

FOR SALE



OFFERING MEMORANDUM

Huger, Morrison & Stuart Street Parcels
Charleston, SC 29403

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NAICharleston

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PROPERTY SUMMARY

NAI Charleston is pleased to present the Huger Street and Morrison Drive redevelopment opportunity. This project consists of approximately 2.5 acres of land located in the heart of the NoMo district. The property is zoned UP (Upper Peninsula) and located in an Opportunity Zone. UP zoning is the city of Charleston's most favorable zoning classification, allowing for retail, apartment and office use.

The central site location allows easy access to King Street and Charleston's historic district, as well as North Charleston, the airport, Mt. Pleasant, and James Island due to its proximity to Hwy 17 and I-26.



Offering Summary

Price:	\$25 million
Parcel Size:	±2.5 AC / ±113,256 SF
Traffic Count:	16,100 VPD
Municipality:	City of Charleston
Zoning:	Upper Peninsula (UP)
Flood Zone:	Zone AE
Topography:	Level, Street Grade
Road Frontage:	±263 ft - Huger Street ±265 ft - Morrison Street ±331 ft - Stuart Street
TMS #s:	459-01-04-025 459-01-04-026 459-01-04-010 459-01-04-009 459-01-04-008 459-01-04-007 459-01-04-011

**Located in an Opportunity Zone

HIGHLIGHTS

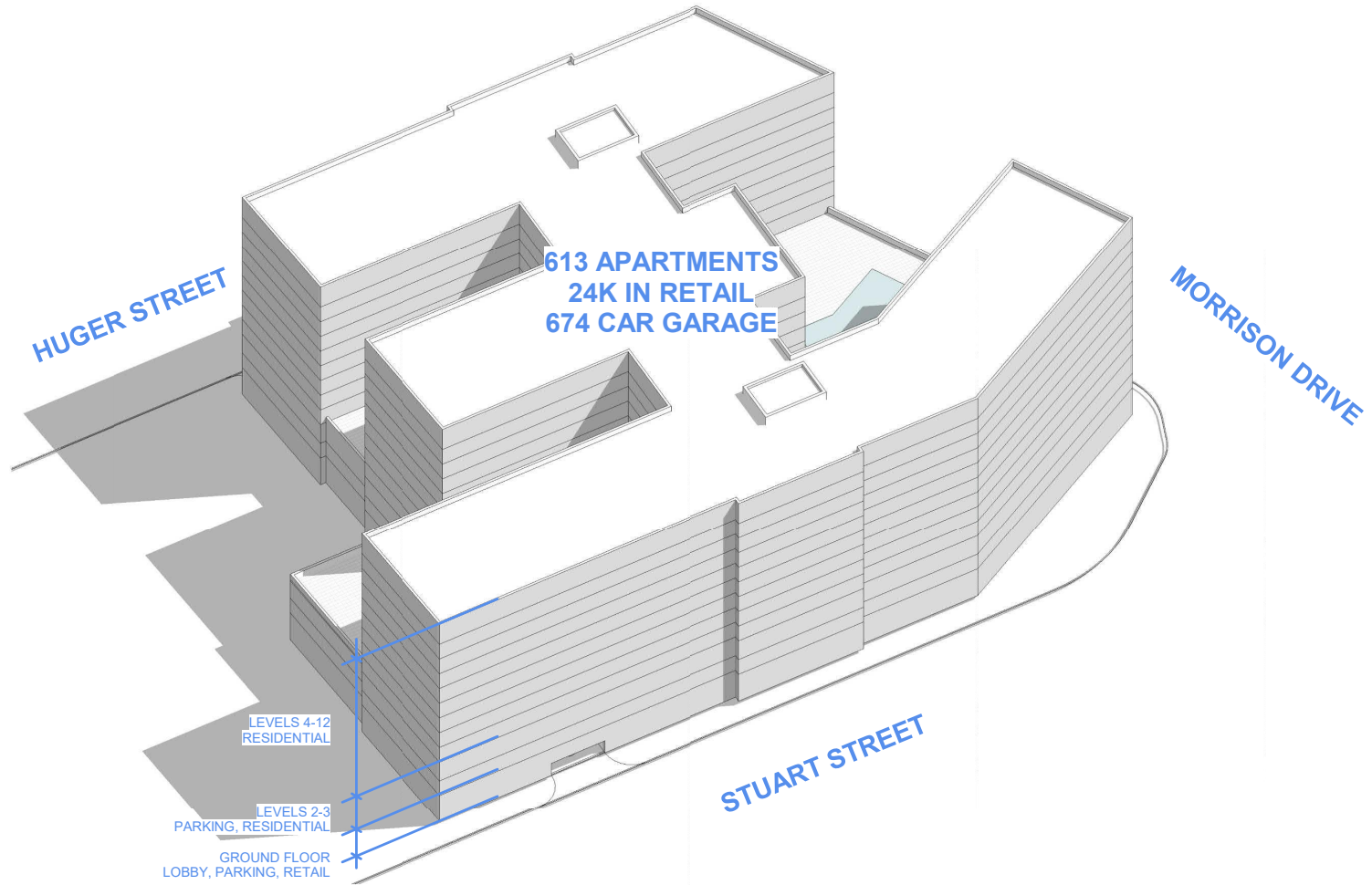
- Gateway to NoMo District
- Flexible Upper Peninsula (UP) Zoning
- Mixed Use Opportunity
- Located in an Opportunity Zone
- ± 2.5 AC / $\pm 108,900$ SF *Existing $\pm 10,904$ SF building with no economic value on property
- Hwy 17 interstate visibility with easy access to Mt. Pleasant and less than a mile from I-26 with access to North Charleston and the airport
- Minutes from King Street, Charleston's central business district and major tourist attractions
- Huger Street streetscape project is in its final approval phase and will include bike lanes, sidewalks and landscaping



SURVEYS



CAPACITY STUDY - OPTION A



HUGER STREET MIXED-USE STUDY

HUGER STREET & MORRISON DRIVE

OPTION A: ALL RESIDENTIAL

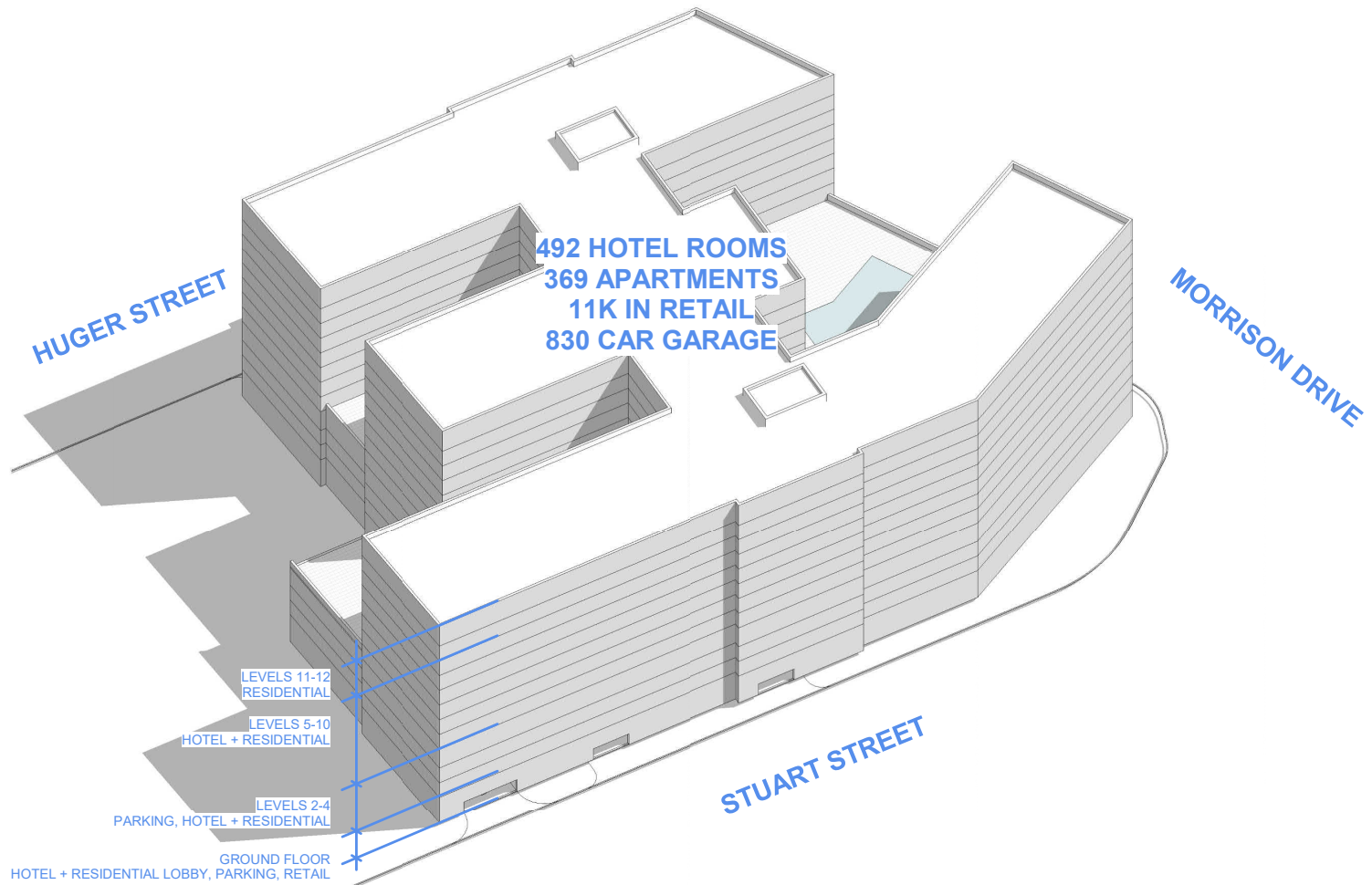
3D VIEW 1

SEPTEMBER 27, 2021

A122

**Please call Jack Owens for full capacity study

CAPACITY STUDY - OPTION B



HUGER STREET MIXED-USE STUDY

HUGER STREET & MORRISON DRIVE

OPTION B: HOTEL + RESI

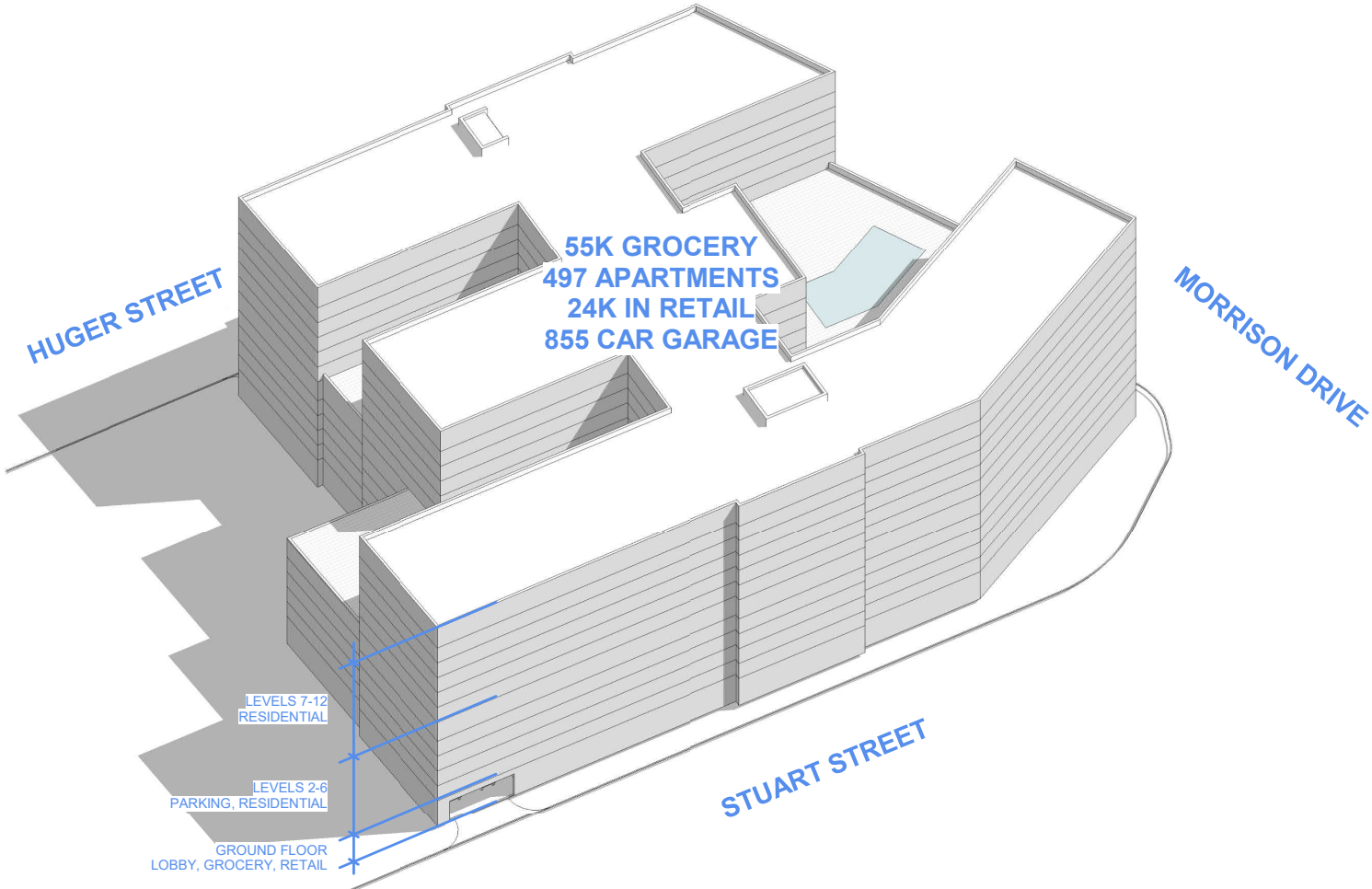
3D VIEW 1

SEPTEMBER 27, 2021

A222

**Please call Jack Owens for full capacity study

CAPACITY STUDY - OPTION C



HUGER STREET MIXED-USE STUDY

HUGER STREET & MORRISON DRIVE

OPTION C: GROCERY AND RESIDENTIAL

3D VIEW 1

SEPTEMBER 27, 2021

A311

**Please call Jack Owens for full capacity study



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PHASE I SUMMARY

I. EXECUTIVE SUMMARY

This ESA was conducted according to ASTM standards (ASTM E1527-21) and consists of four basic parts: 1) review of federal and state records, 2) on-site investigation, 3) owner/occupant interview and 4) a report. A Phase I is designed to identify recognized environmental conditions either on the property, directly adjacent to the property and/or within a specified search radius of the property. According to the ASTM standards, a recognized environmental condition is defined as “(1) the presence of hazardous substances or petroleum products in, on or at a subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. A de minimis condition is not a recognized environmental condition.” The results of this Phase I can be relied upon for exactly six months from the issue date of this report.

Site Description

As requested, Newkirk Environmental, Inc., has conducted a Phase I Environmental Site Assessment (ESA, Phase I) of the Huger and Morrison Project Site. At the time of this Phase I, the project site consisted of approximately 2.44 acres (+/-) of property from 7 parcels located adjacent to Huger Street, in the City of Charleston, Charleston County, South Carolina. Based on available information, the project site is developed as a parking lot and office building. No recognized environmental conditions were identified regarding the physical setting and current and prior uses of the project site. For additional information regarding the site description, refer to Section III of this report.

User-Provided Information

Ms. Sammy Cavanagh completed a User Questionnaire regarding the project site. According to the information provided in the Questionnaire, Ms. Cavanagh possessed no specialized knowledge of information which may be related to potential recognized environmental conditions in connection with the project site. The User-Provided Information is located in Section IV of this report.

Federal and State Records Review

Environmental Data Resources, Inc., conducted a review of federal and state records for the existence of known recognized environmental conditions within the area. According to the review nine (9) federal sites and sixty-one (61) state sites were identified as potential recognized environmental conditions within the recommended ASTM search radius of the project site. Newkirk Environmental, Inc. identified two (2) sites that indicated a potential recognized environmental condition to the project site and does recommend further testing, i.e., Phase II Environmental Site Assessment or subsurface testing. The Federal and State Records Review is located in Section V of this report.

On-Site Investigation

The on-site investigation was conducted on 15 March 2023 and 15 August 2023. The results of the on-site investigation did not indicate the presence of a recognized environmental condition associated on the project site. A summary of the observations made during the on-site investigation is located in Section VI of this report.

Interview(s)

Mr. James E. Bishop of Waterfront Employers – ILA Pension and Welfare Funds and Mr. Leonard A. Bailey of International Longshoremens Assoc. Local 1422-A, representing the current owners of the project site, completed Owner/Occupant Interviews regarding the environmental integrity of the project site.

An attempt was made to contact the City of Charleston Fire Department to obtain information on any existing knowledge of environmental concerns within the project site or the immediate vicinity.

The results of the interviews did not indicate the presence of recognized environmental conditions on the project site or within the immediate vicinity. Information obtained from the interviews conducted regarding the project site is located in Section VII of this report.

Conclusions and Opinions

Based on the information obtained during this Phase I Environmental Site Assessment, Newkirk Environmental, Inc., has identified two (2) recognized environmental conditions in association with the project site. The two sites are in the Brownfields Program and have not started redevelopment. Therefore, there is very little information regarding these sites. Newkirk Environmental, Inc. does recommend further testing, i.e., Phase II Environmental Site Assessment if groundwater use at the project site is necessary.

AREA MAP NORTH



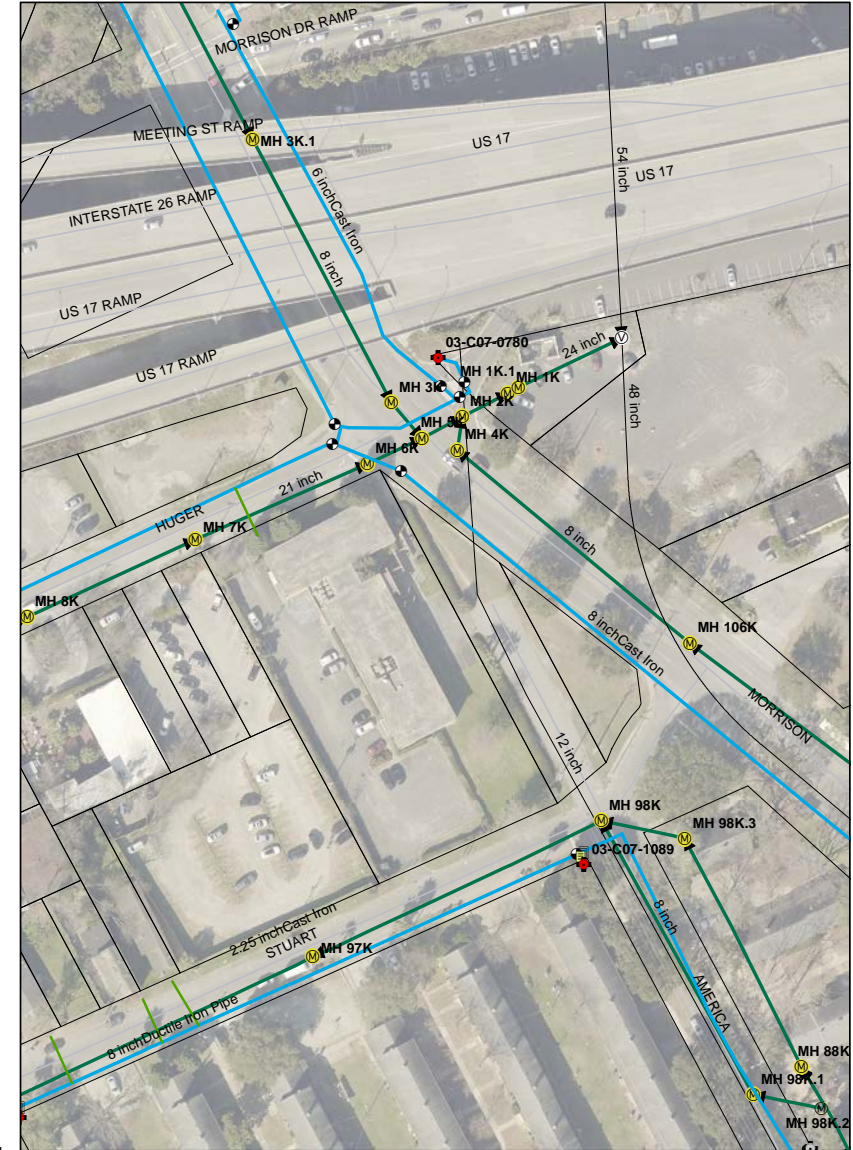
AREA MAP SOUTH



TAX MAP



WATER/SEWER MAP



Legend

- 1 inch equals 103 feet
- N ↑
- ThreeWay
- HydrantControl
- Gate
- Water Main
- StandardManhole
- Gravity Sewer

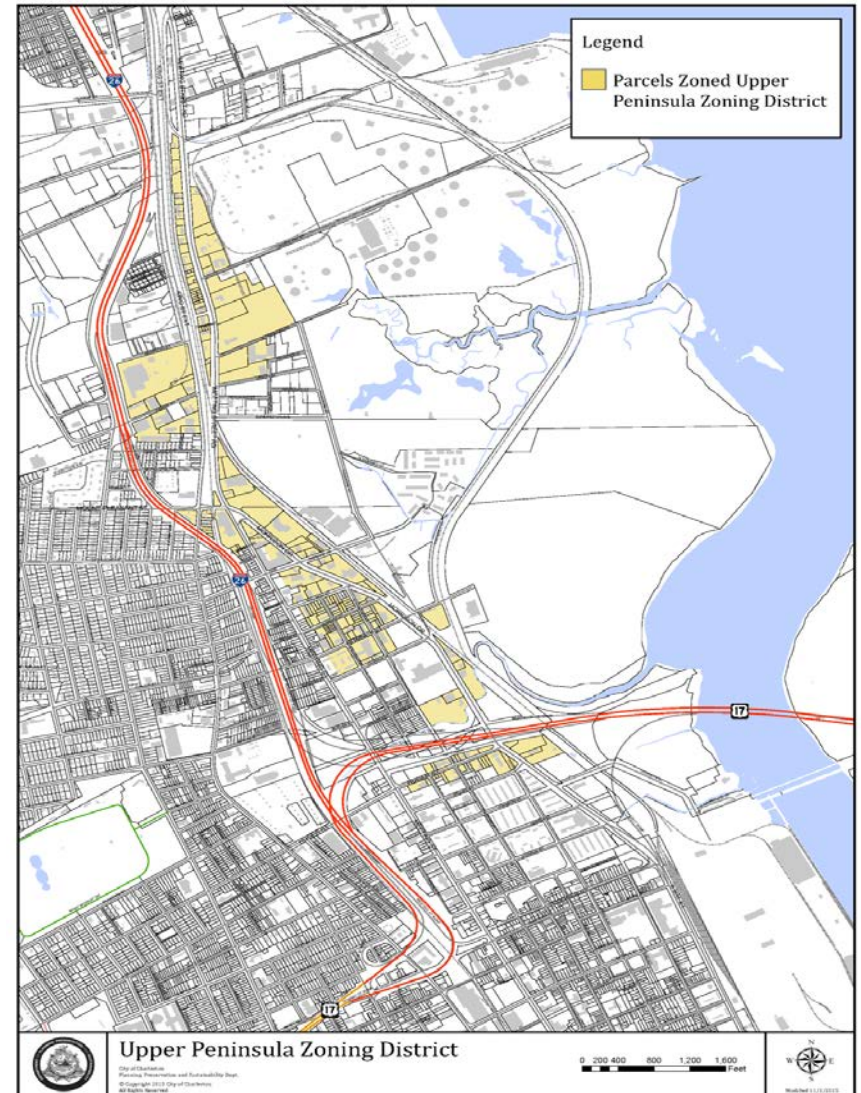
ZONING

Upper Peninsula Zoning District

A new zoning district was approved in 2015 specifically designed for the Upper Peninsula that encourages growth to be sustainable and responsible. The new district was created after over a year of tremendous public input and community engagement with stakeholders representing a vibrant fast-growing Upper Peninsula area.

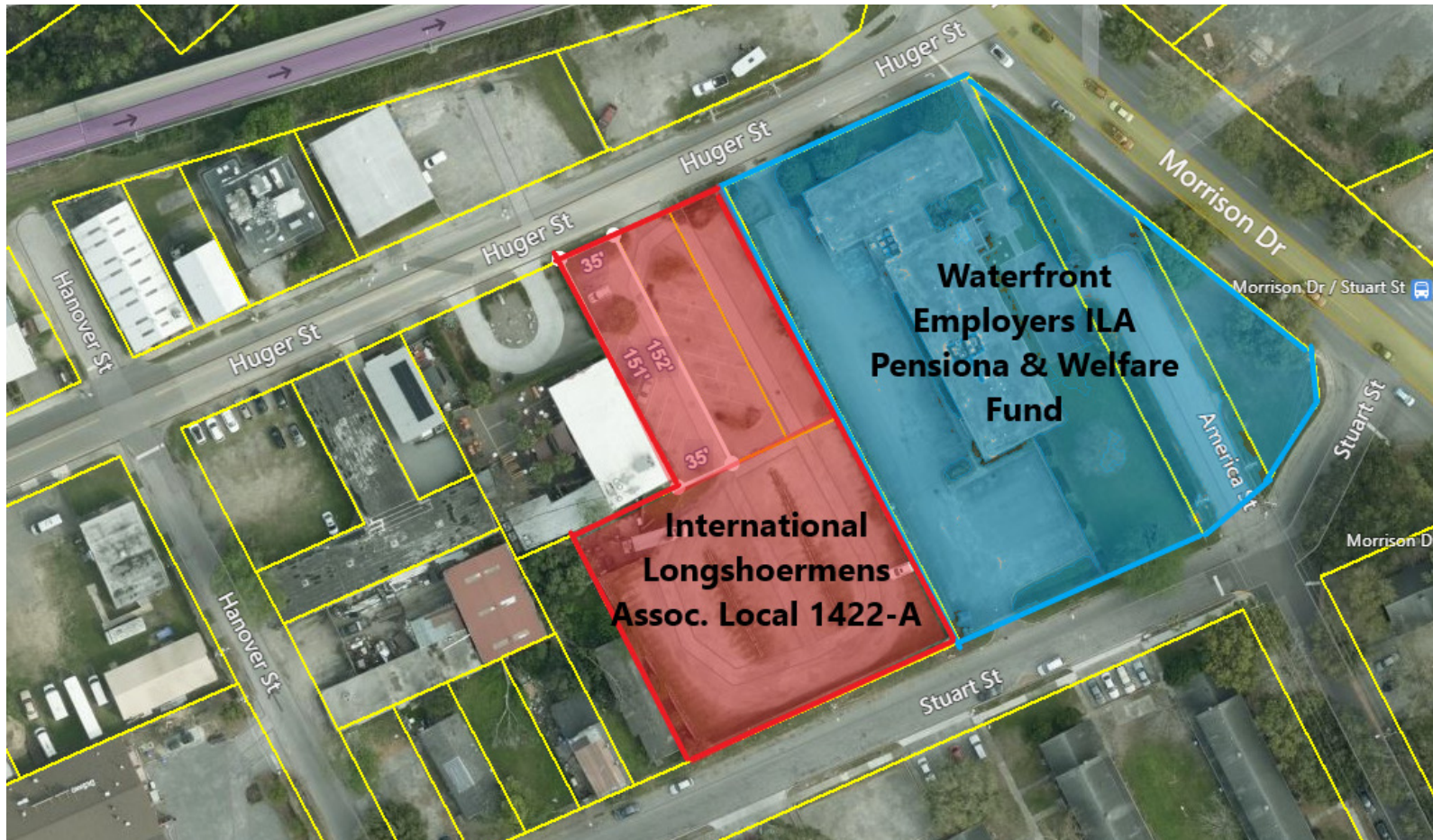
The Upper Peninsula Zoning District is incentive based offering height and density bonuses in exchange for added community benefits such as workforce housing, public open space, renewable energy, electric vehicle charging stations, transportation improvements, stormwater management improvements, green infrastructure, and achieving building certification programs for a high performing building. Developers have flexibility to choose from a menu of community benefit items to earn points towards achieving bonuses.

The Upper Peninsula Zoning District is a new base zoning district (not an overlay) designed specifically for the Upper Peninsula. It encourages responsible growth and sustainable development. It allocates density in appropriate areas. It protects the character and livability of the existing residential neighborhoods. It encourages public and private investment and spurs economic development. It implements recommendations of City plans.

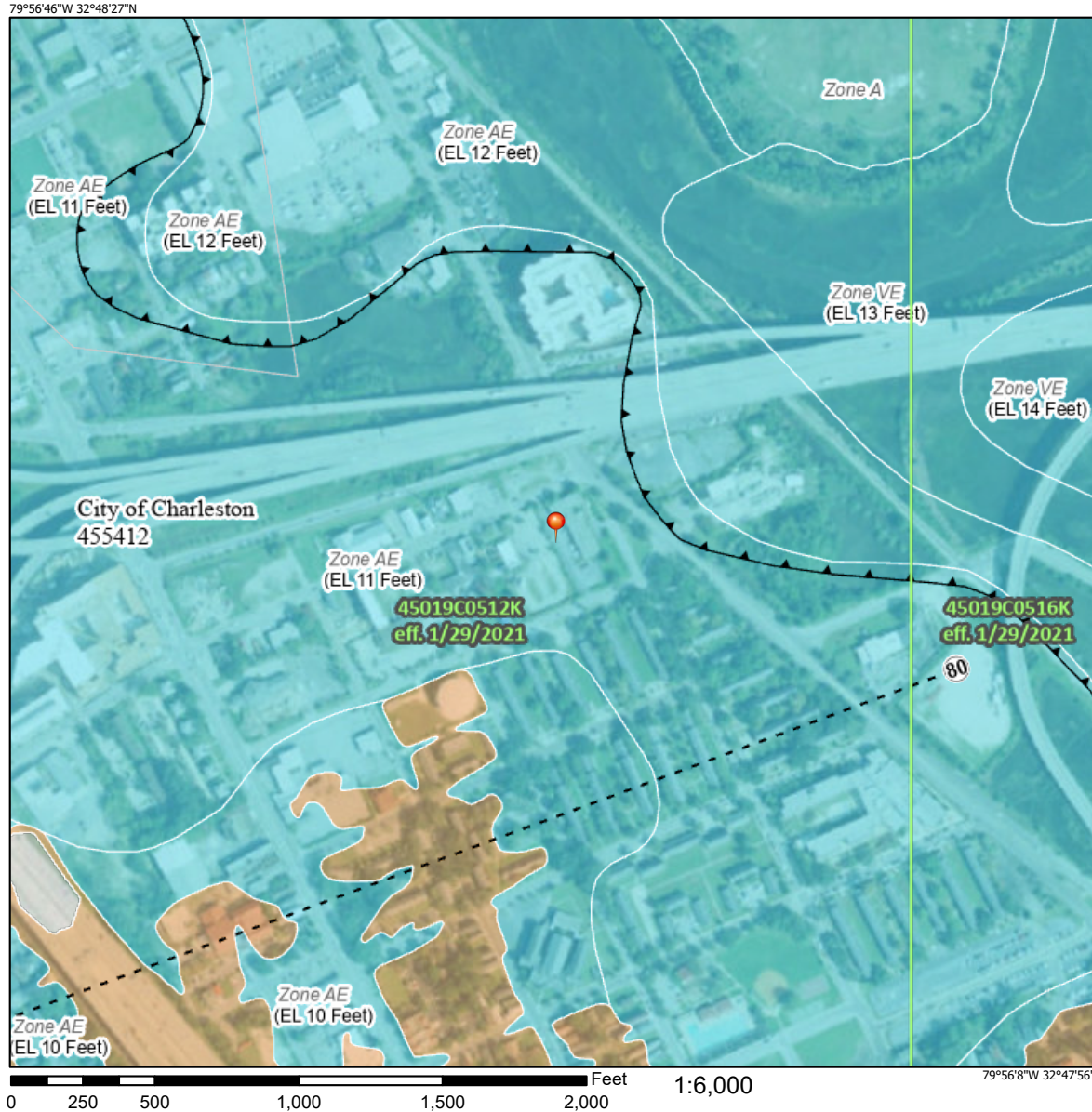


OWNERSHIP ENTITIES

The properties are owned by two separate entities. Waterfront Employers ILA Pension and Welfare Fund owns approximately 1.5 AC, including TMS #s: 459-01-04-025, 459-01-04-026 & 459-01-04-010, and International Longshoremen's Association Local 1422-A owns ±0.92 AC, including TMS #s: 459-01-04-008, 459-01-04-009, & 459-01-04-007, together, "Owners." The parties have agreed to market the properties together, but their members and boards will need to approve the sale and each parcel will be sold and conveyed separately.



FLOOD ZONE - AE



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	<ul style="list-style-type: none"> Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i> With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	<ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS	<ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> Effective LOMRs Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES	<ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
OTHER FEATURES	<ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
MAP PANELS	<ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped <p>The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.</p>

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/13/2021 at 9:37 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

STREETSCAPE PROJECT

HUGER STREET STREETSCAPE - Meeting Street to Morrison Drive

Huger Street has long been regarded as a main East / West vehicular connection in the upper Charleston Peninsula. With the advancement of the 'Lowcountry Lowline', which will provide a major North / South cycling corridor parallel to Meeting Street, this project has been identified as an important connection for pedestrians and cyclists. Once mostly general business and light industrial, the area is now seeing signs of significant redevelopment that includes residential and mixed-use.

The plan features 1/4-mile upgrades with streetscape work, bicycle facilities, and drainage improvements. The street will include car and bike lanes, curbs, plantings, street lamps, and sidewalks. Funding is provided by SCDOT + City of Charleston Tax Increment Financing.



DEVELOPMENT REPORT

NoMo (North Morrison) District

The NOMO neighborhood of Charleston's downtown peninsula is busier than ever. The NOMO district currently offers 6 buildings with $\pm 1,500$ units for multi-family use. With 8 buildings and $\pm 1,600$ units currently under construction and in planning stages, the neighborhood continues to see immense growth and expansion. Construction on hotels is also growing in this area with the four listed below confirmed, but also several land parcels in consideration.

Apartment Complexes	Units	Hotels	Rooms
The Merchant Apts	231	Thompson Charleston	191
Foundry Point Apts	275	Aloft & Element Hotels - Approved for Construct	174
Lennar Multifamily Apts - Under Construction	303	Moxy Hotel	131
The Rumney Apts - Under Construction	35	Huger Street Proposed Hotel	150
Atlantic on Romney Apts - Under Construction	304	Total	646
930 NoMo Private Student Housing	430		
Meeting Street Lofts	264	Retail & Office Mixed-Use SF	SF
Element 29 Apts	190	The Morris	122000
The Porter Apts	118	Charleston Tech Center	102000
Morrison Yard Apts	370	Morrison Yard Apts (Retail + Office)	24000
578 Meeting Street - Under Permitting	231	Morrison Yard Office Building	157000
275 Huger Street - Planned	85	651 Meeting Street Office	10500
One80 Place - Expansion Plans	70	741 Meeting Street	30,000
584 Meeting Street Planned Apts	250	Total	445500
Total	3156		

DEMOGRAPHICS

NoMo District

Corner of Morrison & Huger Streets

Charleston, SC 29403

DRIVE TIMES	0-5 MIN	5-10 MIN	10-15 MIN
POPULATION	21,427	45,444	106,383
TOTAL BUSINESSES	1,568	4,467	6,246
AVERAGE AGE	29.9	34.1	39.0
MEDIAN HH INCOME	\$50,072	\$61,235	\$70,269

*According to stdb.com



THE CIGAR FACTORY ~0.5 miles



LOWCOUNTRY LOWLINE (approved) >0.4 miles

Nearby Attractions

Not only is Charleston's Lower Peninsula home to dining, shopping and history, it is home to natural attractions including the Waterfront Park, the pedestrian entrance to the Ravenel Bridge and Marion Square. The property is a short distance from all of these attractions, which offer a breath of fresh air and opportunity for exercise.



WATERFRONT PARK

Waterfront Park

10 acres of land overlooking the Charleston Harbor and the Cooper River where visitors can walk, run, or simply relax and take in the spectacular view. Dozens of park benches are stationed within the park as well as family-sized swings along the pier, perfect to sit and spot pelicans, egrets, sailboats, and ships coming to dock at the harbor.

ARTHUR RAVENEL JR. BRIDGE

Charleston's Iconic View



Just down the street, there is access to the 2.7-mile pedestrian walkway/bikeway along the Ravenel Bridge.

MARION SQUARE

Downtown Charleston's Main Park & Outdoor Venue



Located in the heart of downtown Charleston, Marion Square presents year-round activities and attractions including the Farmers Market, Southeastern Wildlife Expo, Charleston Wine + Food, Hotel Bennett & more.

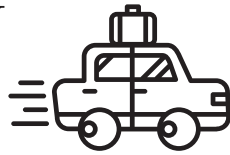
CHS Fast Facts



POPULATION



819,000



33 PPL

ON AVERAGE, THE AREA SEES 33 NEWCOMERS PER DAY

WORKFORCE

±20,000

23.5%

INCREASE IN EMPLOYMENT OVER THE LAST DECADE

JOBS FORECASTED TO BE ADDED IN NEXT 2 YEARS



KEY ECONOMIC DRIVERS

TOURISM

7.4 MILLION

VISITORS ANNUALLY



\$9.7 BILLION

AVERAGE ANNUAL ECONOMIC IMPACT

AVIATION



±10.8 BILLION

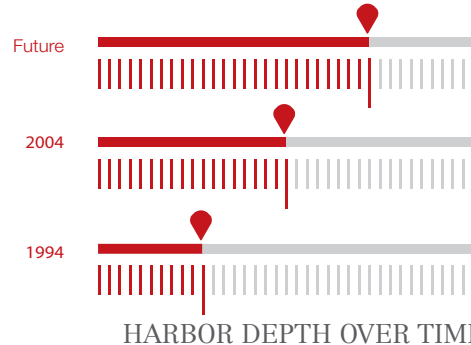
\$ PUMPED INTO CHARLESTON

AVIATION MAKES UP

40%

OF LOCAL ECONOMY

PORT OF CHARLESTON



±63.4 BILLION

ANNUAL ECONOMIC ACTIVITY

±225,000

JOBS CREATED

AUTOMOTIVE

2ND

HIGHEST EMPLOYMENT CONCENTRATION FOR TRANSPORTATION EQUIPMENT MANUFACTURING

VOLVO

\$1.1 BILLION

INVESTMENT FROM VOLVO CAR USA

\$500 MILLION



INVESTMENT FROM MERCEDES-BENZ

CONFIDENTIALITY DISCLAIMER

Confidential Offering Memorandum is provided in connection with the sale of the Owners' fee interest in the properties located at **Morrison/Huger/Stuart Streets** further described herein (together, the "Properties").

This Memorandum was prepared by NAI Charleston ("Broker") and has been reviewed by the Owners. It contains selected information pertaining to the Properties and does not purport to be all-inclusive or to contain all the information prospective investors may desire. All financial projections are provided for general reference purposes only, based on assumptions relating to the general economy, known competition, and other factors beyond the control of the Owners and Broker. Additional information and an opportunity to inspect the Properties will be made available upon request. Neither Owners nor Broker, nor any of their respective directors, officers, advisors, or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or its contents, and no legal commitment or obligations shall arise by reason of this Memorandum or its contents.

Any sketches, plats, or drawings included in this Memorandum are included solely to assist the reader in visualizing the Property. Broker has made no survey of the Properties and assumes no responsibility in connection with such matters.

Broker has had neither a legal review relating to title of the Property nor an engineering review regarding to the physical and mechanical integrity of the Property performed, and no representations with respect to either are made hereby. The Properties are being sold "as is," subject to the right of inspection by the prospective purchaser but without representation and warranties with respect to their condition or any environmental matters.

Owners expressly reserve the right to reject any or all expressions of interest or offers to purchase the Properties and/or to terminate discussions with any entity at any time with or without reason or notice. Owners shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Properties unless and until written agreement(s) for the purchase of the Properties have been fully executed, delivered and approved by Owners.

This Memorandum has been prepared for limited distribution on a confidential basis. The recipient agrees that this Memorandum and its contents are proprietary that the recipient will hold and treat it in the strictest confidence, and that the recipient will not disclose this Memorandum or its contents to any other entity without the prior written authorization of Owners and Broker, nor will the recipient use the Memorandum or any of its contents in any fashion or manner detrimental to the interest of the Owners, their affiliates or Broker.

In the Memorandum, certain documents are described in summary. The summaries do not purport to be complete or necessarily accurate descriptions of the full documents. It is the purchaser's responsibility to review independently all such documents. All information concerning the Property furnished to the recipient will be used solely for the purpose of evaluating a possible purchase of the Property. Therefore, the recipient agrees to keep all information strictly confidential, provided however, that any of such information may be disclosed to directors, officers, employees and representatives of the recipient who require knowledge of such information for the purpose of evaluating a possible purchase of the Property (it being understood that such directors, officers, employees and representatives of the recipient shall be informed of the confidential nature of such information and shall be directed to treat such information as strictly confidential).

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