES OF I-85

THROUGH THE COUNTY

27

MILES TO BMW

MANUFACTURING PLANT

40

MINUTES TO
CHARLOTTE

& GREENVILLE, SC

5

TARGET
INDUSTRIES

DRIVING GROWTH

*source: <https://cherokeecountydevelopmentboard.com/>



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Medical | Industrial | Retail | Land | Investment | Office

The information provided is without warranty or any representation of accuracy, timeliness, reliability or completeness.

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