



PINESTONE

TRAVELERS REST, SC

NEW MIXED-USE
DEVELOPMENT

CONVERTED
WAREHOUSE SPACE
BROCHURE



NAI Earle Furman

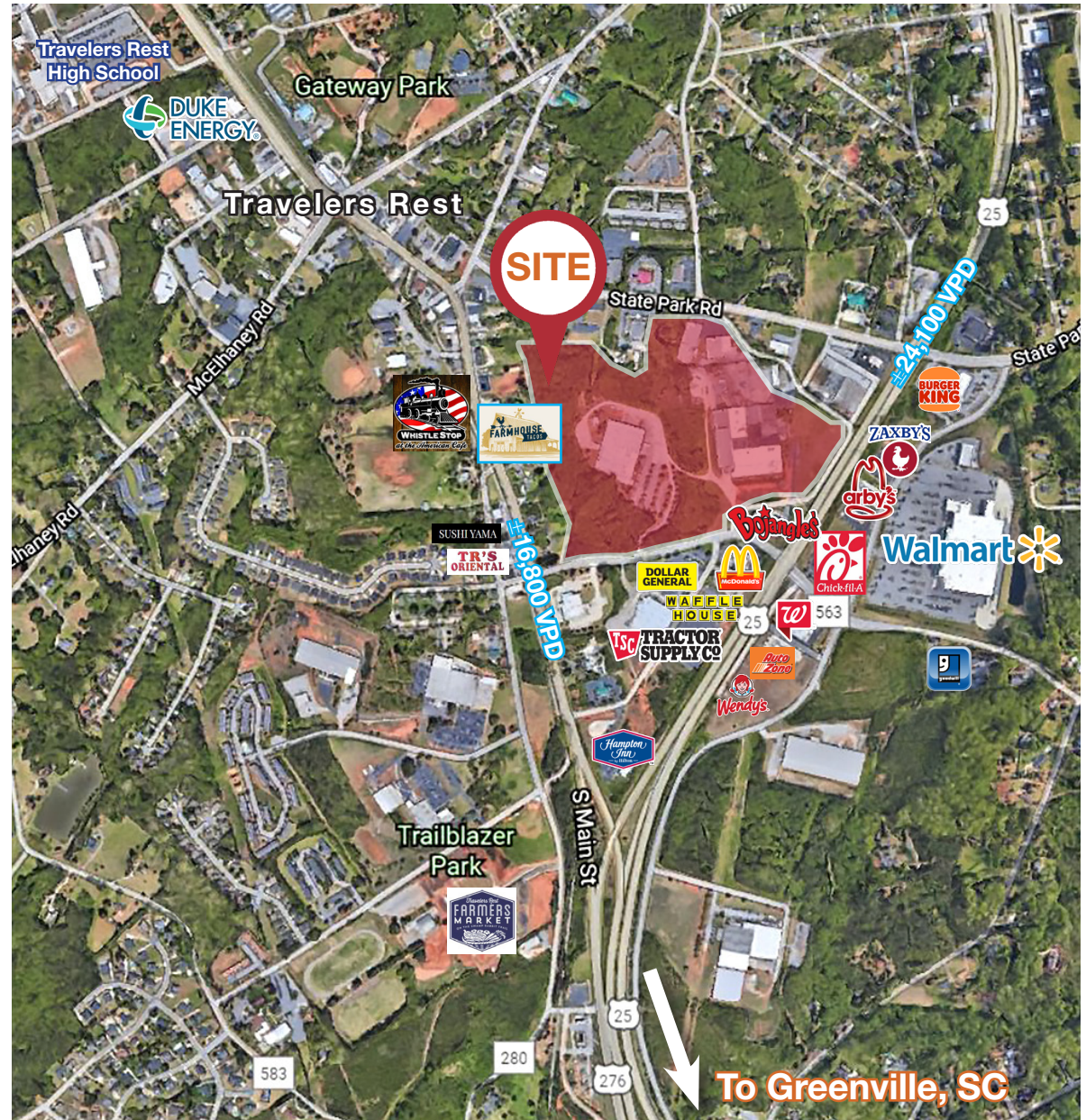
864 232 9040

Jimmy Wright | Jake Scott | John Baldwin



LOCATION OVERVIEW

- The Pinestone Community in Travelers Rest, SC is located in the foothills of the Blue Ridge Mountains, just minutes from Greenville (± 9 miles) and Spartanburg (± 23 miles).
- The Community is one hour from Asheville, two hours from Charlotte and only three hours from Atlanta, GA and Charleston, SC.
- Travelers Rest consistently makes top-ten lists of best places to vacation and is a great place for families to enjoy an active lifestyle, and business startups to open their business, even ranking one of the **“Best Southern Small Towns”** in USA Today.
- Travelers Rest is surrounded by pristine lakes, challenging mountain adventures, waterfalls, and peaceful scenic views.
- Paris Mountain State Park: 8 minutes
- Table Rock State Park: 29 minutes
- Jones Gap State Park: 27 minutes
- Travelers Rest bustles with cyclists and visitors who come to bike the Prisma Health System Swamp Rabbit Trail, browse their specialty shops, sample beer, and wine, and dine in their renowned restaurants.
- The Prisma Health Swamp Rabbit Trail, a 22 mile, multi-use greenway runs along Main St in Travelers Rest connecting to nearby Greenville.
- The campus of Furman University is located just south of the city limits of Travelers Rest.
- Total Population (3-mile radius): 20,667
- Total Households: 7,262 (2.3% growth 2022-2027)
- Average HH Income: \$105,217





MASTER SITE PLAN



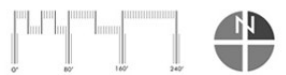
- KEY**
- 1 PARKING
 - 2 CENTRAL GREEN
 - 3 MULTIFAMILY AMENITY
 - 4 STORMWATER MANAGEMENT
 - 5 DOG PARK
 - 6 LINEAR PARK
 - 7 SINGLE FAMILY CENTRAL PARK
 - 8 MAIN STREET PARK
 - 9 GREENWAY
- APARTMENT BUILDING
 - CARRIAGE HOUSE
 - GARAGE
 - COMMUNITY BUILDING
 - LIVE/WORK MULTIFAMILY
 - OFFICE/COMMERCIAL
 - TOWNHOMES
 - QUADPLEX
 - REAR LOADED SINGLE FAMILY
 - FRONT LOADED SINGLE FAMILY



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

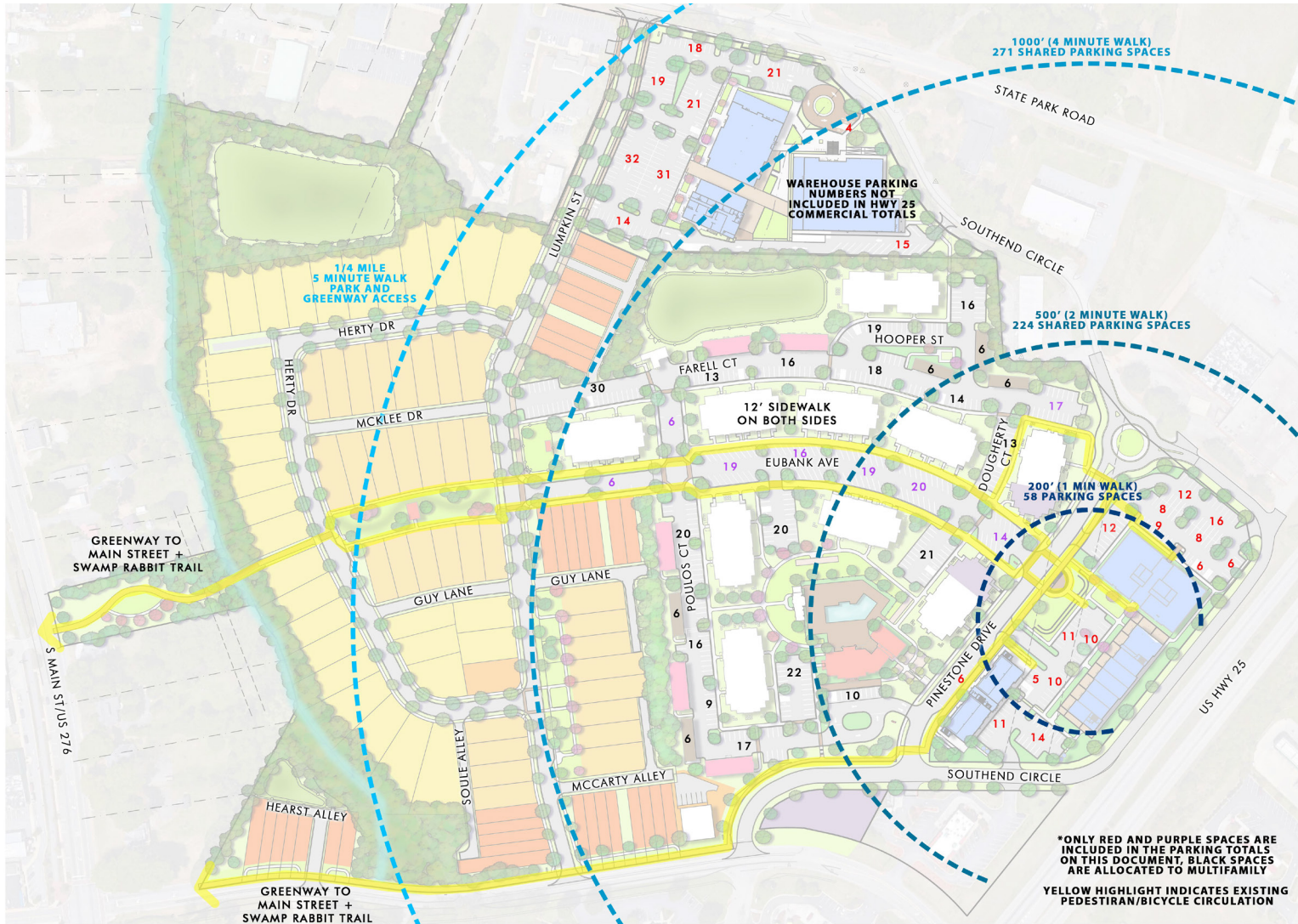
PINESTONE MASTERPLAN

TRAVELERS REST, SOUTH CAROLINA





PARKING WALKABILITY EXHIBIT



PARKING TOTALS:

STATE PARK COMMERCIAL:	175 SPACES
MULTIFAMILY:	421 SPACES
HWY 25 COMMERCIAL:	144 SPACES
TOTAL:	740 SPACES

- APARTMENT BUILDING
- CARRIAGE HOUSE
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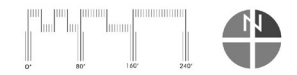


*ONLY RED AND PURPLE SPACES ARE INCLUDED IN THE PARKING TOTALS ON THIS DOCUMENT, BLACK SPACES ARE ALLOCATED TO MULTIFAMILY
YELLOW HIGHLIGHT INDICATES EXISTING PEDESTRIAN/BICYCLE CIRCULATION

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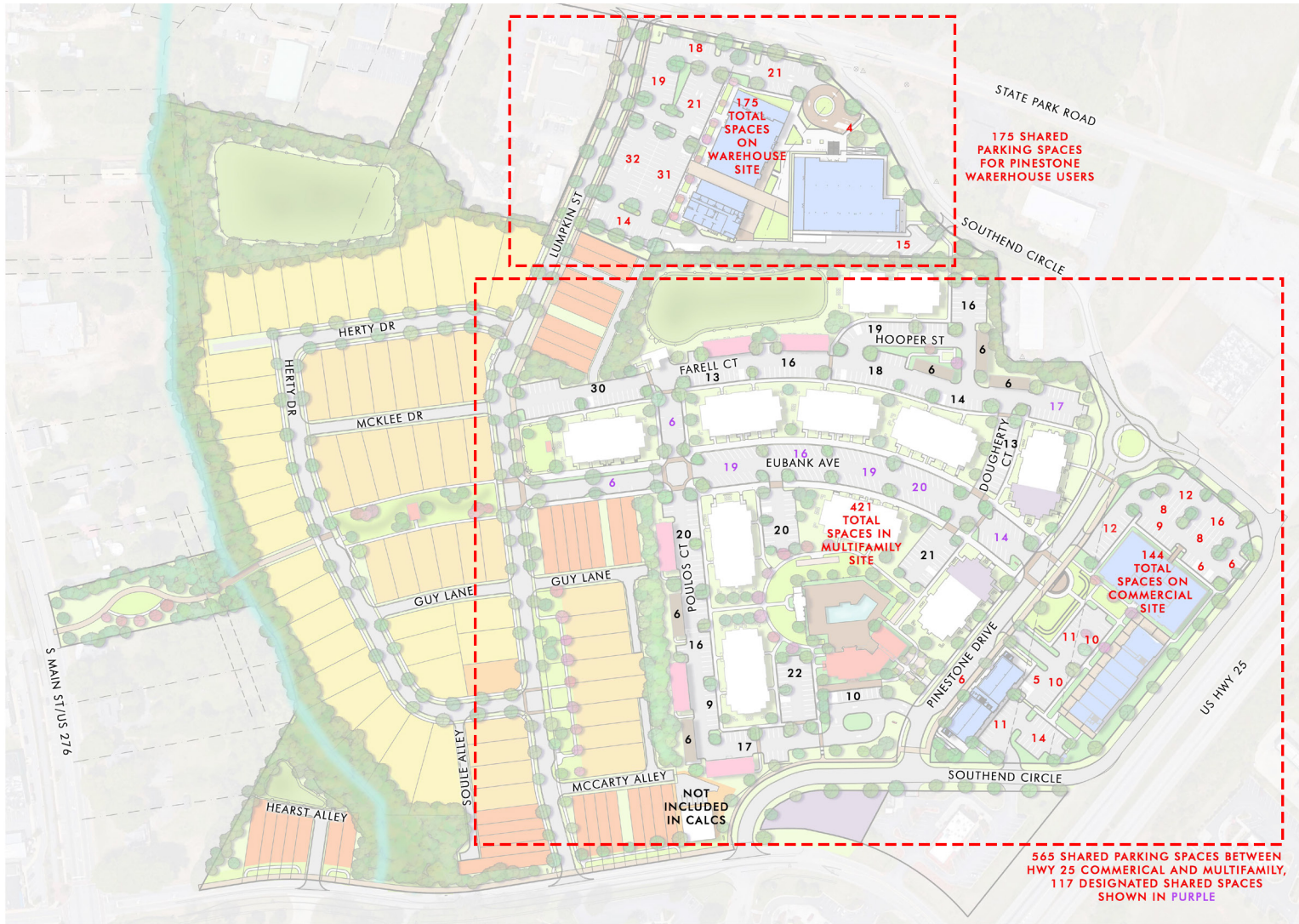
PINESTONE MASTERPLAN

TRAVELERS REST, SOUTH CAROLINA





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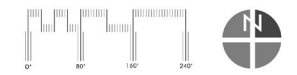


565 SHARED PARKING SPACES BETWEEN HWY 25 COMMERCIAL AND MULTIFAMILY, 117 DESIGNATED SHARED SPACES SHOWN IN PURPLE

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PINESTONE MASTERPLAN

TRAVELERS REST, SOUTH CAROLINA



The RETREAT at



PROPOSED MERCHANDISING PLAN CONVERTED WAREHOUSE SPACE



The RETREAT at



RENDERINGS CONVERTED WAREHOUSE SPACE

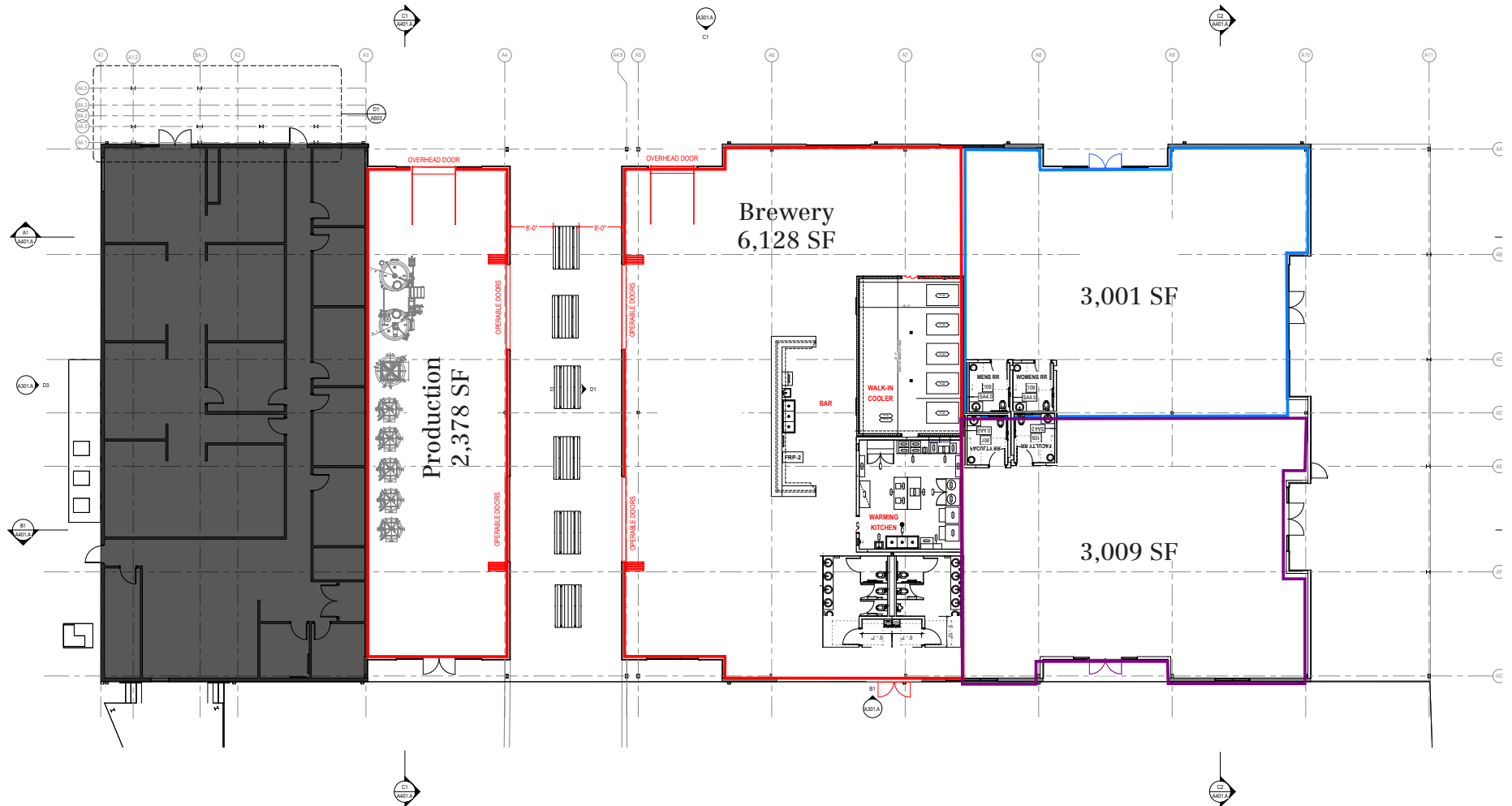


The RETREAT at



PROPOSED SITE PLANS CONVERTED WAREHOUSE SPACE

Building A



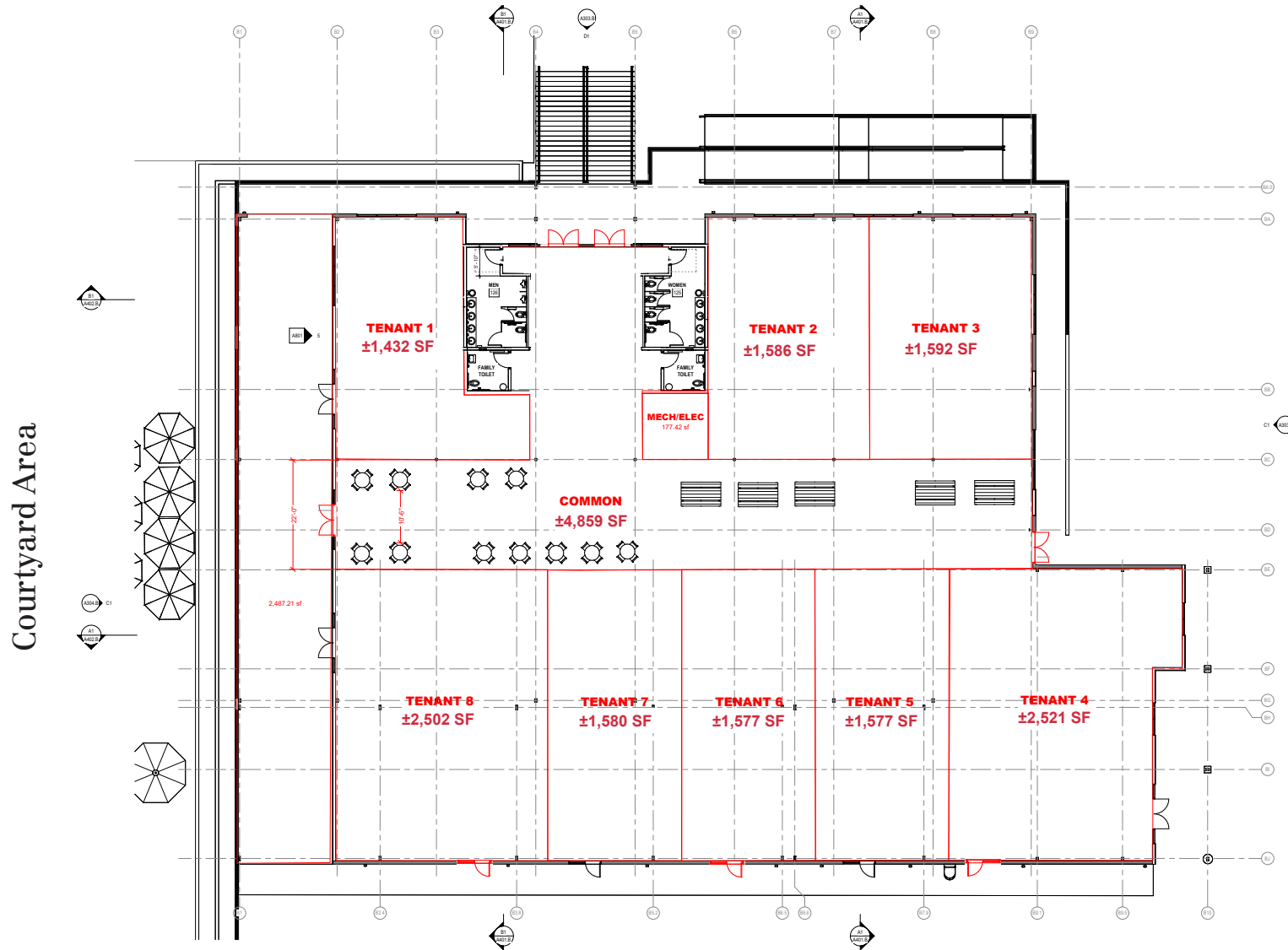
Courtyard Area

The RETREAT at



PROPOSED SITE PLANS CONVERTED WAREHOUSE SPACE

Building B



TOTAL TENANT SPACE:
± 14,370

TOTAL COMMON SPACE:
± 5,040 SF



DEVELOPMENT OVERVIEW

The **commercial component** of Pinestone will include neighborhood retail and office uses, including medical, to support the residents of the community and the surrounding area.

The commercial buildings will be located fronting U.S. Highway 25 along a proposed rerouted South Circle Drive. All of the intended retail space is planned for the first floor of any building. The location of first floor retail will activate the ground floor to the street level to maximize transparency of the use and activity within the building.

The Preliminary Development Plan indicates three (3) commercial buildings totaling 77,000 square feet. The commercial uses will be centered around an event lawn that will serve as an inviting green space for residents, workers, and the general public.

The **Standard at Pinestone apartments** are luxury multifamily rentals. They offer a mix of 1 bedroom, 2-bedroom and 3-bedroom units, located in three (3) story buildings with surfaced parking. Live/work units will also be provided with direct access to the boulevard. The community will be designed with 10 residential buildings, a luxury clubhouse and amenity building and 10 freestanding garage buildings.

The **residential** section will include single family detached and attached home. The community will include a diverse mixture of dwelling units including attached townhomes, twin-houses (2 units attached), single family detached units, and tri-plex and four plex units.

The Community will have significant **open space** and connectivity with preliminary open space totaling 26% of the property. A connected system of greenways, courtyards, squares, and urban plazas will be provided throughout the development. Multiple connection points will enable residents from Pinestone to walk directly into the pedestrian networks of Main Street Travelers Rest and the Swamp Rabbit Trail.





CONTACT INFORMATION



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