



DOWNTOWN NEXTON



CHARLESTON (SUMMERVILLE), SC

LAND DEVELOPMENT SITES FOR
SALE, LEASE OR BTS

1 - 12 ACRES MIXED-USE
DEVELOPMENT OPPORTUNITY
WITHIN NEXTON

RETAIL, HOTEL, OFFICE &
RESTAURANT PARCELS AVAILABLE



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dtm nex

INTRODUCING DOWNTOWN NEXTON

Downtown Nexton is in the heart of Nexton, serving as the collective center of energy along Brighton Park Blvd and Sigma Drive. With a vibrant mix of residential, retail, office and commercial space, Downtown Nexton creates a live-work-play-stay environment.

The main street style retail experience will function as a walkable, interactive downtown, which offers a variety of uses not provided elsewhere in Nexton.

Downtown Nexton is becoming Nexton's commercial hub and only main street with high tenant demand for retail and restaurant space.

HIGHLIGHTS

- ±100 acres mixed-use development in the core of Nexton's commercial district.
- ±1,200 Units of Multifamily.
- ±160K SF of Retail.
- ±175K SF of Office.
- ±120K Hotel Keys.
- DTN NEX has a trail system & actived ponds.
- Small town main street with big city amenities.
- Located with easy access to both exit 197 & exit 199.

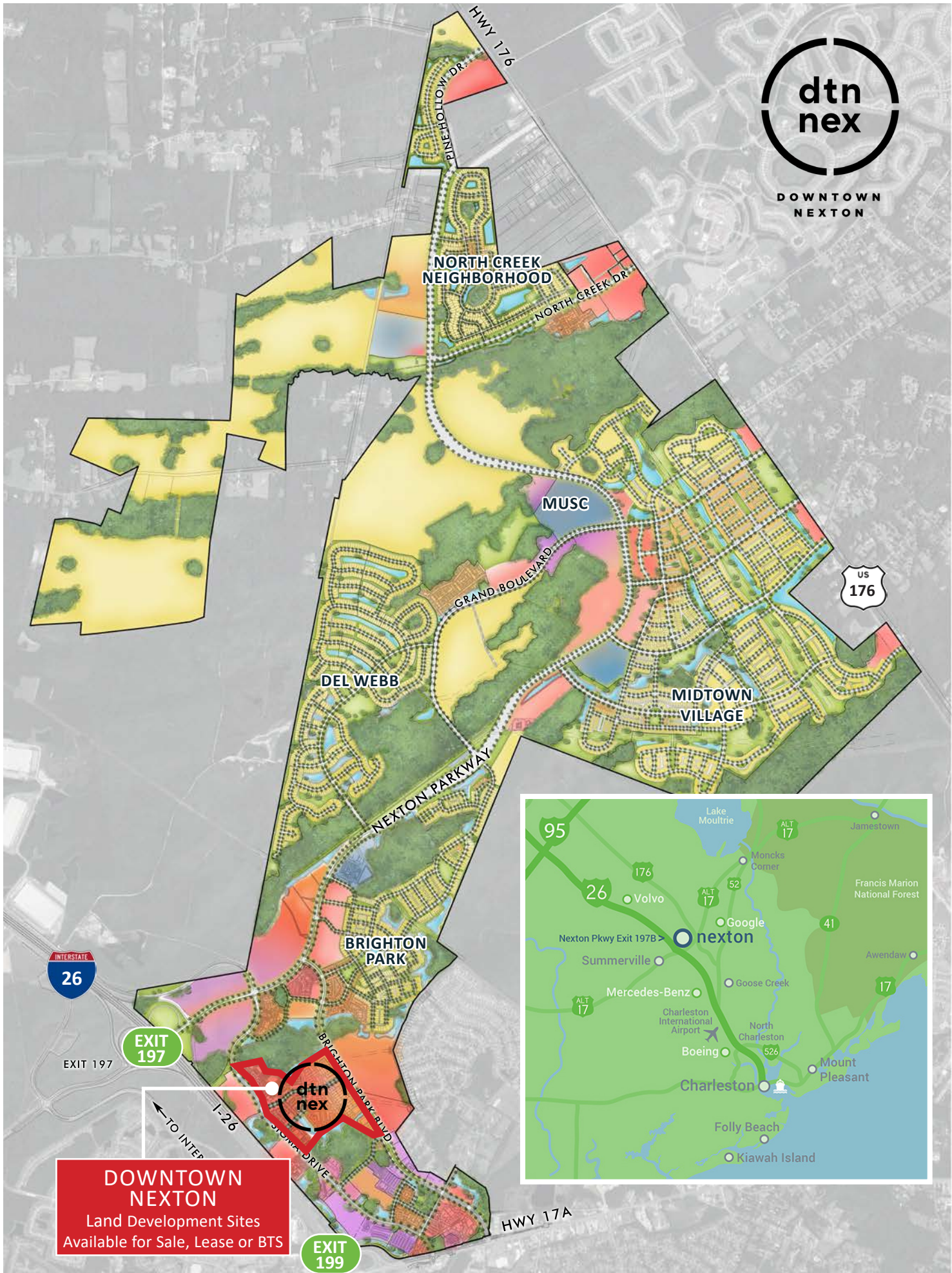


NEXTON'S MAIN STREET

Downtown Nexton includes retail, office, multifamily and hospitality sites.



DOWNTOWN
NEXTON



**DOWNTOWN
NEXTON**
Land Development Sites
Available for Sale, Lease or BTS

EXIT 199



NEXTON'S DOWNTOWN COMMERCIAL HUB



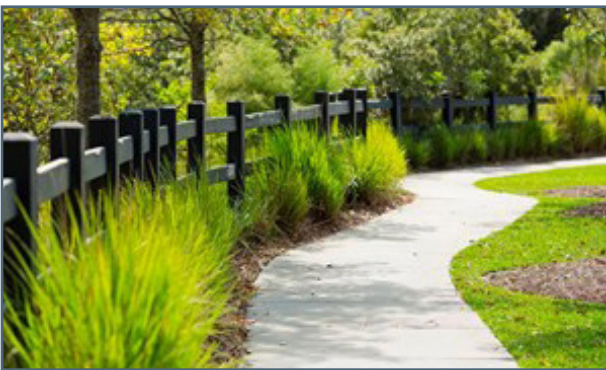
DOWNTOWN NEXTON MAIN STREET; BLDG 1



DOWNTOWN NEXTON MAIN STREET; BLDG 1



DOWNTOWN NEXTON POND & PAVILION



DOWNTOWN NEXTON TRAILS





WOODFIELD MULTIFAMILY DEVELOPMENT - PARCEL 2



WOODFIELD MULTIFAMILY DEVELOPMENT - PARCEL 2

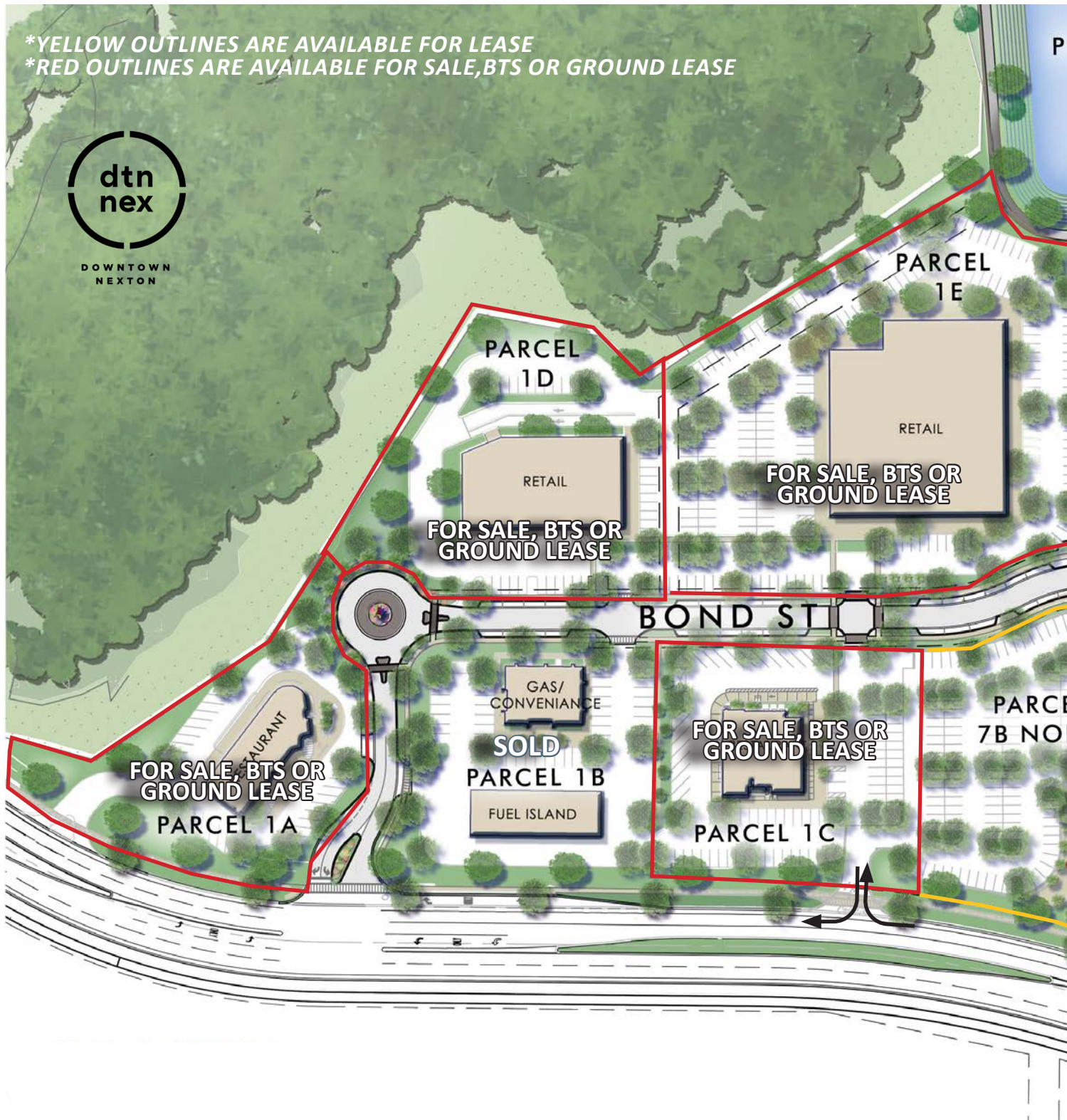


DOWNTOWN NEXTON OFFICES - PARCEL 5



DOWNTOWN NEXTON OFFICES - PARCEL 5

CONCEPTUAL SITE PLAN | SIGMA DEVELOPMENT PARCE



*YELLOW OUTLINES ARE AVAILABLE FOR LEASE
*RED OUTLINES ARE AVAILABLE FOR SALE, BTS OR GROUND LEASE



DOWNTOWN
NEXTON

FOR SALE, BTS OR
GROUND LEASE
PARCEL 1A

PARCEL
1D
RETAIL
FOR SALE, BTS OR
GROUND LEASE

GAS/
CONVENIENCE
SOLD
PARCEL 1B
FUEL ISLAND

FOR SALE, BTS OR
GROUND LEASE
PARCEL 1C

PARCEL
1E
RETAIL
FOR SALE, BTS OR
GROUND LEASE

BOND ST

PARCEL
7B NO

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FOR SALE/ BTS	ACRES	SF/UNITS	PRICING (subject to change)	USE
PARCEL 1A	1.34	4,400 SF	\$1,250,000	RESTAURANT
PARCEL 1C	1.52	7,000 SF	\$1,400,000	RESTAURANT
PARCEL 1D	1.71	14,000 SF	\$1,500,000	RETAIL
PARCEL 1E	3.43	37,200 SF	\$1,750,000	RETAIL
FOR LEASE	RESIDENTIAL UNITS			
BLDG 1	±64	±21,000 SF	TBD	RETAIL/ RESTAURANT
BLDG 2	-	6,400 SF	TBD	RESTAURANT
BLDG 5A/5B	±72	±22,000 SF	TBD	RETAIL/ RESTAURANT
BLDG 8	-	7,500 SF	TBD	RESTAURANT



AERIAL | SEPTEMBER 2021 RETAIL & RESTAURANT PARCELS AVAILABLE

ENTERTAINMENT ZONE

PLANNED OFFICE CAMPUSES

SPECTRUM MULTIFAMILY
345 Units

WETLANDS

DOWNTOWN NEXTON
Retail Pads Available for Sale, BTS or Ground Lease

FOR SALE, BTS OR GROUND LEASE

FOR SALE, BTS OR GROUND LEASE

FOR SALE, BTS OR GROUND LEASE

FOR SALE, BTS OR GROUND LEASE

AVAILABLE FOR LEASE



INDIVIDUAL SIGNAGE FOR OUTPARCEL TENANTS



BLDG 1 - NEXTON'S FIRST MIXED USE BLDG



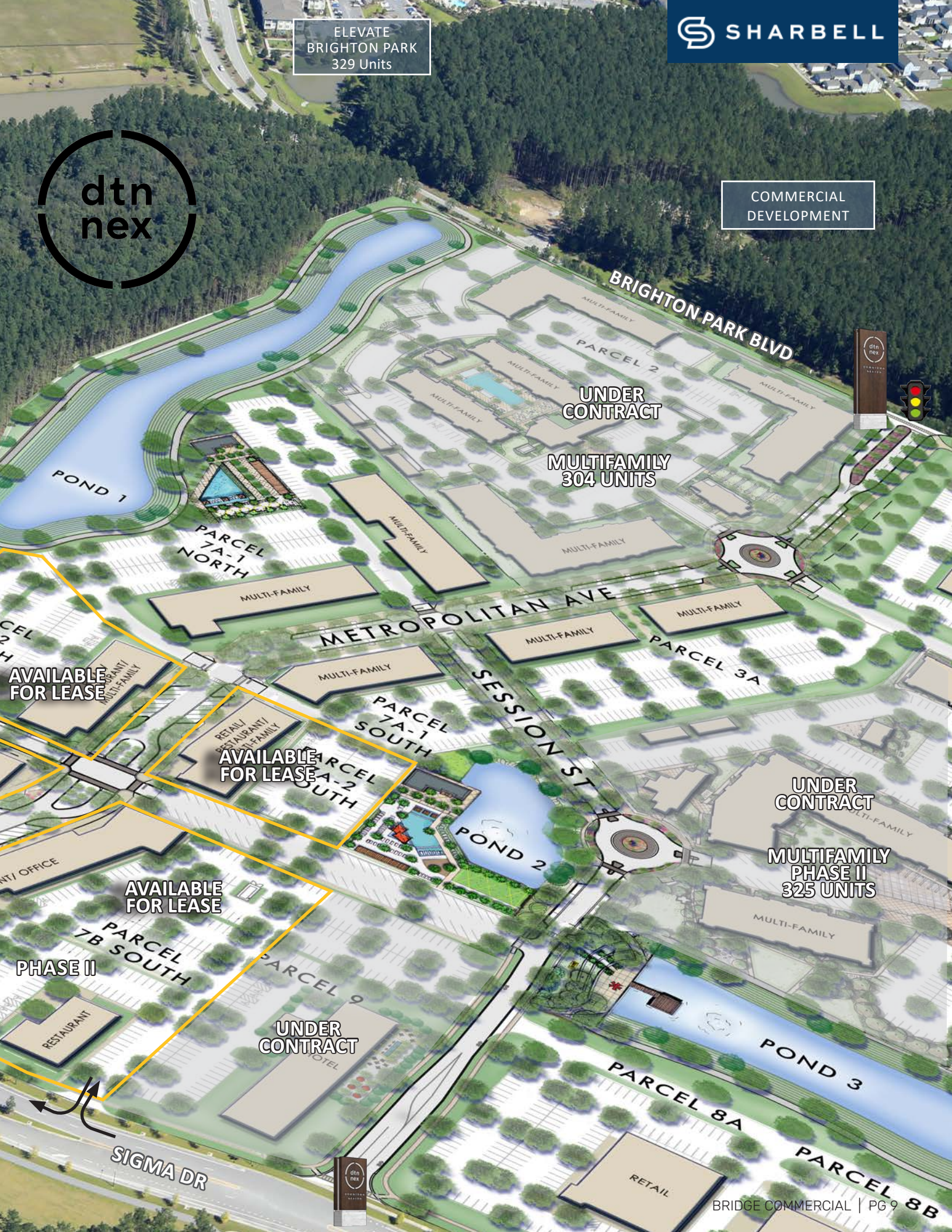
*YELLOW OUTLINES ARE AVAILABLE FOR LEASE
*RED OUTLINES ARE AVAILABLE FOR SALE, BTS OR GROUND LEASE



ELEVATE
BRIGHTON PARK
329 Units



COMMERCIAL
DEVELOPMENT



BRIGHTON PARK BLVD

UNDER
CONTRACT

MULTIFAMILY
304 UNITS



POND 1

PARCEL
7A-1
NORTH

METROPOLITAN AVE

PARCEL
7A-1
SOUTH

SESSION ST

PARCEL 3A

AVAILABLE
FOR LEASE

AVAILABLE
FOR LEASE

UNDER
CONTRACT

MULTIFAMILY
PHASE II
325 UNITS

AVAILABLE
FOR LEASE

POND 2

PHASE II

PARCEL
7B SOUTH

UNDER
CONTRACT

PARCEL 8A

POND 3

SIGMA DR

PARCEL 8A

PARCEL 8B



AERIAL | SEPTEMBER 2021 RETAIL & RESTAURANT PARCELS AVAILABLE

*YELLOW OUTLINES ARE AVAILABLE FOR LEASE

*RED OUTLINES ARE AVAILABLE FOR SALE, BTS OR GROUND LEASE



AZAZLEA SQUARE SHOPPING CENTER



EXIT 199

PLANNED OFFICE CAMPUS

CAMBRIA HOTEL

GRANDED HOTEL

BAKER AUTOMOTIVE

BAKER FUTURE DEVELOPMENT

SELF-STORAGE

EXIT 197

INTERSTATE 26

77,400 VPD

HOLIDAY DR

SHEEP-ISLAND RD

BEAR-ISLAND RD

WEATHERSTONE

MILLHOUSE DR



DOWNTOWN NEXTON

AERIAL | SEPTEMBER 2021

RETAIL & RESTAURANT PARCELS AVAILABLE

**YELLOW OUTLINES ARE AVAILABLE FOR LEASE*

**RED OUTLINES ARE AVAILABLE FOR SALE, BTS OR GROUND LEASE*

CAMDEN PRESERVE

EXIT 197

DROP OFF DR

PLANNED CORPORATE OFFICE

NEXTON PKWY

DEL WEBB

THE N

SPECTRUM MULTIFAMILY

SOLD

SELF STORAGE

BAKER FUTURE DEVELOPMENT

DOWN NEX
Retail Pads Av
BTS or Gro



DOWNTOWN NEXTON



NORTH CREEK VILLAGE

CANE BAY & WILDCAT TRACT

MUSC HOSPITAL

CAPSTONE COTTAGES

MIDTOWN RESIDENTIAL

GRAND BLVD

NEXTON ELEMENTARY

BRIGHTON PARK RESIDENTIAL

CARNES CROSSROADS

HOME TELECOM OFFICE BUILDING

HARRIS TEETER

THE HUB @ NEXTON

ELEVATE BRIGHTON PARK

REFUEL

FUTURE COMMERCIAL DEVELOPMENT

ENTERTAINMENT ZONE

WETLANDS

UNDER CONTRACT

UNDER CONTRACT

BRIGHTON PARK BLVD

dtm nex

UNDER CONTRACT

UNDER CONTRACT

DUAL-BRANDED HILTON HOTEL

MIDTOWN TOWN available for Sale, Ground Lease

SIGMA DR

CAMBRIA HOTEL

BAKER AUTOMOTIVE

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

GigaFi™

Delivered by Home Tel

WIFI

HIGH SPEED INTERNET

NEXTON: RESIDENTIAL VILLAGES



NORTH CREEK VILLAGE
1,200 Homes/400 Sold

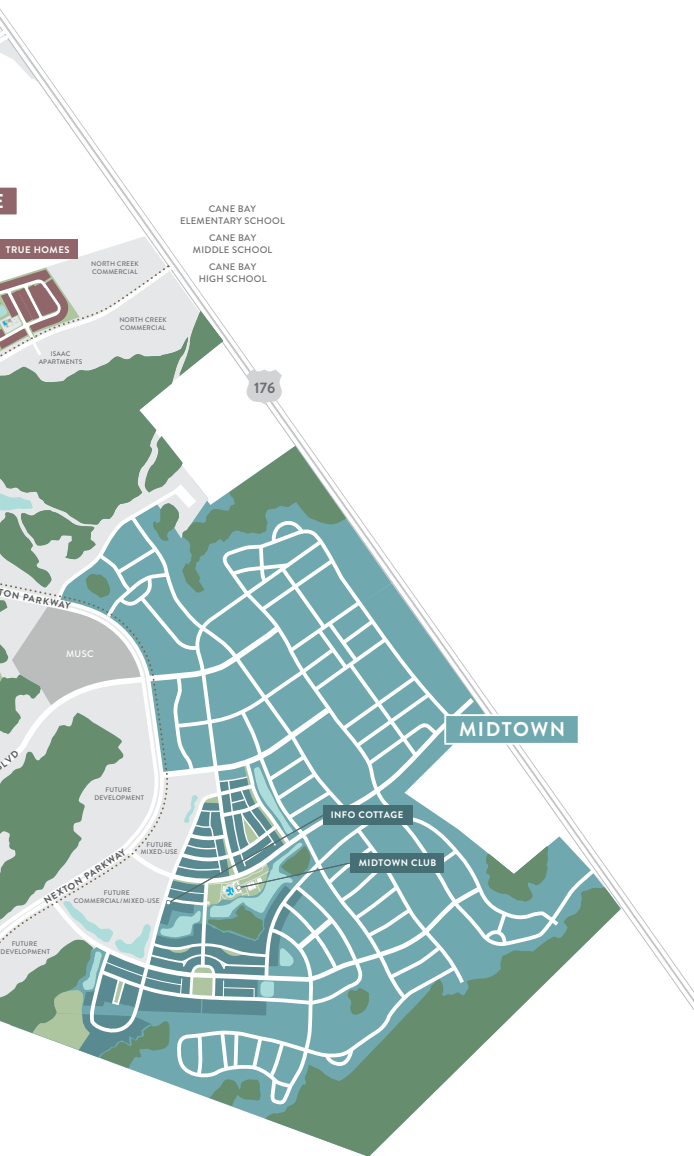


DEL WEBB NEXTON
1,402 Homes/426 Sold

BUILDER PARTNERS:

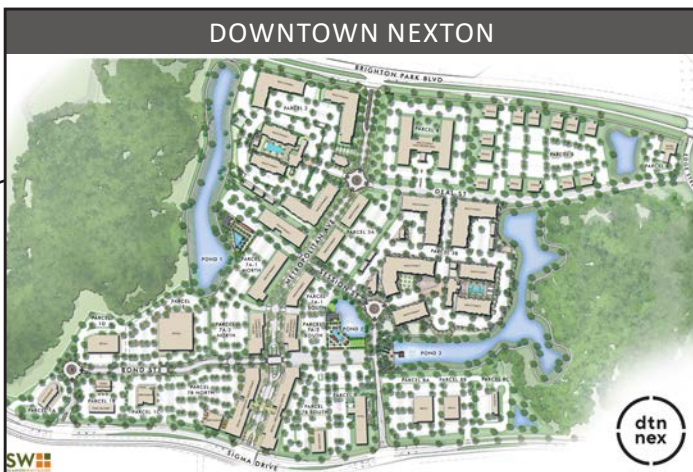
Ashton Woods, Del Webb, Pulte, Centex, Homes by Dickerson, Saussy Burbank. David Weekley Homes, New Leaf Builders & Tru





MIDTOWN NEXTON
3,000 Homes/275 Sold

PARK



DOWNTOWN NEXTON



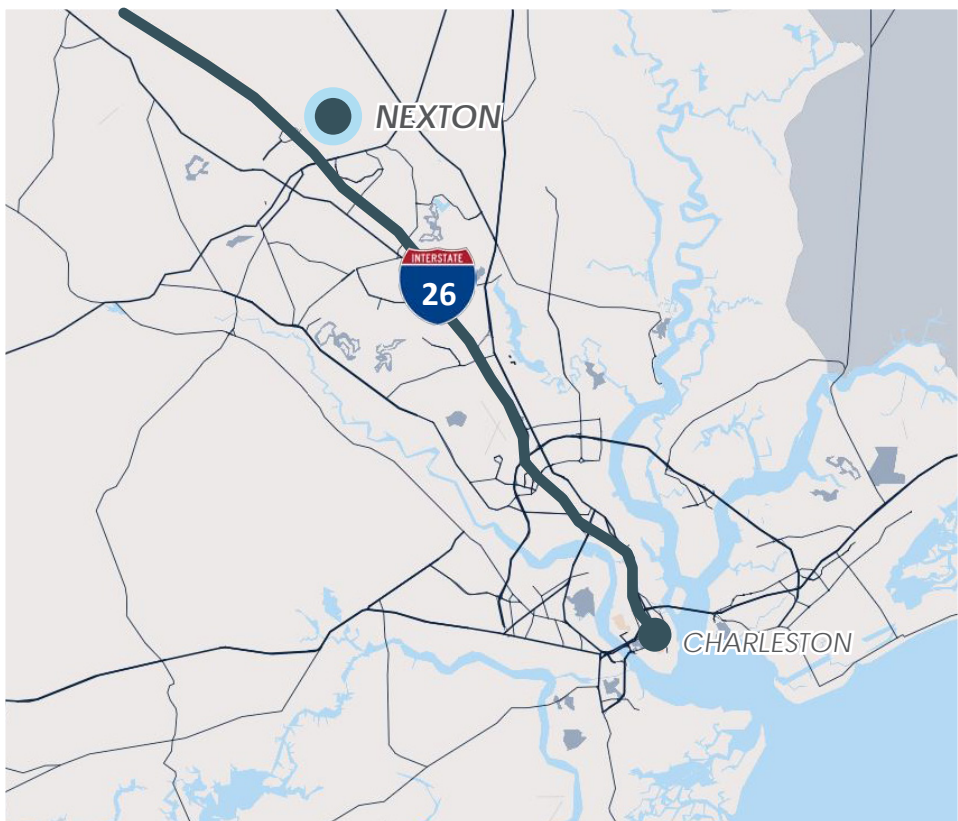
BRIGHTON PARK VILLAGE
700 Homes/700 Sold

SQUARE

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



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



BRIDGE COMMERCIAL



28

TOTAL PEOPLE
PER DAY GROWTH

Source: crda.org



MORE ROOFTOPS = MORE RETAIL

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 three miles from Downtown Nexton; making this site 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%

46.1%

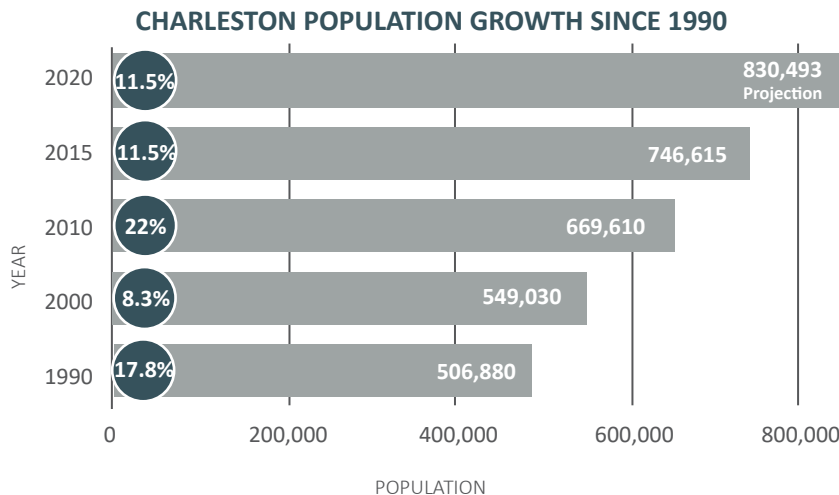
POPULATION GROWTH
2000-2018

3X

UNITED STATES
AVERAGE GROWTH

2X

SOUTH CAROLINA
AVERAGE GROWTH

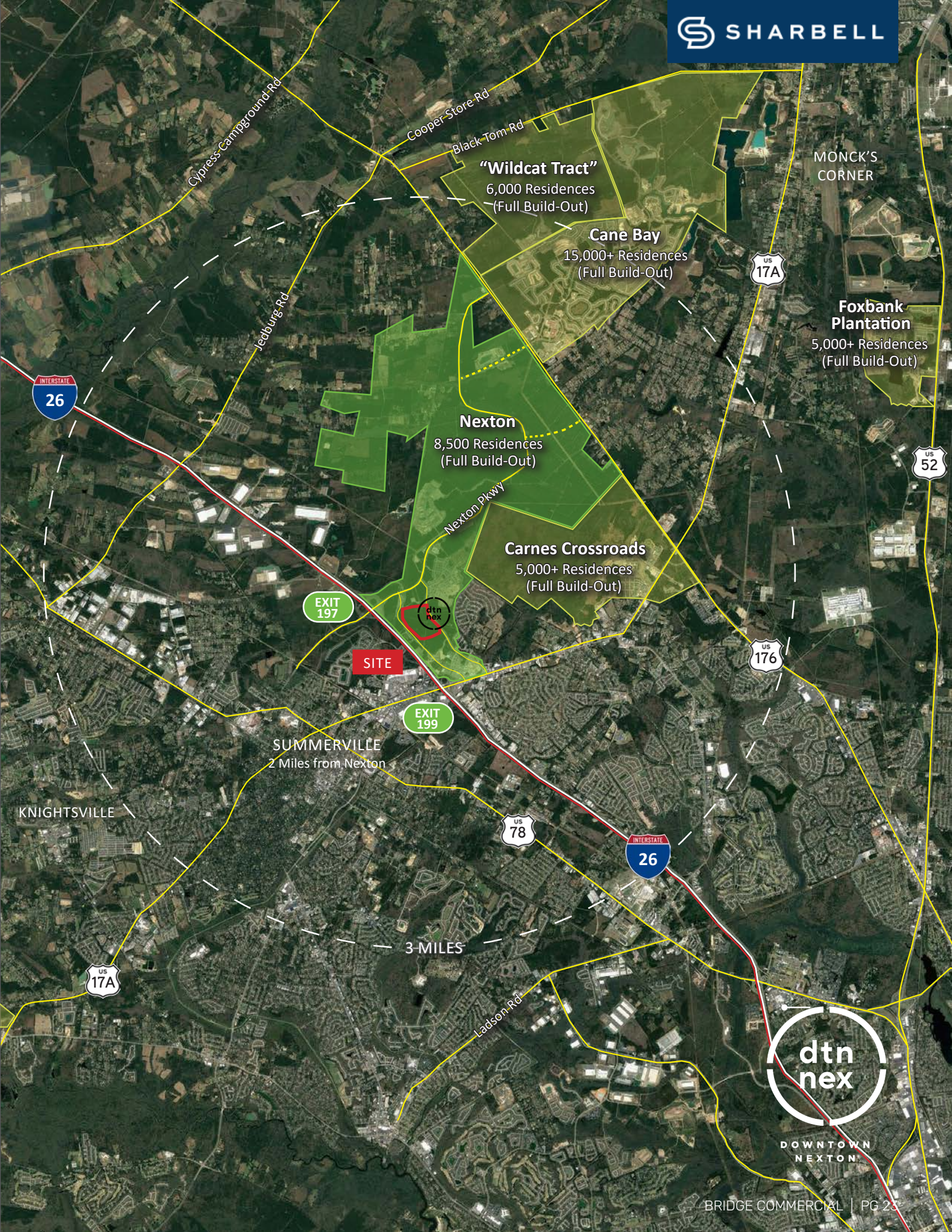


Sources: U.S. Census Bureau, CRDA.org



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

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



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

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

Nexton
8,500 Residences
(Full Build-Out)

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

MONCK'S CORNER

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

SITE

SUMMERVILLE
2 Miles from Nexton

KNIGHTSVILLE

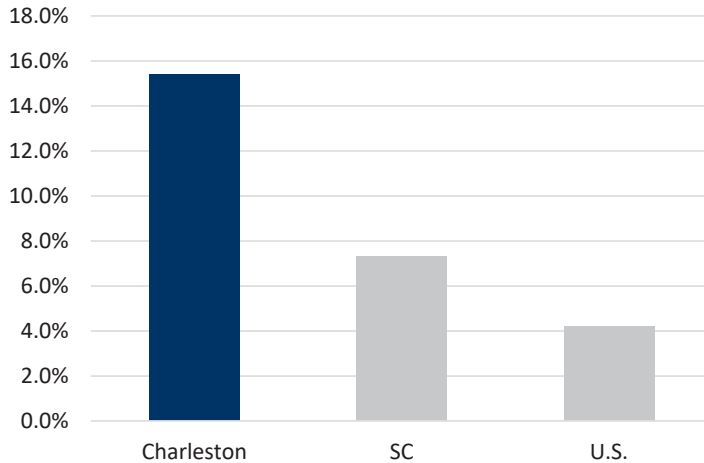
3 MILES



DOWNTOWN
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

”

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

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

MONCK'S CORNER



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

MUSC Hospital Planned
MUSC Medical University of South Carolina



Roper St. Francis Hospital
60 Beds

Charleston's Industrial Corridor
2 Miles North of Nexton



Palmetto Primary Care Campus
100,000 SF | 1,200 Employees



SITE



SCRA Charleston Headquarters
75,000 SF

EXIT 199

Nexton Office Building I
100,000 SF

SUMMERVILLE
2 Miles from Nexton

KNIGHTSVILLE



3 MILES



Palmetto Commerce Park
Boeing Interiors
10 miles South of Nexton




DOWNTOWN NEXTON

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



VOLVO

\$1B Total Investment -
2 Phases



Cane Bay
PLANTATION

Google

\$2.4B over a ten year period

Century ALUMINUM

\$225M Investment - 2019

CARNES
CROSSROADS

nexton

SITE

INTERSTATE
26

EXIT
203

EXIT
205

US
17A

EXIT
197

EXIT
199

US
176

Palmetto
Commerce
Park

INGLESIDE
Celebrating South Carolina

OLD TROLLEY RD

ASHLEY PHOSPHATE RD



DOWNTOWN NEXTON

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