



# ±25.5 ACRES MIXED USE DEVELOPMENT OPPORTUNITY

CHARLESTON (SUMMERTON), SC



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**BRIDGE  
COMMERCIAL**

# 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

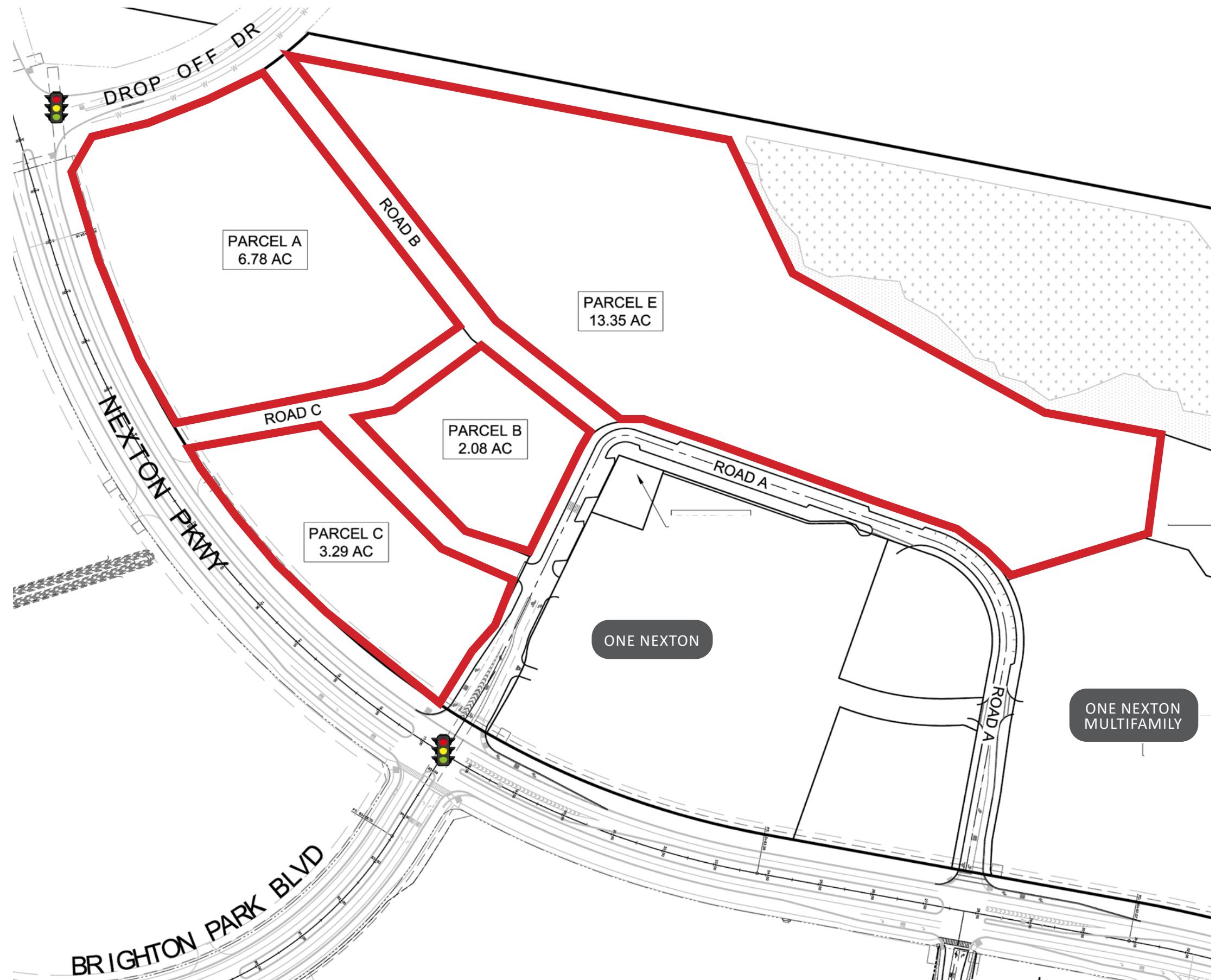
ENTITLEMENTS Flexible uses viz zoning

UTILITIES: All utilities shall be available at site

WETLANDS: None

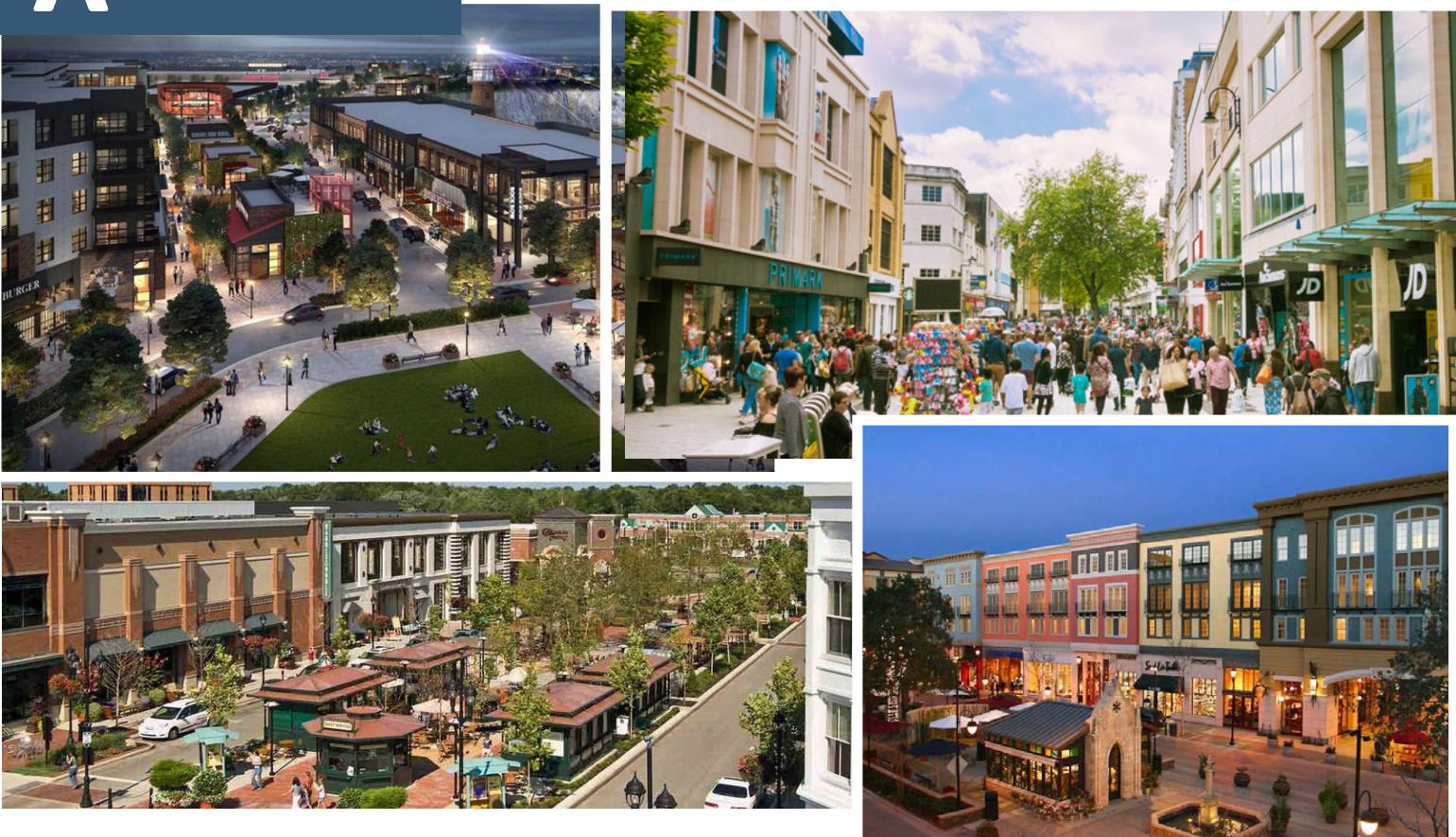
STORMWATER: Provided by seller

ACCESS ROADS: Provided by seller



# TRACT D // PARCEL VISIONING

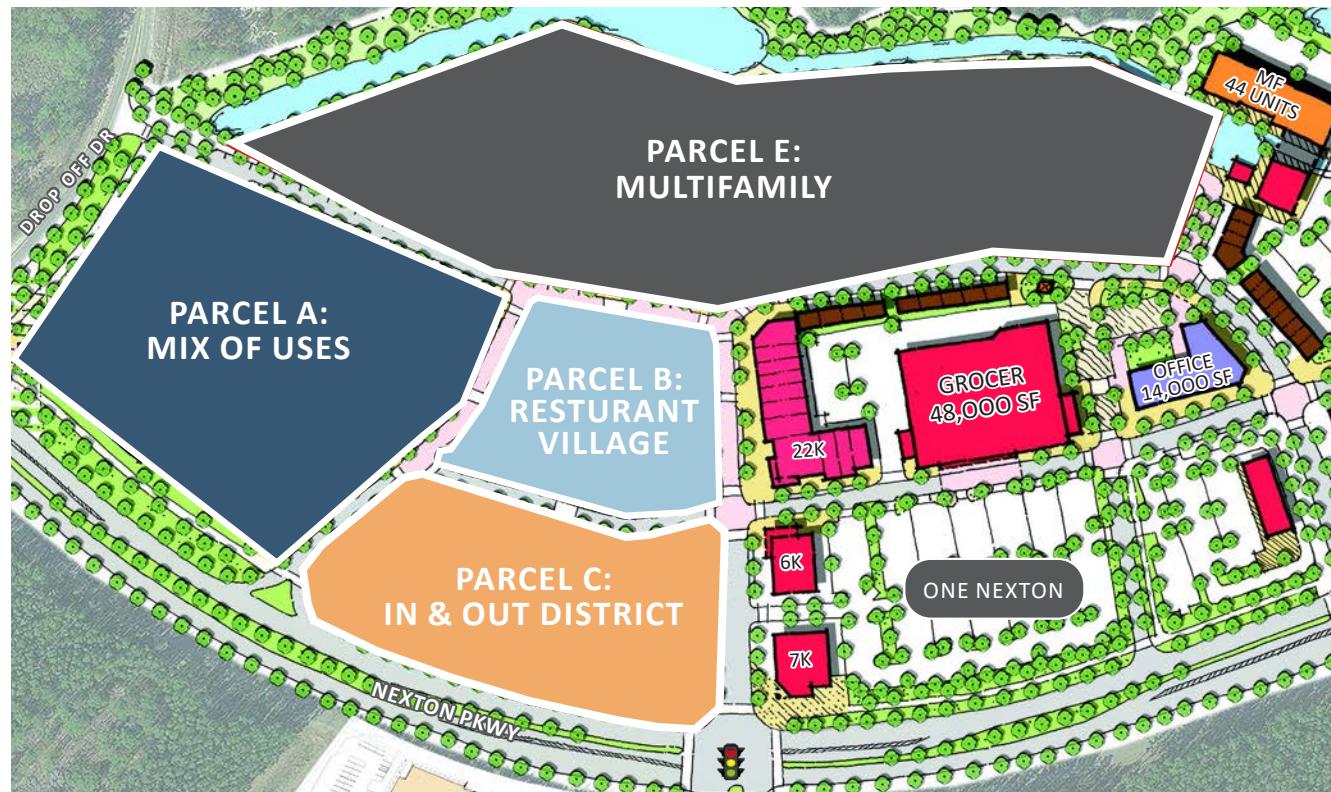
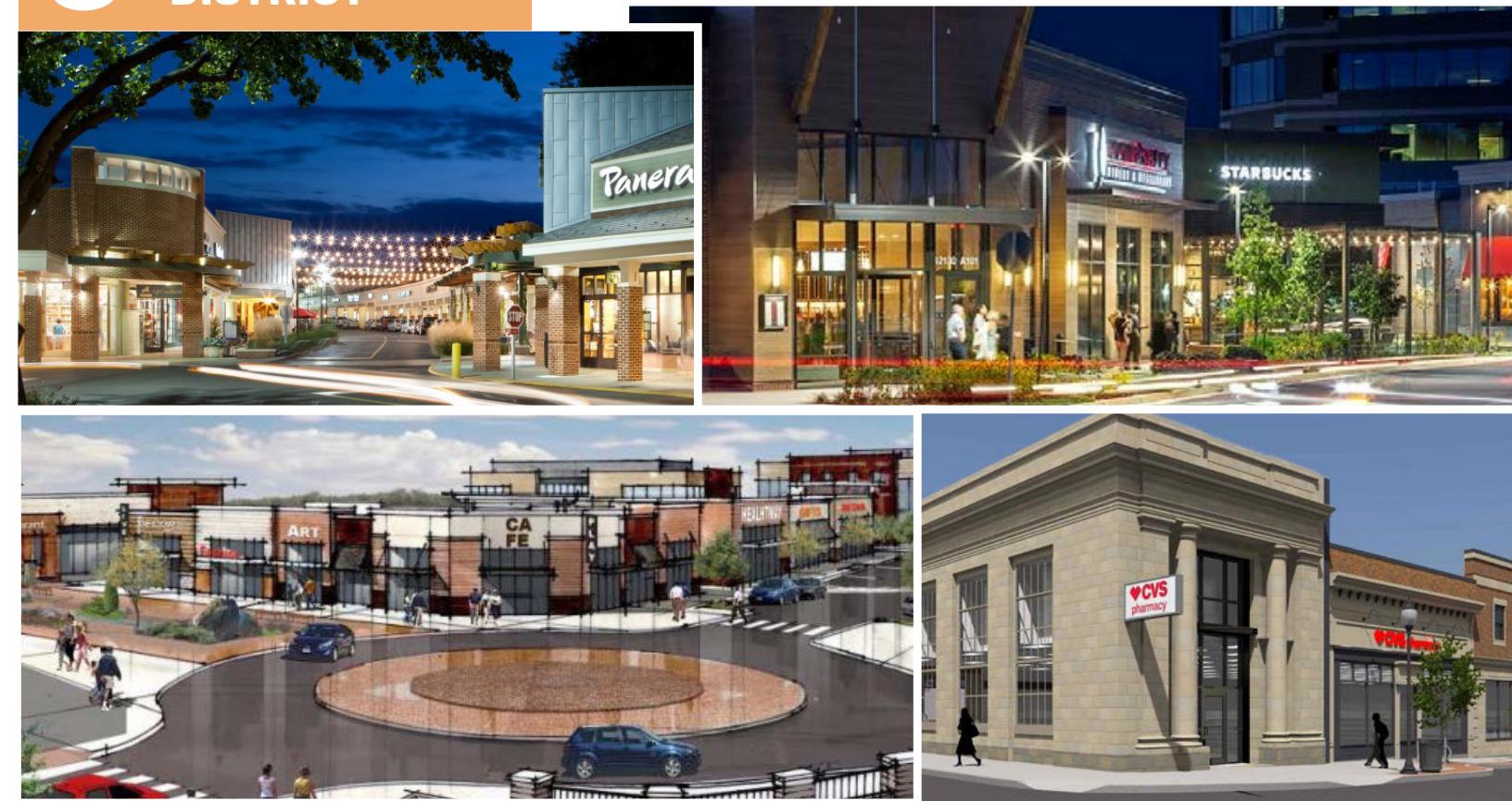
## A MIX OF USES



## B ENTERTAINMENT & RESTURANT



## C IN & OUT DISTRICT

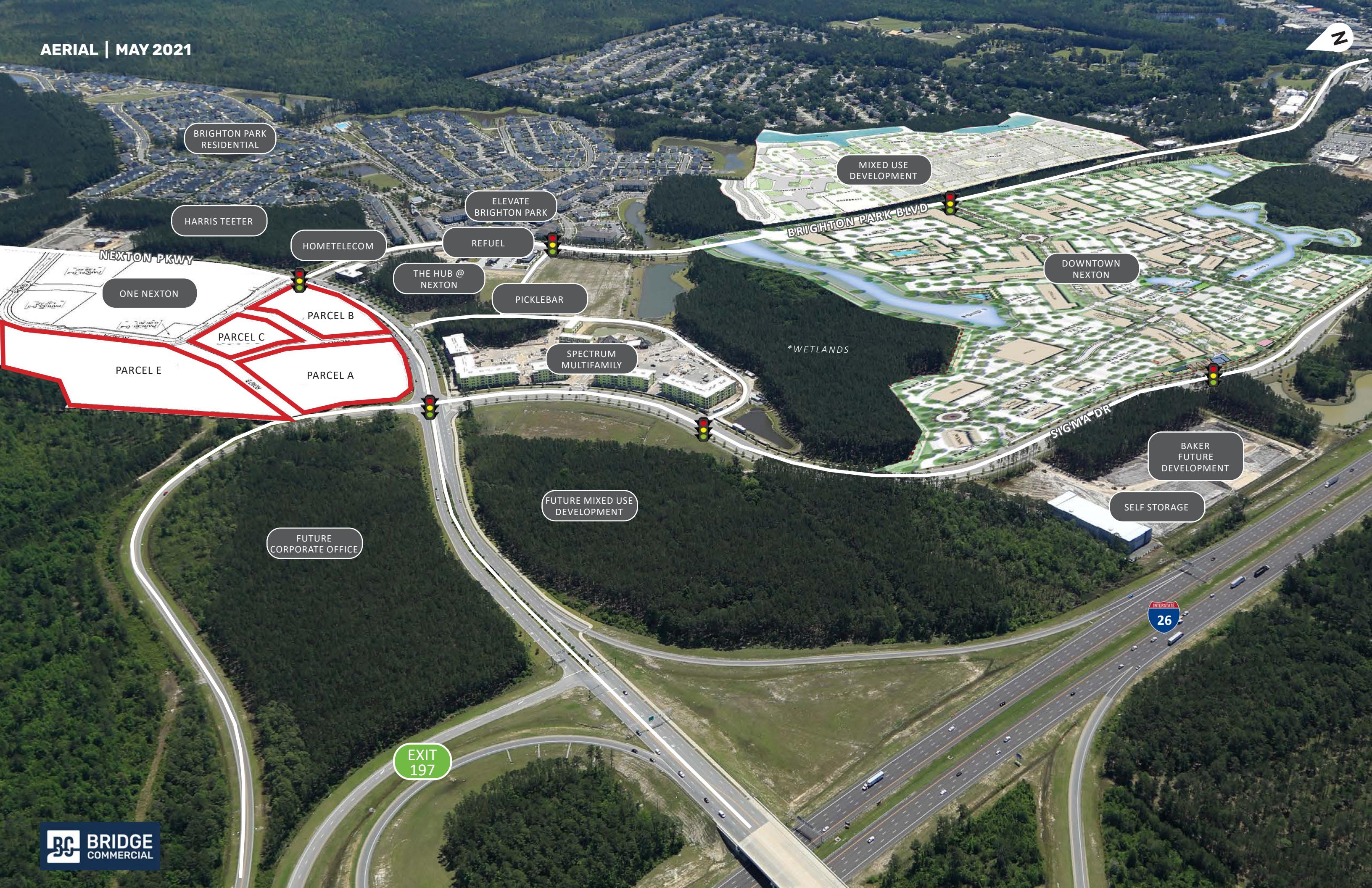






AERIAL | MAY 2021

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



# 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-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 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 GOLD NUGGET - BEST MASTER-PLAN**

Pacific Coast Builders Conference Gold Nuggets' Award

**+ #1 BEST MASTER PLANNED COMMUNITY IN SC**

Home Builders Association of South Carolina

**+ #1 BEST MAST-ER PLANNED COMMUNITY IN CHARLESTON**

CHBC

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

RCLCO REAL ESTATE CONSULTING/JBREC



**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

**GigaFi™**

Delivered by Home Tel

**WIFI**

HIGH SPEED INTERNET

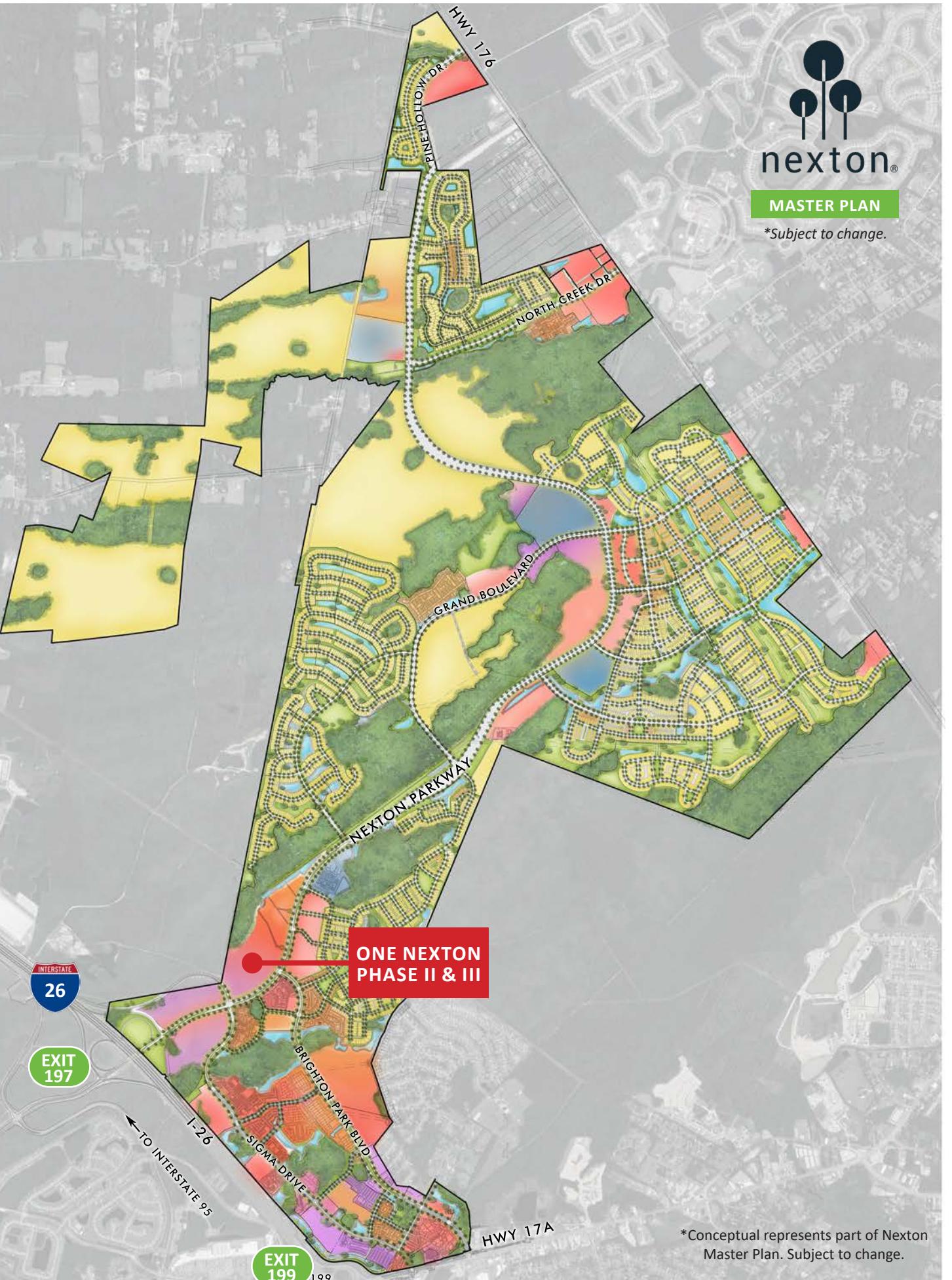


DESIGNED & CONNECTED TO  
LIVE AND WORK LIKE A TOWN



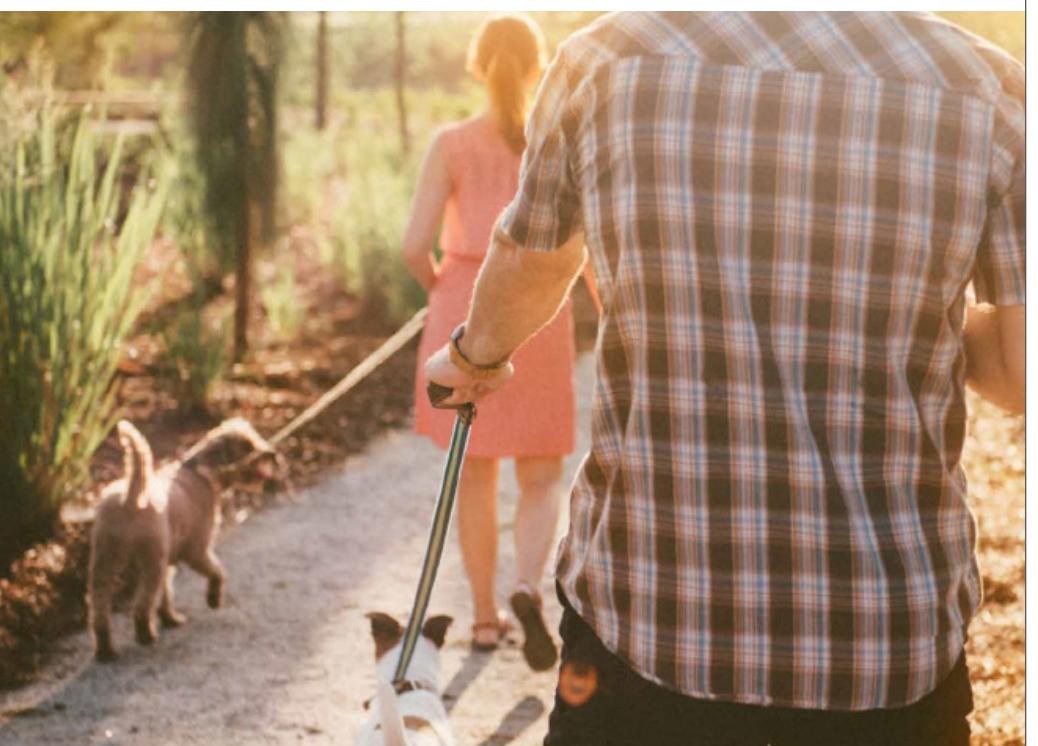
YOU ARE HERE. AND SO IS EVERYTHING ELSE.

view life at nexton



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

# THE NEXTON EXPERIENCE



BRIDGE COMMERCIAL

LIVE, WORK, PLAY

GREEN SPACES

THOUGHTFULLY LANDSCAPED

WIFI

SURFACE PARKING

TREE-LINED WALKWAYS

KIDS PLAYGROUND

CAFE LIGHTS

OUTDOOR MOVIES

AL FRESCO DINING

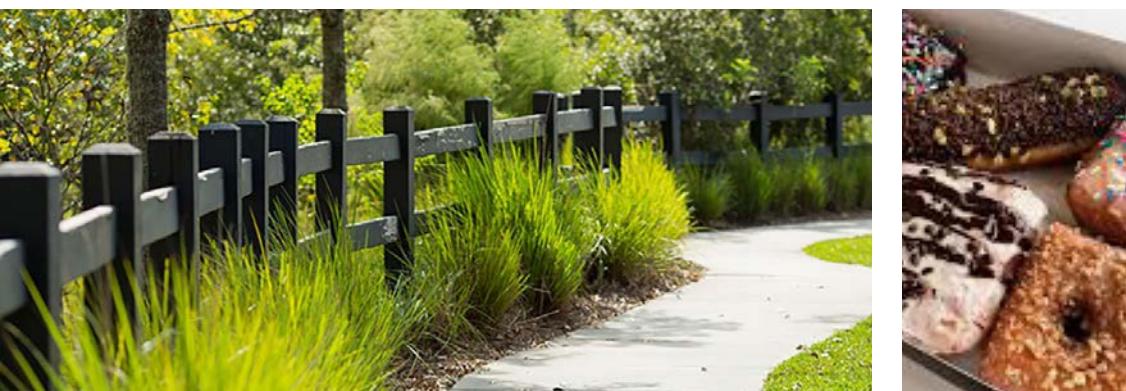
HAPPY HOURS

WALKING TO LUNCH

DAYTIME PEOPLE

YOGA ON THE LAWN

# NEXTON SQUARE AMENITIES

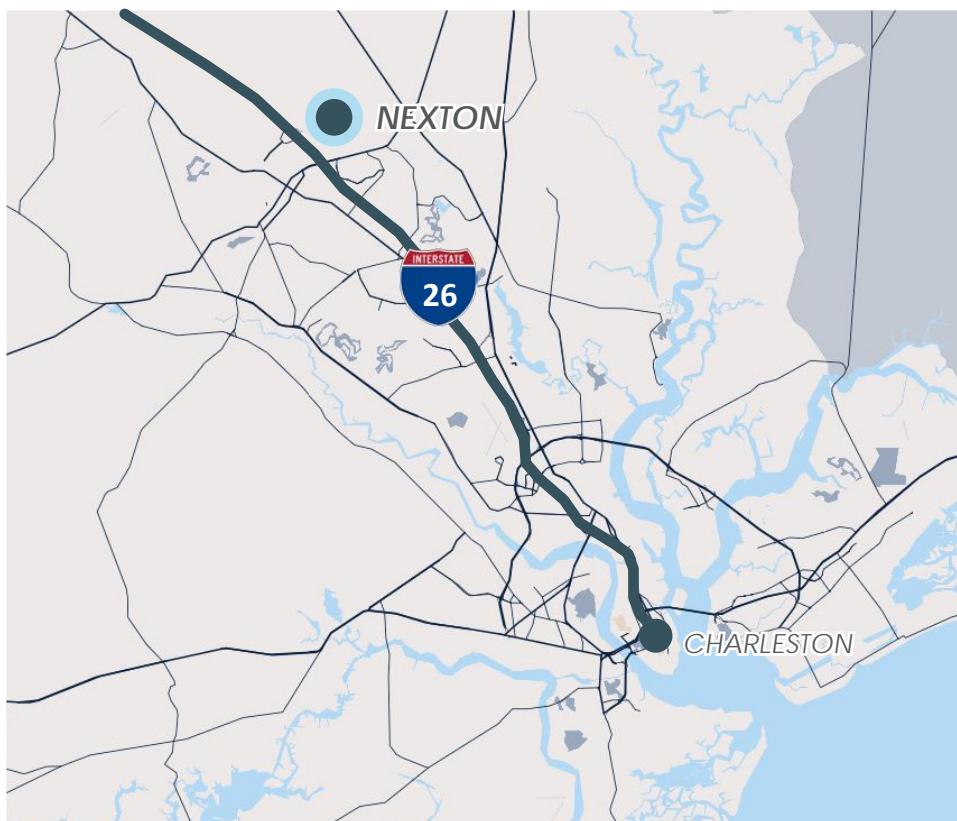


- Poogan's Southern Kitchen
- Tropical Smoothie Cafe
- Title Boxing
- Bked Shop Donuts
- D'Allesandro's Pizza
- Chatime Ice Cream
- Vicious Biscuit
- Bad Daddy's Burgeres
- DB's Cheesesteaks
- Wok N Roll
- Halls Chophouse
- Taco Boy
- Fuji Sushi
- Diamond Nails
- Bey & Eloise Apparel
- Wild Birds Unlimited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

## 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

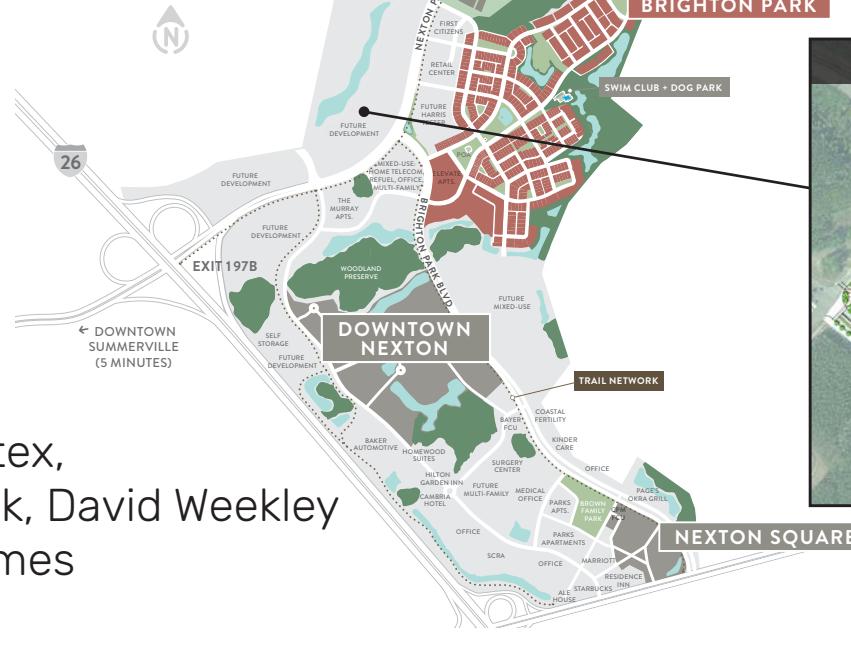
# NEXTON: RESIDENTIAL VILLAGES



**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



**NEXTON SQUARE**



## 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 its 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.

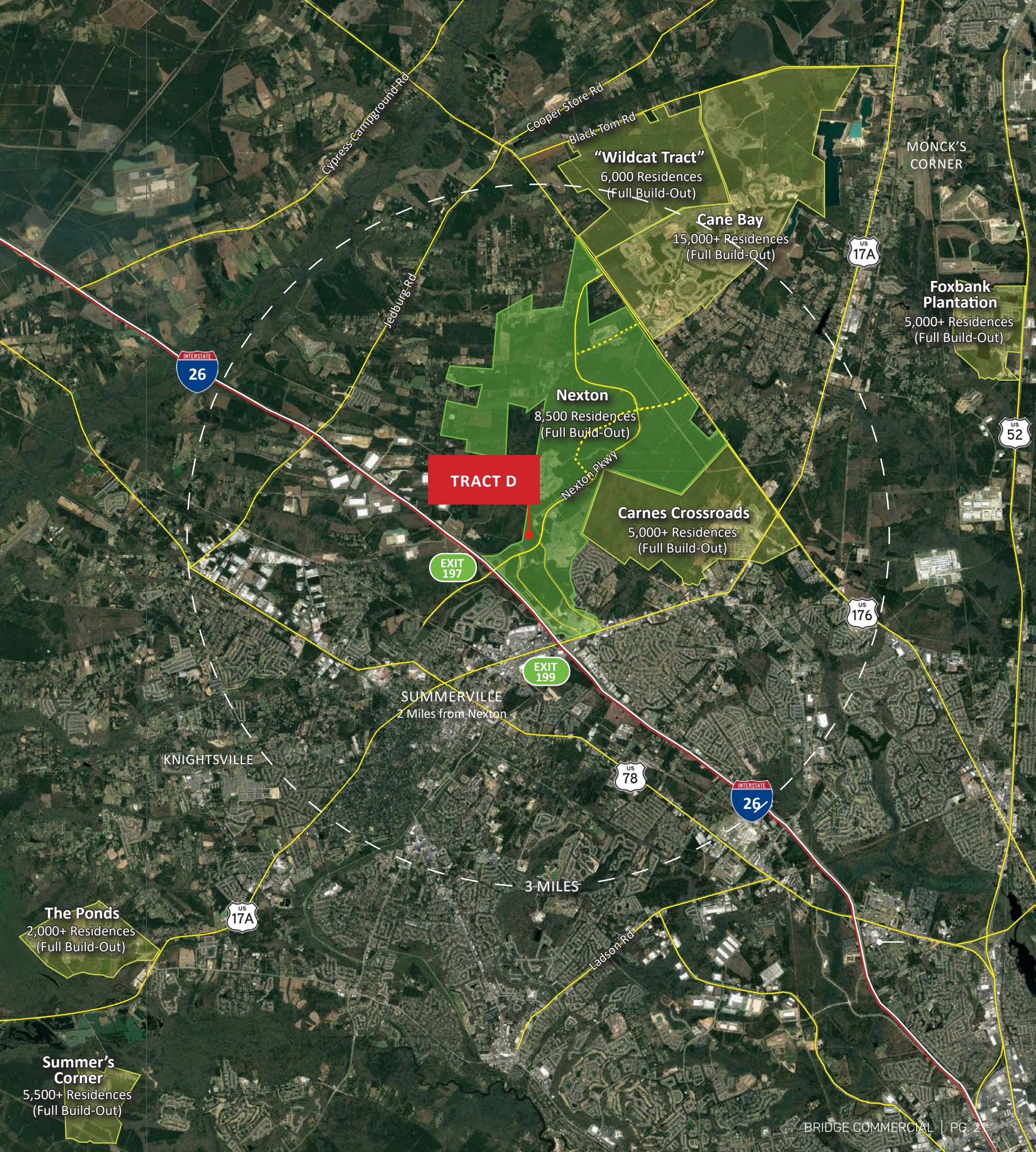
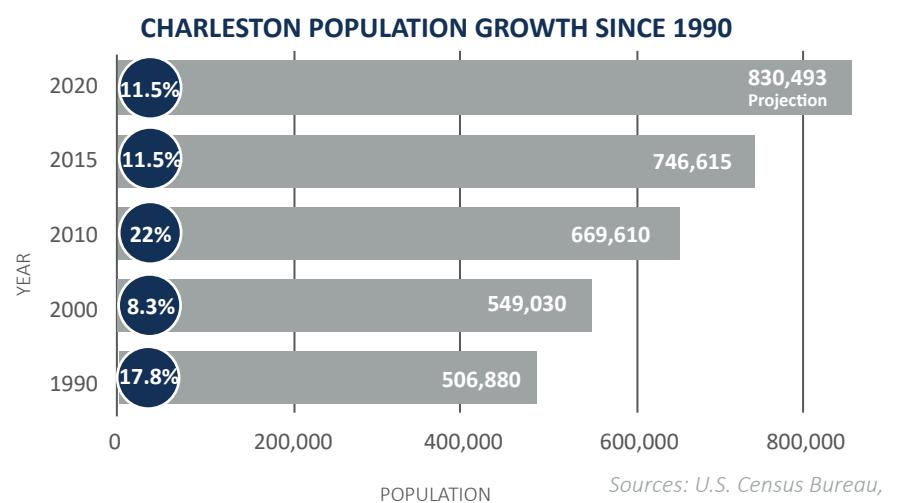
## CHARLESTON OUTPACES STATE & NATION IN POPULATION GROWTH

	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%

**46.1%**  
POPULATION GROWTH  
2000-2018

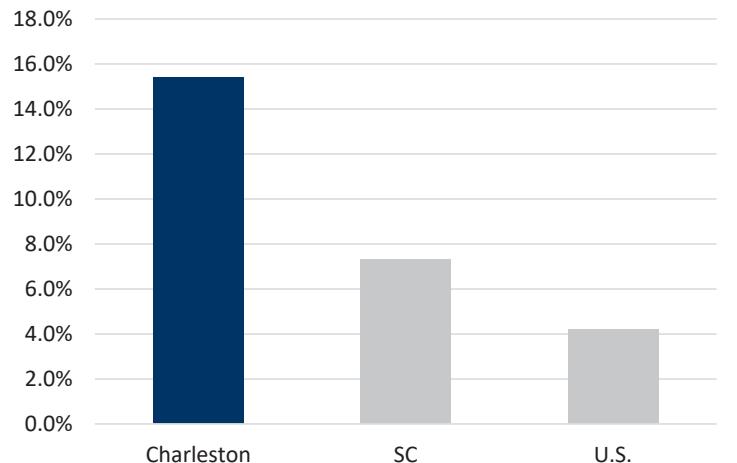
**3X**  
UNITED STATES  
AVERAGE GROWTH

**2X**  
SOUTH CAROLINA  
AVERAGE GROWTH



# 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%**

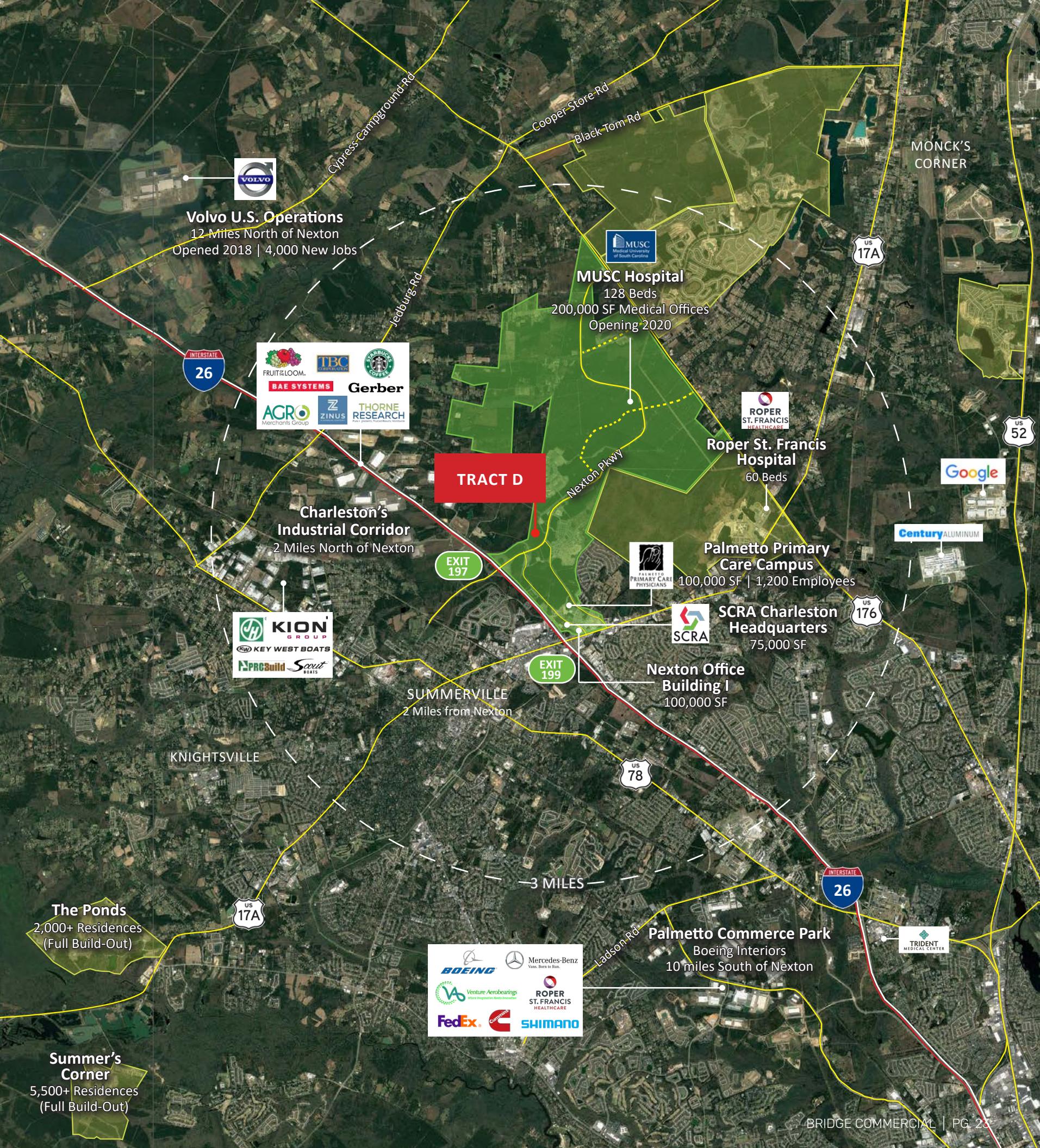
CHARLESTON'S  
AVERAGE ANNUAL PAY  
AS A PERCENTAGE OF  
THE U.S. AVERAGE

“

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 midsized city.

--FORBES MAGAZINE, 2017

”



# SUMMERTON | ±34,000 UNITS



# THE SUMMERTON JOB STORY





## 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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EQUAL HOUSING OPPORTUNITY.

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[www.nashcommunities.com](http://www.nashcommunities.com)

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