

WOODLANDS TRACT



GRAND BOULEVARD, SUMMERVILLE, SC 29483



LAND DEVELOPMENT OPPORTUNITY | 100+ ACRES FOR SALE

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**BRIDGE
COMMERCIAL**



LAND DEVELOPMENT OPPORTUNITY

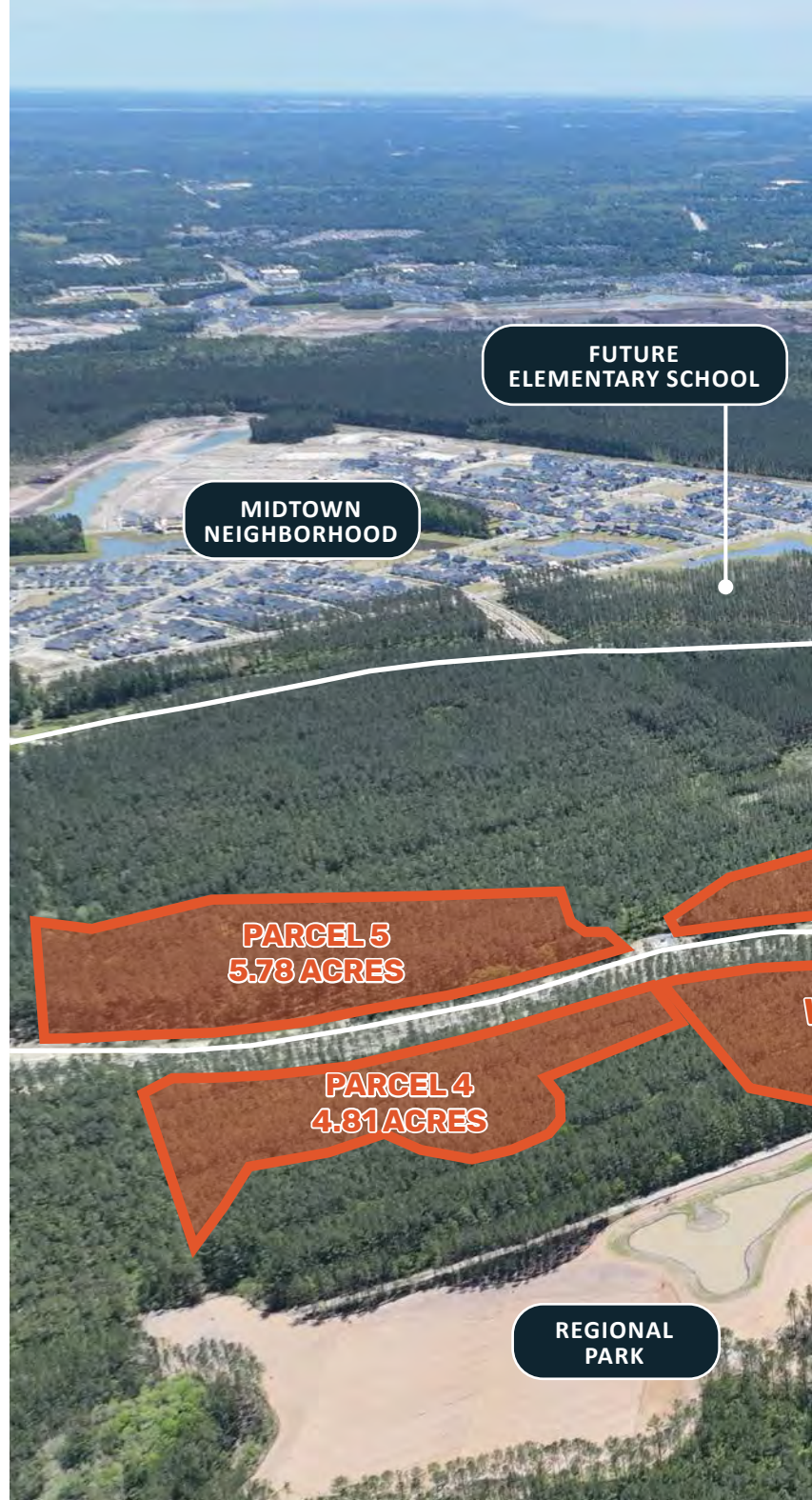
WOODLANDS TRACT

- This is an opportunity to purchase up to ± 100 acres in Nexton, an award-winning, master-planned community.
- The entire tract is available for purchase or may be subdivided.
- Proximate to 30,000+ residences in Nexton, Cane Bay, Wildcat Tract and Camden Preserve.
- Established workplaces, medical facilities, schools, hotels and other retail centers and restaurants are nearby.
- Minutes to MUSC's new 180-bed hospital, 200,000 SF medical office campus that is anticipated to open in 2024.
- Located 25 miles from Charleston, South Carolina, which has been nationally recognized as a Top U.S. City for almost a decade.



NEXTON
10,000 RESIDENCES
#26 COMMUNITY IN THE U.S.

#26



HIGHLIGHTS



UNPRECEDENTED
POPULATION GROWTH IN
AREA



ACCESSIBILITY ALONG
MAJOR THOROUGHFARES



AWARD-WINNING,
NATIONALLY RECOGNIZED
COMMUNITY



PROPERTY SUMMARY

SIZE:	±100 Gross Acres	UTILITIES:	All utilities shall be available at site
ZONING:	PUD	WETLANDS:	None
MUNICIPALITY:	Berkeley County	SITE CONDITION:	RAW
ENTITLEMENTS:	Flexible uses via zoning under Berkeley County PUD	ACCESS:	Full access at Grand Blvd

SITE PLAN
±89.34 ACRES

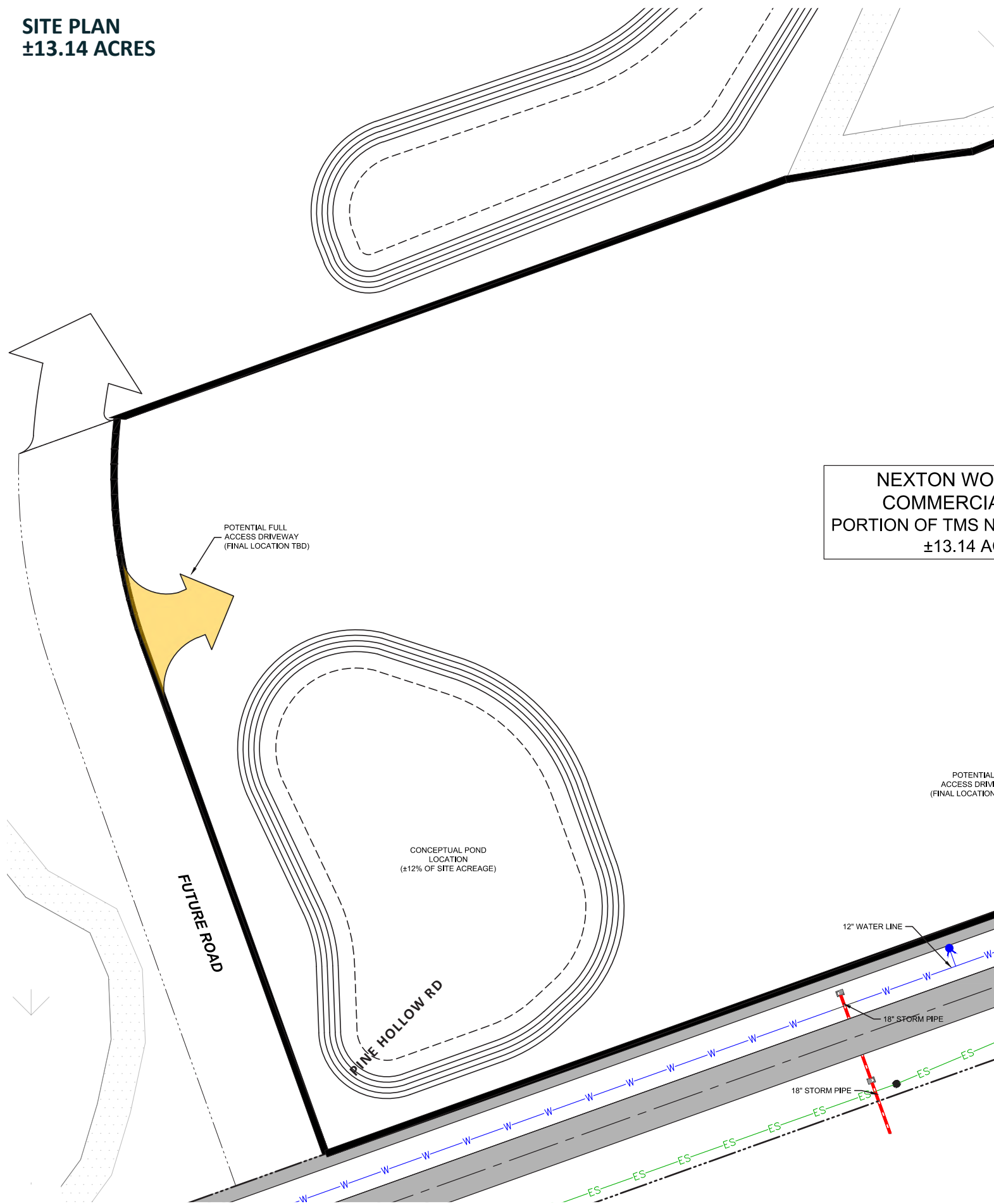


RESIDENTIAL TRACT
PORTION OF TMS NO. 195-00-00-046
±89.34 ACRES

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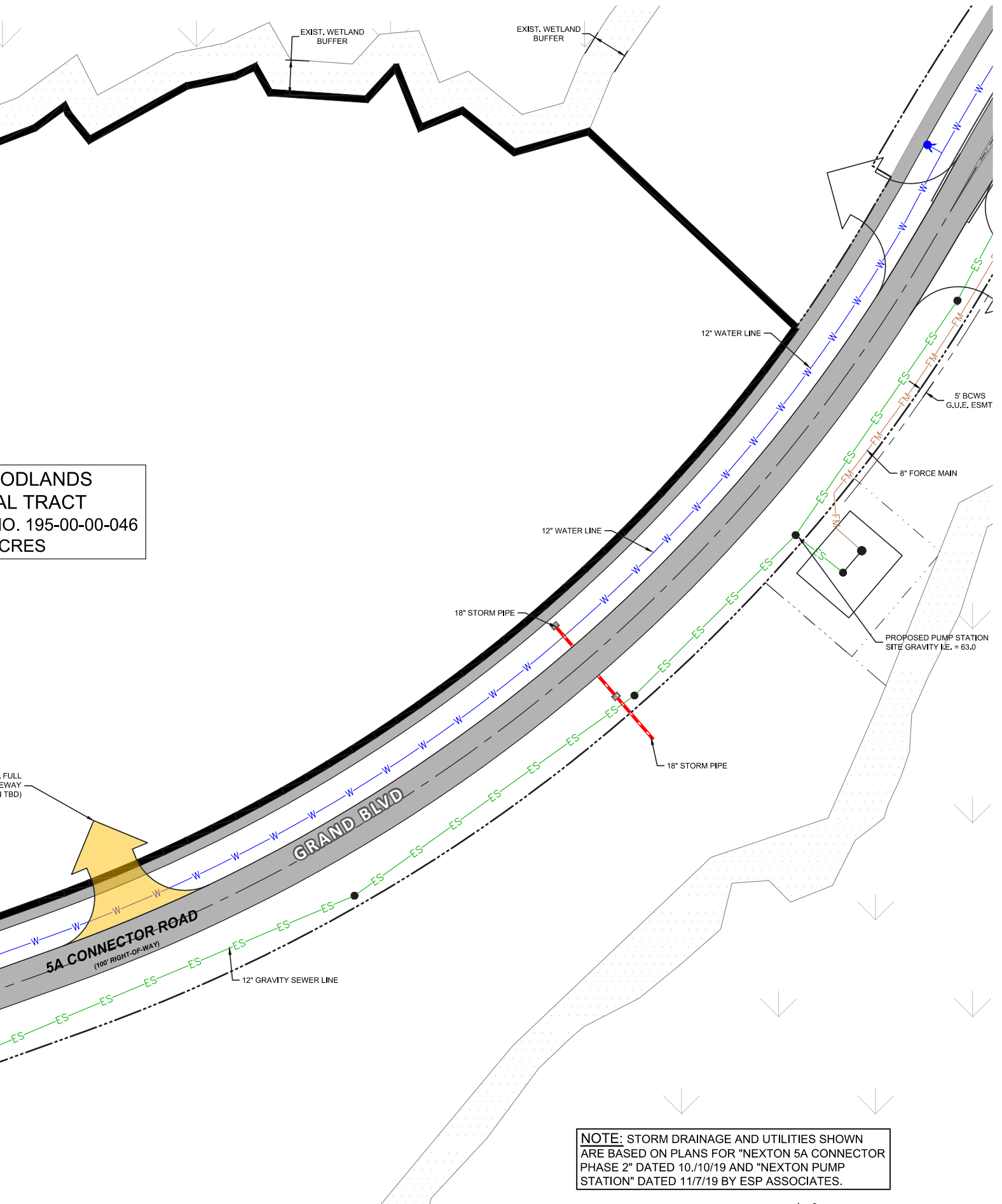


SITE PLAN
±13.14 ACRES

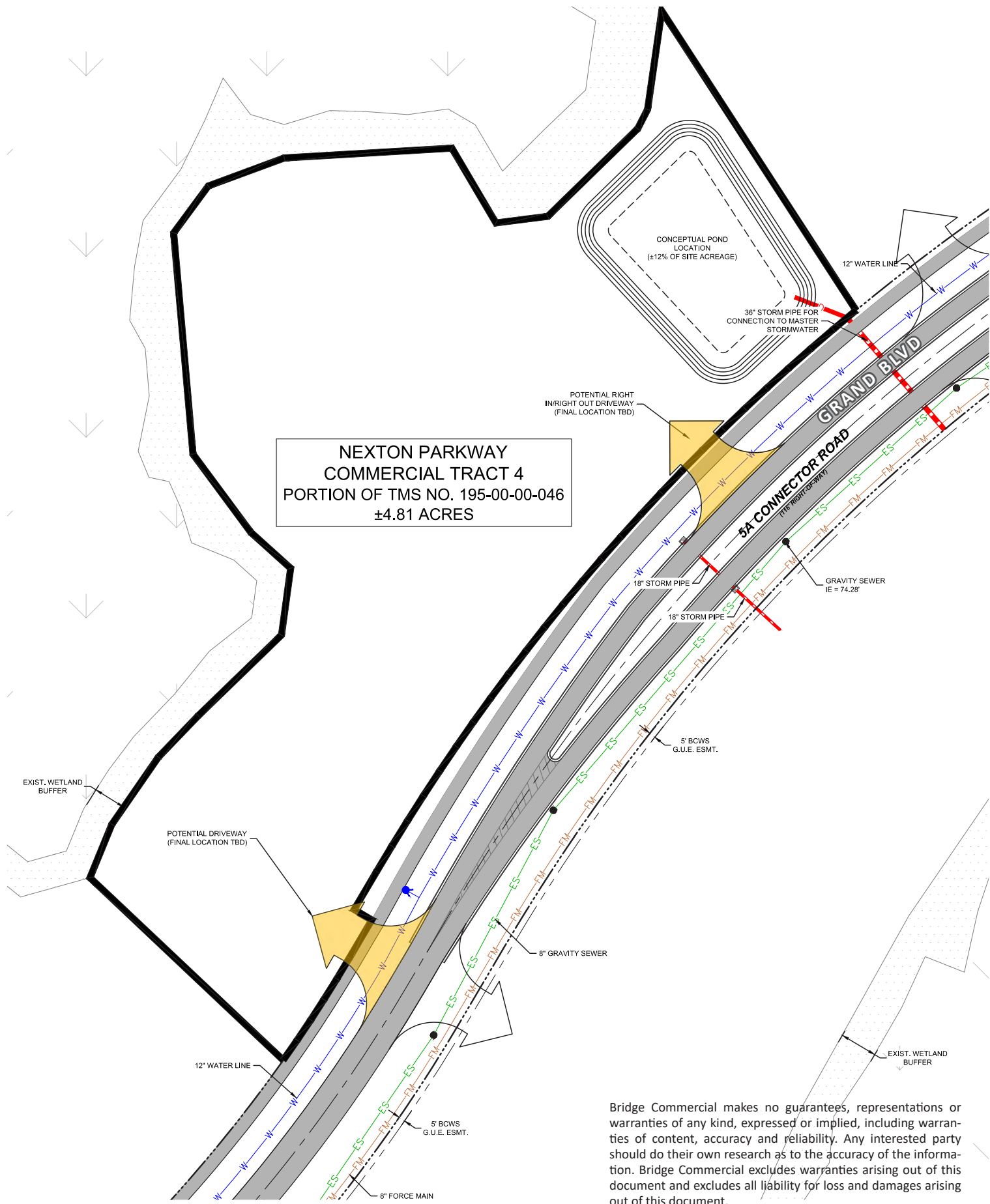


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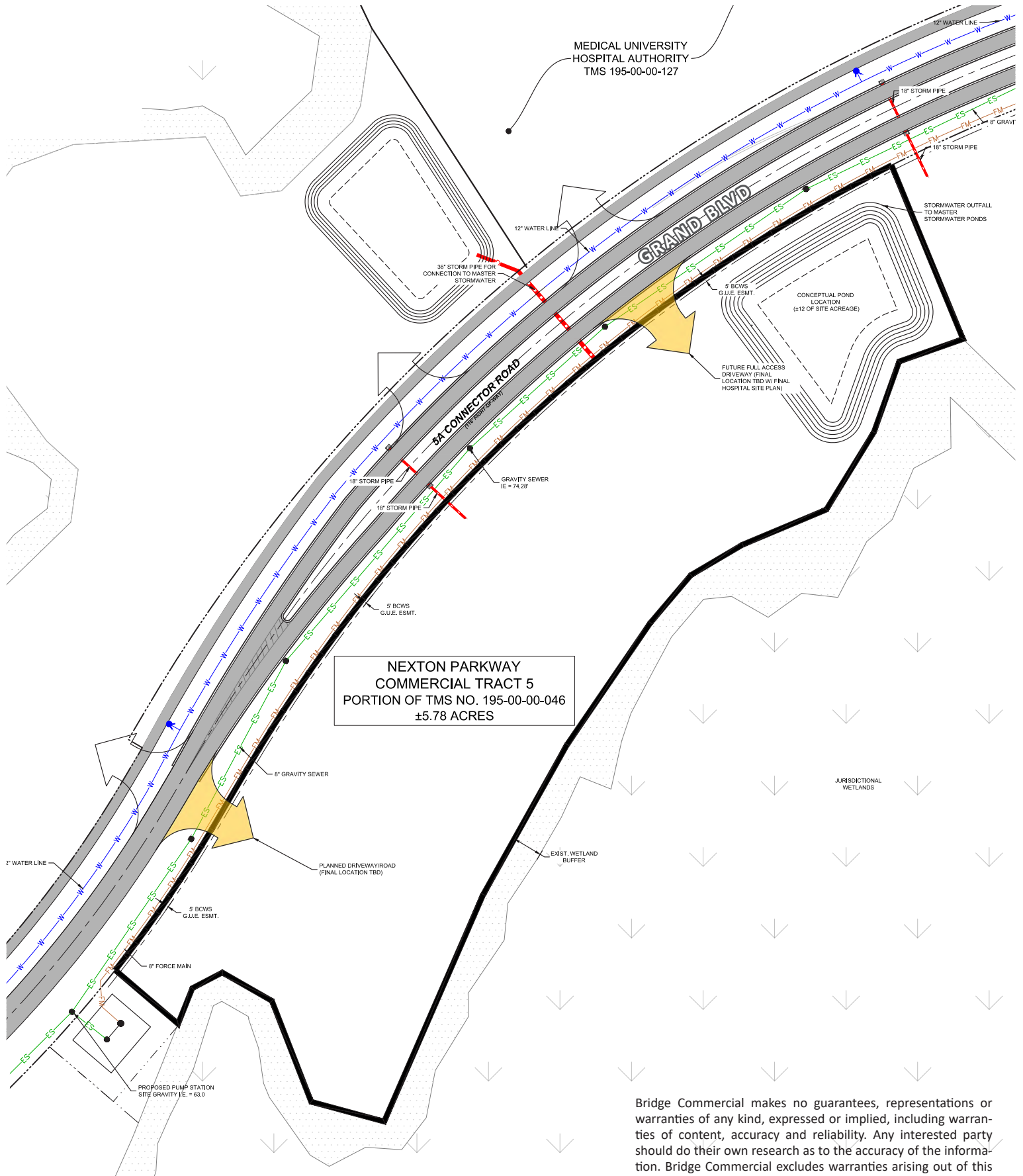
WETLANDS
AL TRACT
NO. 195-00-00-046
ACRES



TRACT 4 SITE PLAN
±4.81 ACRES



TRACT 5 SITE PLAN ±5.78 ACRES



NEXTON PARKWAY
COMMERCIAL TRACT 5
PORTION OF TMS NO. 195-00-00-046
±5.78 ACRES

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FUTURE ROAD TO
CARNES CROSSROADS

DEL WEBB
FUTURE PHASE
1,500 UNITS TOTAL

WOODLANDS TRACT
89.34 ACRES

285 COTTAGES BY
CAPSTONE COMMUNITIES

WOODLANDS TRACT
13.14 ACRES

UNDER CONSTRUCTION
REGIONAL PARK

FUTURE
ELEMENTARY SCHOOL

PARCEL 4
4.81 ACRES

PARCEL 5
5.78 ACRES

MUSC
180-BED HOSPITAL
100,000 SF MOB
2027 DELIVERY

FUTU
COMM

MIDTOWN
3,000 HOMES
1,500 MULTIFAMILY

MIDTOWN
COMMERCIAL CORE

FUTURE
GRAND BLVD EXT.

WETLANDS

NORTH CREEK AT NEXTON







GROCERY ANCHOR TO BE ANNOUNCED SOON

18,200
VPD

CANE BAY
HIGH SCHOOL

SURROUNDED BY RESIDENTIAL GROWTH



SHEEP ISLAND RD

FUTURE CONNECTING
ROAD TO
ESTATE DISTRICT

FUTURE DEL WEBB
CONNECTING POINT

PLANNED
MULTIFAMILY

ASHTON WOODS
COMMUNITY

BRADFORD POINTE
CENTEX COMMUNITY

NORTH CREEK
VILLAGE

UNDER CONSTRUCTION
MULTIFAMILY

FUTURE
GROCERY-ANCHORED
COMMERCIAL

FUTURE
COMMERCIAL

FUTURE
MULTIFAMILY

PUBlix
SHOPPING CENTER

FUTURE
COMMERCIAL

FUTURE
COMMERCIAL

FUTURE
COMMERCIAL

CANE BAY
10,000 RESIDENCES

FUTURE
CHURCH

FUTURE
LENNAR
MULTIFAMILY

FUTURE
STANLEY MARTIN

FUTURE
LENNAR

FUTURE SIGNALIZED INTERSECTION
& ROAD EXTENSION TO
WILDCAT TRACT

WILDCAT TRACT
6,000 RESIDENCES

US
176

WETLANDS

PINE HOLLOW RD

HANLEY BRANCH RD

NEXTON PKWY

N CREEK DR

ADJACENT TO 40+ ACRE REGIONAL PARK



EXISTING UPLAND
NATURAL TRAIL

WETLAND

PLAYGROUND

ATHLETIC FIELDS

EVENT
LAWN

DOG
PARK

FUTURE

CLICK HERE FOR
MORE INFORMATION

EXISTING WETLAND
NATURAL TRAIL

BOARDWALK

MULTI-USE TRAIL-
ASPHALT

ADJACENT TO MUSC'S 180-BED HOSPITAL
40-ACRE CAMPUS WITH 200,000 SF MOB PLANNED



WATCH VIDEO

MIDTOWN
3,000 HOMES
1,500 MULTIFAMILY

GRAND BLVD

NEXTON PKWY



WESTHILL
DEVELOPMENT

DROP OFF DR

CAMDEN PRESERVE
700 RESIDENCES

EXIT
197

START

AZALEA SQUARE



CONSTRUCTION

 Publix

FINISH
3 MILES FROM EITHER
I-26 OR HWY 176

GRAND BLVD

WOODLANDS TRAIL
89.34 ACRES

SUMMERVILLE
MARKETPLACE



NORTH MAIN
MARKETPLACE



EXIT
199



CONSTRUCTION

 Harris Teeter
Neighborhood Food & Pharmacy

FUTURE ROAD
CONNECTING
NEXTON & CARNES

CARNES CROSSROADS
5,000 RESIDENCES

 FOOD LION



 BRIDGE
COMMERCIAL

MARKETPLACE AT
CARNES CROSSROADS

FUTURE

 Publix

HWY 176 WIDENING
PHASE II: 6.5 MILES
TO CAMP HALL

WILDCAT TRACT
6,000 RESIDENCES

START

18,200
VPD

WOODLANDS TRACT
13.14 ACRES



WOODLANDS TRACT
±100 ACRES

CANE BAY
15,000 RESIDENCES

NEXTON
10,000 RESIDENCES



THE MARKET AT CANE BAY



Firestone



Parker's

EGGS UP GRILL

CresCom Bank

SMOOTHIE KING



NORTH CREEK AT NEXTON

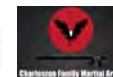
DUNKIN' DONUTS



Princess



AGAVES CANTINA



ICE CREAM SHOP

JSK

DICKEY'S BARBECUE PIT

DENTAL

HWY 176 WIDENING
PHASE I: 4.2 MILES
4 LANES, RAISED MEDIAN
Q2 2025 COMPLETION



SUPERIOR LOCATION

WELCOME TO NEXTON

A NATIONAL AWARD-WINNING COMMUNITY

Nexton is an award-winning, master-planned community thoughtfully designed to live and work like a town. Nexton offers a mix of residential and commercial components including including single-family homes, townhomes, apartments, 55+, hotels, retail, of-fice, and medical office. The community features GigaFi, high speed internet throughout.

Nexton is designed to live and work like a town. It mixes together apartments, entertainment, homes, hotels, offices, parks, restaurants, shops, and schools. Tying everything together with a network of trails and pathways. Creating a walkable, bikeable, and golf-cartable place for residents and businesses alike.

Located in Summerville, the community can be accessed via two interchanges at exits 197 and 199. Approximately 30,000+ residential units surround Nexton, with 10,000 units in Nexton at full build-out. Summerville is experiencing unprecedented population growth as more jobs are coming into the area.

+ 2022 Best Mixed-Use Community

National Association of Home Builders

+ 2019 Best Mixed-Use Community

Charleston Home Builders Association

+ 2022 Best Green Community

National Association of Home Builders

+ 2019 Best 55+ Community

Charleston Home Builders Association

+ 2021 Best Master-Planned Community

National Association of Home Builders

+ 2018 Best Active Adult Community

Charleston Home Builders Association

+ 2020 Pinnacle Award - Best Community

Home Builders Association of South Carolina

+ 2017 Best Apartment Community

Charleston Home Builders Association

+ 2020 Best Community Land Plan

Pacific Coast Builders Conference Gold Nuggets' Award

+ 2016 Best Community

The Post and Courier

+ 2015 Rockstar Award

Charleston Metro Chamber of Commerce



10,000
RESIDENCES



700
ACRES OF
COMMERCIAL



1.5
MILES OF
INTERSTATE FRONTAGE



3
SCHOOLS



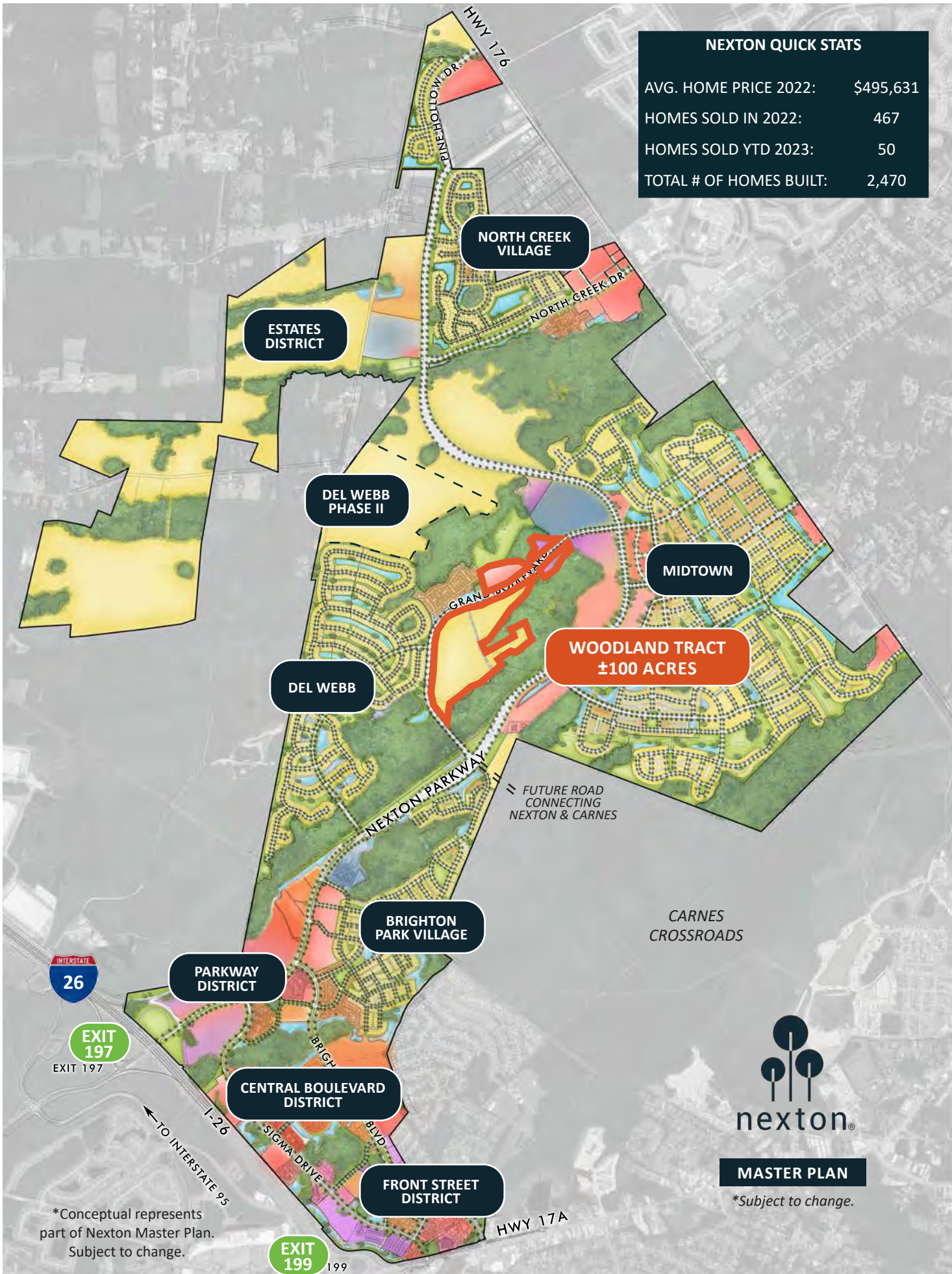
2,000
ACRES OF PARKS



15
MILES OF MULTI-
PURPOSE TRAILS

GigaFi
Delivered by Home Telx

WIFI
HIGH SPEED
INTERNET



NEXTON QUICK STATS	
AVG. HOME PRICE 2022:	\$495,631
HOMES SOLD IN 2022:	467
HOMES SOLD YTD 2023:	50
TOTAL # OF HOMES BUILT:	2,470

*Conceptual represents part of Nexton Master Plan. Subject to change.

MASTER PLAN
*Subject to change.



**100%
LOWCOUNTRY**
Town, sweet town





Nexton connects everybody (and everything) with a surprising new mix of nature and technology. Winding trails and blazing-fast internet.

Workplaces and greenspaces. Good food, music and healthy living woven into the fabric of your day. More than 1,000 families already call Nexton home, and thousands more work here.

-- nexton.com

NEXTON: GATEWAY LOCATION TO CHARLESTON

The site is located within Nexton, a 4,500 acre master-planned and award-winning community, in Summerville, South Carolina. Approximately 25 miles to Charleston, voted "No. 1 City in the U.S." by Conde Nast, the property is ideally positioned in the path of Charleston's population and workforce growth.

Charleston's beautiful coastal setting and vibrant culture of food, music and entertainment are attracting people to the region and has earned accolades as a top destination to live, retire and visit.

NO. 1 CITY IN THE U.S.
10 YEARS IN A ROW

TRAVEL + LEISURE | 2013 - 2022

WHY CHARLESTON?

#1 SMALL CITY
IN THE U.S.

10 of the last 11 years

CONDE NAST TRAVELER | 2011 - 2020; 2022

#2

Inbound Migration

NORTH AMERICAN VAN LINES | 2022

#2

IN THE U.S. FOR
INBOUND MOVES

HIREAHELPER.COM | 2022

no. **3** HIGHEST DEMAND
FOR OUTBOUND
TRUCKS

U-HAUL | 2022

CHARLESTON METRO RANKS #49

**BEST PLACE TO LIVE
IN THE USA**

U.S. NEWS | 2022

#18

most desirable places to
live in the U.S.

U.S. NEWS | 2022

NO. 29
**best
performing
city**

MILIKEN INSTITUTE | 2021

22ND
**BEST RUN CITIES
IN AMERICA**

WALLETHUB | 2023

#6 MOST FUN
PLACE TO LIVE
IN THE U.S.

U.S. NEWS | 2019

**BEST CITIES IN THE U.S.
CHARLESTON RANKS**

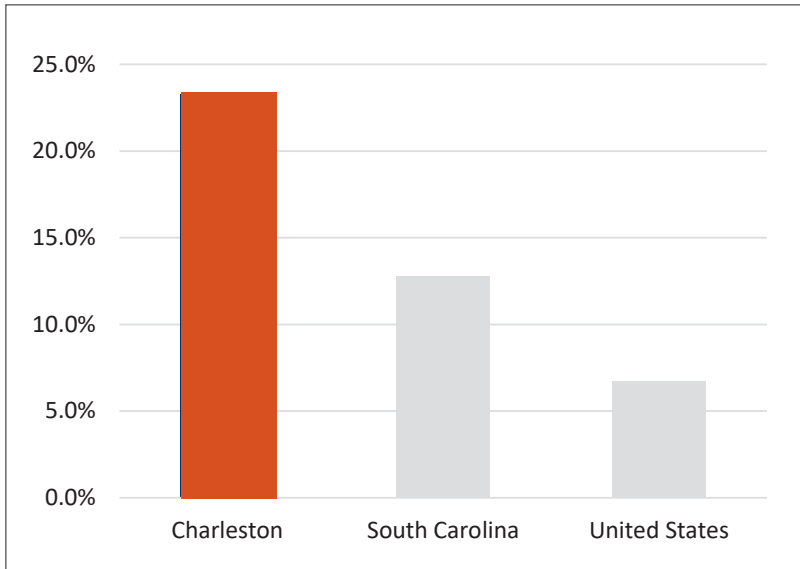
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NICHE.COM | 2022

UNPRECEDENTED GROWTH

MORE ROOFTOPS = MORE RETAIL

POPULATION GROWTH:



2X

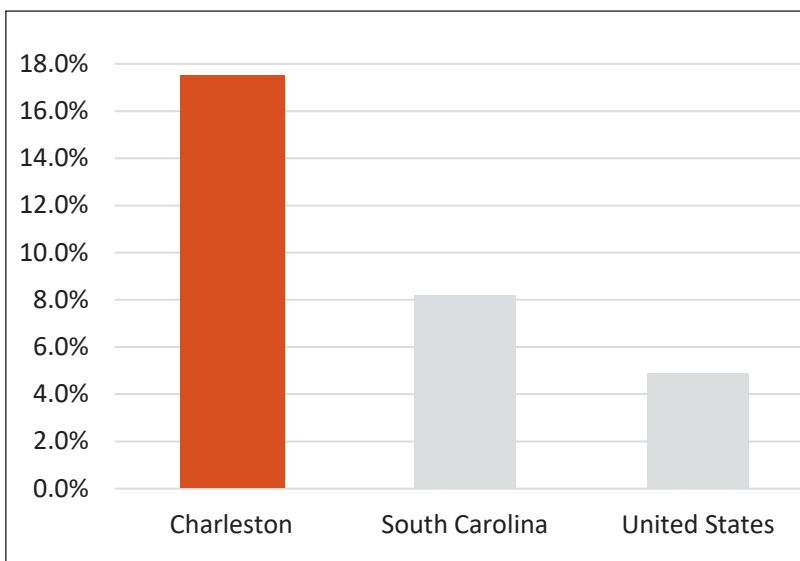
SOUTH CAROLINA
AVERAGE GROWTH

3X

UNITED STATES
AVERAGE GROWTH

Sources: U.S. Bureau of Labor Statistics, CRDA.org

WORKFORCE GROWTH:



4X

WORKFORCE GROWTH THAN
UNITED STATES AVERAGE

37.5%

ADULTS WITH A
BACHELOR'S DEGREE

Sources: U.S. Bureau of Labor Statistics, CRDA.org



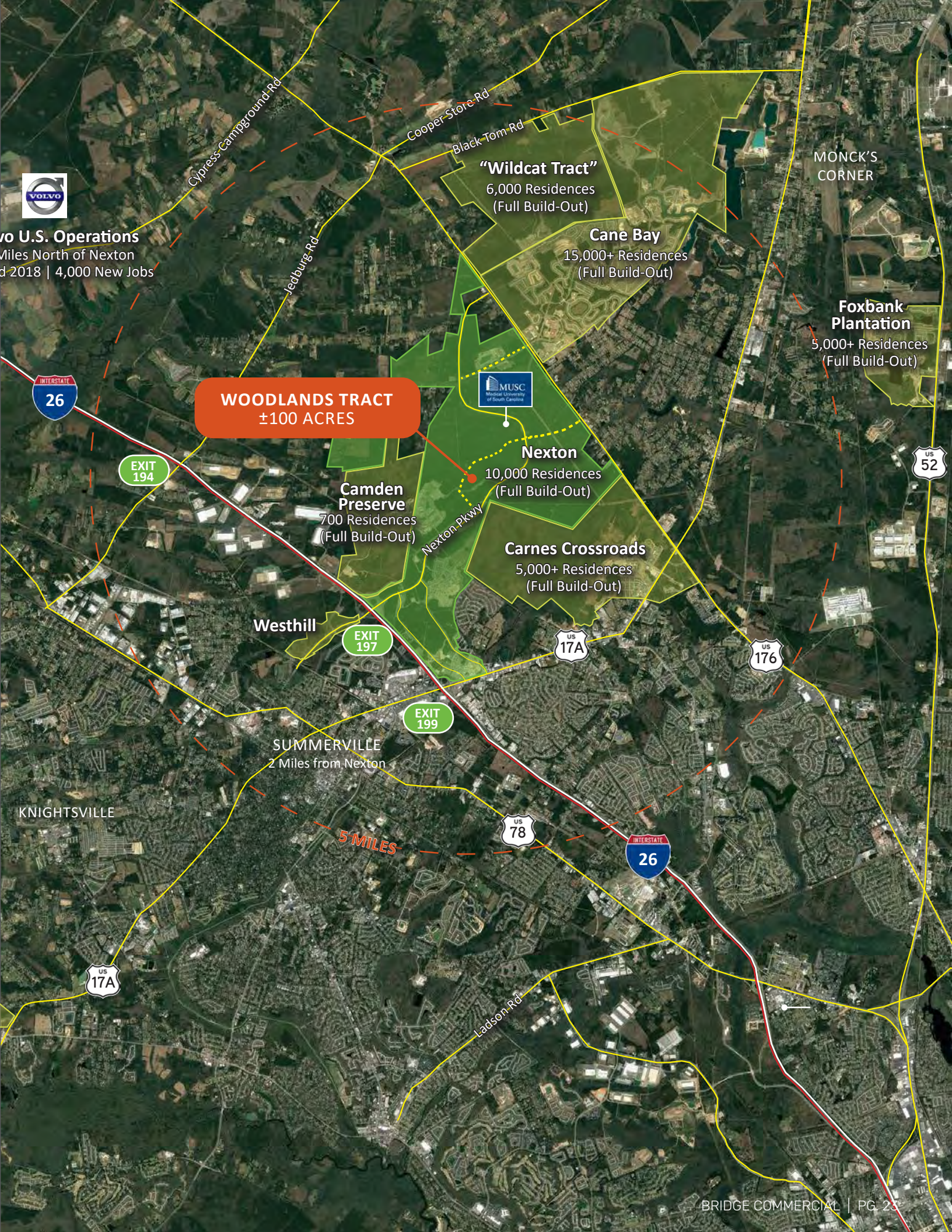
Vol
12 M
Open

The Ponds
2,000+ Residences
(Full Build-Out)

**Summer's
Corner**
5,500+ Residences
(Full Build-Out)



Volvo U.S. Operations
10 Miles North of Nexton
2018 | 4,000 New Jobs



WOODLANDS TRACT
±100 ACRES

"Wildcat Tract"
6,000 Residences
(Full Build-Out)

Cane Bay
15,000+ Residences
(Full Build-Out)

MONCK'S
CORNER

**Foxbank
Plantation**
5,000+ Residences
(Full Build-Out)



Nexton
10,000 Residences
(Full Build-Out)

**Camden
Preserve**
700 Residences
(Full Build-Out)

Carnes Crossroads
5,000+ Residences
(Full Build-Out)

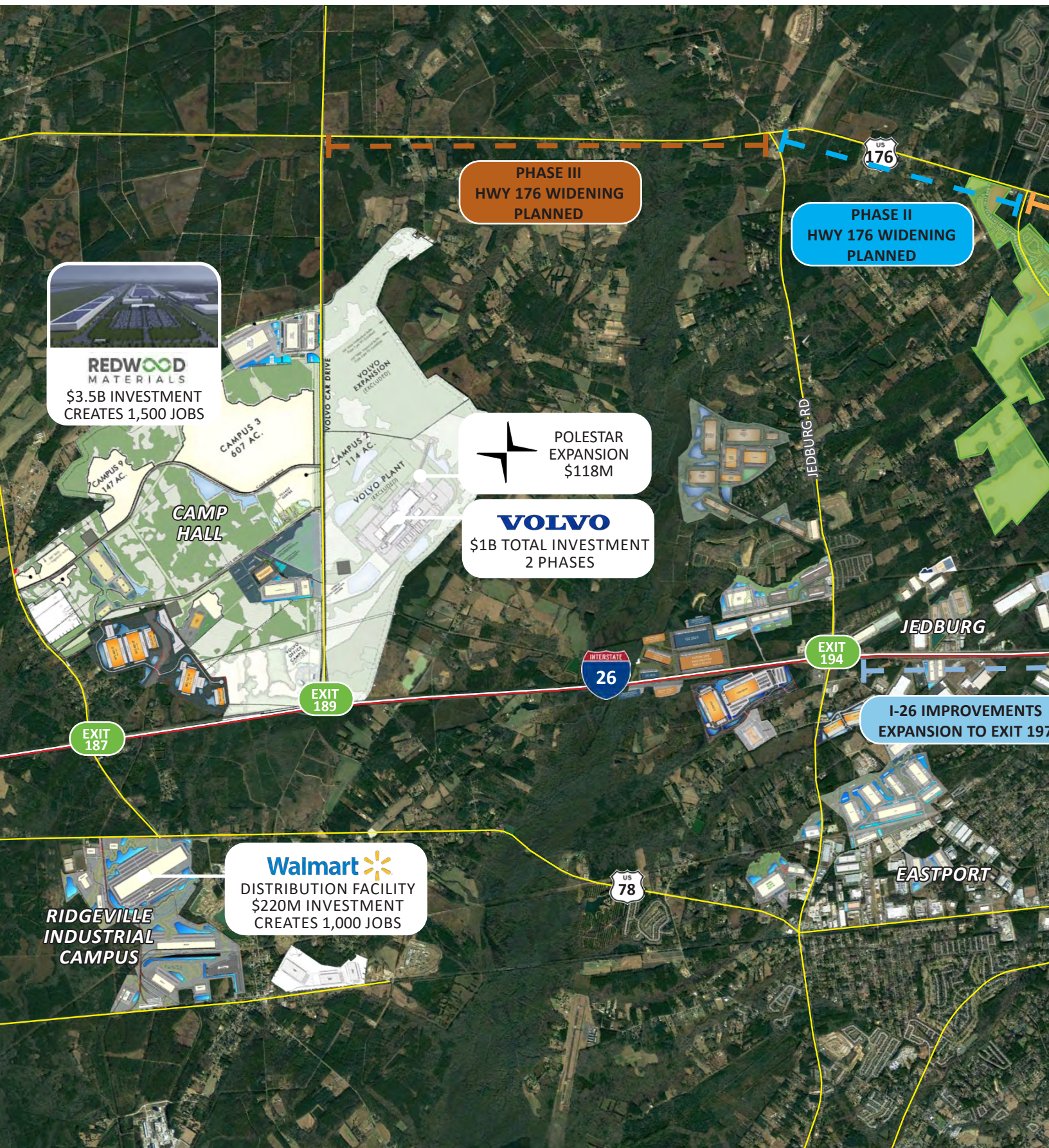
Westhill

SUMMERVILLE
2 Miles from Nexton

KNIGHTSVILLE

5 MILES

SURROUNDED BY HOMES AND WORKFORCE GROWTH



#24

CHARLESTON IS WHERE
THE JOBS WILL BE

2023 | FORBES

BEST CITIES FOR JOBS

CHARLESTON RANKS 31st

2023 | WALLETHUB

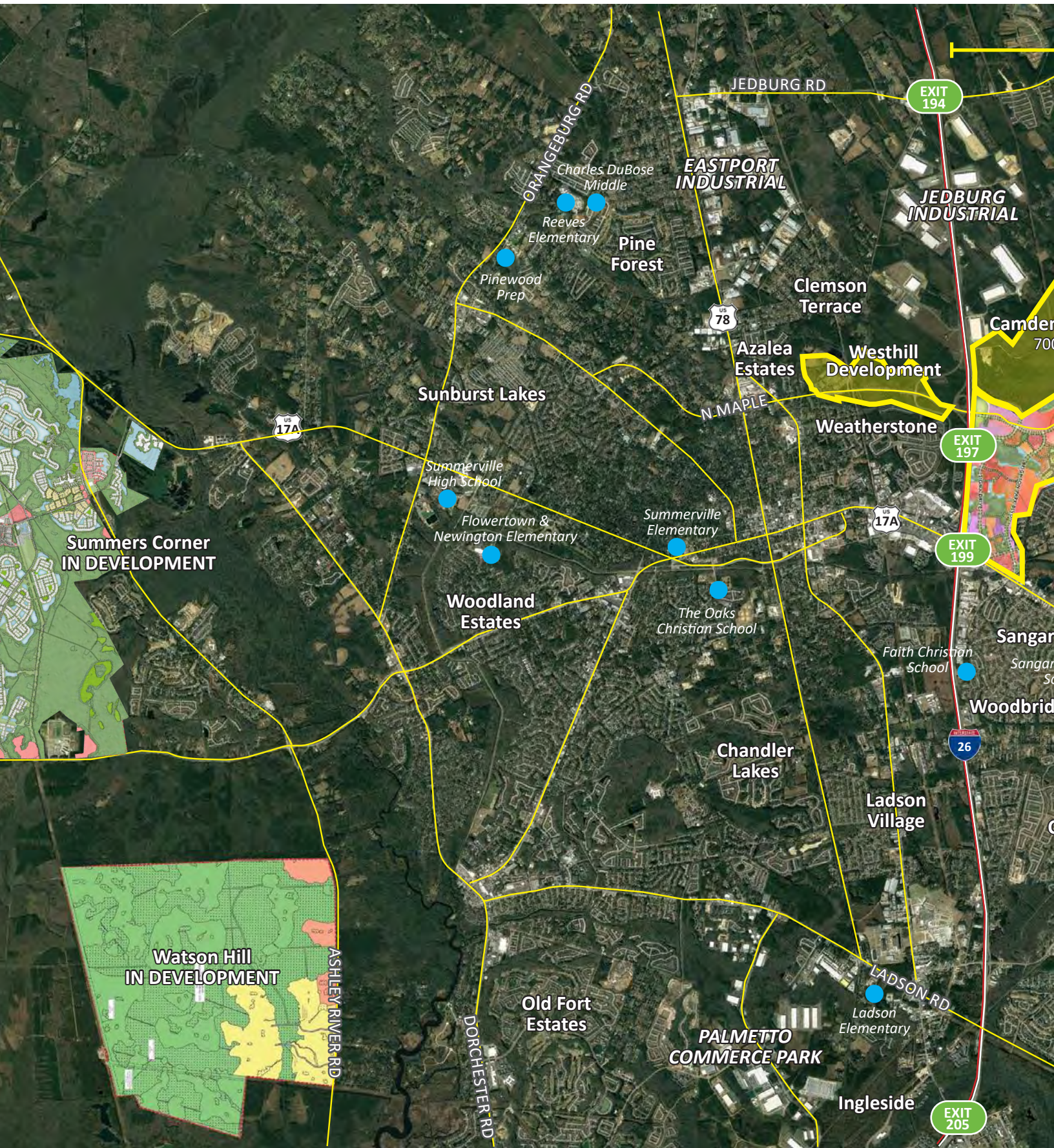
#13

BEST CITIES TO
START A CAREER

2023 | WALLETHUB



IDEALLY POSITIONED IN THE PATH OF GROWTH



Cane Bay

PLANTATION

#4

COMMUNITY IN THE U.S.
SOLD 959 HOMES IN 2022



#26

COMMUNITY IN THE U.S.
SOLD 467 HOMES IN 2022

34,000 UNITS FROM I-26 TO BLACK TOM RD; 1/3 INCREASE OF MARKET





WOODLANDS TRACT

EXCLUSIVELY MARKETING BY:



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