

AVAILABLE FOR
GROUND LEASE
Retail Site

1.06 Acres
Site Ready
NNN Ground Lease
Off-Site Storm
Utilities Adjacent

Benjy Cooke (Primary)
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Wildcat
5,700 Homes

Cane Bay
10,000 Homes

Pine Hollow
324 Units

EVADO
309 Apartment Homes

Nexton Development
8,500 Homes

Wild Cat Blvd.

Nexton Pkwy

Hwy 176 19,800 VPD

Publix
EGGS UP GRILL
SOUTH CAROLINA FEDERAL CREDIT UNION™
Famulari's PIZZERIA
STARBUCKS COFFEE
Chick-fil-A
State Farm
Parker's fast, fresh & friendly
Firestone
reaginorthodontics
AUTOBELL CAR WASH
Edward Jones
RIOCHICO MEXICAN RESTAURANT

Cane Bay High School

Cane Bay Elementary

EMBLEM
CANE BAY NORTH

Walmart
Save money. Live better.

Blue Water

HCA
Healthcare

TAKE 5
DOLLAR GENERAL
O'Reilly
AUTO PARTS

*Coming Soon

Lowe's
foods

Time To Shine
CAR WASH

Auto Zone

McDonald's
ExtraSpace Storage

FOOD LION
DUNKIN' DONUTS
AGAVES CANTINA
DICKY'S BARBECUE PIT
BUFFALO WILD WINGS
Jersey Mike's SUBS
marco's Pizza
Blue Water
NORTH CREEK VILLAGE DENTAL

FAIRWINDS BLVD/BUCK FEVER LANE SUMMERVILLE, SC

GROUND RENT	\$150,000
LEASE TERM	Negotiable
LEASE TYPE	NNN Ground Lease
LOT SIZE	1.06 Total Acres
LOT CONDITION	Site Ready
STORM WATER	Off-Site
PROPOSED USES	Retail
TMS	179-00-00-060
MUNICIPALITY	Berkeley County
ZONING	PD

Oswald Cooke & Associates is pleased to offer 1.06 acres available for ground lease. The site sits conveniently at the future traffic signaled intersection of the new Fairwinds Blvd., Highway 176 (State Road) and Buck Fever Lane. This is an amazing opportunity to take part in the explosive growth at Cane Bay/Nexton area of Summerville. The site has a prominent position on three main thoroughfares with excellent visibility and access. Other tenants in the area include: Publix, Chick-Fil-A, SC Federal Credit Union, Firestone, Starbucks, Dunkin' Donuts, Jersey Mikes, and many others. Future tenants coming soon include Wal-Mart, Home Depot, Lowes Foods, Food Lion, and many others. There are over 29,000 residential entitlements within 5 miles of this site.



Cane Bay 10,000 Homes

EMBLEM
CANE BAY NORTH
312 Apartment Homes

Stanley Martin
Townhomes

FUTURE
COMMERCIAL

SITE

Bank

Wild Cat
5,700 Homes

Walmart
Save money. Live better.

Fairwinds Boulevard
(Entrance to Wild Cat Development)

Nexton 8,500 Homes

Future Traffic Light

Chick-fil-A, Starbucks, Publix, Firestone, SOUTH CAROLINA FEDERAL CREDIT UNION™

Lowe's Foods, Jersey Mike's, AGAVES CANTINA, FOOD LION, DUNKIN' DONUTS, McDonald's, Blue Water, BUFFALO WILD WINGS

HCA Healthcare

Reilly AUTO PARTS, DOLLAR GENERAL, TAKE 5

EVO
309 Apartment Homes

Carolina One Real Estate
carolinaone.com

THE RUSTIC MUFFIN, Cane Bay Jewelers

THE HOME DEPOT

AERIAL



309 Apartment Homes



Coming Soon!

Nexton
8,500 Homes

Pine Hollow
324 Units

Future Traffic Light



Coming Soon!



State Road



Future Commercial

SITE

Bank

*Fairwinds Boulevard
(Entrance to Wild Cat Development)*

Buck Fever Lane

AERIAL

Cane Bay
10,000 Homes

EMBLEM
CANE BAY NORTH

312 Apartment Homes

HCA
Healthcare

Blue Water

Stanley Martin
Homes

Future
Commercial

Buck Fever Lane

SITE

Bank

Hwy 176 Planned 4-lane to
Camp Hall Road



Fairwinds Boulevard
(Entrance to Wild Cat Development)

VICINITY

Volvo Headquarters
4,000 Employees
8 miles

Wildcat Development
2,031 Acres | 5,700+ Homes

SITE

Cane Bay Plantation
10,000 Homes

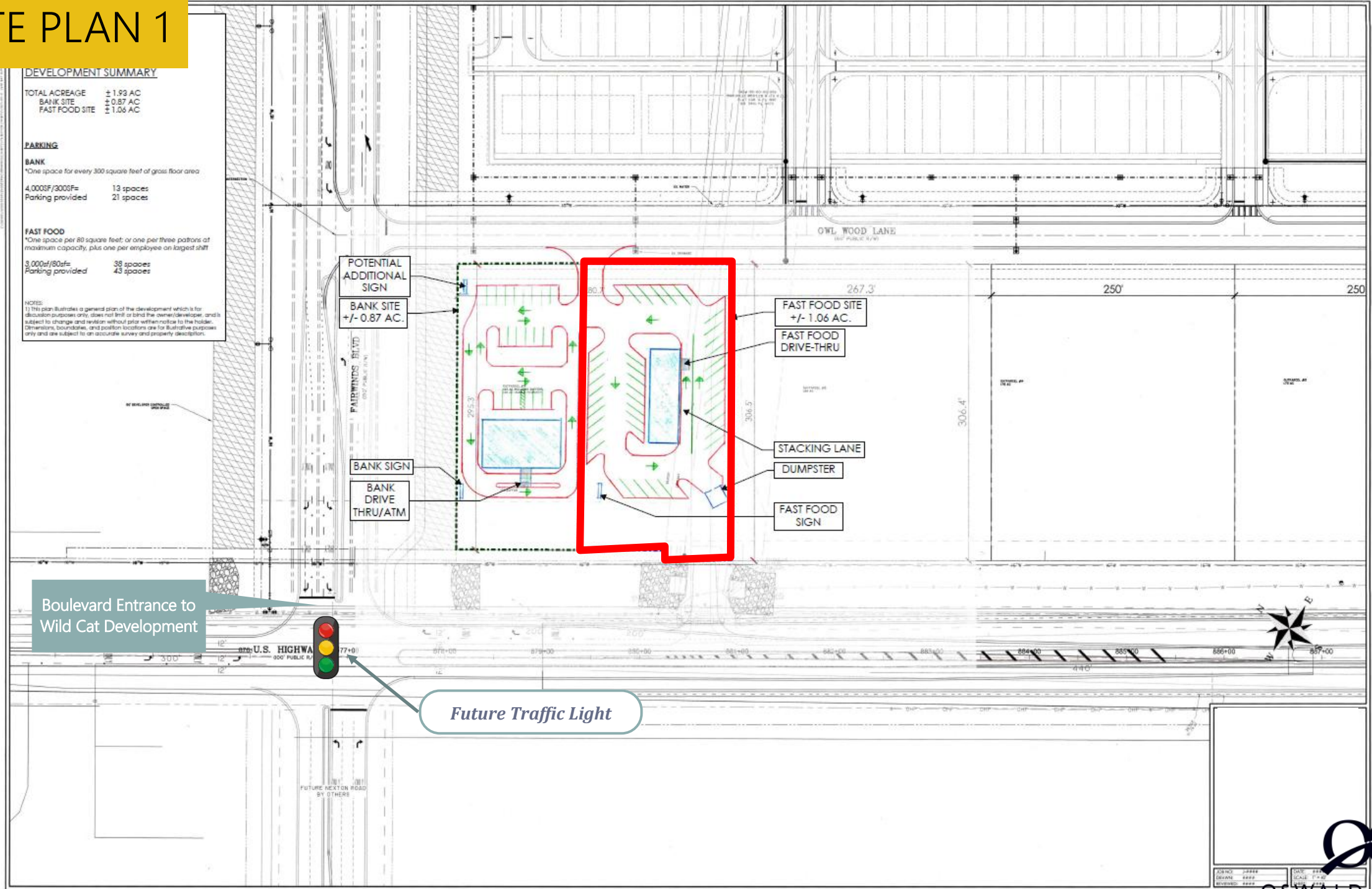

8,500 Homes



Roper St. Francis Hospital
Berkeley Campus
90 Acre - 50 bed Hospital and
80,000 SF MOB

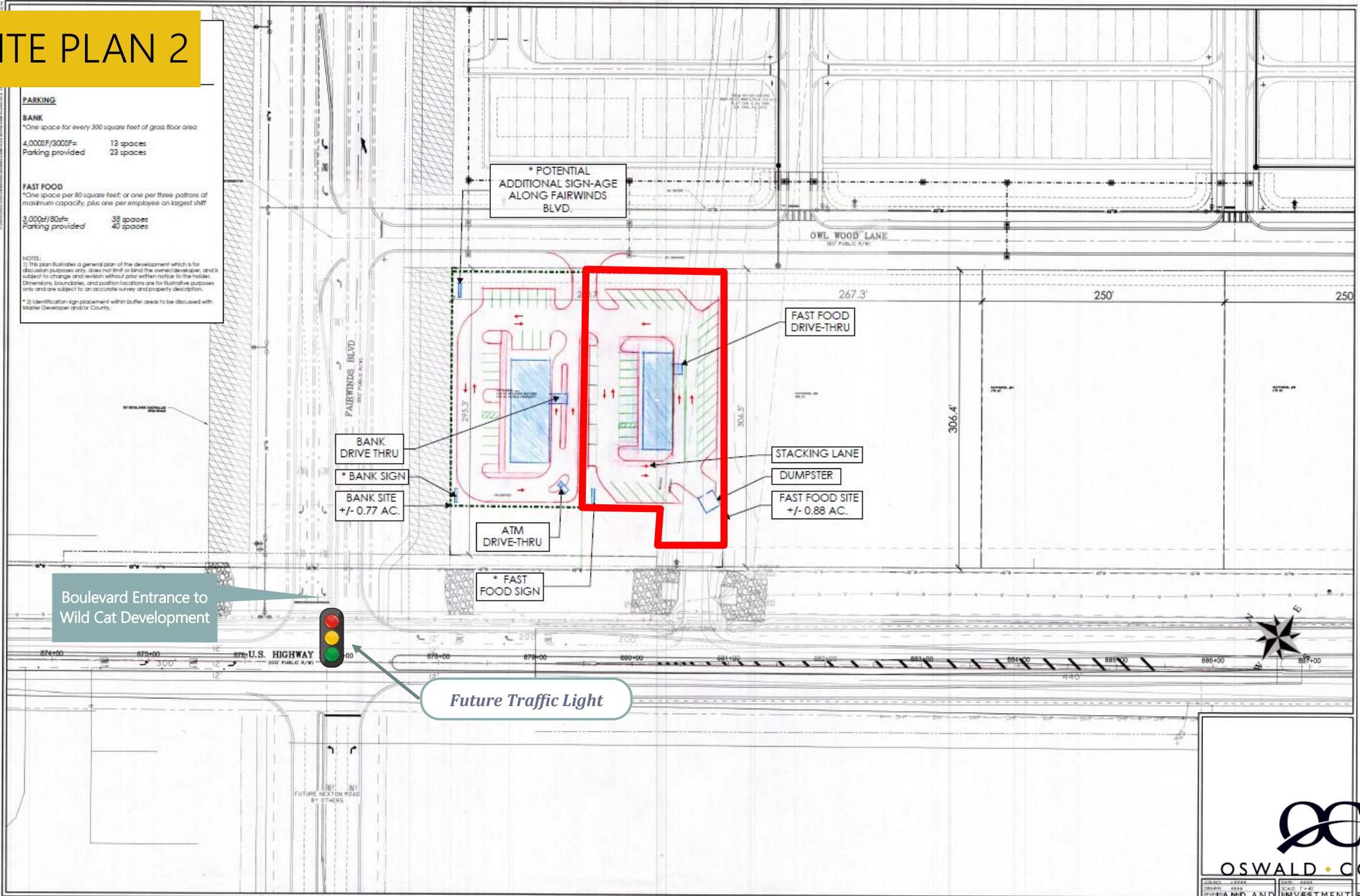
Carnes Crossroads Development
4,800 Homes/Multi-Family

PROPOSED SITE PLAN 1



The site plan provided is a proposed plan and subject to change.

PROPOSED SITE PLAN 2



The site plan provided is a proposed plan and subject to change.

Wild Cat—Cane Bay Master Plan



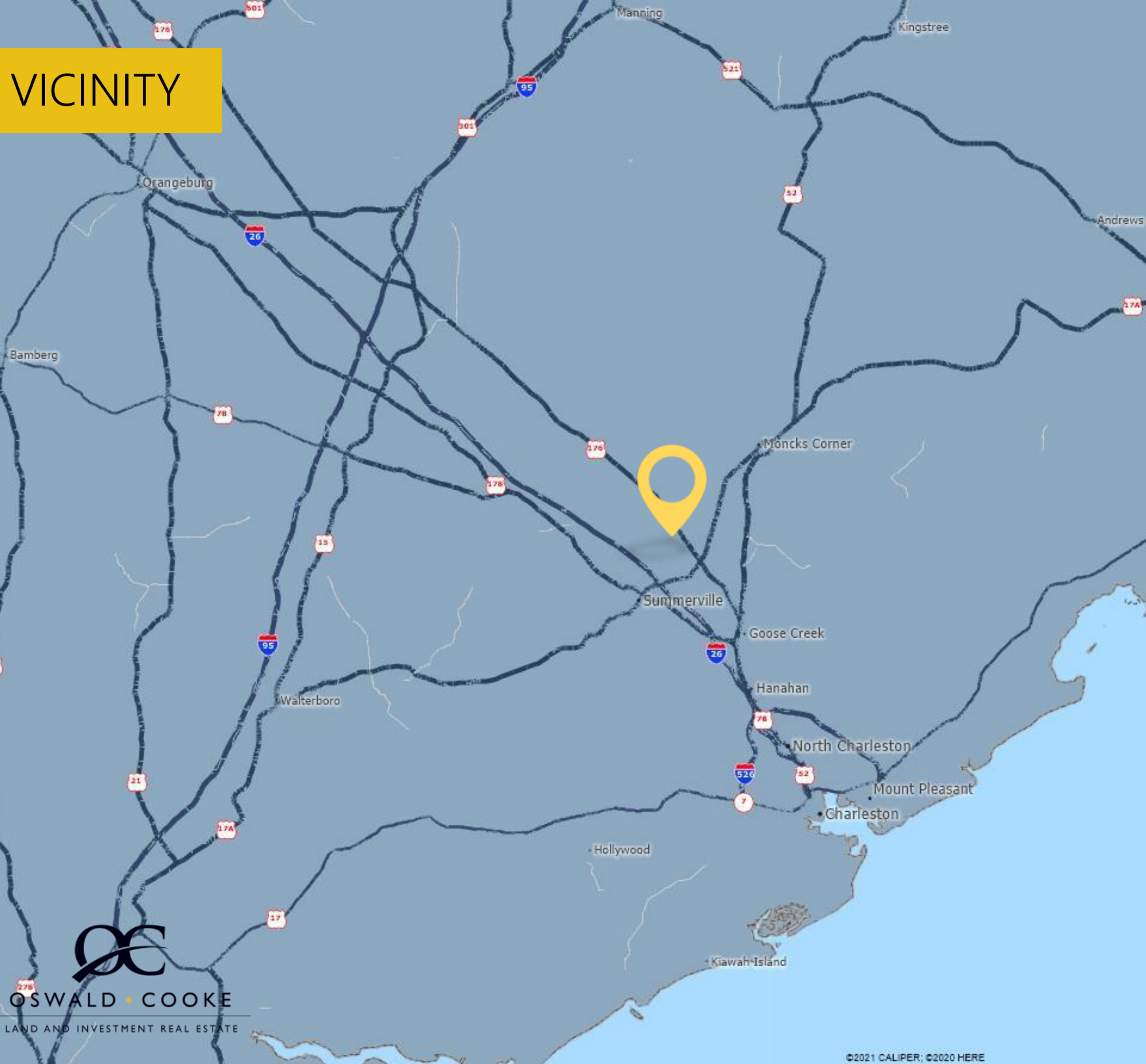
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Nexton Master Plan



The site plan provided is a proposed plan and subject to change.

VICINITY



DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2029 Population	3,542	28,558	45,319
Population Growth (2020-2024)	54.70%	35.76%	34.70%
Number of Households	964	8,265	16,394
2024 Average Household Income	\$114,792	\$105,388	\$100,250
Daytime Employees	266	1,388	4,060
Traffic Count (2022)		State Road	19,800 VPD

- ◆ 10 Miles to Downtown Summerville
- ◆ 12 Miles to Moncks Corner
- ◆ 30 Miles to Downtown Charleston

ABOUT CHARLESTON MSA

Population Growth

- The Charleston–North Charleston MSA has nearly **870,000 residents as of 2024**, reaching an all-time high.
- This region’s population has grown **rapidly over recent years**, consistently outpacing many U.S. metros and is projected to reach ~1 million residents by the early 2030s.
- The metro area’s population growth rate is **about three times the U.S. average**, driven by strong in-

Job & Workforce Growth

- Overall employment in the Charleston MSA has been expanding, adding tens of thousands of workers annually with strong labor force growth.
- From June 2024 to June 2025, the Charleston metro added about 17,600 jobs, ranking it among the top U.S. metro areas for employment growth rate (~4.1%).
- Civilian labor force figures show continued expansion,

Tourism

In 2024, tourism delivered a record **\$14.03 billion** in total economic impact to the Charleston region — up about 7 % year-over-year.

The area welcomed approximately **7.9 million visitors in 2024**, fueling hospitality, retail, dining, and entertainment sectors.

Average visitor spending was roughly **\$1,105 per adult**, reinforcing the high-value nature of tourism demand.

Tourism supports tens of thousands of jobs and contributed

Charleston MSA Largest Employers (#of Employees)

The Boeing Company	9,059
Roper St. Francis Healthcare	7,100
Walmart Inc.	4,300
Trident Health System	3,100
Volvo Car USA LLC	2,400
Mercedes-Benz Vans, LLC	1,800
Robert Bosch LLC	1,800
Breeze Airways	1,600
Publix Supermarkets	1,600
Kiawah Island Golf Resort	1,400
Harris Teeter Supermarkets	1,350
T-Mobile USA	1,200
Nucor Steel	1,000
Scientific Research Corporation (SRC)	1,000

DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been a change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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