



**3944 Byrnes Dr. (Hwy 52)
St. Stephen, SC**

- > **ENTIRE PARCEL (10.5 ACRES): \$299,000**
- > **PRIME ACREAGE (1.2 ACRES): \$99,000**
- > **MAY BE SUBDIVIDED**
- > **ZONED HIGHWAY COMMERCIAL**
- > **WATER AND SEWER AVAILABLE**
- > **DIRECT ACCESS FROM HWY 52**
- > **EXCELLENT RETAIL LOCATION - NEXT TO RECENTLY REMODELED DOLLAR TREE**
- > **OTHER LOCAL RETAILERS INCLUDE SUBWAY, DOLLAR GENERAL, BP, AND NAPA**
- > **7,500 VPD**
- > **BUILD TO SUIT AND LEASE OPPORTUNITIES AVAILABLE TO QUALIFIED TENANTS**

> **DEMOGRAPHICS**

	1 Mile	5 Mile	10 Mile
Population	4,451	7,048	15,488
Average HHI	\$45,634	\$44,309	\$46,435

OPPORTUNITY ZONE INVESTMENT

Qualified Opportunity Zone (QOZ) Investment: A QOZ investment allows for the reduction of deferred gains from the sale or exchange of prior investments. QOZ investments maintained for at least five years by the end of 2026 will qualify for a 10% reduction of deferred capital gains tax liability (for the original capital gain). If the gain has been invested in an opportunity fund for seven years by the end of 2026, the tax liability on the original gain is reduced by 15%.

Learn more here:

- [Qualified Opportunity Funds: The Real Estate Industry Weighs In](#)
- [U.S. Department of the Treasury Releases Proposed Regulations on Opportunity Zones Designed to Incentivize Investment in American Communities](#)
- [U.S. Department of the Treasury: Community Development Financial Institutions Fund \(CDFI\) Opportunity Zones Resources](#)
- [IRS Revenue Procedure - PDF](#)
- [Tax Cuts and Jobs Act - PDF](#)
- [Economic Innovation Group \(Zone Fact Sheet\)](#)
- [Enterprise Community \(Choosing Opportunity Zones\)](#)
- [Economic Innovation Group \(Unlocking Private Capital\)](#)
- [SC Opportunity Zone](#)

**Disclaimer: Consult tax advisor as it relates to benefits.*

