



nexton.

CRESCENT TRACT

±15 ACRES LEFT AVAILABLE

MIXED-USE DEVELOPMENT OPPORTUNITY

CHARLESTON (SUMMERVILLE), SC



EXIT
199

CAMBRIA &
HILTON GARDEN INN
HOTELS



BRIGHTON PARK BLVD

FUTURE MIXED-USE
DEVELOPMENT

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**BRIDGE
COMMERCIAL**

CRESCENT TRACT

±15 ACRES FOR SALE

PROPERTY HIGHLIGHTS

- ±15 gross acres of commercial land left available for mixed-use development.
- Develop Charleston's next commercial development in a high growth area.
- Proximate to 30,000+ residences.
- Minutes from MUSC's new 128-bed hospital, 200,000 SF medical office campus.
- Located within Nexton, an award-winning, master-plan community.
- Located 25 miles from Charleston, South Carolina, voted a Top City in the U.S.

PROPERTY SUMMARY

SIZE: ±28 Acres Left Available
Office: 11.11 Sub-dividable
Senior: 6.94 Acres
Retail/Commercial Outparcel: 1.53 Acres
Retail/Commercial Outparcel 2A: 1.50 Acres
Retail/Commercial Outparcel 2B: 1.50 Acres
Retail/Commercial Outparcel 3A: 1.75 Acres
Retail/Commercial Outparcel 3B: 1.50 Acres
Flexible Use Parcel: 2.2 Acres

ZONING: PUD

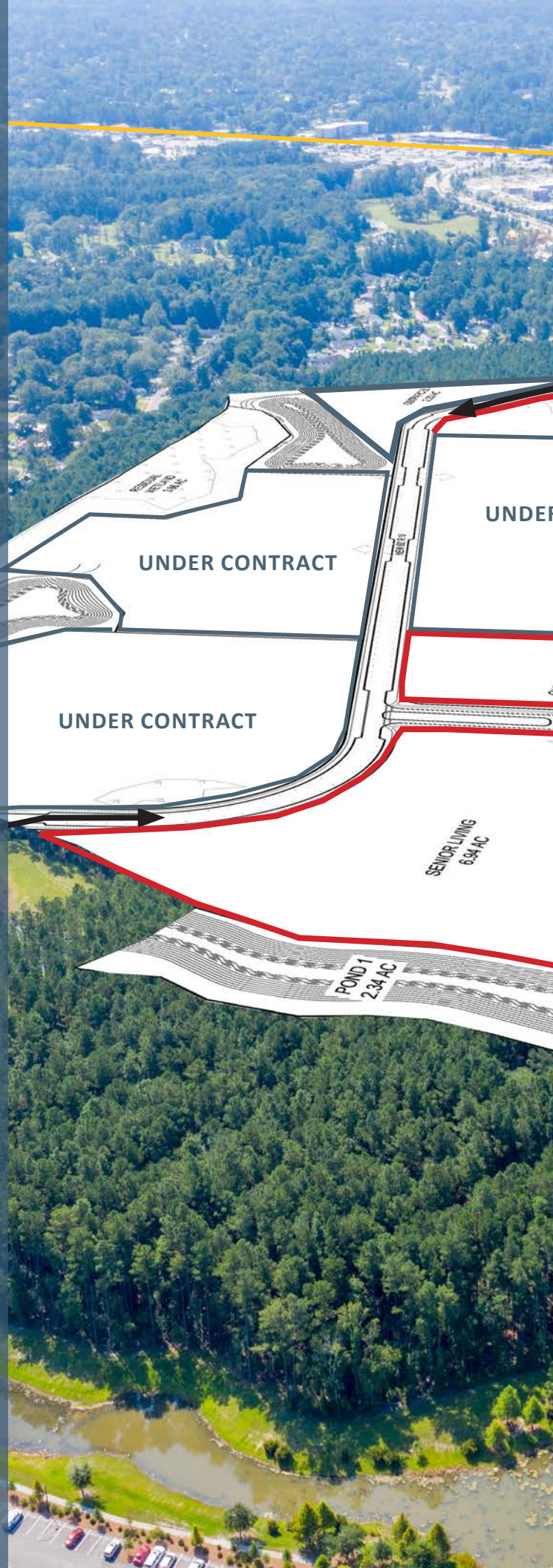
MUNICIPALITY: Berkeley County

ENTITLEMENTS: Flexible uses via zoning under Berkeley County PUD

UTILITIES: All utilities shall be available at site

WETLANDS: None

SITE CONDITION: Trees in place
Off site storm water retention
Access road in place

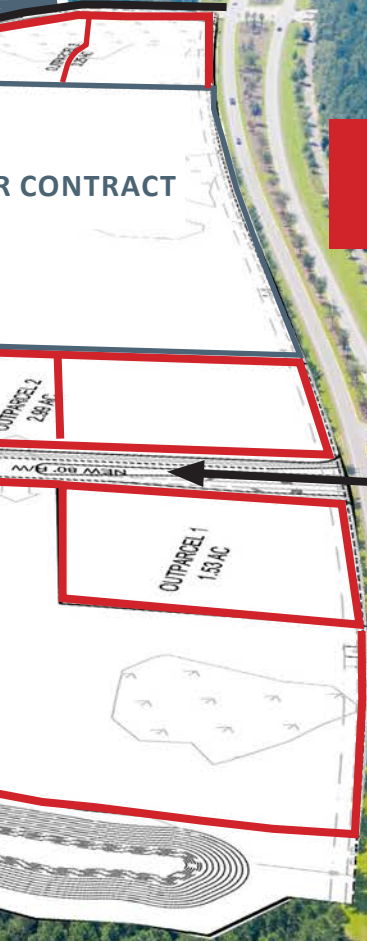




EXIT 199

THE PARKS APARTMENTS

NEXTON MEDICAL OFFICE & SURGERY CENTER



**CRESCENT TRACT
±15 ACRES
AVAILABLE**

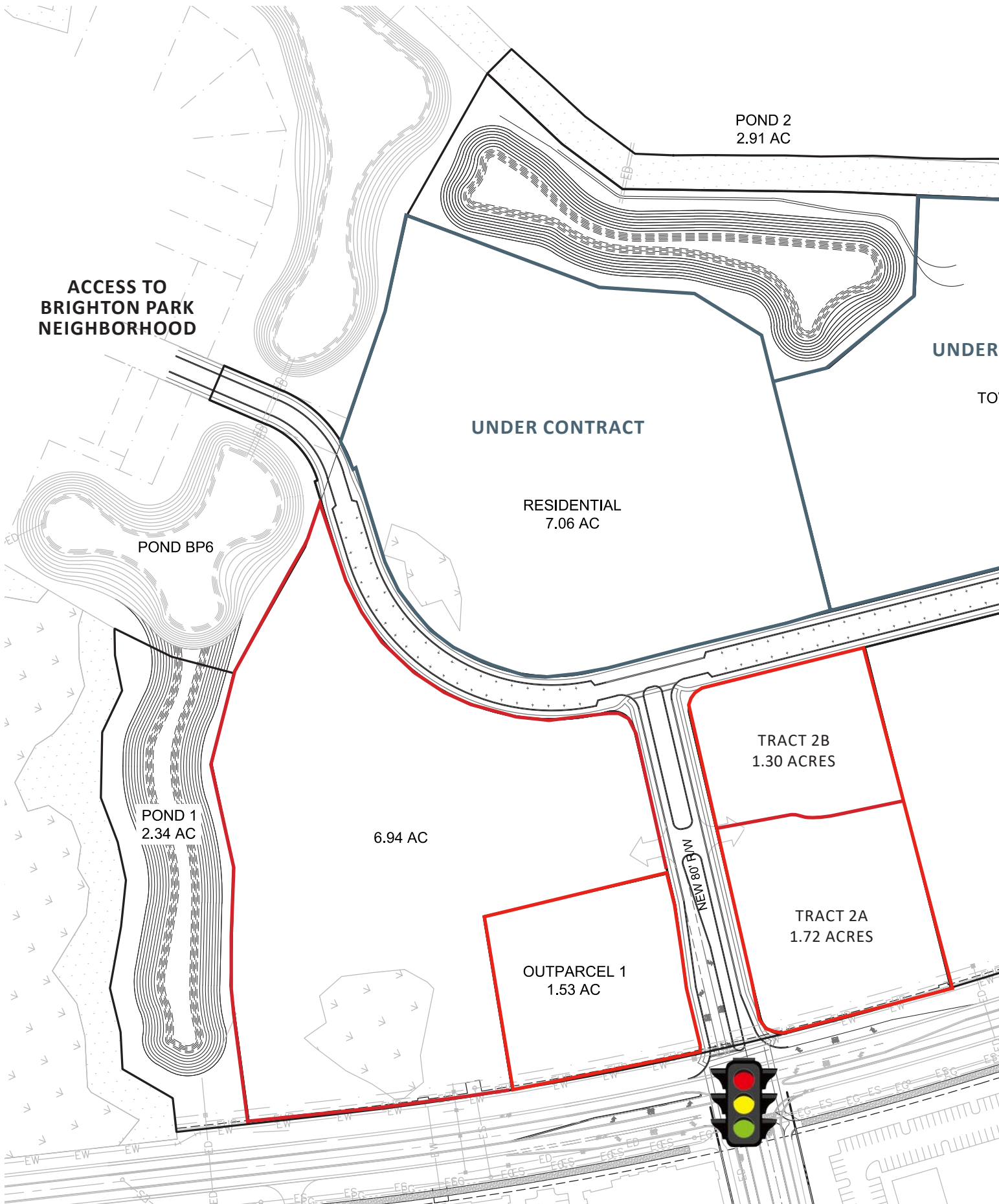
FUTURE MIXED-USE DEVELOPMENT



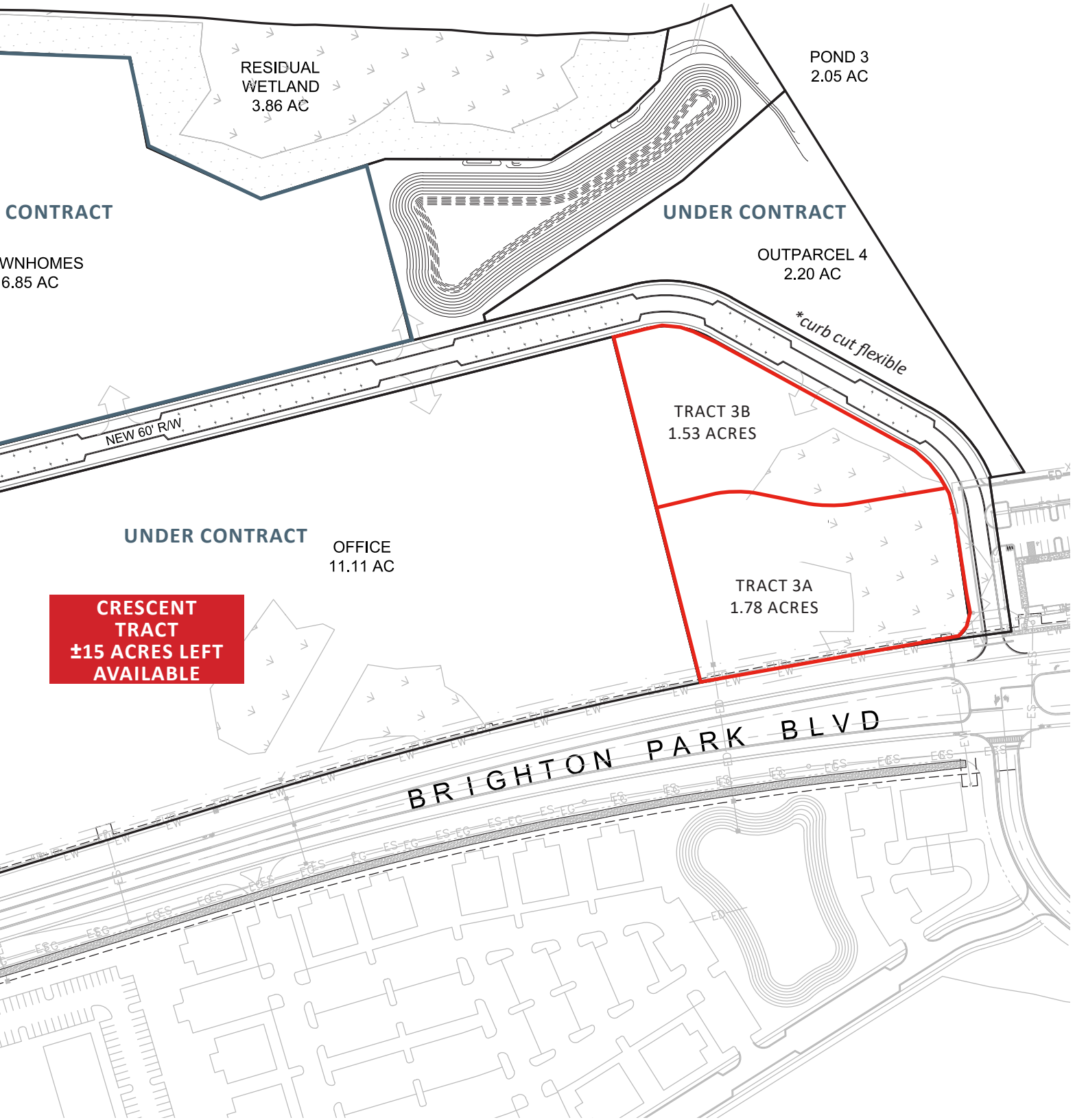
CENTER BLVD DOWNTOWN NEXTON

BRIGHTON PARK BLVD

CONCEPTUAL SITE PLAN



*wetlands to be filled in before delivery



RESIDUAL WETLAND
3.86 AC

POND 3
2.05 AC

CONTRACT

UNDER CONTRACT

WVHOMES
6.85 AC

OUTPARCEL 4
2.20 AC

**curb cut flexible*

NEW 60' R/W

TRACT 3B
1.53 ACRES

UNDER CONTRACT

OFFICE
11.11 AC

**CRESCENT TRACT
±15 ACRES LEFT AVAILABLE**

TRACT 3A
1.78 ACRES

BRIGHTON PARK BLVD



AZALEA SQUARE SHOPPING CENTER

EXIT 199

PLANNED OFFICE CAMPUS

SCRA OFFICE BUILDING

NEXTON OFFICE BUILDING

Starbucks Coffee logo
Carolina Ale House logo
Residence Inn by Marriott logo

US 17A

INTERSTATE 26

BAKER AUTOMOTIVE

MULTIFAMILY

THE PARKS APARTMENTS

N
|
SQ

EXIT 197

SELF-STORAGE

CAMBRIA hotels & suites
Hilton Garden Inn logo

NEXTON OFFICE SURGE



VOLVO OPERATIONS

CAMDEN PRESERVE
700 UNIT RESIDENTIAL
DEVELOPMENT

CORPORATE
OFFICE CENTER

THE HUB @
NEXTON

PLANNED
MIXED-USE

HOMETELECOM
OFFICE BUILDING

DEL WEBB

NEXTON PKWY

ENTERTAINMENT
ZONE

REFUEL

HARRIS TEETER

CENTER BLVD
DOWNTOWN NEXTON



CRESCENT
TRACT
±15 ACRES LEFT
AVAILABLE

FUTURE
MIXED-USE
DEVELOPMENT

BAYER
HERITAGE

COASTAL
FERTILITY

IN MEDICAL
OFFICE &
RY CENTER

WORKPLACE II

WORKPLACE I

BRIGHTON-PARK BLVD

PAGE'S OKRA
GRILL

NEXTON SQUARE TENANTS

POGAN'S SMOKEHOUSE
HALL'S CHOPHOUSE
Diamond Nails
tropical SMOOTHIE CAFE
Fuji Sushi
Bad Daddy's BURGER BAR
Vicious BISCUIT
DB'S

AERIAL | AUGUST 2020



CAMDEN PRESERVE
700 UNIT RESIDENTIAL
DEVELOPMENT

DEL WEBB
ACTIVE ADULT

WILDCA
6,000+ RE

CAPSTONE
285 RENTAL
COTTAGES

REC
P

NEXTON PKWY

GROCERY &
MIXED USE
DEVELOPMENT

HARRIS TEETER

BRIGHTON PARK
RESIDENTIAL
676 RESIDENCES



HOMETELECOM
OFFICE

THE HUB @
NEXTON

ELEVATE
BRIGHTON PARK

ENTERTAINMENT
CENTER

REFUEL

CENTER BLVD DOWNTOWN NEXTON

FUTURE
MIXED-USE
DEVELOPMENT



BRIGHTON PARK



T TRACT
RESIDENCES

CANE BAY &
CANE BAY DEL WEBB
15,000+ RESIDENCES

MIDTOWN
RESIDENTIAL
2,683 RESIDENCES

REGIONAL
PARK



MUSC HOSPITAL CAMPUS
128 beds
200,000 SF Medical Offices
Opening 2023
[WATCH VIDEO](#)

**CRESCENT TRACT
±15 ACRES LEFT
AVAILABLE**

PARK BLVD

COASTAL
FERTILITY

NEXTON SQUARE

CRESCENT
TRACT
±15 ACRES LEFT
AVAILABLE

BRIGHTON PARK
RESIDENTIAL
676 RESIDENCES





CENTER BLVD
DOWNTOWN NEXTON

SIGMA DR



FUTURE
MIXED-USE
DEVELOPMENT

BRIGHTON PARK BLVD

SPECTRUM
MULTIFAMILY

ENTERTAINMENT
ZONE

ELEVATE
BRIGHTON PARK

REFUEL

THE HUB @
NEXTON

HOMETELECOM
OFFICE



HARRIS TEETER

NEXTON PARKWAY

NEXTON: A NEW WAY TO LOWCOUNTRY

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.

+ 2016 Best Community

The Post and Courier

+ 2015 Rockstar Award

Charleston Metro Chamber of Commerce

+ 2020 Best Community Land Plan

Pacific Coast Builders Conference Gold Nuggets' Award





8,500
RESIDENCES



6MSF
COMMERCIAL



1.5
MILES OF
INTERSTATE FRONTAGE



3
SCHOOLS



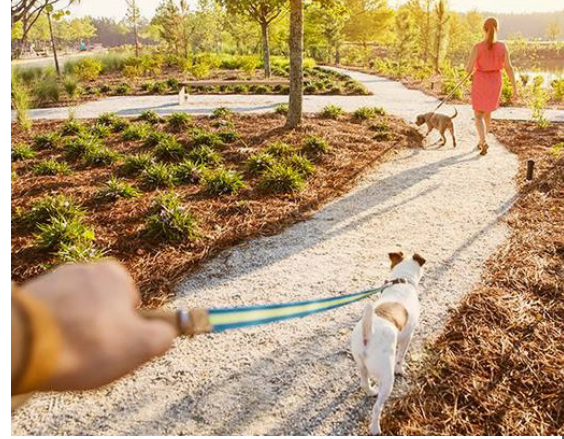
2,000
ACRES OF PARKS



50
MILES OF
WALKING TRAILS

GigaFi[™]
Delivered by Home Telc

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

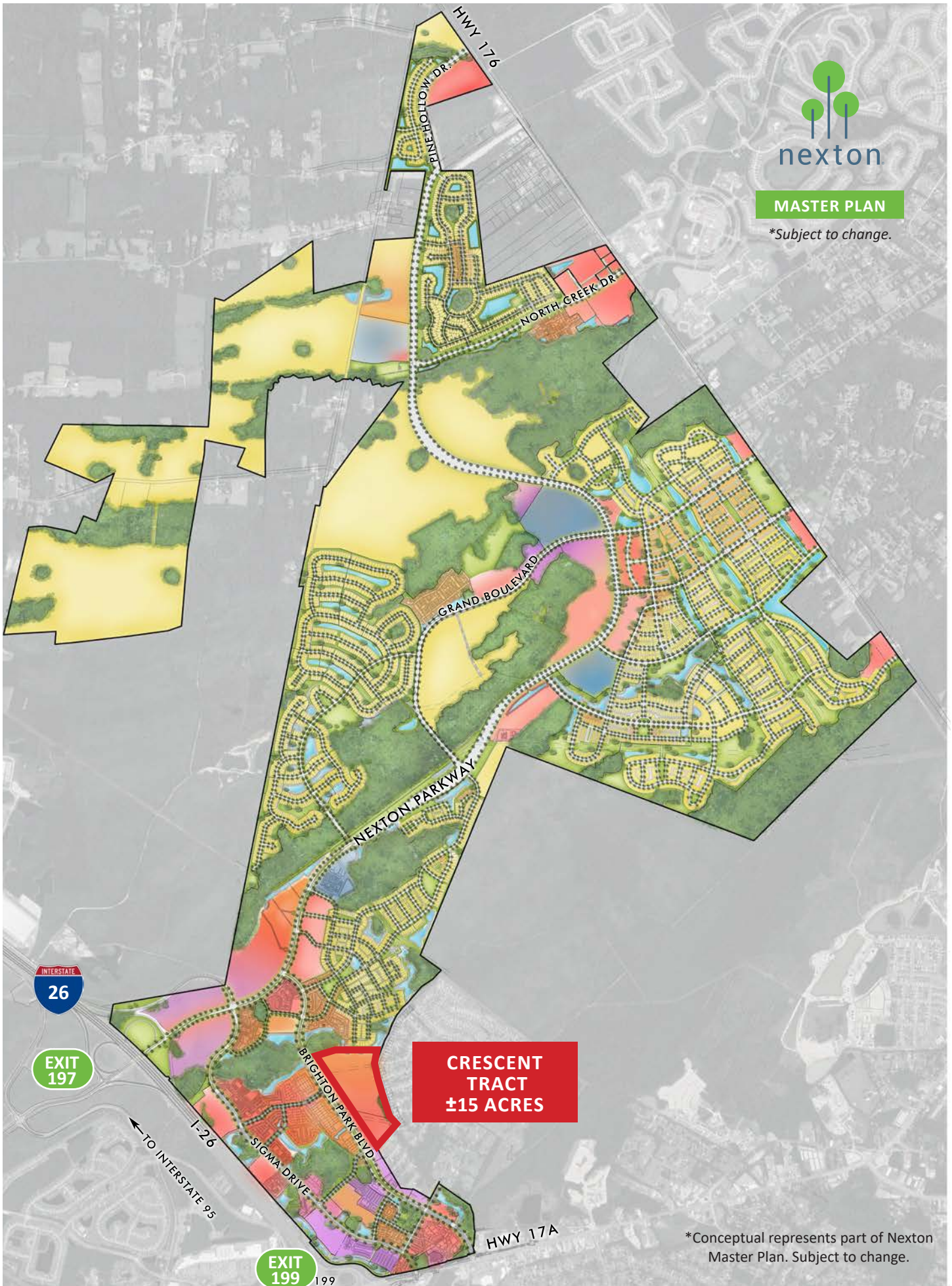




nexton

MASTER PLAN

**Subject to change.*



**CRESCENT TRACT
±15 ACRES**

**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



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



NORTH CREEK VILLAGE

CAPSTONE COTTAGES

DEL WEBB ACTIVE ADULT (55+)

CAMDEN PRESERVE 700 UNIT RESIDENTIAL DEVELOPMENT

SPECTRUM MULTIFAMILY 345 Units

FUTURE GROCERY & MIXED USE DEVELOPMENT

NEXTON ELEMENTARY

PLANNED OFFICE CAMPUS

HOMETELECOM 20,000 SF Office

ELEVATE BRIGHTON PARK 329 Units

FUTURE MIXED USE DEVELOPMENT

THE HUB @ NEXTON

REFUEL GAS

NEXTON PKWY

EXIT 197

SELF-STORAGE

BAKER

DOWNTOWN NEXTON

SIGMA DR

HILTON DUAL-BR CONVENTION H 250 Keys

BAKER AUTOMOTIVE

AZAZLEA SQUARE SHOPPING CENTER

HOME2 SUITES BY HILTON

CAMBRIA HOTEL 95 Keys

COUNTRY INN & SUITES

SLEEP INN & SUITES

WYNDHAM GARDEN

BRIDGE COMMERCIAL

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

WILDCAT TRACT
PLANNED RESIDENTIAL
DEVELOPMENT
5,778 Residences

CANE BAY &
CANE BAY DEL WEBB
7,236 Residences

MUSC HOSPITAL
128 Beds
200,000 SF Medical Offices

MIDTOWN
3,000 Residences

PLANNED
MULTIFAMILY & MIXED USE
±250 Units

CARNES CROSSROADS
4,800 Residences &
4 Multifamily Developments

BRIGHTON PARK VILLAGE
& FUTURE PHASE
676 Residences

**CRESCENT
TRACT
±15 ACRES**

COASTAL
FERTILITY

WORKPLACE @
NEXTON

WORKPLACE II
@ NEXTON

THE PARKS
320 Units

SCRA OFFICE
75,000 SF

PLANNED
OFFICE CAMPUS

NEXTON SQUARE

N CREEK DR

REGIONAL
PARK

GRAND BLVD

26,000 VPD**

AND HOTEL

ATT HOTEL

BRIGHTON PARK BLVD

23,800 VPD

112,000 VPD*

EXIT
199

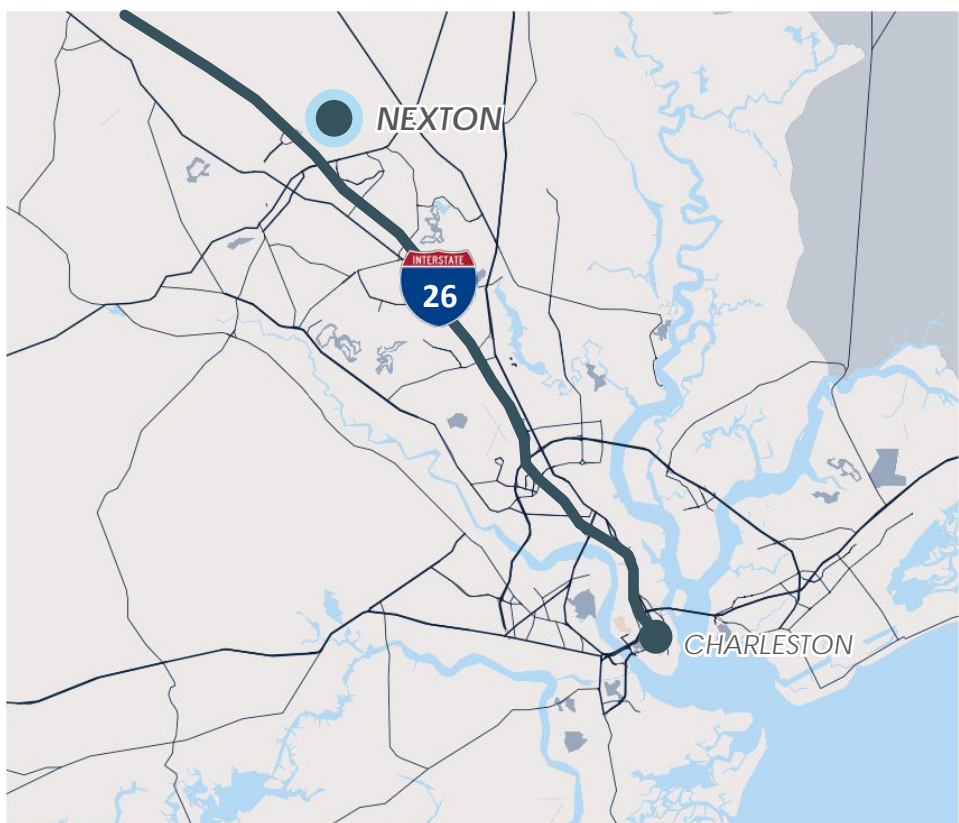
17A

25 MILES
TO CHARLESTON

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





28
TOTAL PEOPLE
PER DAY GROWTH

Source: crda.org



NEXTON: MORE ROOFTOPS = MORE PEOPLE

SUMMERVILLE IS EXPERIENCING UPRECEDENTED POPULATION GROWTH

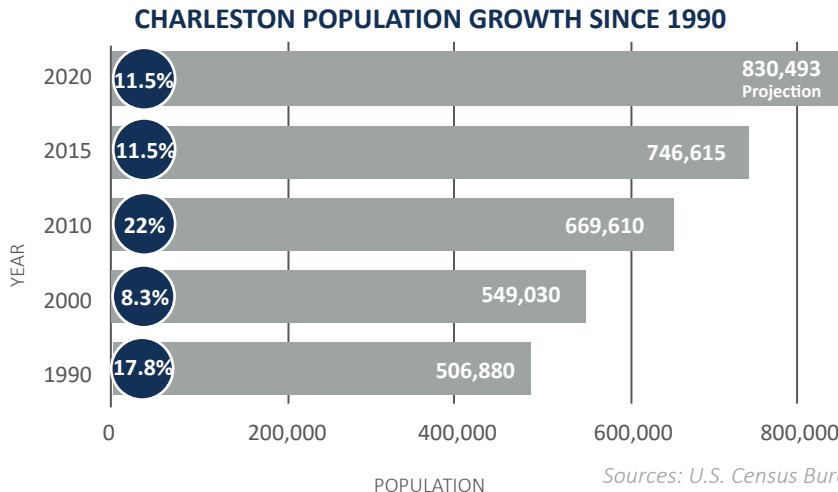
Charleston is one of the fastest growing metropolitan areas, growing at a rate 3X faster than the U.S. average. Currently, the population is 760,000 and grows at approximately 28 new people per day. Approximately 30,000 new homes are planned from the three sites; making these sites ideally positioned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

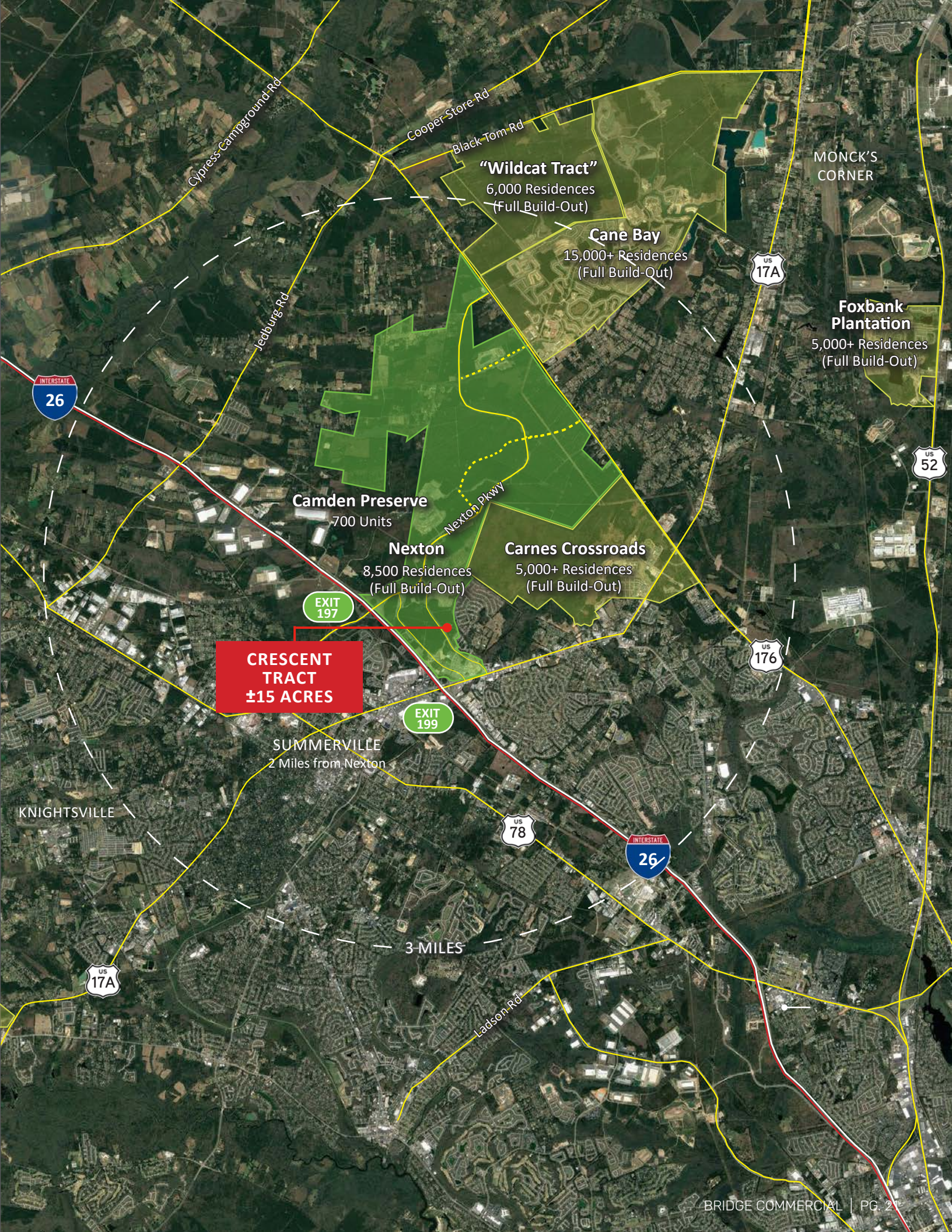


Sources: U.S. Census Bureau, CRDA.org



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)

MONCK'S
CORNER

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

Camden Preserve
700 Units

Nexton
8,500 Residences
(Full Build-Out)

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

**CRESCENT
TRACT
±15 ACRES**

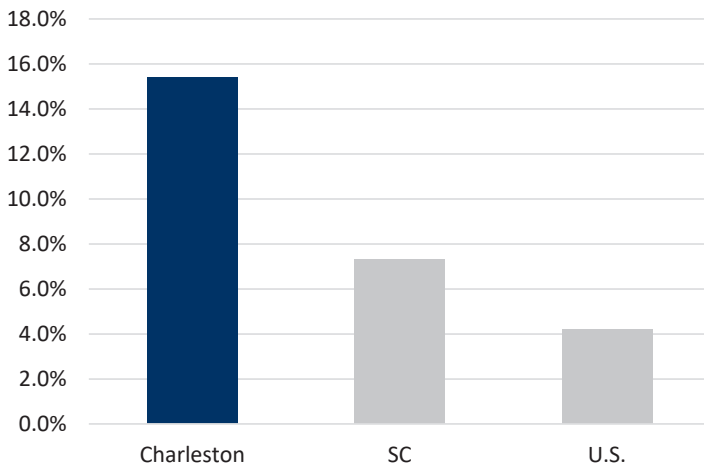
SUMMERVILLE
2 Miles from Nexton

KNIGHTSVILLE

3 MILES

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

”

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

Cypress-Campground Rd
Cooper Store Rd
Black-Tom Rd



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



FRUIT&LOOM, TBC, STARBUCKS COFFEE

BAE SYSTEMS, Gerber

AGRO Merchants Group, ZINUS, THORNE RESEARCH

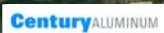


Roper St. Francis Hospital
60 Beds



Charleston's Industrial Corridor
2 Miles North of Nexton

Nexton Pkwy



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



CRESCENT TRACT
±15 ACRES



SCRA Charleston Headquarters
75,000 SF



KION GROUP, KEY WEST BOATS, PRCBuild, Scout BOATS

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



BOEING, Mercedes-Benz, VENTURE AEROBEARINGS, ROPER ST. FRANCIS HEALTHCARE, FedEx, SHIMANO

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



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Cane Bay
PLANTATION



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



Preserve
Units



**CRESCENT
TRACT
±15 ACRES**



\$2.4B over a ten year
period



\$225M Investment -
2019

EXIT 197

EXIT 199

INTERSTATE 26

EXIT 203

EXIT 205

US 17A

Palmetto
Commerce
Park



OLD TROLLEY RD

ASHLEY PHOSPHATE RD



The Nexton community is owned by a business entity of North America Sekisui House, LLC (NASH), and is being developed by Newland Communities, the master developer of the community. NASH and Newland share a deep commitment to sustainable development practices, have strengthened their intentional focus together in all communities they are creating across the country. Nexton is one of 30 assets the NASH-Newland partnership owns or manages together, in 14 states across the U.S.

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