

**\*Construction Started Q1 of 2025\***

# THE WAREHOUSE @ PINESTONE



**NEW MIXED-USE ENTERTAINMENT SPACE  
DOWNTOWN TRAVELERS REST, SOUTH CAROLINA**



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## RENDERINGS



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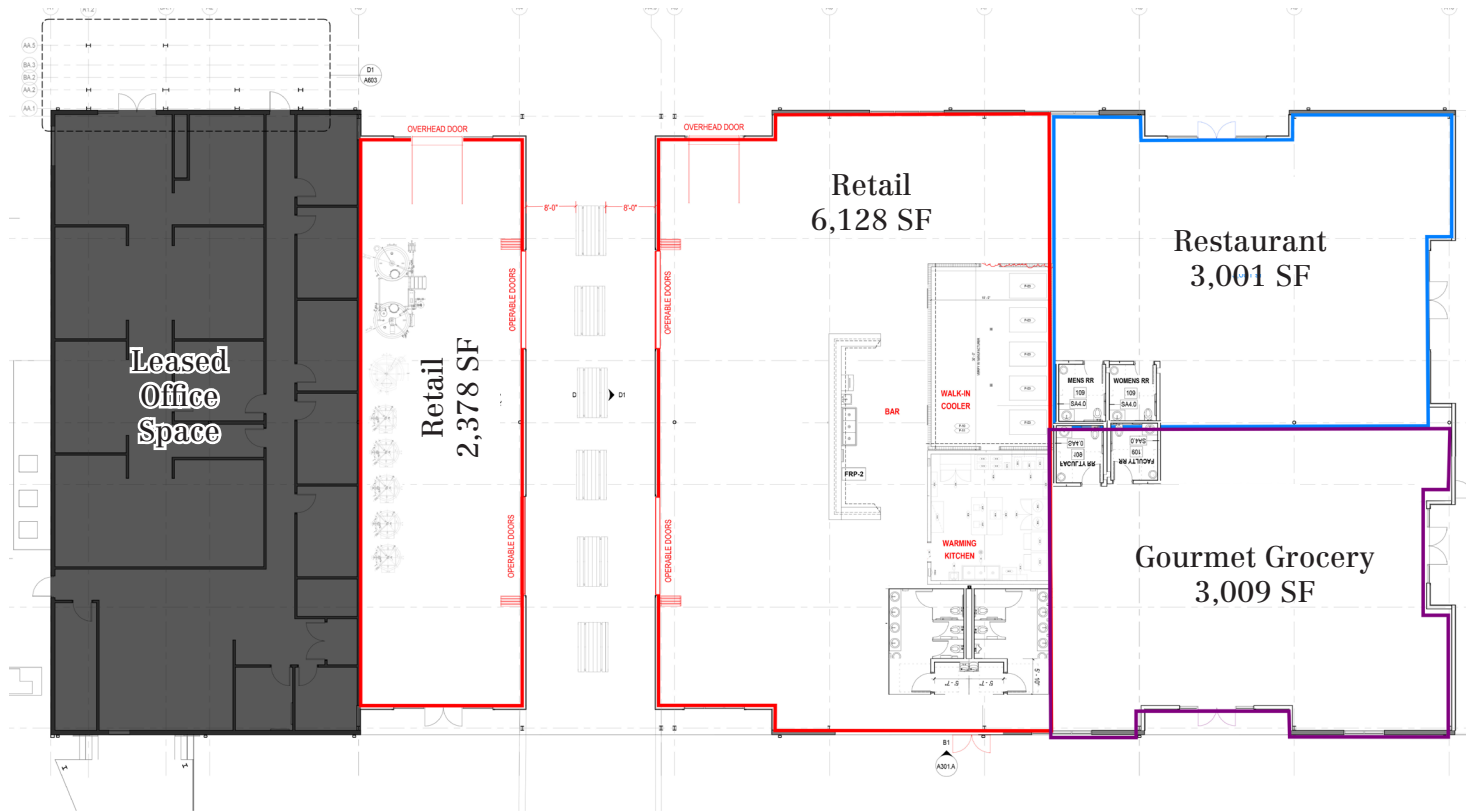
## RENDERINGS



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**Estimated Completion: Late 2025/Early 2026**

## PROPOSED SITE PLAN Building A



### DELIVERY CONDITIONS

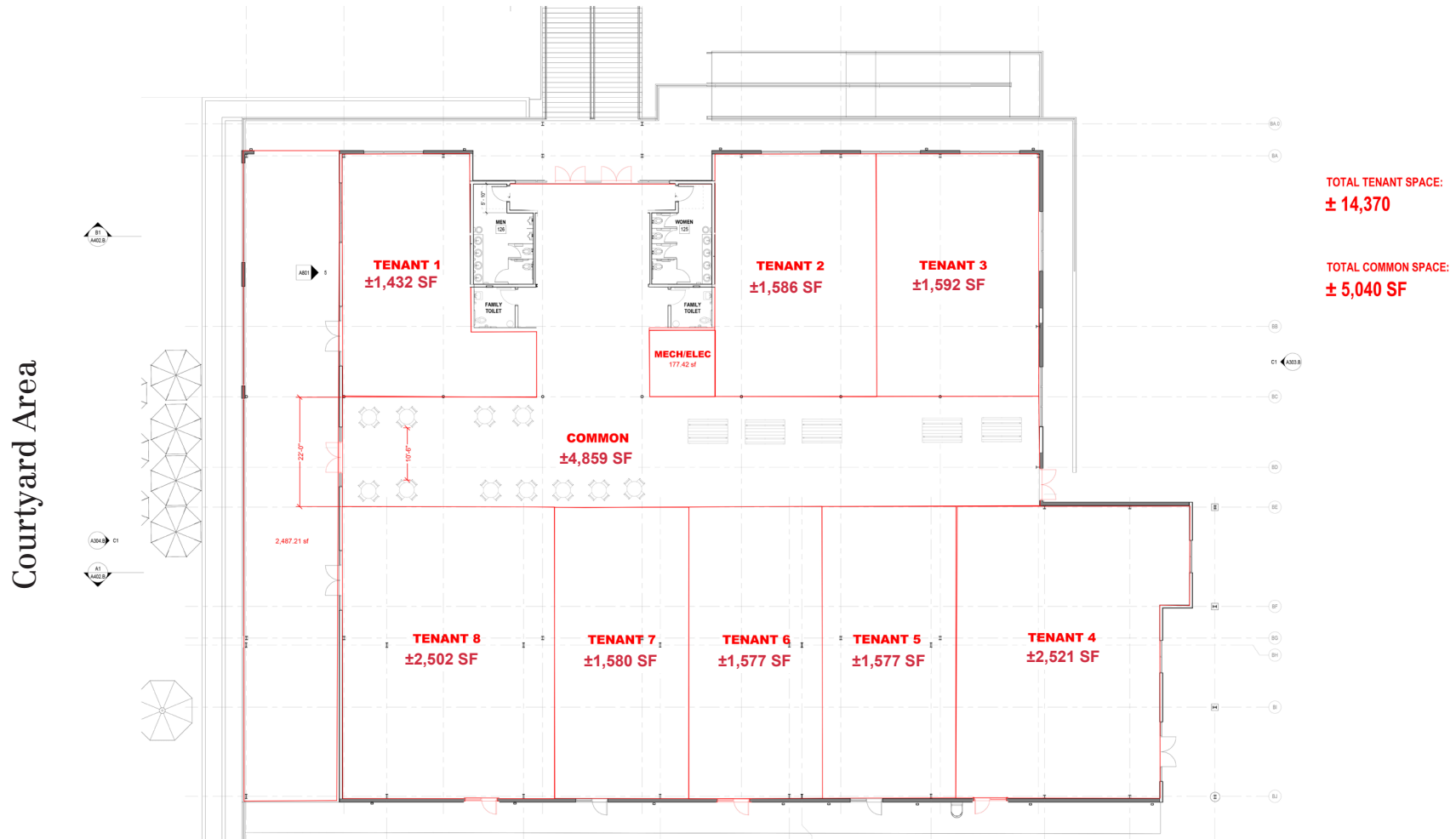
- Spaces to be delivered as a Warm Vanilla Shell
- Grease Trap to be installed by Developer
- TI Allowance made available to qualified Tenants

Courtyard Area

## PROPOSED SITE PLAN

### Building B

## MULTI-USE FOOD HALL/ OFFICE/FITNESS SPACE/ RETAIL CONCEPT





## 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 new commercial buildings will be located fronting U.S. Highway 25 along South End Circle. 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 **warehouse component** of Pinestone, The Warehouse @ Pinestone, includes two mixed-use buildings, outdoor seating, and ample parking. Ideal uses include a food hall, yoga/Pilates studio, gourmet grocery, restaurant, coffee shop and art gallery to name a few. The Warehouse @ Pinestone has direct walking access from the residential section of the development along with an entrance on State Park

The **Standard at Pinestone** is 250 luxury multifamily apartment 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 are 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 77 single family detached and attached homes. [The community](#) includes a diverse mixture of dwelling units including attached townhomes and single family detached homes.





# PINESTONE DEVELOPMENT MASTERPLAN



- 98% of Single Family lots are complete or under construction
- \$650k average home price
- 250-Unit Multifamily complex is 95% occupied

## 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

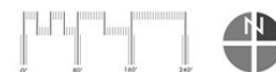
- APARTMENT BUILDING
- CARRIAGE HOUSE
- GARAGE
- COMMUNITY BUILDING
- LIVE/WORK MULTIFAMILY
- OFFICE/COMMERCIAL
- TOWNHOMES
- QUADPLEX
- REAR LOADED SINGLE FAMILY
- FRONT LOADED SINGLE FAMILY



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

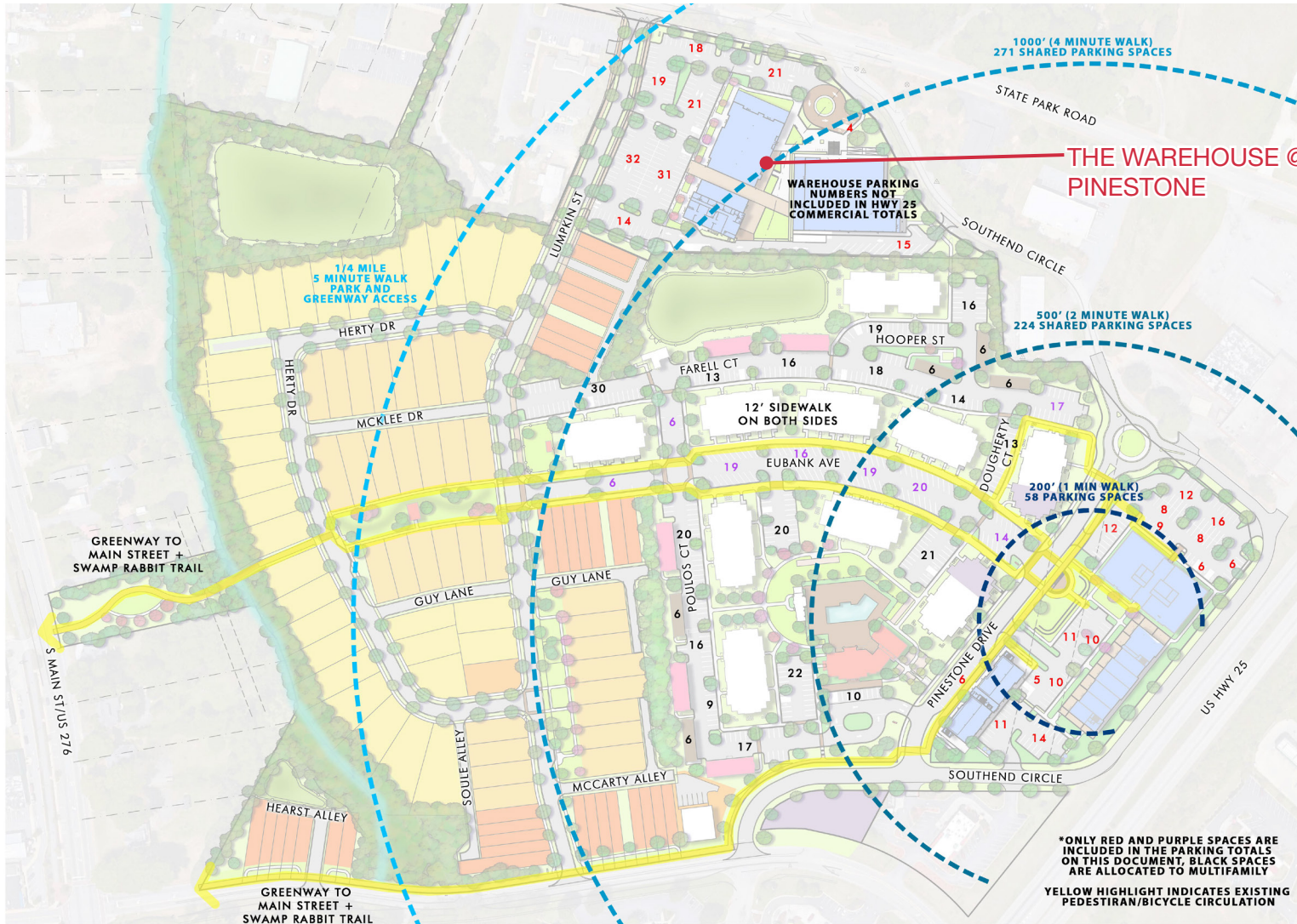
## PINESTONE MASTERPLAN

TRAVELERS REST, SOUTH CAROLINA





## PARKING WALKABILITY EXHIBIT



**PARKING TOTALS:**

STATE PARK COMMERCIAL:	175 SPACES
MULTIFAMILY:	421 SPACES
HWY 25 COMMERCIAL:	144 SPACES
<b>TOTAL:</b>	<b>740 SPACES</b>

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**LONGBRANCH**  
DEVELOPMENT

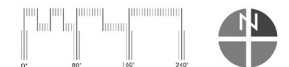
**TRG**  
communities  
*creating imaginative places*

**SW**  
SEAMONWHITESIDE

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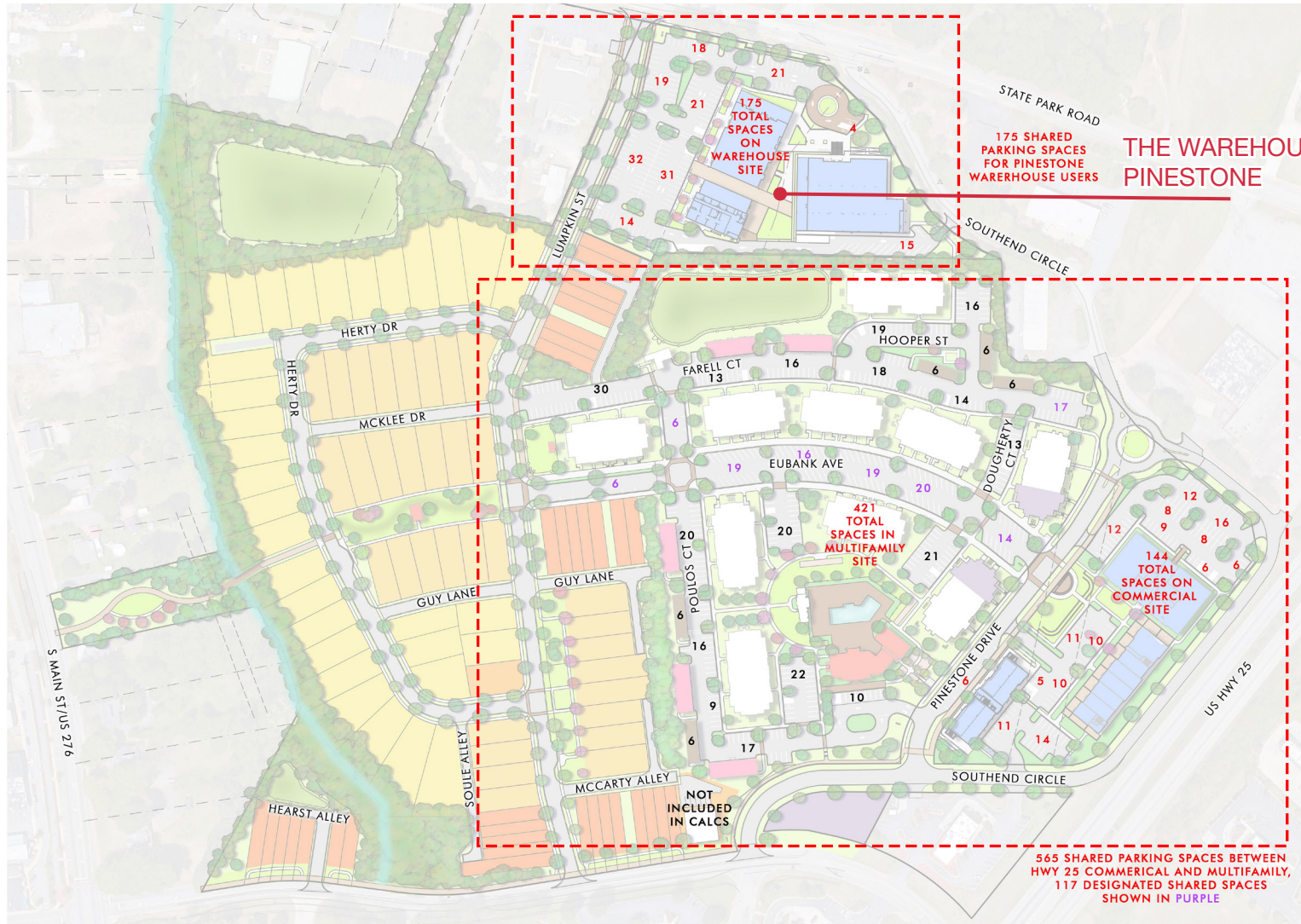
### PINESTONE MASTERPLAN

TRAVELERS REST, SOUTH CAROLINA





## PARKING EXHIBIT



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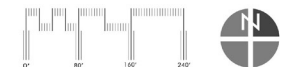
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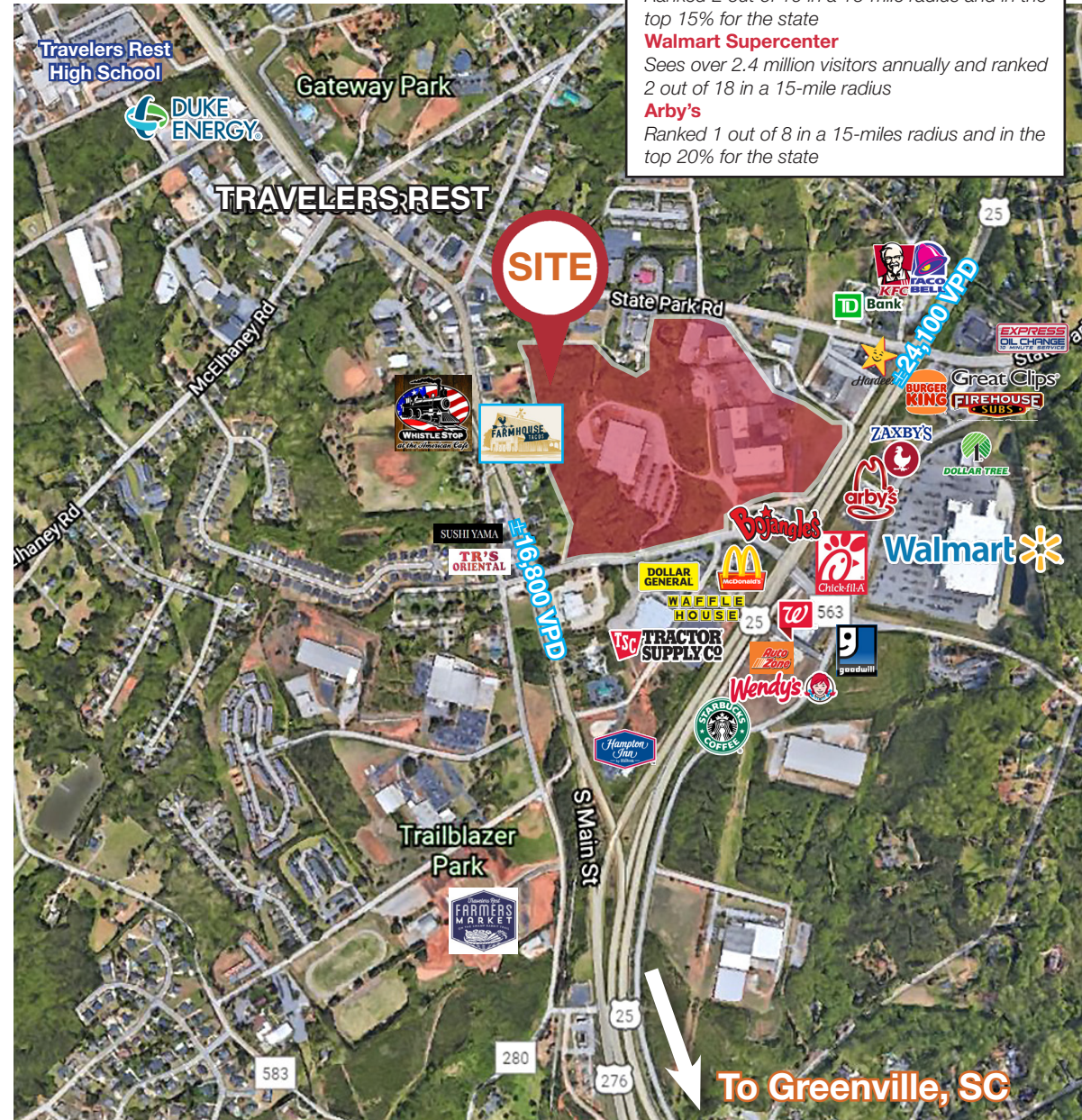
TRAVELERS REST, SOUTH CAROLINA





## 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





## LOCATION OVERVIEW



### Travelers Rest, South Carolina

Travelers Rest is located in the foothills of the Blue Ridge Mountains, just minutes from Greenville and Spartanburg, and it is only one hour from Asheville, two hours from Charlotte and only three hours from Atlanta and Charleston. The town is surrounded by pristine lakes, challenging mountain adventures, waterfalls, and peaceful scenic views.



Travelers Rest 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.



# FURMAN

Traveling south, about .50 miles from Main Street in downtown Travelers Rest, are two entrances to Furman University. You can take a quick visit and get a better look at the lake, clock tower, and the beautiful campus!



#### Prisma Health Swamp Rabbit Trail

When you're in Travelers Rest you're in the most bike-friendly place on earth. We've got bikes everywhere and there's no wonder why. The Prisma Health Swamp Rabbit Trail, a 22 mile, multi-use greenway runs along Main St in Travelers Rest connecting to nearby Greenville. You'll find plenty of benches and gazebos along the trail, as well as some terrific trail-side restaurants to rest and refuel.

#### Outdoor Adventures

From whitewater rafting and zip-lining to mountain biking and hiking, the Upstate of South Carolina is home to all kinds of exciting outdoor adventures. Discover some of the unique activities you can experience as you start planning your next trip to Travelers Rest. Nearby hiking spots include Table Rock State Park, Jones Gap State Park, Caesars Head State Park, Paris Mountain State Park, Devils Fork State Park, and Kings Mountain State Park.





## LOCATION OVERVIEW

### Wine & Dine in TR

Travelers Rest has an abundance of award-winning chefs and dining destinations, whether the occasion is calling for a classic coffee shop, plant-based meal, easy going local hangout or elevated gastropub. Travelers Rest has regionally-lauded restaurants, local hidden gems, a craft brewery in a restored building, classic southern fare and a trendy pizza restaurant - just to name a few!



### Travelers Rest Farmers Market

The Travelers Rest Farmers Market offers a local shopping experience that includes everything from seasonal fruits and vegetables, to fresh meat products, honey, eggs, cheese, seafood, artisan bread and baked goods, cut flowers, potted plants and much more. As a 501(c)(3), they also provide free educational activities and programs for kids, free Market yoga, cooking demos, Master Gardening classes, plant and nature walks, resources on conservation and sustainability, live music and more!

### Shopping in TR

In downtown Travelers Rest you'll find a vibrant community of small business owners who represent the true heart of what it means to be living in the south: hard work, fine craftsmanship, and pride in representing our state. Just one visit and it's easy to see why so many people add shopping to their list of reasons to come to Travelers Rest. The downtown area is brimming with unique finds, from locally-owned shops to one of the oldest outdoor outfitters in the state, all within walking distance.



### Trailblazer Park

The Trailblazer Park is located on the Swamp Rabbit Trail and easily accessible by foot and bike using the Trailblazer Park spur off of the Swamp Rabbit Trail. It is the site of countless free community events such as a Music in the Park Concert Series, Movies in the Park, the TR Farmers Market, and Fall Harvest Market & Food Truck Rally.





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