



# ±25.5 ACRES MIXED USE DEVELOPMENT OPPORTUNITY

**CHARLESTON** (SUMMERVILLE), SC



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# TRACT D

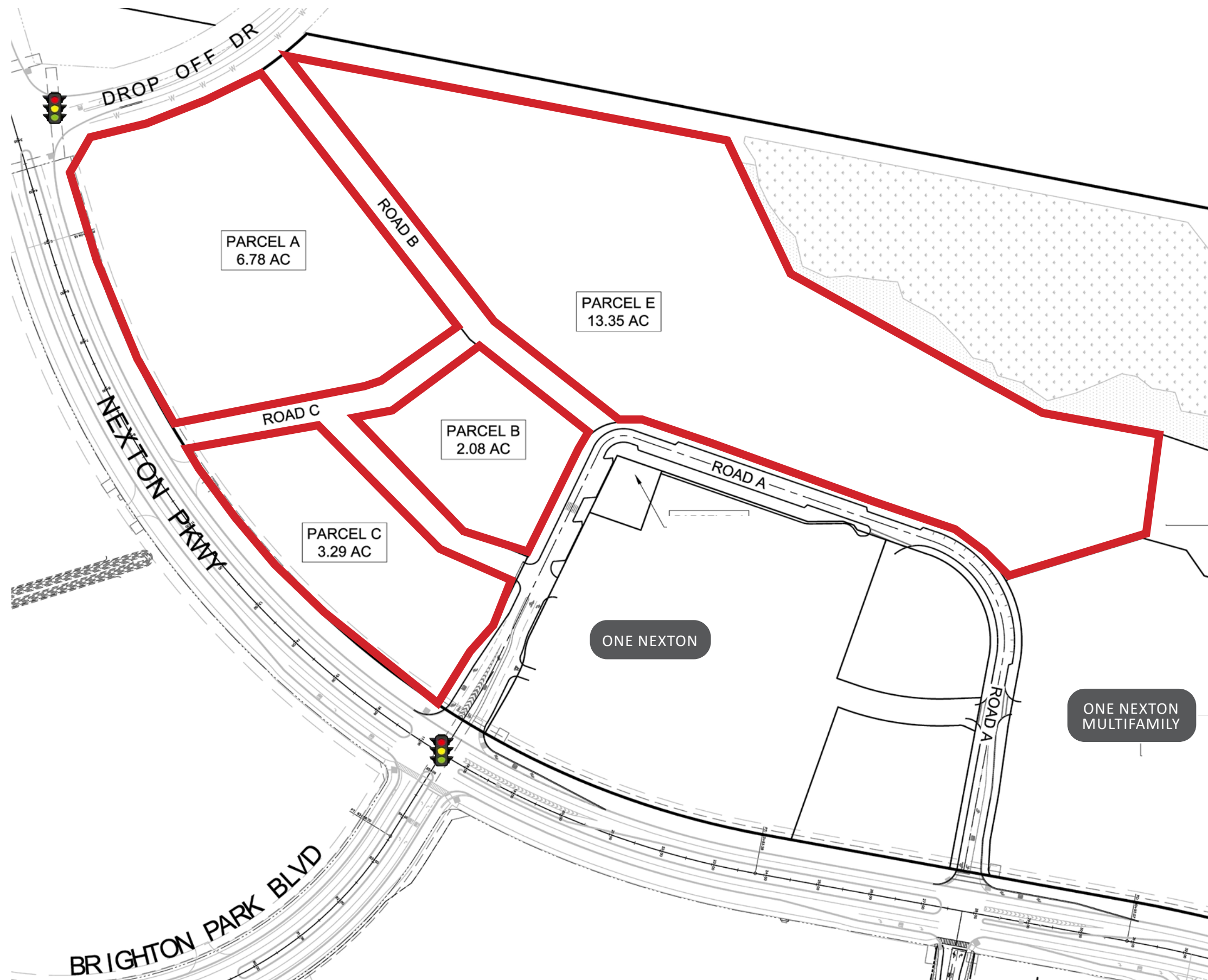
## CONCEPTUAL SITE PLAN & ROAD NETWORK

### PROPERTY HIGHLIGHTS

PARCEL	ACREAGE
PARCEL A:	6.78 acres
PARCEL B:	2.08 acres
PARCEL C:	3.29 acres
PARCEL E:	13.35 acres
TOTAL:	

### PROPERTY SUMMARY

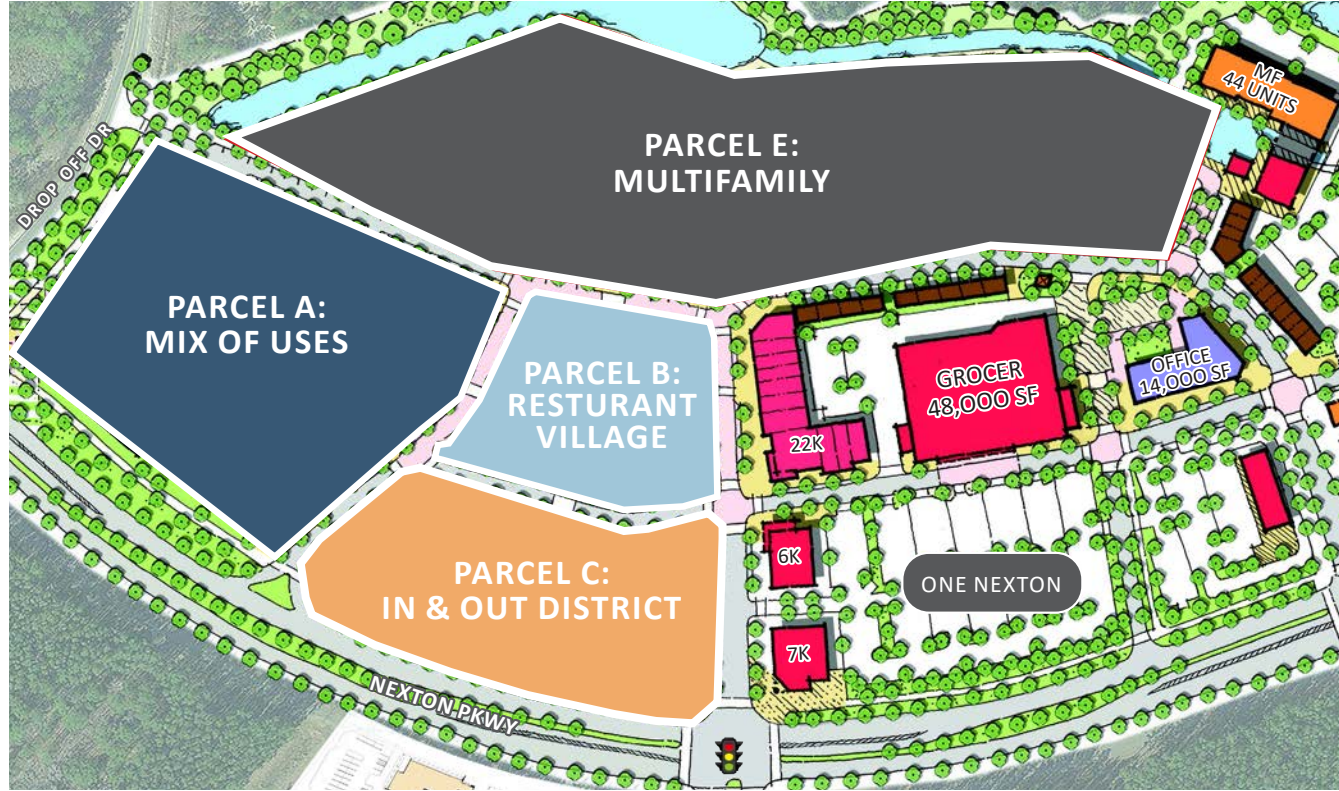
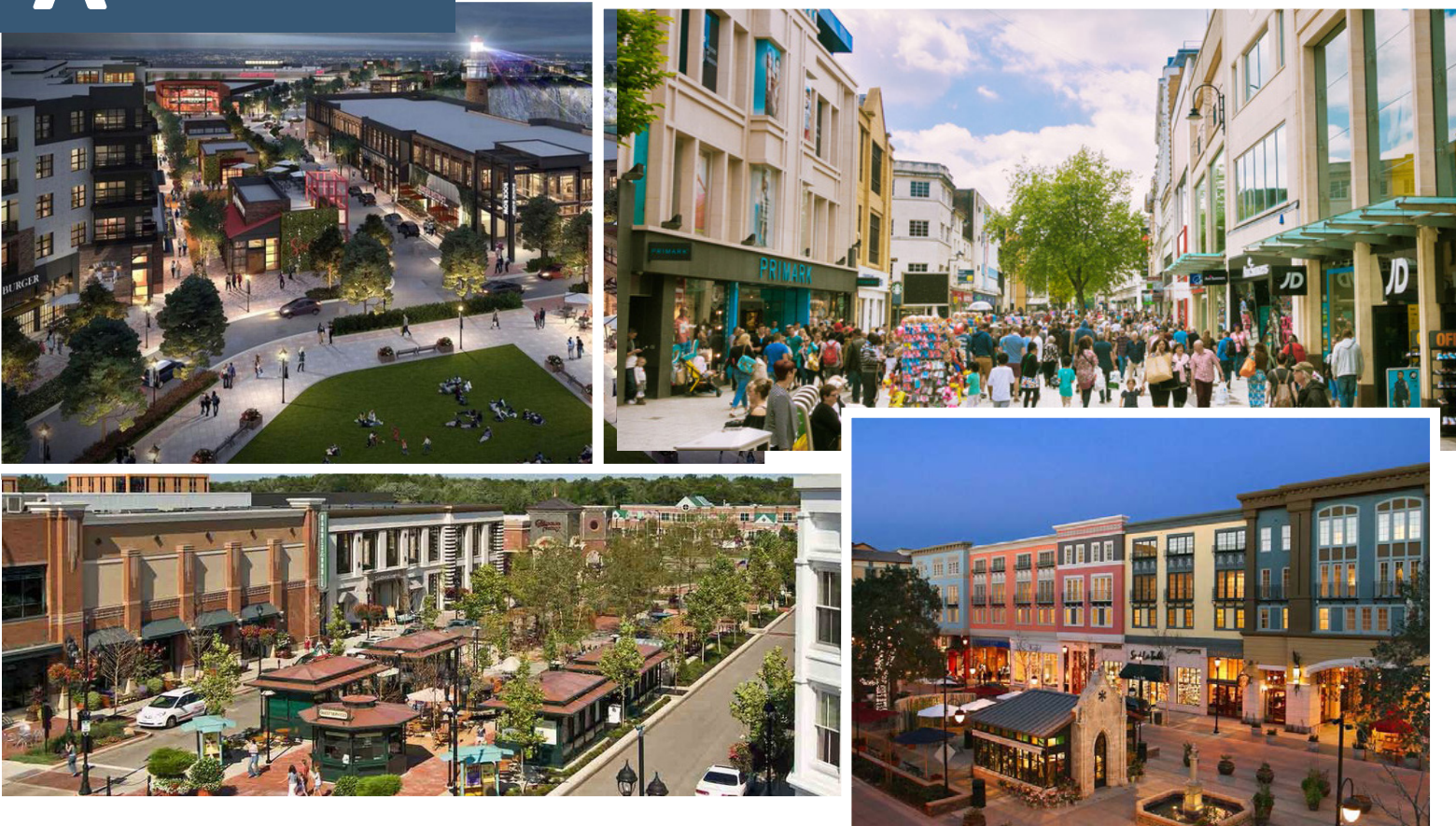
ZONING	PUD
MUNICIPALITY	City of Summerville
ENTITLEMENTS	Flexible uses viz zoning
UTILITIES:	All utilities shall be available at site
WETLANDS:	None
STORMWATER:	Provided by seller
ACCESS ROADS:	Provided by seller





# TRACT D // PARCEL VISIONING

## A MIX OF USES



## B ENTERTAINMENT & RESTURANT



## C IN & OUT DISTRICT







PLANNED  
DEVELOPMENT

EXIT  
197

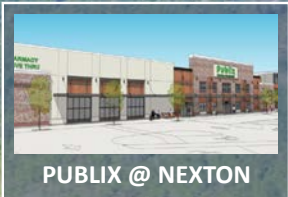
INTERSTATE  
26

JEDBURG  
INDUSTRIAL JOB  
HUB

CAMDEN PRESERVE

FUTURE MIXED USE  
DEVELOPMENT

FUTURE  
CORPORATE OFFICE



PUBLIX @ NEXTON

SIGMA DR

SPECTRUM  
MULTIFAMILY

PARCEL A  
6.78 ACRES

PARCEL E  
13.35 ACRES

PARCEL B  
2.08 ACRES

PARCEL C  
3.29 ACRES

PICKLEBAR

THE HUB @  
NEXTON

FUTURE MIXED USE  
DEVELOPMENT

HOMETELECOM  
OFFICE

REFUEL

ONE NEXTON

GRO CER  
48K

OP  
7K

25,000± VPD

NEXTON PKWY

BRIGHTON PARK BLVD

HARRIS TEETER

ELEVATE AT  
BRIGHTON PARK





NORTH CREEK VILLAGE

CANE BAY & WILDCAT TRACT

MUSC HOSPITAL

MIDTOWN RESIDENTIAL

CAPSTONE COTTAGES

GRAND BLVD

DEL WEBB

NEXTON ELEMENTARY

BRIGHTON PARK RESIDENTIAL

CARNES CROSSROADS

CAMDEN PRESERVE

TRACT D

PLANNED CORPORATE OFFICE

HOME TELECOM OFFICE BUILDING

HARRIS TEETER

ELEVATE BRIGHTON PARK

REFUEL

THE HUB @ NEXTON

NEXTON PKWY

SPECTRUM MULTIFAMILY

WETLANDS

PICKLEBAR

FUTURE COMMERCIAL DEVELOPMENT

BRIGHTON PARK BLVD

dtm nex

DROP OFF DR

EXIT 197

SELF STORAGE

BAKER FUTURE DEVELOPMENT

INTERSTATE 26

SIGMA DR

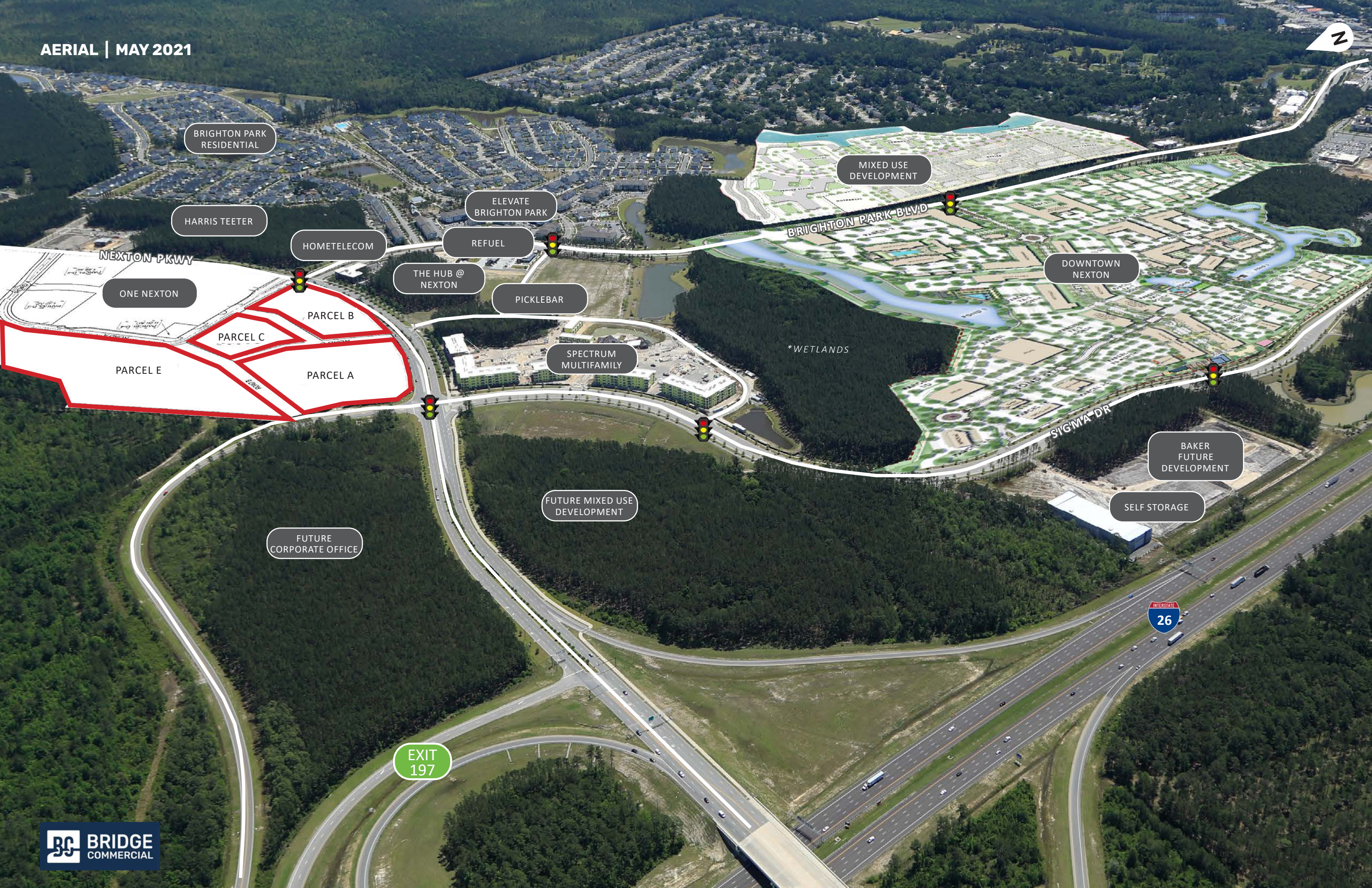
DUAL-BRANDED HILTON HOTEL

CAMBRIA HOTEL

BAKER AUTOMOTIVE

dtm nex  
DOWNTOWN NEXON







# 30,000+ RESIDENCES & APARTMENTS IN CARNES, CANE BAY AND NEXTON



\* The traffic count of 112,000 VPD is at I-26 and east of Exit 199A.  
\*\* Future Nexton Parkway traffic count (2025).



# NEXTON: A NEW WAY TO LOWCOUNTRY

A fresh, authentic response to what people & businesses want and need to be healthy, creative & successful. 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, office, 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-cart-able 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 8,500 units in Nexton. Summerville is experiencing unprecedented population growth as more jobs are coming into the area.

- + #1 BEST MASTER PLANNED COMMUNITY IN THE US

National Association of Home Builders

+ #1 BEST MASTER PLANNED COMMUNITY IN SC

Home Builders Association of South Carolina

+ #27/28 BEST SELLING NEW HOMES COMMUNITY IN THE USA

RCLCO REAL ESTATE CONSULTING/JBREC
- + #1 GOLD NUGGET - BEST MASTER-PLAN

Pacific Coast Builders Conference Gold Nuggets' Award

+ #1 BEST MASTER PLANNED COMMUNITY IN CHARLESTON

CHBC



- 

11,500

SINGLE FAMILY & MULTI-FAMILY HOMES
- 

700

ACRES OF COMMERCIAL
- 

1.5

MILES OF INTERSTATE FRONTAGE
- 

3

SCHOOLS
- 

2,000

ACRES OF PARKS
- 

15

MILES OF MULTIPURPOSE TRAILS
- 

WIFI

HIGH SPEED INTERNET
- BRIDGE COMMERCIAL | PG. 9

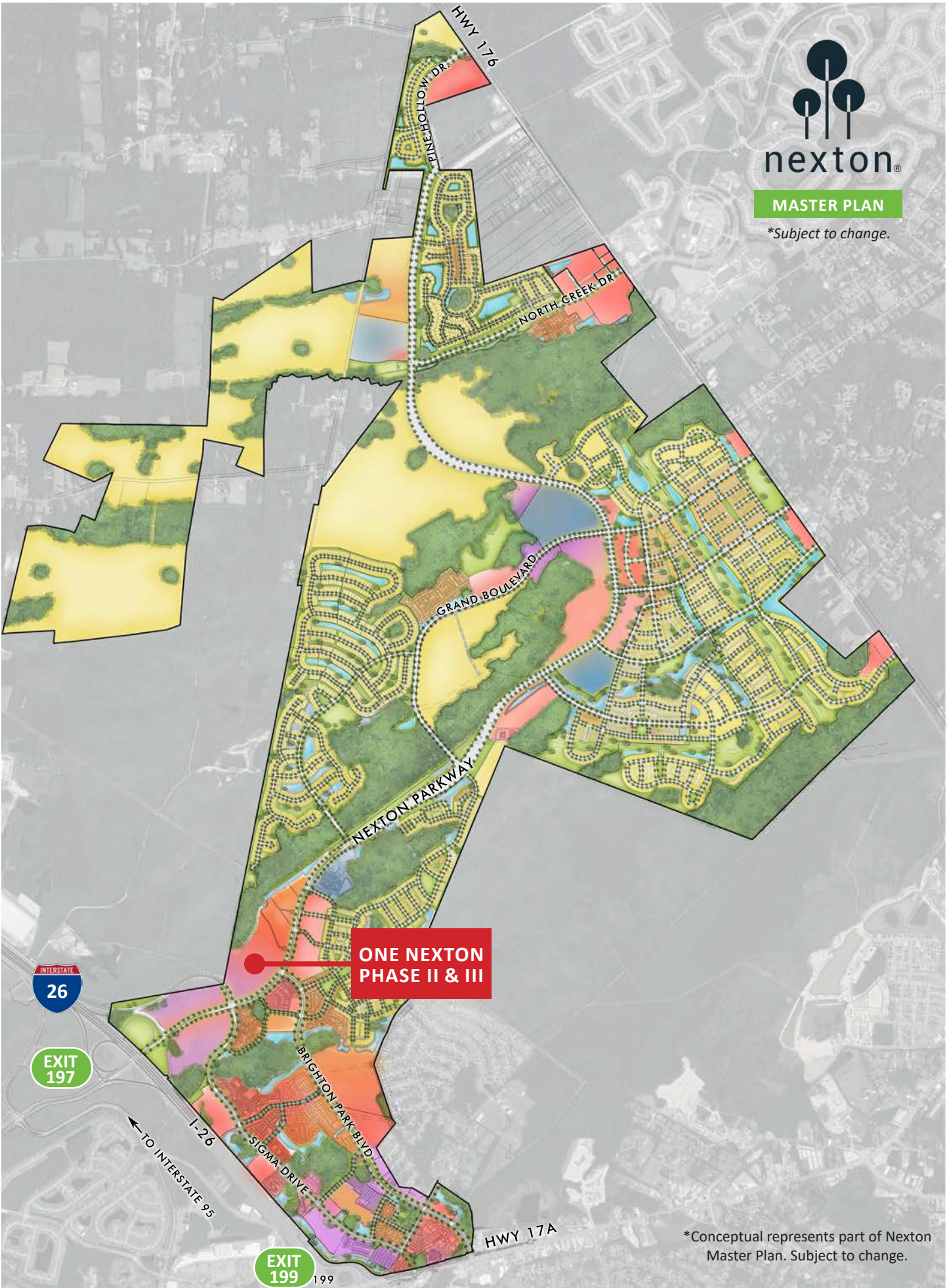




DESIGNED & CONNECTED TO  
**LIVE AND WORK LIKE A TOWN**



YOU ARE HERE. AND SO IS EVERYTHING ELSE.  
view life at nexton



MASTER PLAN

\*Subject to change.

ONE NEXTON  
PHASE II & III

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





BRIDGE COMMERCIAL



# THE NEXTON EXPERIENCE

LIVE, WORK, PLAY

GREEN SPACES

THOUGHTFULLY LANDSCAPED

WIFI

SURFACE PARKING

TREE-LINED WALKWAYS

KIDS PLAYGROUND

CAFE LIGHTS

OUTDOOR MOVIES

AL FRESCO DINING

HAPPY HOURS

WALKING TO LUNCH

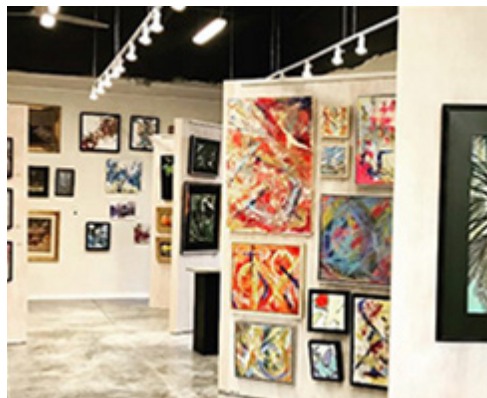
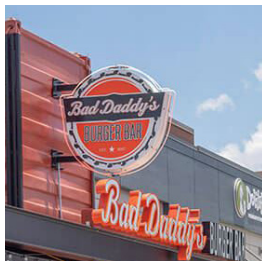
DAYTIME PEOPLE

YOGA ON THE LAWN





# NEXTON SQUARE AMENITIES



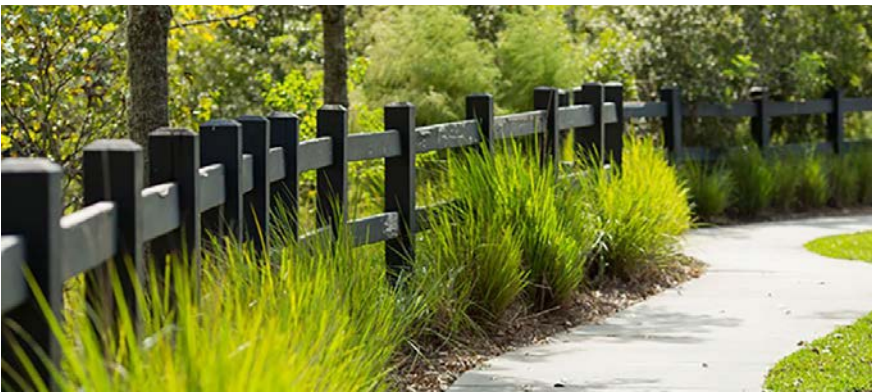
- Poogan's Southern Kitchen
- Tropical Smoothie Cafe
- Title Boxing
- Bked Shop Donuts
- D'Allesandro's Pizza
- Chatime Ice Cream
- Vicious Biscuit
- Bad Daddy's Burgeres
- DB's Cheesesteaks
- Wok N Roll
- Halls Chophouse
- Taco Boy
- Fuji Sushi
- Diamond Nails
- Bey & Eloise Apparel
- Wild Birds Unlimited
- Sportsbook
- Simple to Sublime
- Guinot Skincare
- The Bicycle Shop
- Bold Fitness
- Bar Louie
- Bicycle Shoppe
- Ice Palace
- SportsBook



VIEW NEXTON SQUARE'S  
SHOP & DINE EXPERIENCE



\* Nexton Square is not owned by Newland. Site plan and renderings are subject to change. Photo courtesy of McMillan Pazdan Smith and The Post and Courier.

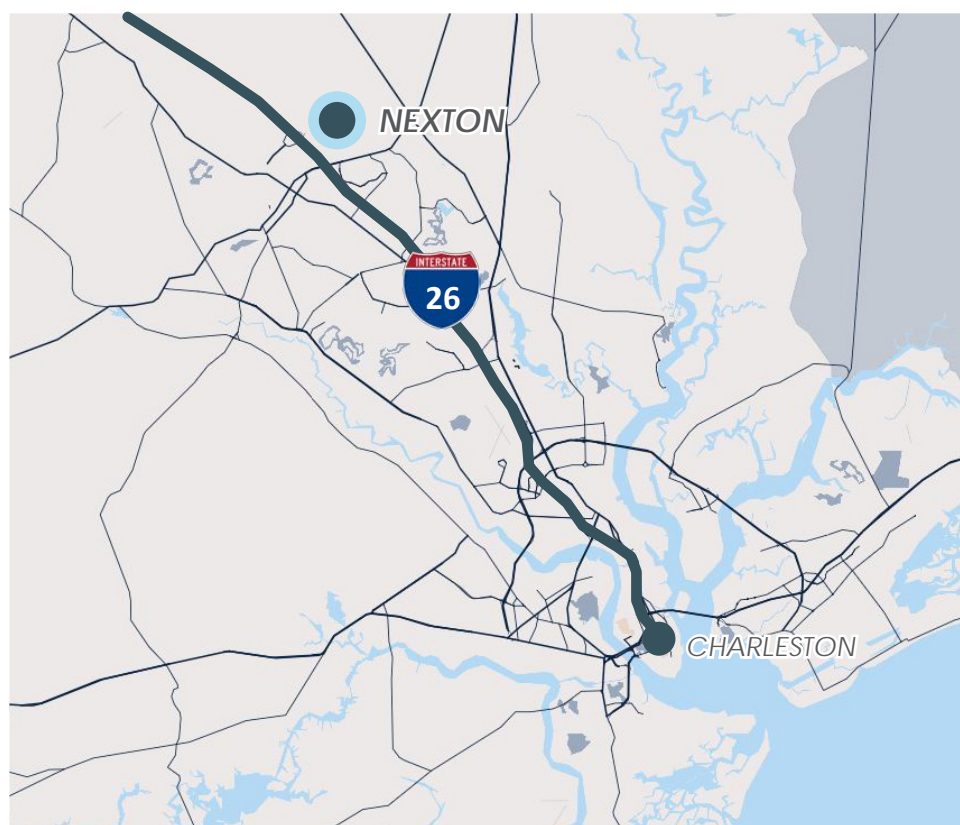




## NEXTON: GATEWAY LOCATION TO CHARLESTON

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  
world

TRAVEL + LEISURE

**TOP 5**  
states for  
doing business

AREA DEVELOPMENT ONLINE

NO. 16  
**best  
performing  
city**

MILIKEN INSTITUTE

CHARLESTON METRO  
RANKS #27  
**BEST PLACE  
TO LIVE  
IN THE USA**  
U.S. NEWS

**#4** MOST FUN  
PLACE TO LIVE  
IN THE U.S.  
U.S. NEWS

**#1** SMALL CITY  
IN THE U.S.  
5TH YEAR IN A ROW

CONDE NAST TRAVELER



# NEXTON: RESIDENTIAL VILLAGES



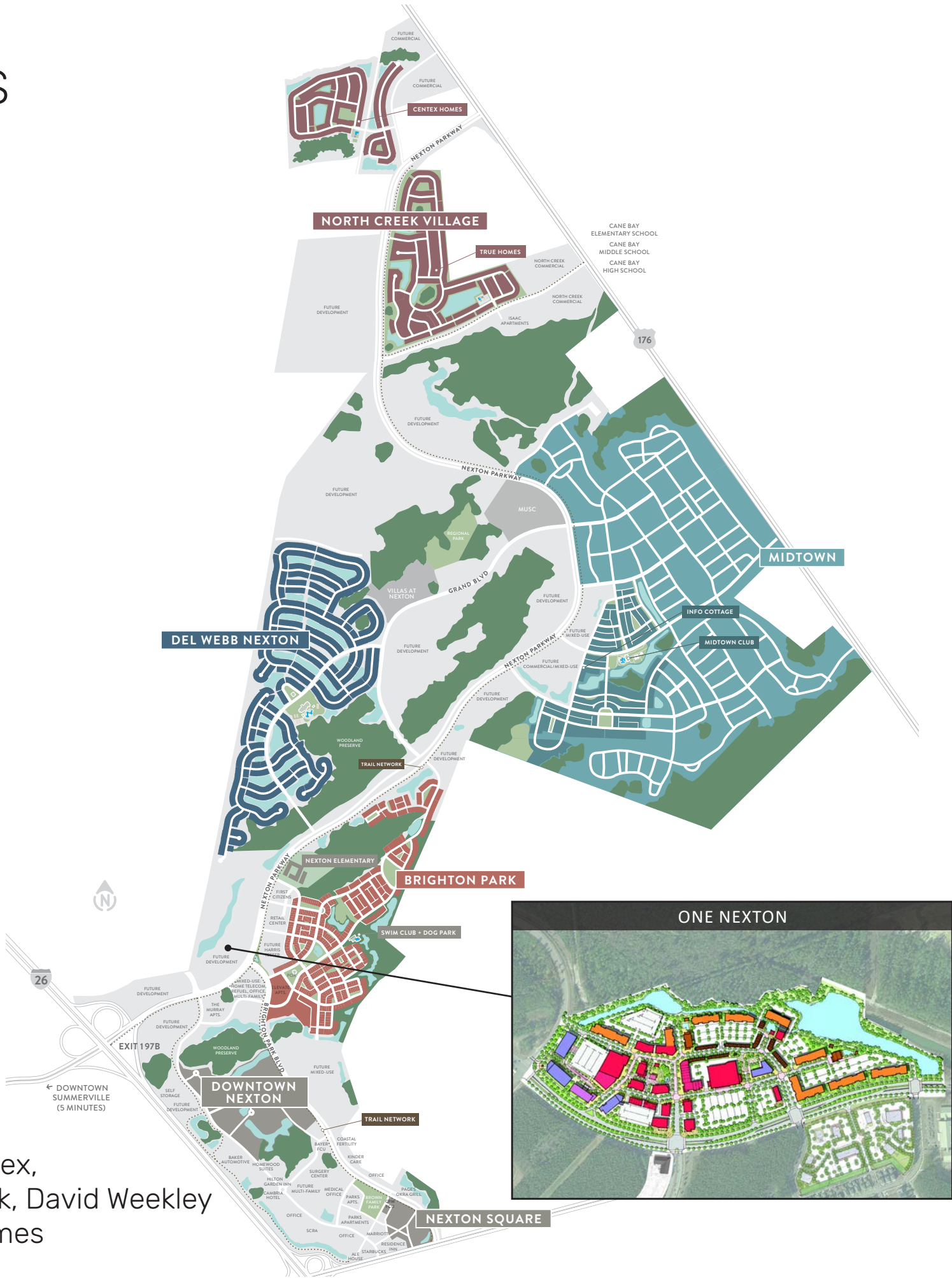
**NORTH CREEK VILLAGE**  
1,200 Homes/400 Sold



**DEL WEBB NEXTON**  
1,402 Homes/426 Sold

## BUILDER PARTNERS:

Ashton Woods, Del Webb, Pulte, Centex, Homes by Dickerson, Saussy Burbank, David Weekley Homes, New Leaf Builders & TrueHomes



**MIDTOWN NEXTON**  
3,000 Homes/275 Sold



**BRIGHTON PARK VILLAGE**  
700 Homes/700 Sold





## CHARLESTON, SC

"A lifestyle that strikes the perfect balance between work and play - and a warm climate, food, attractive cost of living, European sensibilities, miles of beaches, diverse housing options, and one of the best medical hubs in the Southeast."

--CRDA



# 28

TOTAL PEOPLE  
PER DAY GROWTH

Source: crda.org





# NEXTON: MORE ROOFTOPS = MORE PEOPLE

## SUMMERVILLE IS EXPERIENCING UPRECEDENTED POPULATION GROWTH

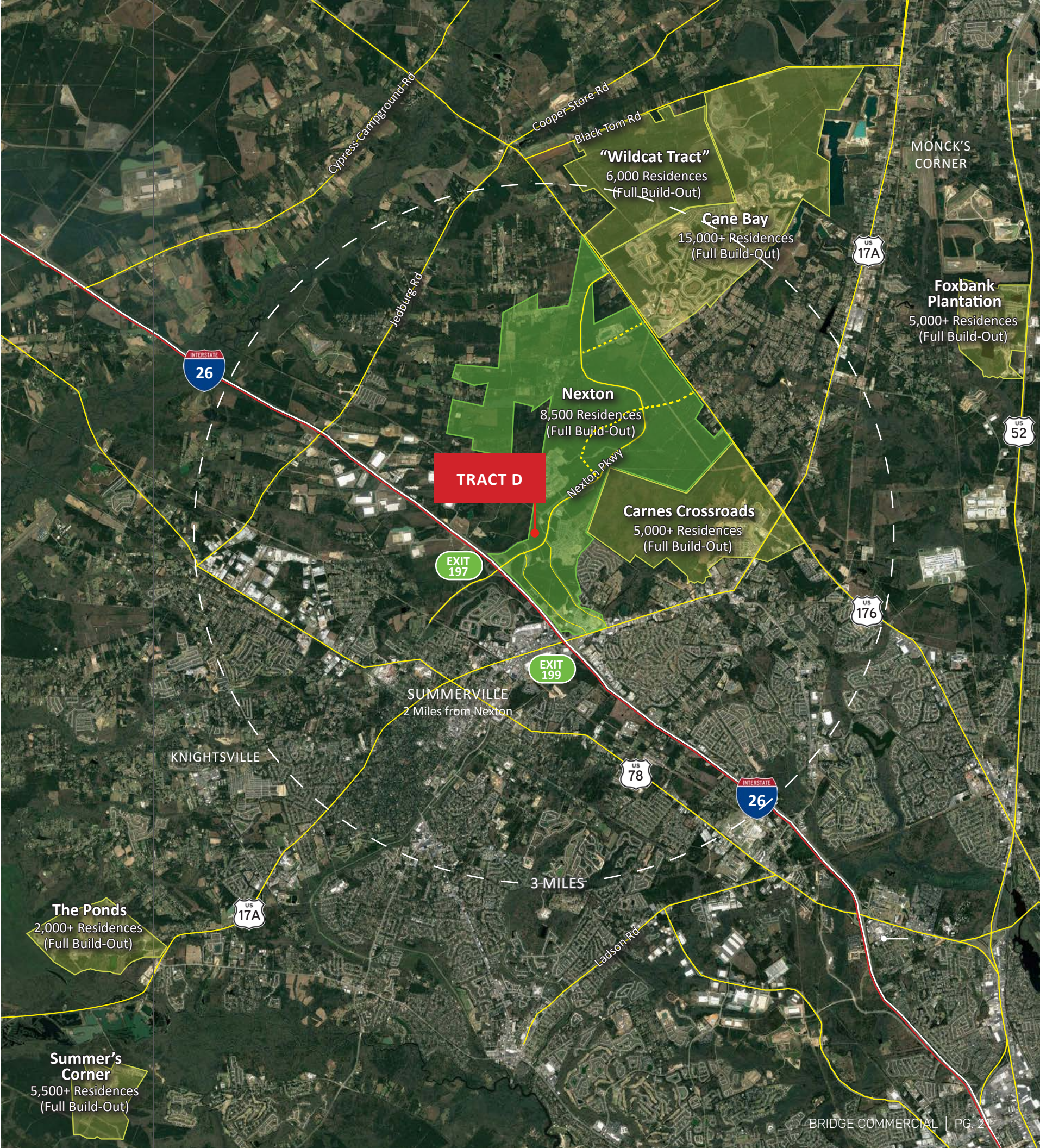
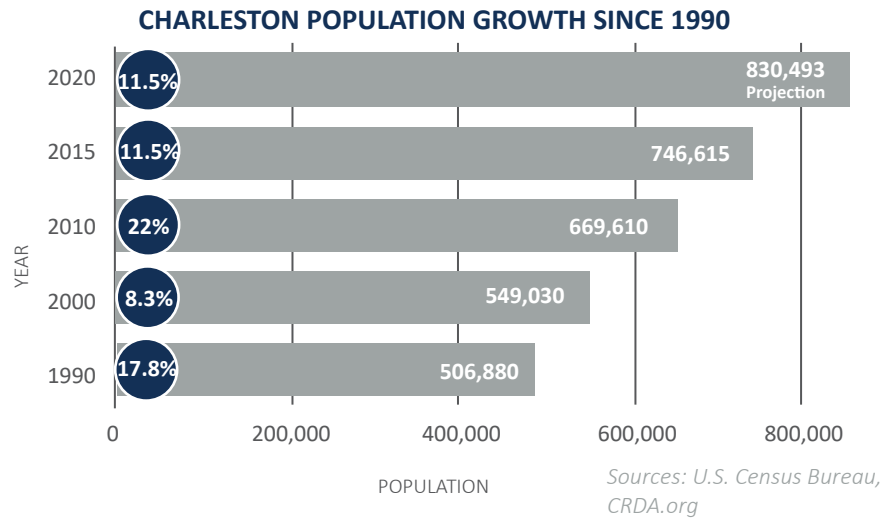
Charleston is one of the fastest growing metropolitan areas, growing at a rate 3X faster than the U.S. average. Currently, the population is 760,000 and grows at approximately 28 new people per day. Approximately 30,000 new homes are planned from the three sites; making these sites ideally positioned to capture the demand.

With it’s central location to one-third of the U.S. market, Charleston is positioned for continued growth. The favorable business environment in the State of South Carolina, coupled with the location advantages of Charleston, has led to economic growth rivaling larger U.S. metros.

Charleston’s population growth has far outpaced the rate of growth of the whole nation. By 2023, Charleston’s population is expected to exceed 850,000 residents, growth of over 55% since 2000.

### CHARLESTON OUTPACES STATE & NATION IN POPULATION GROWTH

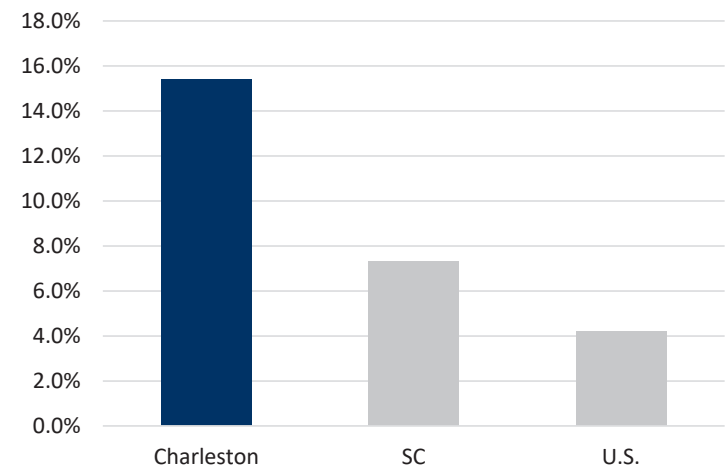
	UNITED STATES	SOUTH CAROLINA	CHARLESTON MSA
2023 Projection	337,947,861	5,347,482	851,944
2018 Estimate	326,533,070	5,053,046	785,518
2010 Census	308,745,538	4,625,364	664,607
2000 Census	281,421,942	4,011,983	549,031
Growth 2000-2018	16.0%	25.9%	46.1%





# NEXTON: CENTRALLY LOCATED TO EMPLOYERS

CHARLESTON OUTPACES STATE & NATION IN WORKFORCE GROWTH



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

3X

FASTER WORKFORCE GROWTH THAN THE NATIONAL AVERAGE

4TH

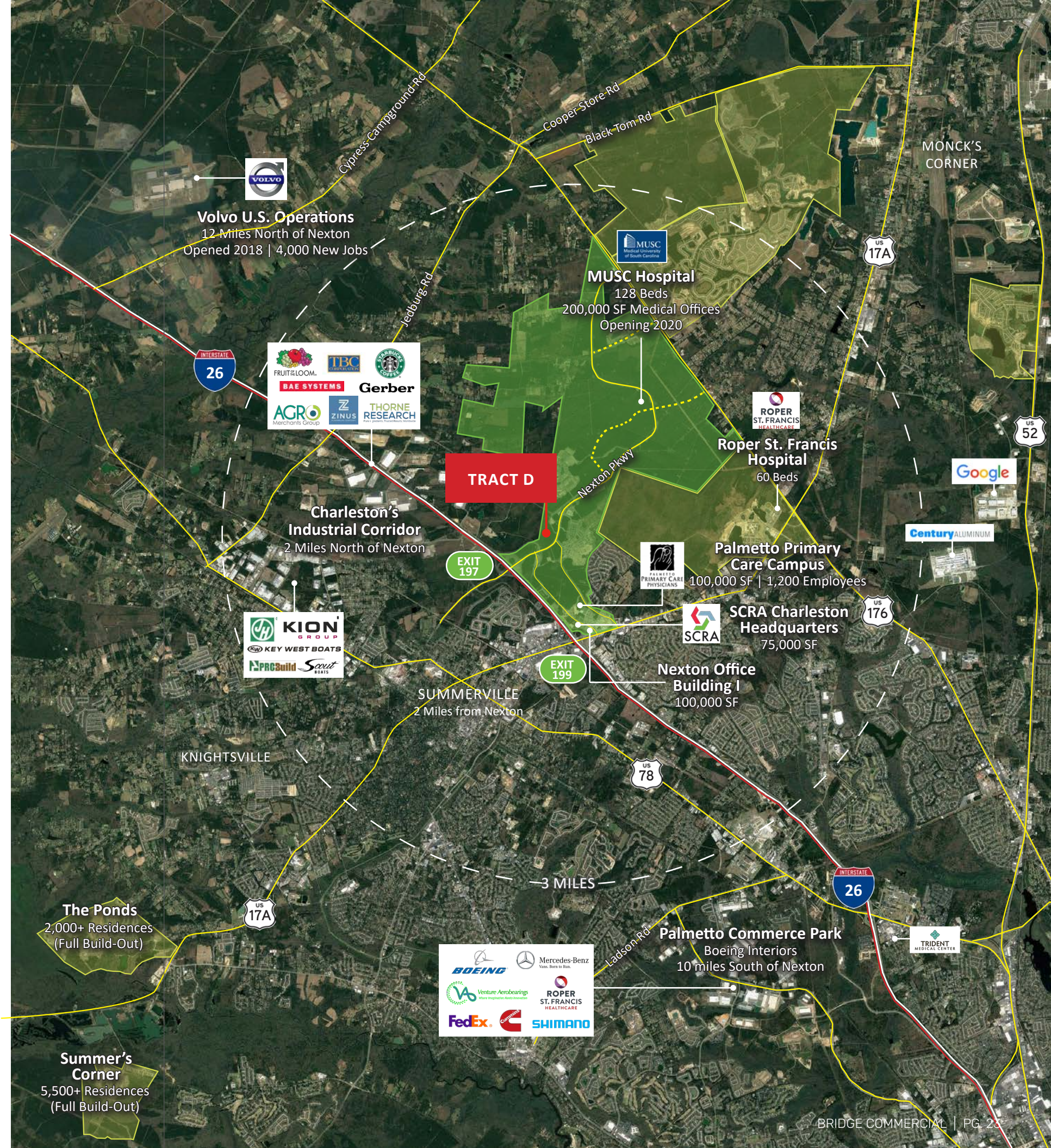
IN THE NATION FOR JOB GROWTH

84%

CHARLESTON'S AVERAGE ANNUAL PAY AS A PERCENTAGE OF THE U.S. AVERAGE

“ Charleston-North Charleston, which ranked 4th on our list with a 3.2% job growth rate last year and 17.6% since 2011, epitomizes the new dynamic small cities. Not only does the area boast a charming ante-bellum urban core, and some of the country’s best food, it has also become attractive to companies seeking to lower costs. The city is home to Boeing’s 787 Dreamliner assembly plant and to Mercedes-Benz’s \$500 million Charleston plant, which will add 1,300 jobs over the next few years. It is also about to house Volvo’s first North American manufacturing plant – a \$500 million investment that could add up to 4,000 jobs home. Charleston has also emerged as something of a millennial draw as well, with the largest percentage of residents aged 25 to 34 of any mid-sized city. ”

--FORBES MAGAZINE, 2017





# SUMMERVILLE | ±34,000 UNITS



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# THE SUMMERVILLE JOB STORY

## INDUSTRIAL SUMMARY

	EXISTING SF	PLANNED SF	REMAINING ACREAGE	POTENTIAL FUTURE INVESTMENT
RIDGEVILLE INDUSTRIAL CAMPUS	400,000 SF	5,000,000 SF	750 Acres	\$425,000,000
CAMP HALL	2,500,000 SF	8,000,000 SF	2,000 Acres	\$680,000,000
JEDBURG	14,500,000 SF	9,000,000 SF	1,800 Acres	\$765,000,000
PALMETTO COMMERCE PARKWAY	9,000,000 SF	4,000,000 SF	600 Acres	\$340,000,000

Google  
\$2.4B over a ten year period

CenturyALUMINUM  
\$225M Investment - 2019

**VOLVO**  
\$1B Total Investment - 2 Phases

Cane Bay  
PLANTATION



MUSC Hospital  
128 Beds  
200,000 SF Medical Offices  
Opening 2020

nexton

CARNES  
CROSSROADS

TRACT D

INGLESIDE  
Charleston - South Carolina

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## Brookfield Properties



The Nexton community is owned by a business entity of North America Sekisui House, LLC (NASH), and is being developed by Brookfield Properties, the master developer of the community. NASH and Brookfield share a deep commitment to sustainable development practices, have strengthened their intentional focus together in all communities they are creating across the country.

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