



The Blueprint
for an

Innovative Community

Brookfield's Nexton sets the standard for green master-planned communities

Located on 5,000 acres in Summerville, S.C., the master-planned community of Nexton is setting the bar for new home projects across the country. With a focus on innovation, with single-family, multifamily, build-for-rent, condominium, townhome and 50+ units available for purchase. Upon completion, Nexton will have approximately 7,500 single-family homes, 5,000 apartments and six million square feet of commercial space. And with homes required to meet rigorous green standards set for energy, water and indoor air quality by the EcoSelect program, Nexton has been voted the 2022 Green Home Builder Community of the Year.

Development of Nexton began back in 2013. Led by developer Brookfield Properties, the community features a number of prominent builders that were each selected to deliver a specific segment of the project: Ashton Woods, Centex, David Weekley Homes, Del Webb, Homes by Dickerson, New Leaf Builders, Pulte Homes, Saussy Burbank and True Homes.



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▲ The master planned community is entirely EcoSelect certified by Southern Energy Management.

Nexton offers about 75 floor plans, with homes that range from 1,400 to 4,000 sq. ft. Depending on size, square footage, number of rooms, neighborhood and lot size, prices range from \$400,000 to \$900,000. Lots are assigned to builders by segment each with assigned square footage bands designed to keep differentiation between the home size and price.

“Nexton offers four unique neighborhoods, Midtown, Deb Webb, North Creek Village and Brighton Park Village (sold out), with nine builders on 18 segments, in addition to five rental communities including Villas, built for rent,” said Director of Marketing at Nexton and Brookfield Properties, Cassie Cataline.

One goal the development team had was to build in consideration to the environment. A third of the land is made up of open space, trails, parks and wetlands. This caused a slight challenge to the development and building team.

“The Lowcountry is vulnerable to flooding. As a result, the Nexton masterplan was designed entirely around the natural path of water,” said Cataline. “Roads and buildings were secondary. For example, when Nexton began designing Midtown, the detention ponds and storm drains were the first things located.”

As mentioned previously, select homes at Nexton are built and inspected to the guidelines of EcoSelect, an ener-

gy-efficient standard founded by Southern Energy. Components of the certification process include quality assurance, a high-performance building envelope, programmable thermostats, energy-efficient lighting, high-efficiency HVAC, reduced water usage and advanced air sealing.

According to Nexton’s website, the project as a whole has a lifetime average HERS score of 59 and has avoided 10.8 million pounds of carbon emissions. Annually, Nexton homes save \$615 on electricity in comparison to the average existing home in South Carolina. In regards to water, the homes save 2,100 gallons of water annually as well. Additionally, the community implements mature trees to provide shade, storm water ponds for 100-year flood events and LED streetlights to reduce light pollution.

Since Nexton’s inception, sales have been skyrocketing. In February, it was announced that Nexton reported a record-breaking 2021 in sales, which included surpassing the milestone of 2,000 homes sold. This feat also included the addition of a leading commercial space along with new amenities and residential offerings.

Downtown Nexton is one of these commercial spaces. A 100-acre development by Sharbell Development Corp., this area will provide retail, dining, hospitality, residential, service, office and commercial options. The first of the multi-phase project is expected to be completed in



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— Cassie Cataline, Nexton Director of Marketing

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► Nexton offers about 75 floor plans, with homes ranging from 1,400 to 4,000 square feet.





▲ Each home meets green building standards of energy efficiency, indoor air quality, environmental responsibility and water conservation.

Project Info:

Project Name: Nexton

Location: Summerville, S.C.

Builders: Ashton Woods, Centex, David Weekley Homes, Del Webb, Homes by Dickerson, New Leaf Builders, Pulte Homes, Saussy Burbank and True Homes.

Type of Product: Mixed-Use

Green Certification: EcoSelect

Number of units currently built:

2,500

Number of units at build out: 7,500

Number of units are sold/occupied:

2,200

Keys to Sustainability:

Certified by: Eco Select

Electric Car Charging Port: Yes

Energy Star Appliances: Yes

HVAC/Programmable Thermostat:

Yes

Insulation/Weatherization: Yes

LED Lighting: Yes

Low VOC Paint: Yes

Smart Home Technology: Yes

Solar Ready: Yes

Tankless Water Heaters: Yes

Water Saving: Yes



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2023 and also includes multifamily residences, a mixed-use building and several outparcels, via a press release on Nexton's website.

"It's clear that Nexton's unique opportunity to positively impact our region has resonated with the families and individuals that have chosen to live and do business in our community," said Nexton Vice President of Operations Brent Gibadlo. "This year has proven that our vision to prioritize thoughtful design, innovative technology and social responsibility will continue to foster an environment where individuals can thrive in 2022 and well beyond."

Over the years, Nexton has received its fair share of recognition from multiple organizations and entities aside from Green Home Builder. Its most recent honor was taking home the award for Innovator of the Year by the Charleston Metro Chamber. The Chamber awards Innovator of the Year, "in recognition of a business that has created a cutting-edge

product or service impacting their industry or someone that has grown or reshaped their business in a significant and meaningful way."

"Innovation is a guiding principle at Nexton, and we are constantly looking for ways in which we can build and improve on industry norms to provide the best possible resources for our community to thrive," said Cataline.

The community of Nexton continues to grow, whether it be residentially or commercially. With homes and amenities that suit the needs of a variety of demographics, the EcoSelect-certified units and the community's commitment to wellness make this community the ideal blueprint for other masterplans across the country.

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