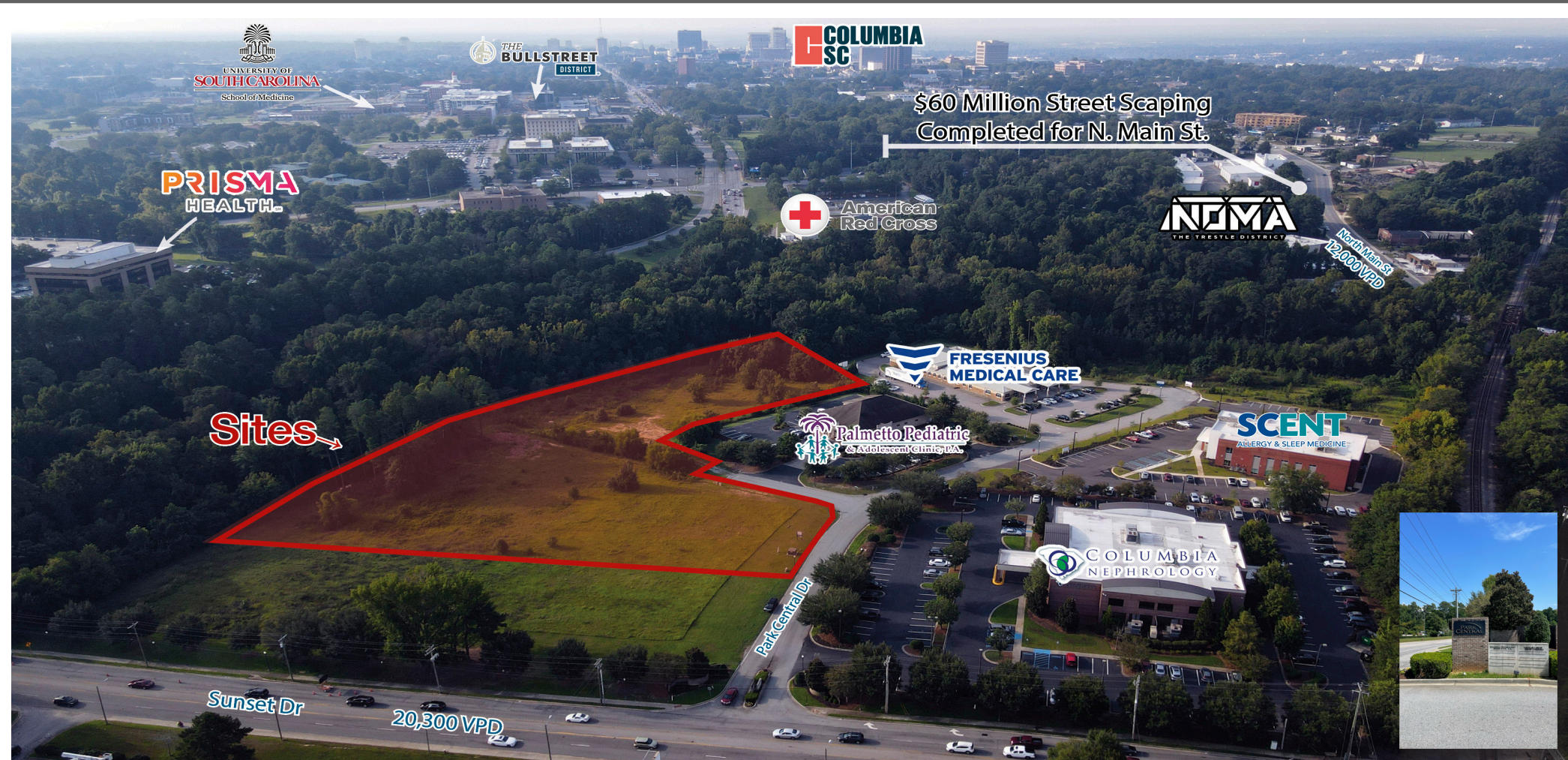


Park Central Medical-Office Park Columbia, South Carolina ±4-Acres Available For Sale or Build-to-Suit



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

John Gregory, P.E., CCIM
803.873.1883
jegregory@naicolumbia.com

Bill Lamar
803.960.6090
blamar@naicolumbia.com

Property Overview

Park Central

Columbia, South Carolina

Located in an Opportunity Zone

DESCRIPTION:

A ±24-acre, master-planned medical park strategically located near the Prisma Health Richland Campus, the University of South Carolina School of Medicine offices and Columbia's Central Business District (CBD). Recently USC and Prisma Health announced plans to relocate the USC School of Medicine to a \$300 million campus at the Bullstreet District near the Prisma Health Richland campus.

The Bullstreet District, approximately one mile away from Park Central, is considered the largest most significant land deal in modern Columbia history with expectations of adding thousands of apartments, with offices, stores and a minor league baseball stadium (\$37 million stadium/entertainment venue completed). Park Central offers approximately ±16-acres subdivided into individual sites with a primary focus on medical and professional uses. The balance of the property is reserved as green space consisting of beautiful, mature hardwoods, creating a park-like feel. Off-site detention is also provided within the green space (common area), increasing the usable acreage of the individual lots. Sites for quality medical or office development have become very limited in the CBD or surrounding area.

Access is provided via Sunset Drive (near Highway 277) which leads directly to Prisma Richland Hospital. Located just off N. Main Street, a hot spot for new development and unique eateries along with \$60 million in streetscaping completed. Streetscaping along Sunset Drive directly in front of Park Central includes ornamental streetlights, sidewalks, live oaks and landscaping. Park Central offers protective covenants, architectural review, extensive landscaping and attractive, controlled signage throughout.

INFRASTRUCTURE:

All infrastructure is in place or available, including roads, streetlights, curbs, gutters, storm-water drainage, off-site detention, sewer, water, electricity, cable, fiber optic, and phone lines.

ZONING:

EC - Employment Campus District (City of Columbia)

SALE PRICE:

Sites	Size	Price
3	1.00 Acres	\$8.95/SF - \$389,862 / acre - (\$389,862)
9	1.36 Acres	\$8.95/SF - \$389,862 / acre - (\$530,212)
10	1.66 Acres	\$8.95/SF - \$389,862 / acre - (\$647,170)





COLUMBIA NEPHROLOGY ASSOCIATES



FRESENIUS KIDNEY CARE



PALMETTO PEDIATRIC



SCENT - ALLERGY AND SLEEP MEDICINE & SURGERY CENTER



PRISMA
HEALTHSM

PEAK DRIFT
BREWING COMPANY
Coming Soon

FAMILY DOLLAR

SOUTH CAROLINA
277

Sunset Dr

S&A
SEAFOOD

COLUMBIA
NEPHROLOGY

SCENT
ALLERGY & SLEEP MEDICINE

Palmetto Pediatric
& Adolescent Clinic, P.A.

FRESENIUS
MEDICAL CARE

Sites

PRISMA
HEALTHSM

UNIVERSITY OF
SOUTH CAROLINA
School of Medicine

THE BULLSTREET
DISTRICT

12,000 VPD

North Main St

±2 Miles from
MAIN
STREET DISTRICT



South Carolina Opportunity Zones

Park Central is located in an Opportunity Zone. An Opportunity Fund is a new investment vehicle created as part of the Tax Cuts and Jobs Act of 2017 to incentivize investment in targeted communities called Opportunity Zones.

What are Opportunity Zones?

Opportunity Zones are census tracts designated by state and federal governments targeted for economic development. Essentially, Opportunity Funds can only invest in the construction of new buildings and the substantial improvement of existing unused buildings. If an Opportunity Fund invests in the improvement of an existing building, it must invest more in the improvement of the building than it paid to buy the building. Whether the building is constructed from the ground up or improved, the development of the building must be completed within 30 months of purchase.

Why invest in Opportunity Funds?

Opportunity Funds allow investors to defer federal taxes on any recent capital gains until December 31, 2026, reduce that tax payment by up to 10%, and pay as little as zero taxes on potential profits from an Opportunity Fund if the investment is held for 10 years.

How does Opportunity Fund Investing Work?

An investor who has triggered a capital gain by selling an asset like stocks or real estate can receive special tax benefits if they roll that gain into a Qualified Opportunity Fund within 180 days. There are three primary advantages to rolling over a capital gain into an Opportunity Fund:

1 - Defer

Defer tax on any prior gains invested in a Qualified Opportunity Fund (QOF) until the earlier of the date on which the investment in a QOF is sold or exchanged, or December 31, 2026.

2 - Reduce

QOF investment is held for 5 years or longer, an investor may receive a 10% step-up-in basis for the deferred gains.

3 - Pay Zero

Those who hold their Opportunity Fund investment for at least 10 years can expect to pay no capital gains taxes on any appreciation in their Opportunity Fund investment. That is because Opportunity Fund gains earned from Opportunity Zone investments can qualify for permanent exclusion from the capital gains tax if the investment is held for at least 10 years.

Contact

John Gregory, P.E., CCIM

803.873.1883

jegregory@naicolumbia.com

Bill Lamar

803.960.6090

blamar@naicolumbia.com