



WOODLANDS TRACT

±100 ACRES FOR SALE

**MIXED-USE
DEVELOPMENT
OPPORTUNITY**

CHARLESTON (SUMMERVILLE), SC

DEL WEBB

GRAND BLVD

NEXTON PKWY

MUSC HOSPITAL
128 BEDS
200,000 SF MEDICAL OFFICES
OPENING 2023

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**BRIDGE
COMMERCIAL**

WOODLANDS TRACT

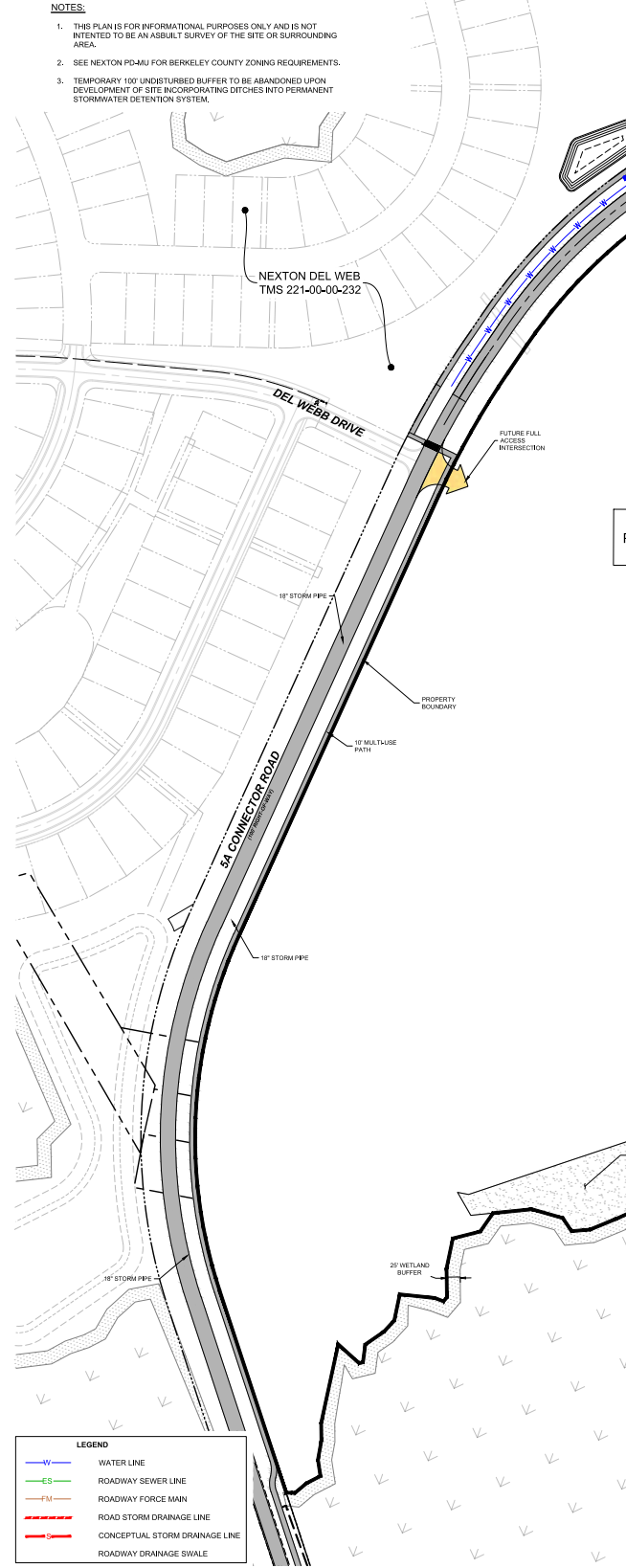
±100 ACRES FOR SALE

PROPERTY HIGHLIGHTS

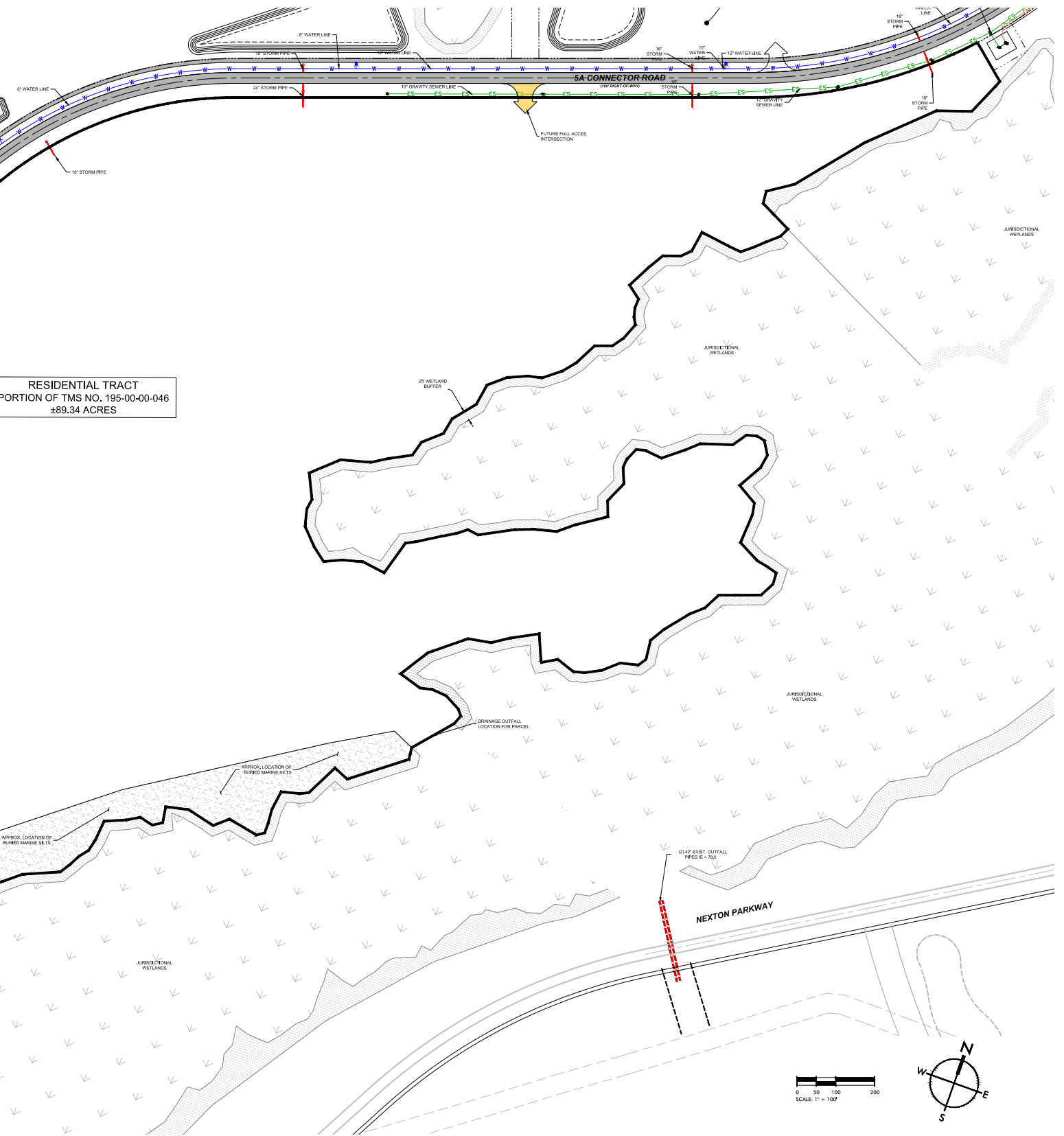
- ±100 gross acres of commercial land for mixed-use development.
- Entire tract is available for purchase.
- Develop Charleston's next commercial development in a high growth area.
- Proximate to 30,000+ residences.
- Minutes from MUSC's new 128-bed hospital, 200,000 SF medical office campus.
- Located 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:	±100 Gross 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
STORMWATER:	Off-site to be developed
SITE CONDITION:	RAW
ACCESS:	Full access at Grand Blvd

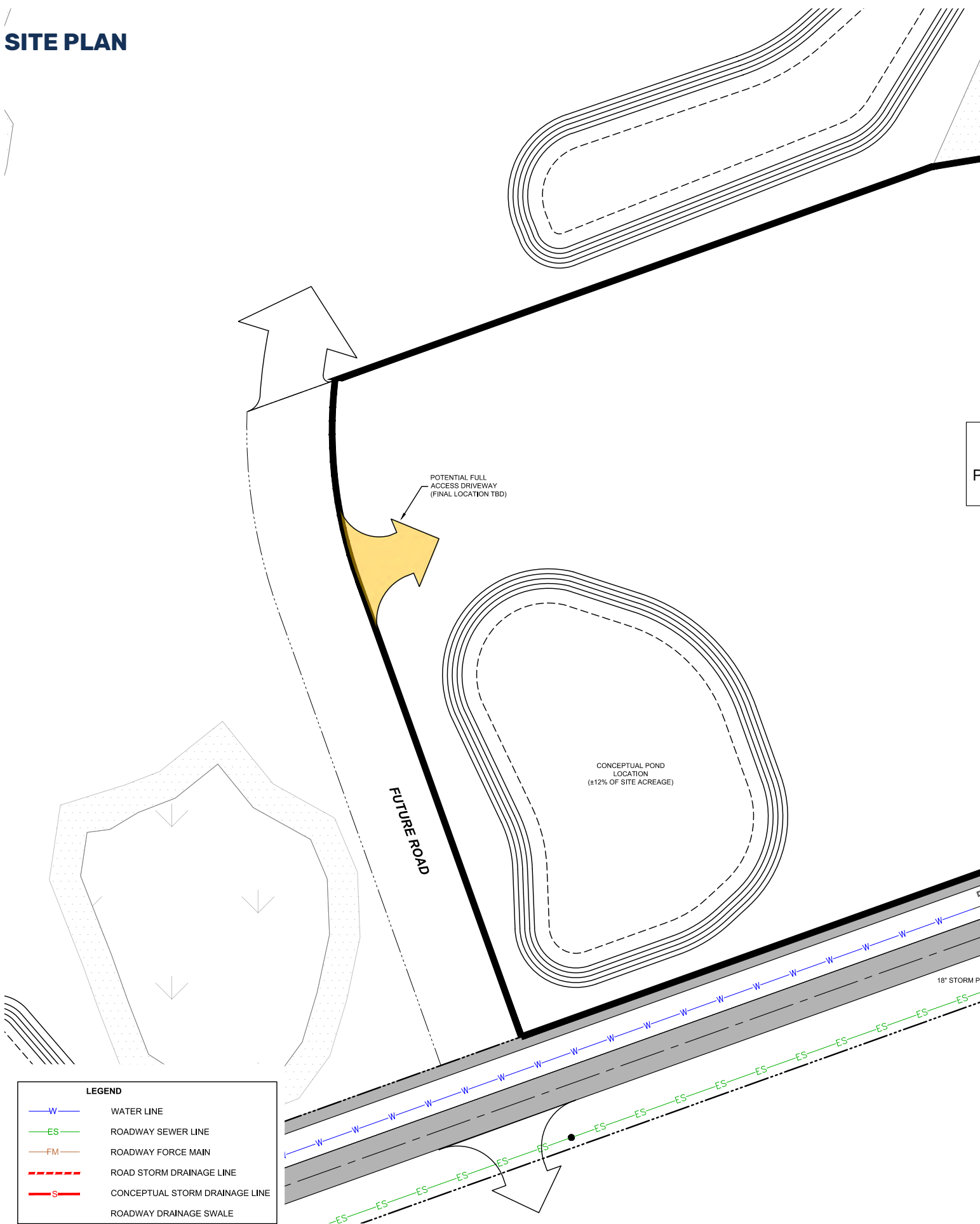


SITE PLAN



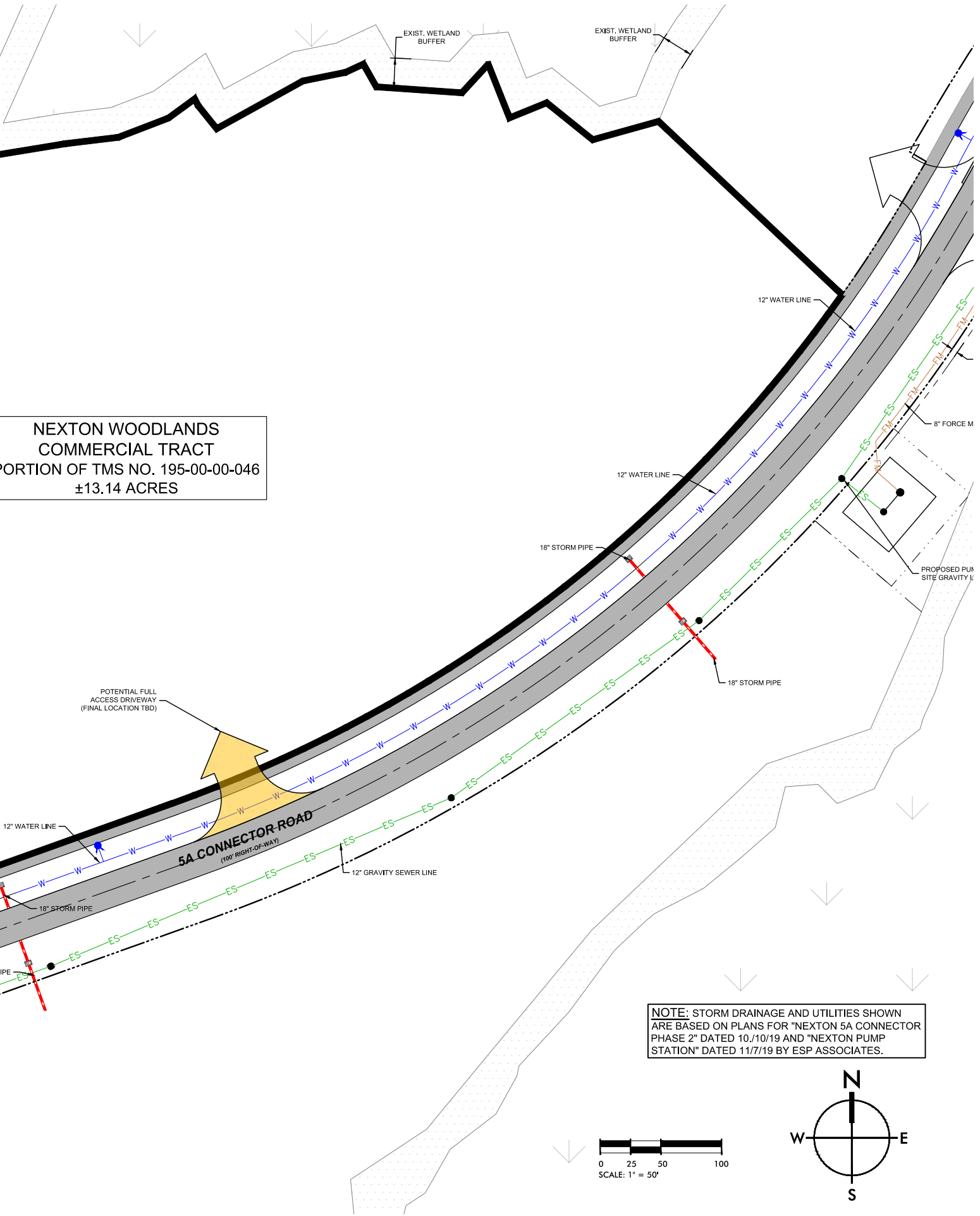
RESIDENTIAL TRACT
PORTION OF TMS NO. 195-00-00-046
±89.34 ACRES

SITE PLAN



LEGEND

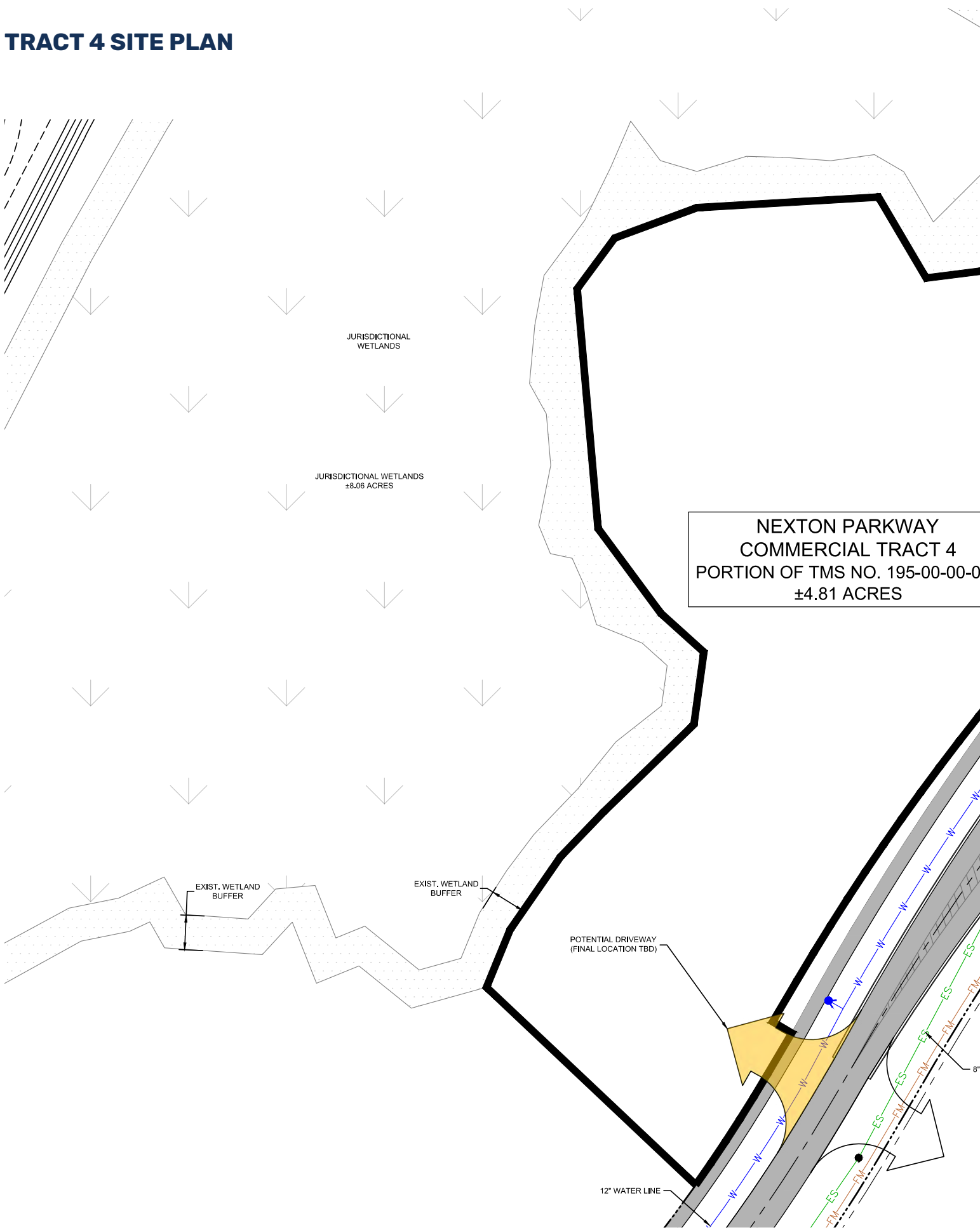
	WATER LINE
	ROADWAY SEWER LINE
	ROADWAY FORCE MAIN
	ROAD STORM DRAINAGE LINE
	CONCEPTUAL STORM DRAINAGE LINE
	ROADWAY DRAINAGE SWALE



**NEXTON WOODLANDS
COMMERCIAL TRACT**
PORTION OF TMS NO. 195-00-00-046
±13.14 ACRES

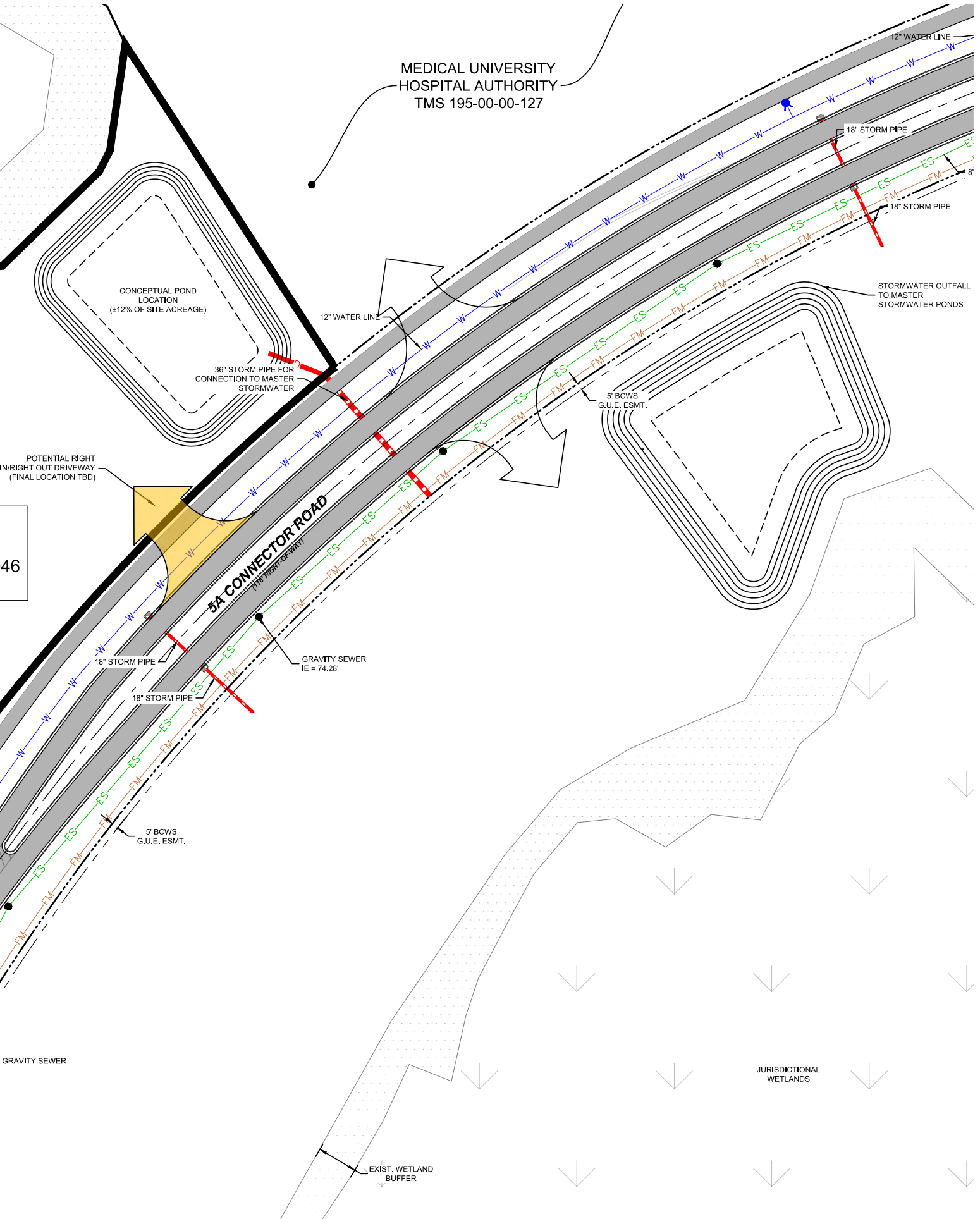
NOTE: STORM DRAINAGE AND UTILITIES SHOWN ARE BASED ON PLANS FOR "NEXTON 5A CONNECTOR PHASE 2" DATED 10./10/19 AND "NEXTON PUMP STATION" DATED 11/7/19 BY ESP ASSOCIATES.

TRACT 4 SITE PLAN



NEXTON PARKWAY
COMMERCIAL TRACT 4
PORTION OF TMS NO. 195-00-00-0
±4.81 ACRES

MEDICAL UNIVERSITY
HOSPITAL AUTHORITY
TMS 195-00-00-127



CONCEPTUAL POND
LOCATION
(±12% OF SITE ACREAGE)

12" WATER LINE

12" WATER LINE

18" STORM PIPE

18" STORM PIPE

STORMWATER OUTFALL
TO MASTER
STORMWATER PONDS

36" STORM PIPE FOR
CONNECTION TO MASTER
STORMWATER

5' BCWS
G.U.E. ESMT.

POTENTIAL RIGHT
IN/RIGHT OUT DRIVEWAY
(FINAL LOCATION TBD)

46

5A CONNECTOR ROAD
(770' RIGHT OF WAY)

GRAVITY SEWER
IE = 74.28'

18" STORM PIPE

18" STORM PIPE

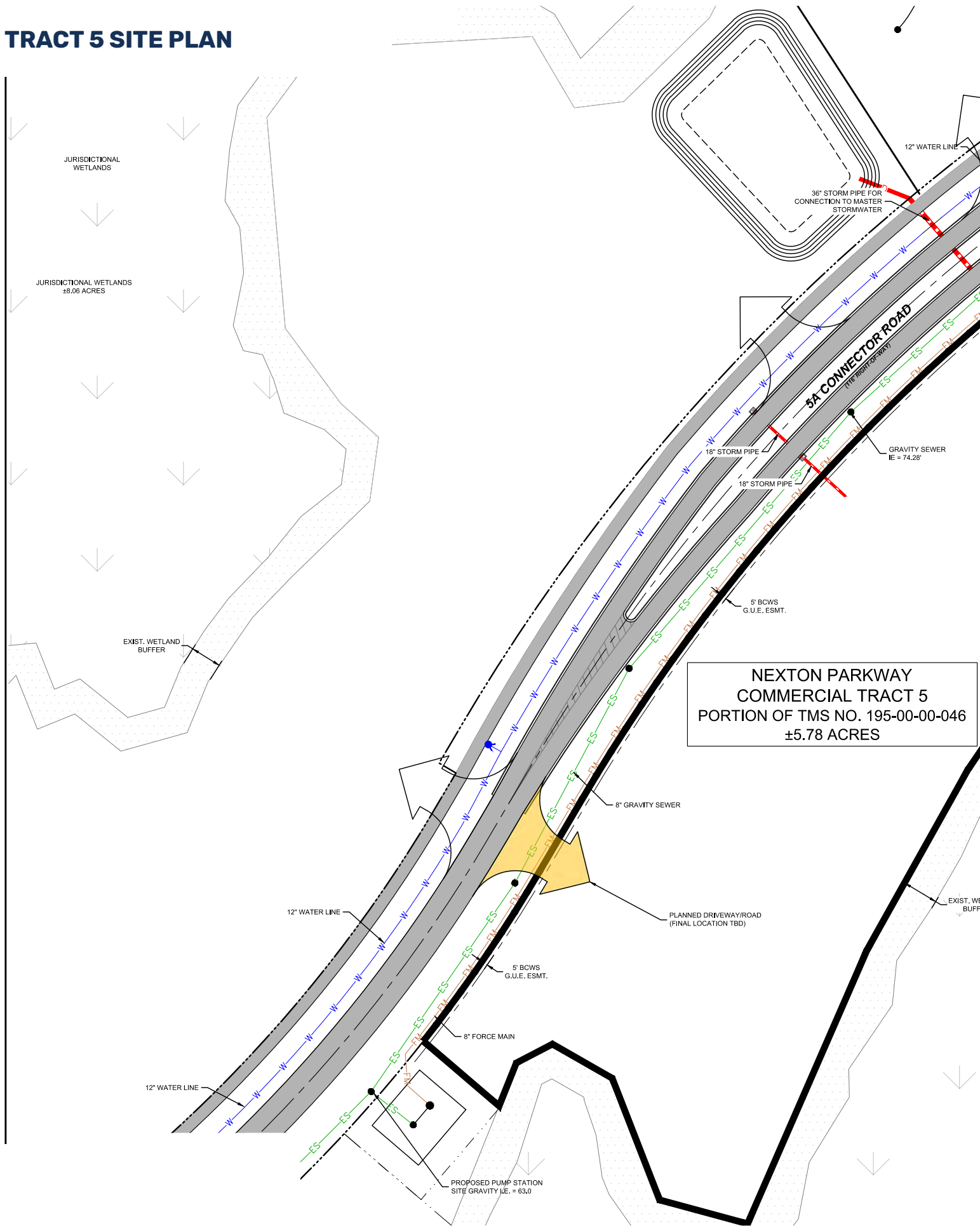
5' BCWS
G.U.E. ESMT.

GRAVITY SEWER

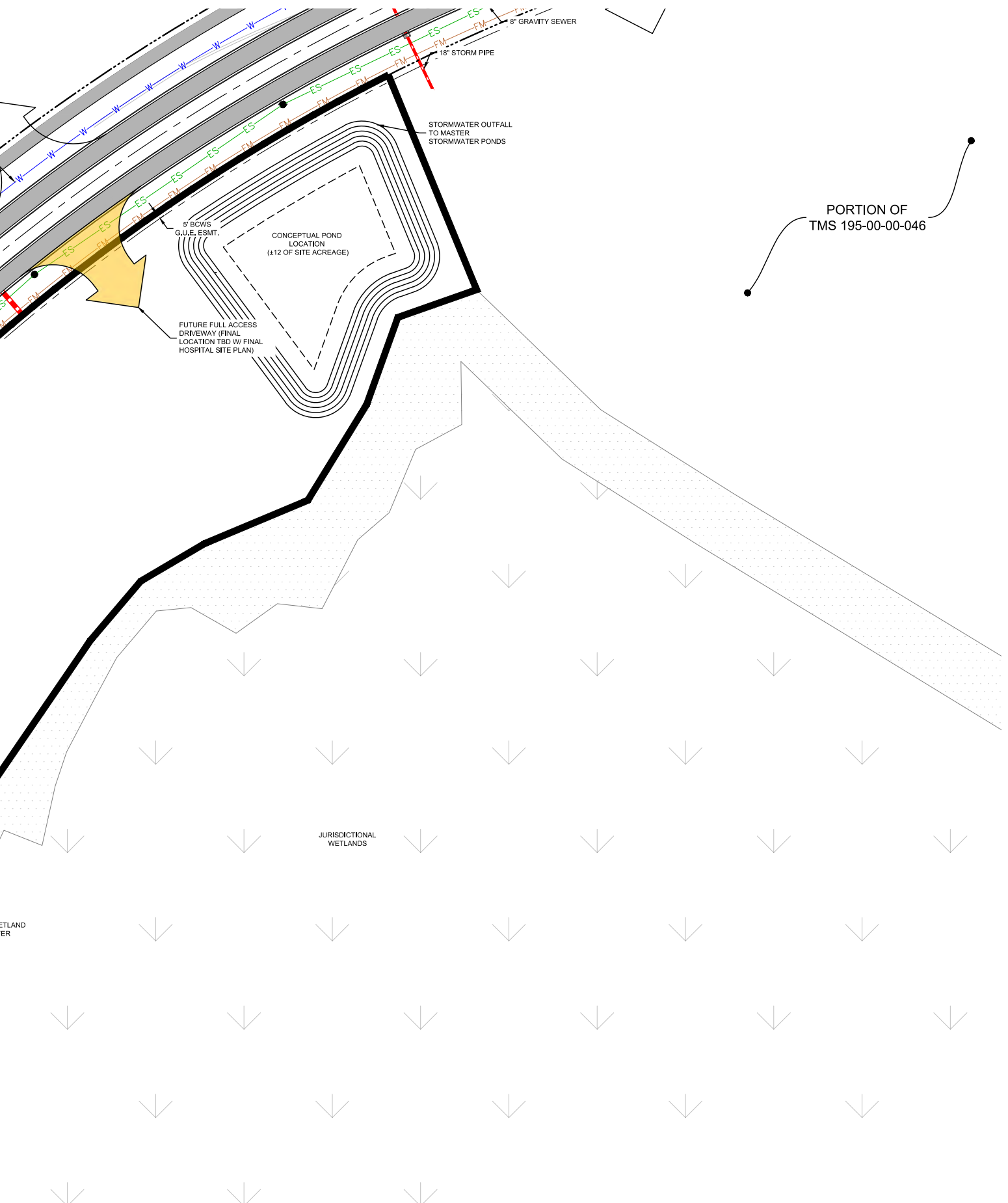
JURISDICTIONAL
WETLANDS

EXIST. WETLAND
BUFFER

TRACT 5 SITE PLAN



**NEXTON PARKWAY
COMMERCIAL TRACT 5
PORTION OF TMS NO. 195-00-00-046
±5.78 ACRES**



PORTION OF
TMS 195-00-00-046

WETLAND
BORDER

JURISDICTIONAL
WETLANDS

FUTURE FULL ACCESS
DRIVEWAY (FINAL
LOCATION TBD W/ FINAL
HOSPITAL SITE PLAN)

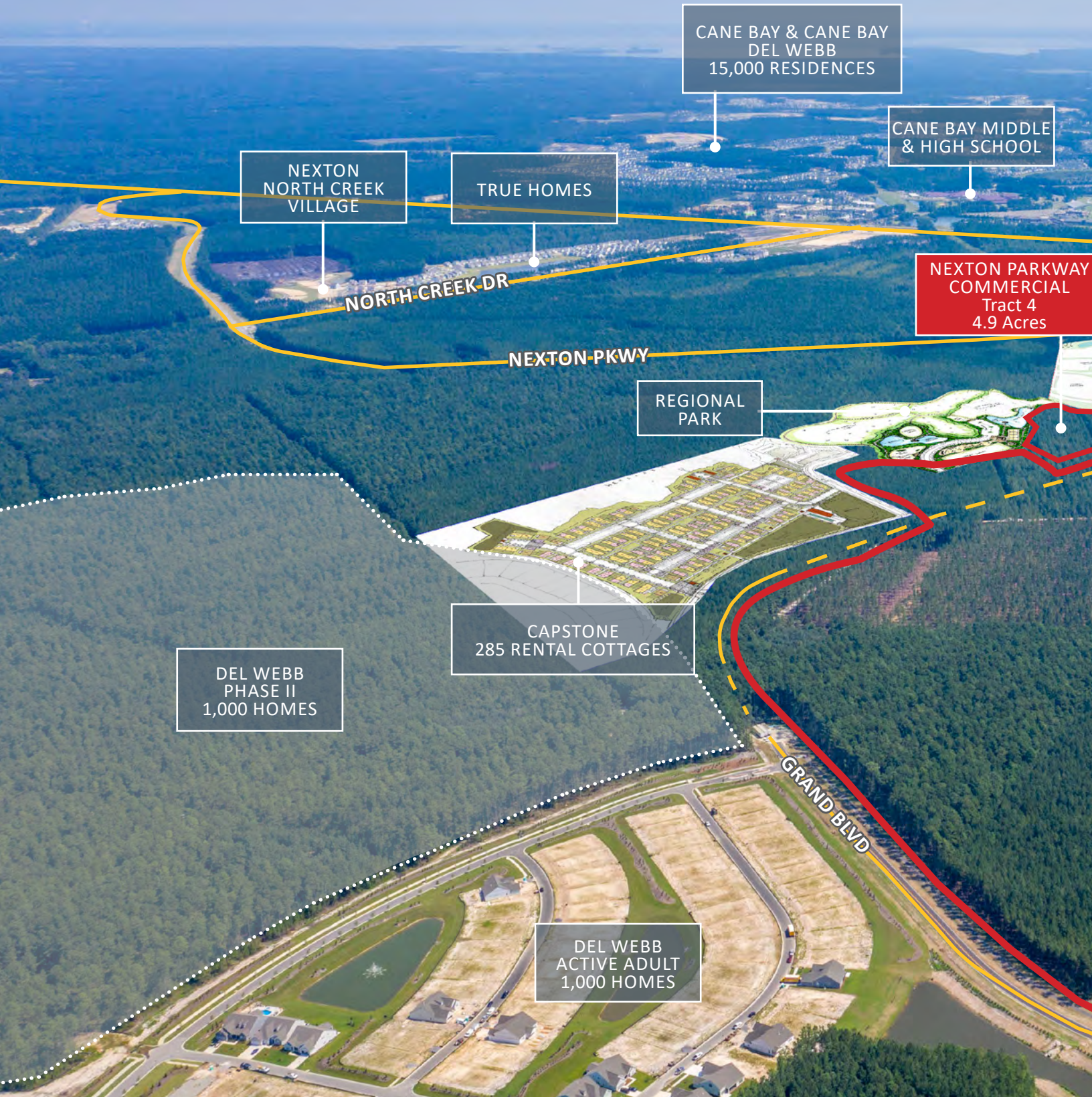
CONCEPTUAL POND
LOCATION
(#12 OF SITE ACREAGE)

5' BCWS
G.U.E. ESMT.

STORMWATER OUTFALL
TO MASTER
STORMWATER PONDS

18" STORM PIPE

8" GRAVITY SEWER



CANE BAY & CANE BAY
DEL WEBB
15,000 RESIDENCES

CANE BAY MIDDLE
& HIGH SCHOOL

NEXTON
NORTH CREEK
VILLAGE

TRUE HOMES

NEXTON PARKWAY
COMMERCIAL
Tract 4
4.9 Acres

NORTH CREEK DR

NEXTON PKWY

REGIONAL
PARK

CAPSTONE
285 RENTAL COTTAGES

DEL WEBB
PHASE II
1,000 HOMES

GRAND BLVD

DEL WEBB
ACTIVE ADULT
1,000 HOMES



MUSC HOSPITAL CAMPUS
 128 beds
 200,000 SF Medical Offices
 Opening 2023

[WATCH VIDEO](#)

MIDTOWN COMMERCIAL
 Tract 1
 9.2 Acres

MIDTOWN COMMERCIAL
 Tract 2
 21.9 Acres

MIDTOWN COMMERCIAL
 Tract 3
 18.9 Acres

NEXTON PARKWAY COMMERCIAL
 Tracts 1, 2, 3
 68.9 Acres

NEXTON PARKWAY COMMERCIAL
 Tract 5
 5.78 Acres

MIDTOWN
 2,683 RESIDENCES

MIDTOWN COMMERCIAL
 Tract 4
 13.8 Acres

WOODLANDS TRACT
 ±100 ACRES

WETLANDS

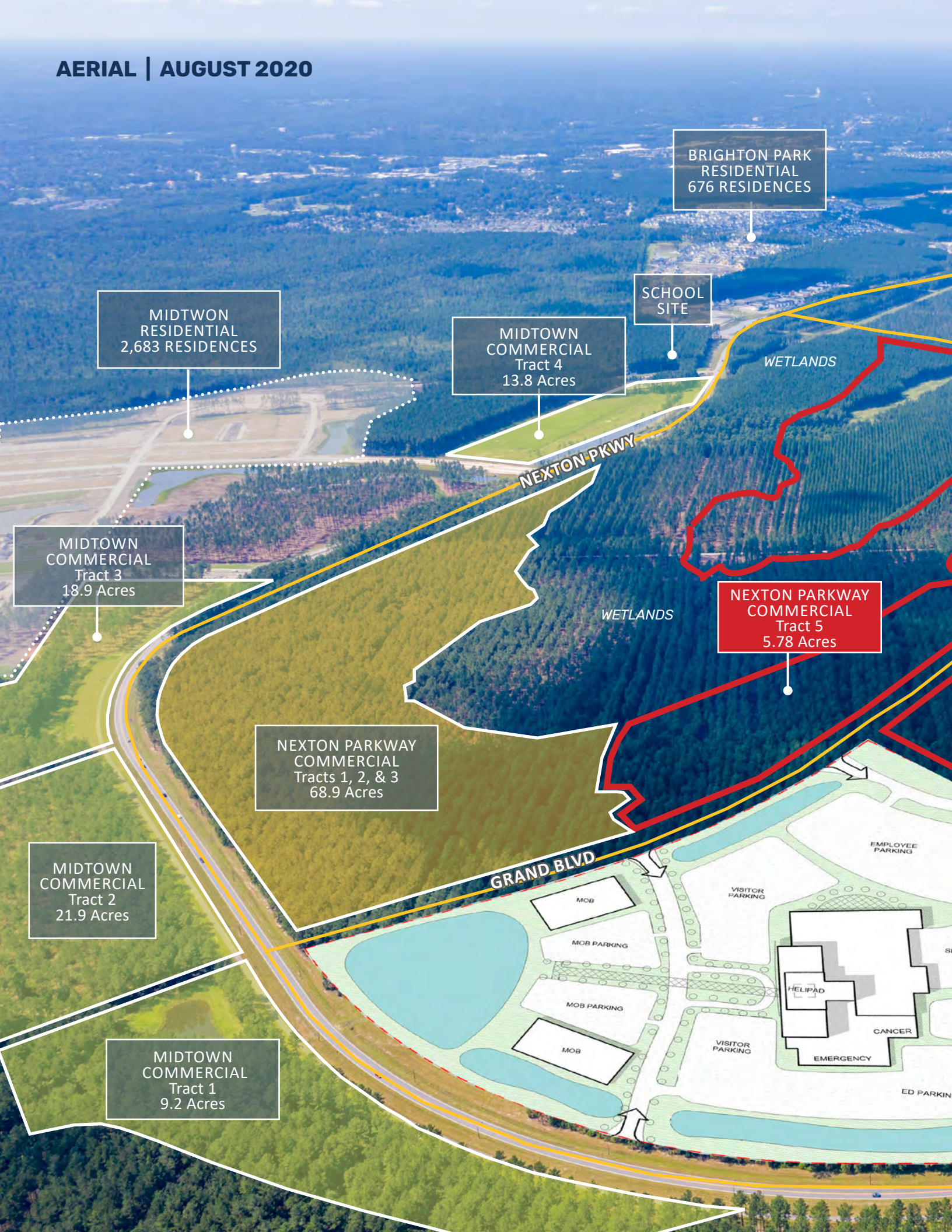
WETLANDS

SCHOOL SITE



NEXTON PKWY

AERIAL | AUGUST 2020



BRIGHTON PARK
RESIDENTIAL
676 RESIDENCES

SCHOOL
SITE

MIDTOWN
RESIDENTIAL
2,683 RESIDENCES

MIDTOWN
COMMERCIAL
Tract 4
13.8 Acres

WETLANDS

MIDTOWN
COMMERCIAL
Tract 3
18.9 Acres

NEXTON PKWY

NEXTON PARKWAY
COMMERCIAL
Tract 5
5.78 Acres

WETLANDS

NEXTON PARKWAY
COMMERCIAL
Tracts 1, 2, & 3
68.9 Acres

MIDTOWN
COMMERCIAL
Tract 2
21.9 Acres

GRAND BLVD

MIDTOWN
COMMERCIAL
Tract 1
9.2 Acres

MOB
MOB PARKING
MOB PARKING
MOB
MOB PARKING

VISITOR PARKING
VISITOR PARKING
VISITOR PARKING

EMPLOYEE PARKING
HELIPAD
CANCER
EMERGENCY
ED PARKING



JEDBURG INDUSTRIAL SUBMARKET

EXIT 197

DEL WEBB ACTIVE ADULT 1,000 HOMES

DEL WEBB PHASE II 1,000 HOMES

SHEEP ISLAND RD

WOODLANDS TRACT ±100 ACRES

CAPSTONE 285 RENTAL COTTAGES

REGIONAL PARK

NEXTON PARKWAY COMMERCIAL Tract 4 4.9 Acres



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

NEXTON PKWY

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, of-
fice, 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, enter-
tainment, homes, hotels, offices, parks, restaurants, shops, and schools. Tying every-
thing 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**

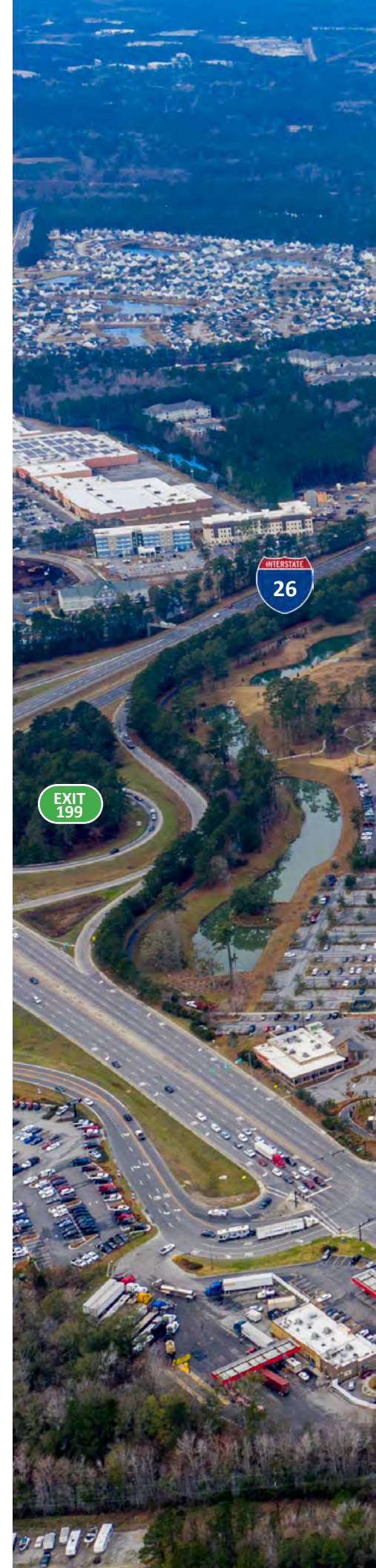
The Post and Courier

**+ 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 Tele

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



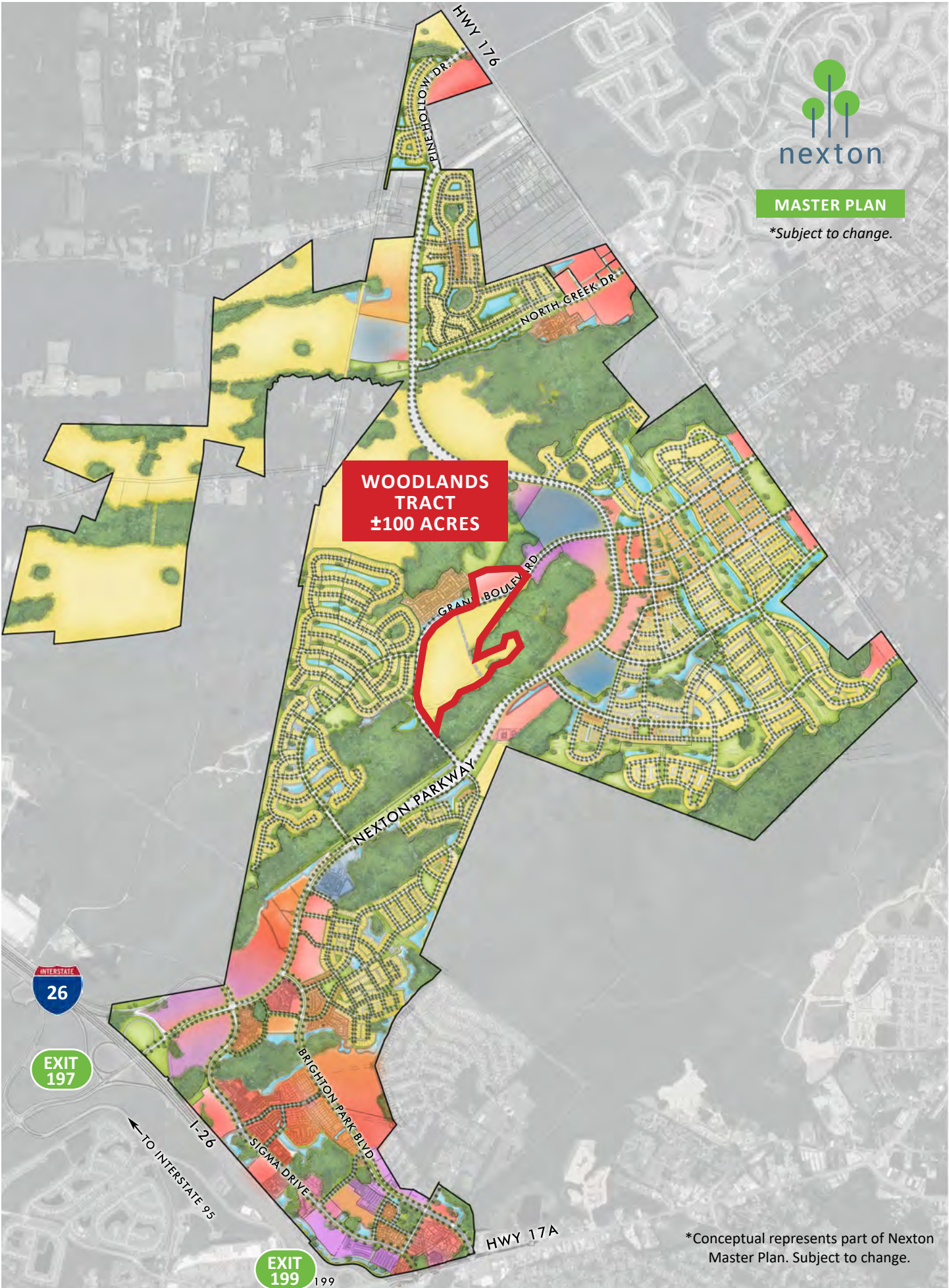


nexton

MASTER PLAN

**Subject to change.*

**WOODLANDS TRACT
±100 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+) & FUTURE PHASE
2,000 Residences

NEXTON ELEMENTARY

ALTA BRIGHTON PARK
329 Units

HOMETELECOM
20,000 SF Office

REFUEL GAS

PLANNED MULTIFAMILY
345 Units

PLANNED OFFICE CAMPUS

PLANNED MIXED-USE

SELF-STORAGE

DOWNTOWN NEXTON

HILTON DUAL-BR
CONVENTION H
250 Keys

AZAZLEA SQUARE SHOPPING CENTER

INTERSTATE 26

BAKER AUTOMOTIVE

CAMBRIA HOTEL
95 Keys

HOME2
SUITES BY HILTON

COUNTRY
INN & SUITES

SLEEP
INN & SUITES

WYNDHAM
GARDEN



* 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
Opening 2023

REGIONAL
PARK

MIDTOWN
2,683 Residences

**WOODLANDS
TRACT
±100 ACRES**

PLANNED
MULTIFAMILY & MIXED USE
±250 Units

CARNES CROSSROADS
4,800 Residences &
4 Multifamily Developments

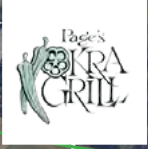
BRIGHTON PARK VILLAGE
& FUTURE PHASE
676 Residences

COMMERCIAL
DEVELOPMENT

COASTAL
FERTILITY

WORKPLACE @
NEXTON

WORKPLACE II
@ NEXTON



NEXTON SQUARE

POOGAN'S SMOKEHOUSE	Halls CHOPHOUSE	Diamond Nails
tropical SMOOTHIE CAFE	Fuji Sushi	Bad Daddy's BURGER BAR
Bar Louis	BkeDShop	Vicious BISCUIT
Bar Louis	Buy + Eloise APPAREL	DB'S
	GUINOT	TITLE

THE PARKS
320 Units

BRIGHTON PARK BLVD

SCRA OFFICE
75,000 SF

PLANNED
OFFICE CAMPUS

112,000 VPD*

EXIT
199

17A

23,800 VPD

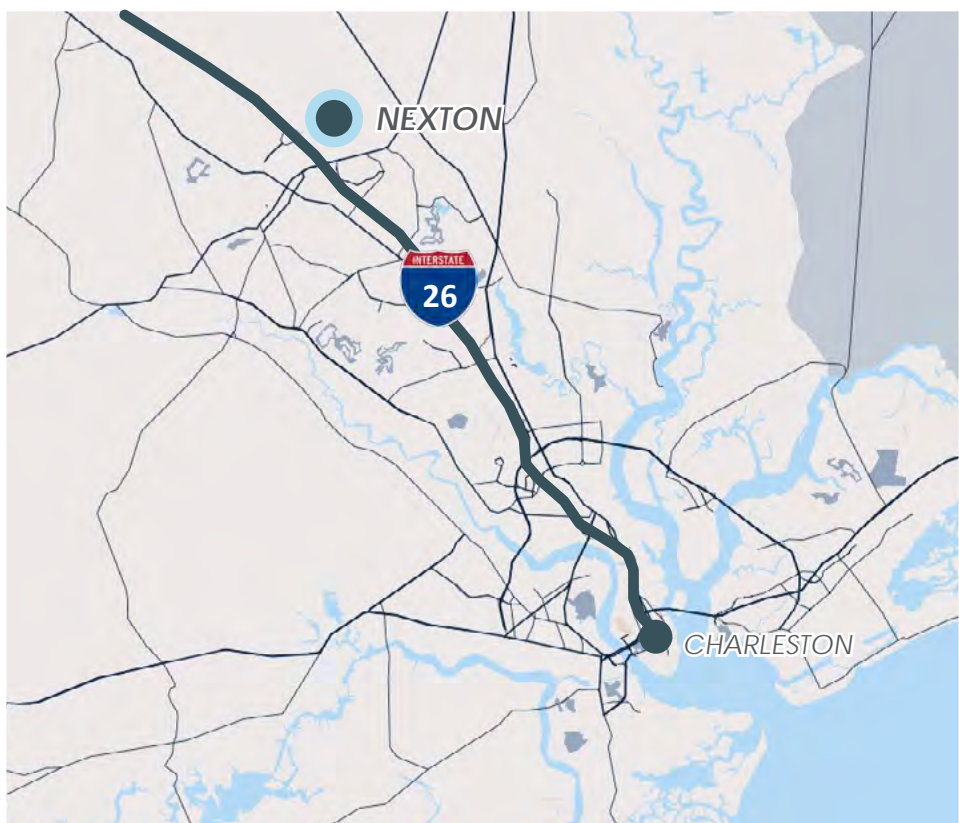
37,200 VPD

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

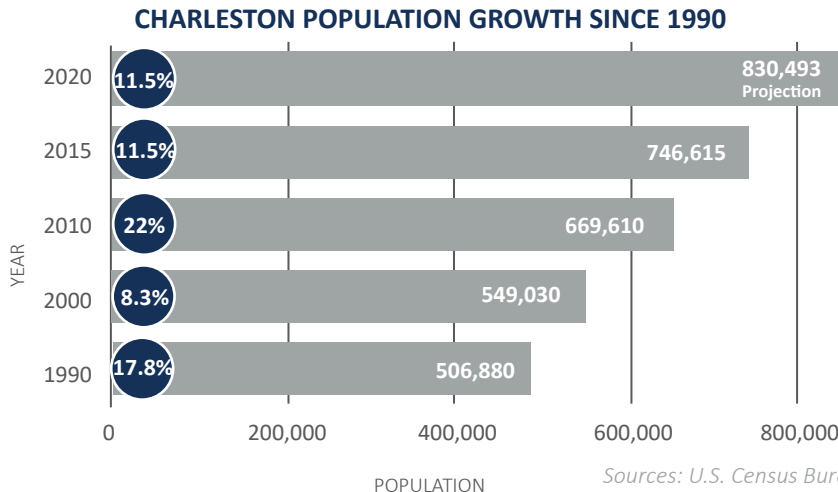
Charleston is one of the fastest growing metropolitan areas, growing at a rate 3X faster than the U.S. average. Currently, the population is 760,000 and grows at approximately 28 new people per day. Approximately 30,000 new homes are planned from the three sites; making these sites ideally positioned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

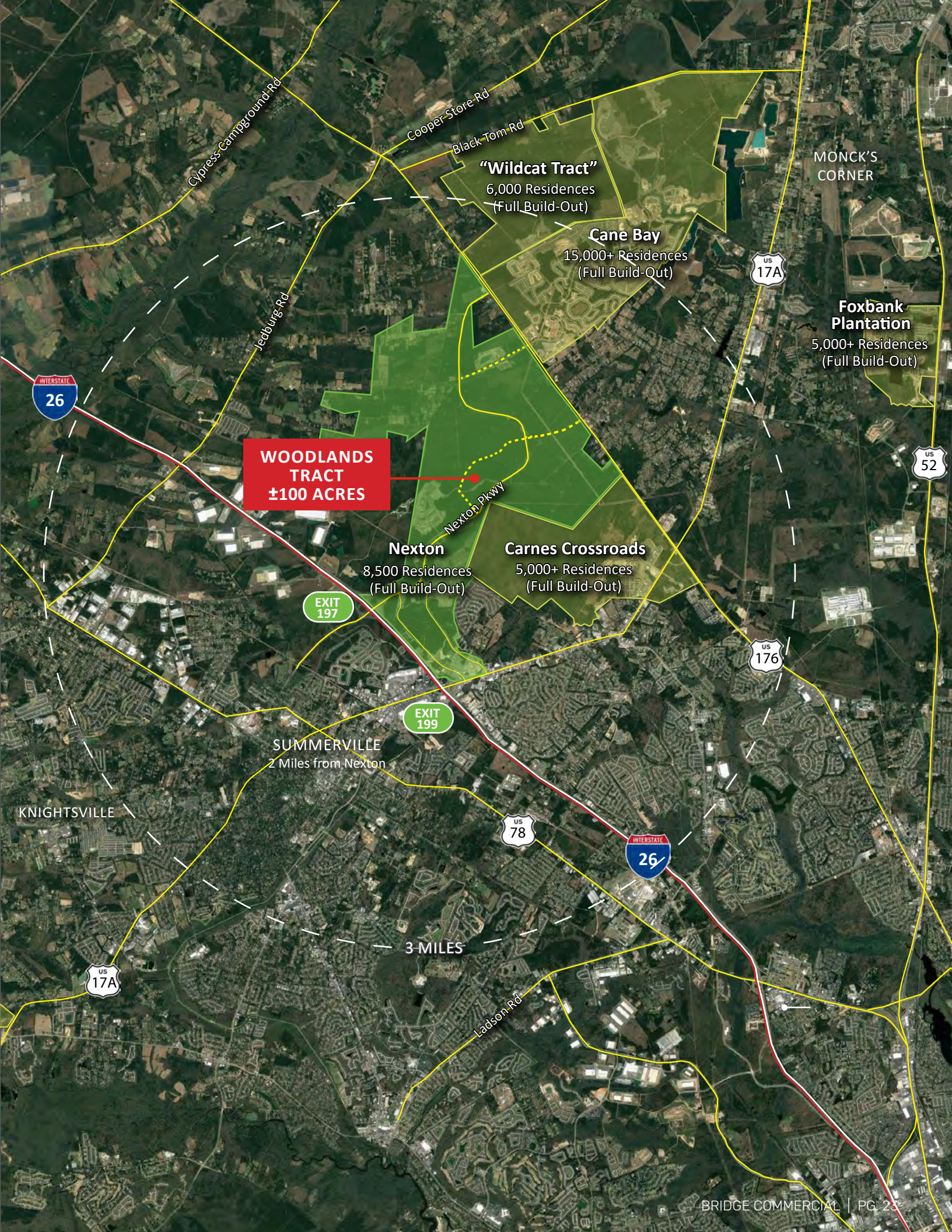


Sources: U.S. Census Bureau, CRDA.org



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

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



WOODLANDS TRACT
±100 ACRES

"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)

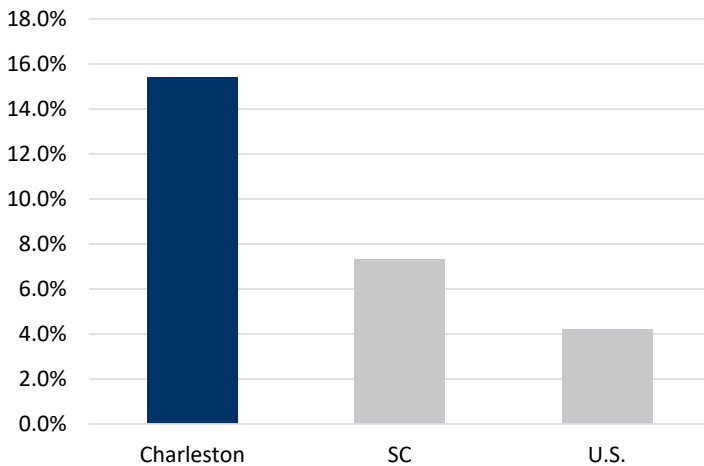
SUMMERVILLE
2 Miles from Nexton

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



WOODLANDS TRACT
±100 ACRES

Nexton Pkwy



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




SCRA Charleston Headquarters
75,000 SF



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



Ladson Rd

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

WOODLANDS TRACT
±100 ACRES

Ridgeville
Industrial
Campus



Cane Bay
PLANTATION



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



CARNES
CROSSROADS

Google

\$2.4B over a ten year period

Century ALUMINUM

\$225M Investment - 2019

US 17A

US 176

INTERSTATE 26

EXIT 197

EXIT 199

EXIT 203

EXIT 205

US 17A

Palmetto Commerce Park

INGLESIDE
COMMERCIAL REAL ESTATE

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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www.newlandcommunities.com
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