



nexton.

What if a  
neighborhood  
knew how to  
make your day?



# a new way to lowcountry

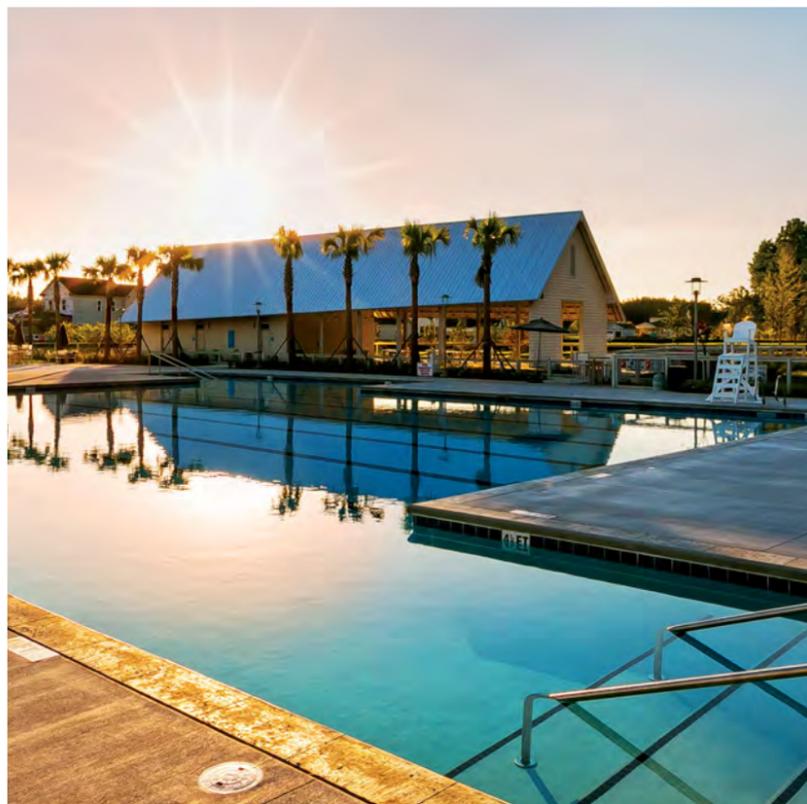
Lowcountry isn't just the style of Nexton. It's the feel. This is the kind of place where impromptu Friday happy hours in the park are a thing. Where the potluck and playdate invitations flow like sweet tea on an August afternoon. Nexton fully embraces the authentic, Lowcountry culture of friendly.

What's new is the way the community is designed to inspire all this delightful human interaction. Nexton weaves a new pattern of living, in which everything is connected to everything else through a surprising mix of nature and technology. Winding trails and blazing-fast internet. Workplaces and greenspaces. And all sorts of ways to come together around food, music, healthy living and a new brand of Lowcountry hospitality.



The beauty of out-of-the-box thinking is how it brings people out of their homes.





# what we love

THE FINE ART OF PORCHING

SLOW FOOD AND FAST INTERNET

HAPPY HOUR AT TALL GEE WOODS

BIKING TO THE OFFICE

BOOT CAMPS IN THE PARK

OUTDOOR CONCERTS & PICNIC BASKETS

SHOPPING ON YOUR LUNCH HOUR

RUNNING THROUGH THE STREETS IN THE COCOA CUP 5K

WORKING FROM THE PARK TO INSPIRE FRESH THINKING

CABANA AFTERNOONS AT THE SWIM CLUB

COLLEGE GAME DAY WITH NEIGHBORS

AFTER-DINNER STROLLS ON THE TRAIL

PARKS WITH PERSONALITY

MODERN HOMES WITH LOWCOUNTRY SOUL

CHARLESTON RESTAURANTS WITHOUT THE DRIVE

You are here.  
And so is  
everything else.





# pick your happy

How do you like your Lowcountry? At Nexton, there isn't just one way to live it.

Brighton Park is our largest village, where you can live up close and personal to the community vibe—from parties at the Swim Club and concerts on the Great Lawn to catching the walking bus to Nexton Elementary. Tucked thoughtfully amid piney woods, North Creek Village offers a relaxing, intimate setting with its very own neighborhood pool. At Del Webb Nexton, active adults live up to their name at The Resort. At this private community center, neighbors can get moving or just get together, thanks to multiple club rooms, a coffee bar, fitness center, sport courts and pool.

Variety also describes Nexton's homes, which range from townhomes for one to single-family homes for many. So no matter where you are in life or family size, you'll find a place that understands your kind of happy.

## APARTMENTS, TOO.

Imagine a neighborhood with apartments just as thoughtfully designed as the homes. Nexton apartments enrich the streetscape with no small dash of urban edge. And more importantly, they complement Nexton's options with a happy-go-lucky, low-maintenance lifestyle. Perfect for everyone from busy professionals to globe-trotting empty-nesters.





# energy rising

Communities can't live on homes alone. They need good cups of coffee. Great little shops. Places where you can work and then put work aside over dinner and a movie.

Collective energy is on the rise at Nexton. Think of the Front Street District as your neighborhood hub. A walkable, right-around-the-corner mix of local restaurants, gathering spaces, shops, offices and services like daycare and banking to make your day run smoothly. At the heart of this district lies Nexton Square—a taste of Charleston, if you will, without the drive. Serving up Holy City favorites

like Taco Boy, Halls Chophouse and Vicious Biscuit. Even The Bicycle Shoppe because, after all, Nexton is a pedaler's paradise.

The Parkway District simplifies your life too, with a planned grocery store and the MUSC regional hospital. This district will bring in additional retail, plus office space that can accommodate larger companies—i.e., potential employers for Nexton residents. Imagine that. Your whole life—now conveniently gathered in one vibrant community.



# Healthy living. Designed into your day.

Here, nature is the ultimate workout buddy. Always at your side, cheering you on with incentives like sun-warmed skin and piney breezes. A nice complement to the gym. Which is why Nexton builds nature—and healthy living—right into your day.

Nexton connects all the dots of your life with miles of trails and multipurpose pathways.

So you can walk, run and pedal to your everyday destinations, such as school, work and dinner at Nexton Square. Also, each park is strategically designed to inspire different ways to play. The Swim Club is a neighborhood fave for swimming laps and frolicking at the splash pad. As well as chatting by the fire pit with fellow residents. Because an active social life is part of healthy living too.





## let's mix a little now with your then

What happens when classic Lowcountry design rubs shoulders with some of the best ideas in modern living? Homes that feel authentic, live smart and create beautiful neighborhoods for your evening walk.

At Nexton, traditional Lowcountry colors and architectural details flavor every home. And collectively, they create a charmingly varied, evolved-over-time streetscape. The homes

reaffirm Lowcountry wisdom with large, covered front porches (still a boon to neighborly conversation), plenty of windows (cue the cool breezes) and enduring materials. That said, today's families can also enjoy the benefits of such modern delights as energy efficiency, floorplans that flow and rooms with clean, contemporary lines.

In every way, past and present play nicely together at Nexton, thanks to our skillful builders. All are thoughtfully selected for their commitment to quality and adherence to Nexton's exacting standards.



## a mindful approach to education

It's no metaphor to say that Nexton invests in the future of its children. Here, K-12 education is a true priority, seen in state-of-the-art learning experiences. Powered by gigabit internet, Nexton Elementary was the first school in the area to provide every student with a tablet computer for personalized digital learning. More recently, Nexton funded a technology specialist to train teachers on the most effective use of the tablets.

Part of the respected Berkeley County School District, Nexton Elementary quickly earned its own kudos as Rookie School of the Year from the South Carolina PTA. Now that school has been in session a few years, Nexton Elementary is shining even brighter. With awards for children's wellness and digital responsibility, as well as enrichment that ranges from veggie gardens to coding clubs. And parents, it's all a mere walk or bike ride away.



# think fresh



Forward thinking is Nexton's founding principle. It has inspired everything from our refreshed Lowcountry style to our title as South Carolina's first gigabit community. And we're not stopping there. Nexton's newest homes are wired with a mesh network for smooth, corner-to-corner wifi. (At speeds of up to 10 gigs, should you need it.) Also, a universal interface allows you to voice-activate your thermostat and manage door locks and appliances from your phone. Cutting-edge cool? Definitely. But behind it all is the belief that fresh thinking takes your life in wonderful new directions.

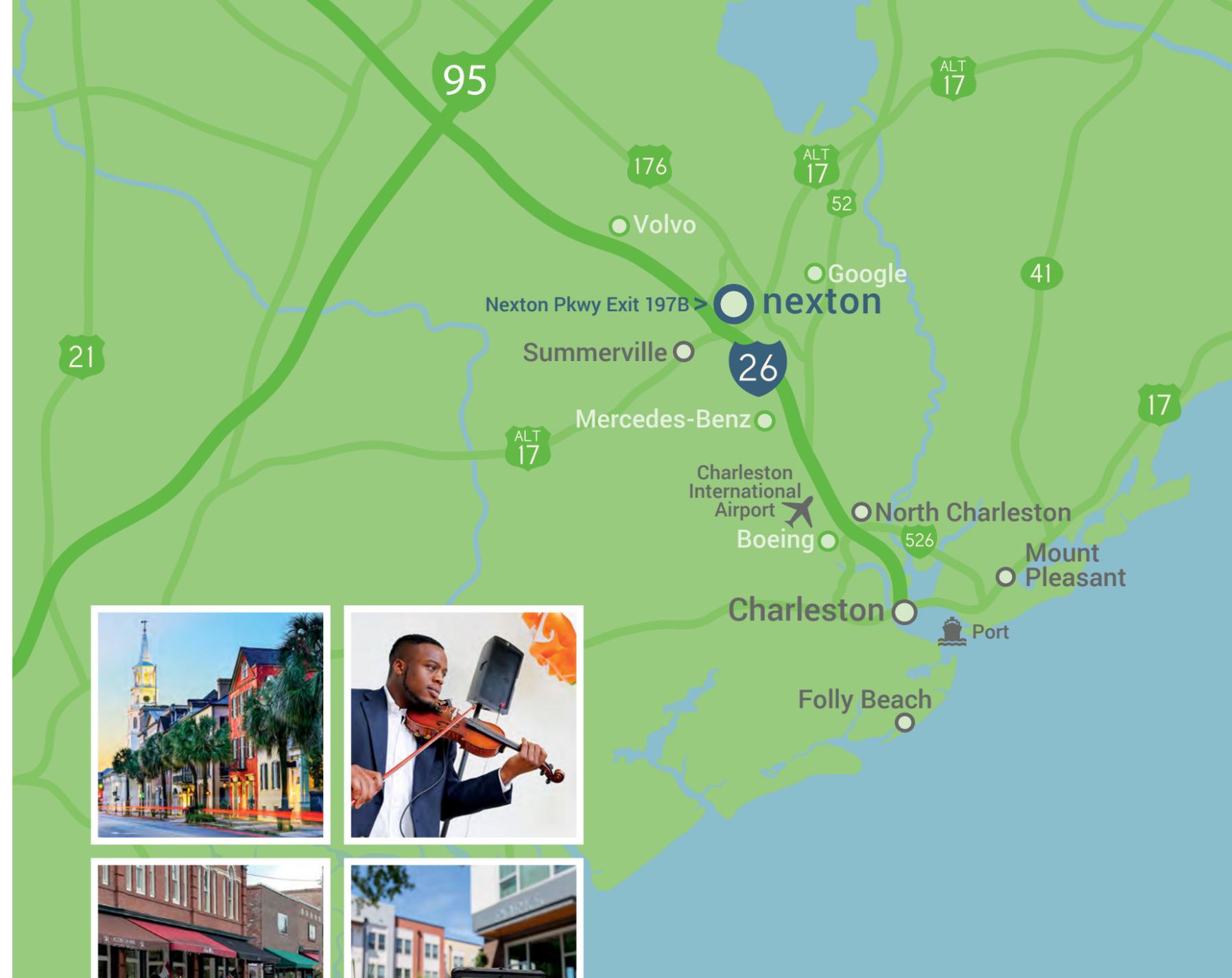


# innovation loves company

Like attracts like, they say. And Nexton's innovative spirit syncs up nicely with the world-class businesses moving into and around the community—Volvo and South Carolina Research Authority, for starters.

Emerging as the epicenter of the new I-26 employment corridor, Nexton is fast becoming metro Charleston's third major employment hub. Here's some more good news: The new

Nexton Parkway Interchange makes getting in and out even easier. But perhaps best of all is how Nexton innovatively tackles today's fluid work schedules. For example, community-wide 10-gigabit internet means you can videoconference from a park bench. Trails can lure you outside for a head-clearing bike ride. Business lunches and everyday errands are just steps away. Here at Nexton, we think the best workdays include a little sunshine, fresh air and community wifi.



- With the new Nexton Parkway Interchange, getting around is even easier.
- Charleston is the Best City in the World, says *Travel + Leisure*. And it's just down the road.

- Drop by historic downtown Summerville for festivals and the farmers market.
- Wiggle your sandy toes at nearby Folly Beach, Sullivan's Island or Beachwalker Park.



You're invited.



At Newland Communities, we've been creating award-winning neighborhoods for 50 years. Part of our success comes from never losing sight of the people who live in our communities. We offer ways for them to connect with nature and each other — whether that's through an invigorating hike, a neighborhood wine tasting or live music under the stars. After all, we believe it's our responsibility to create enduring, healthy places where people can live life in the ways that matter most to them.

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