



TRACT K

±7 ACRES FOR SALE

**DEVELOPMENT
OPPORTUNITY**

CHARLESTON (SUMMERVILLE), SC



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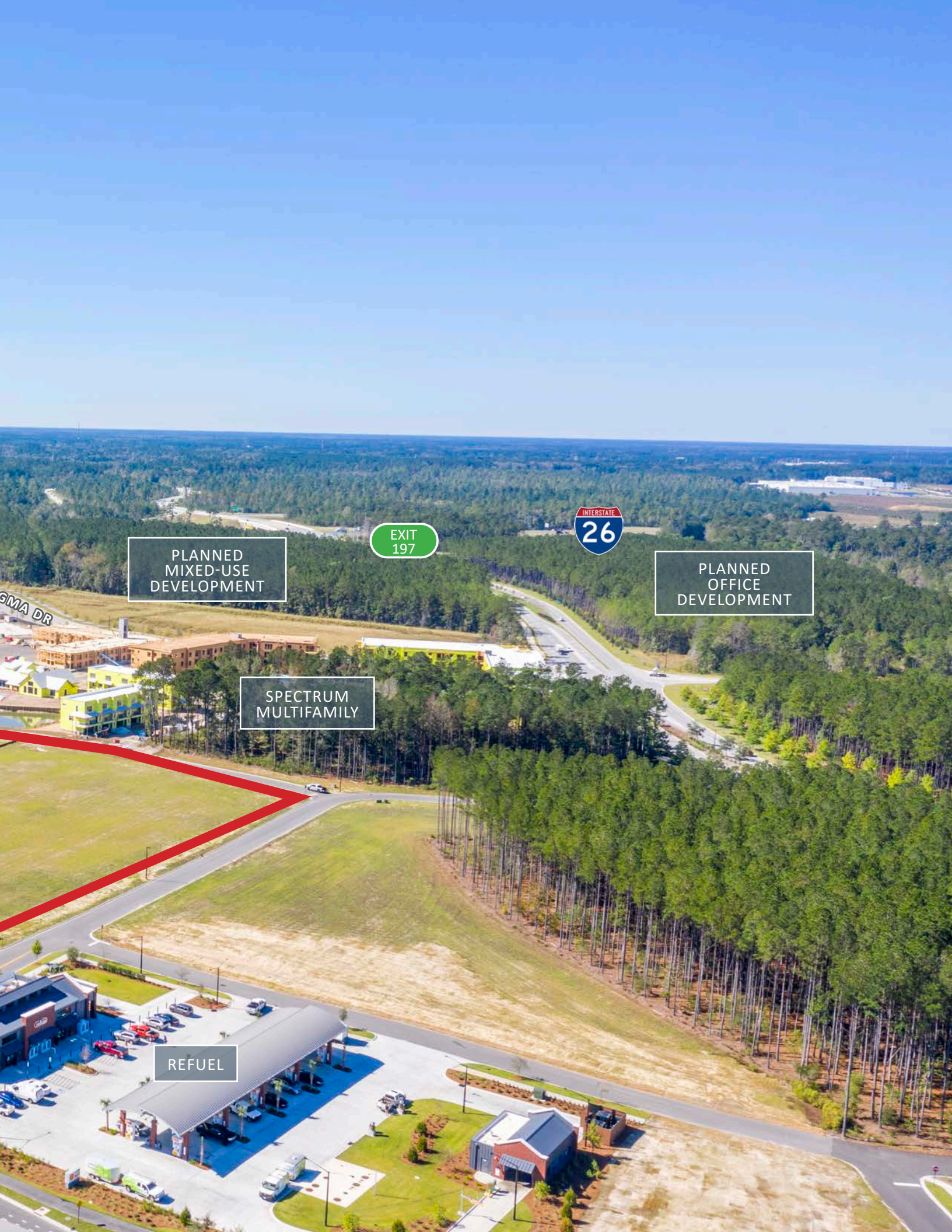


**BRIDGE
COMMERCIAL**



ELEVATE AT
BRIGHTON PARK

BRIGHTON PARK BLVD



PLANNED
MIXED-USE
DEVELOPMENT

EXIT
197

INTERSTATE
26

PLANNED
OFFICE
DEVELOPMENT

SIGMA DR

SPECTRUM
MULTIFAMILY

REFUEL



CANE BAY

MIDTOWN

DEL WEBB

NEXTON
ELEMENTARY

BRIGHTON PARK
VILLAGE

FUTURE HARRIS
TEETER

PLANNED
MIXED-USE
DEVELOPMENT

REFUEL

NEXTON PARKWAY

SPECTRUM
MULTIFAMILY



CARNES
CROSSROADS

ELEVATE AT
BRIGHTON PARK

BRIGHTON PARK BLVD



EXIT
197

SELF-
STORAGE

AZALEA SQUARE
SHOPPING CENTER

BAKER
AUTOMOTIVE

CAMBRIA
hotels & suites


PLANNED
OFFICE
CAMPUS

SCRA OFFICE
BUILDING

EXIT
199

NEXTON
OFFICE
BUILDING

THE PARKS
APARTMENTS

PALMETTO
PRIMARY CA

PARK


Residence INN
BY MARRIOTT

US
17A

N
SQ



VOLVO
OPERATIONS

NEXTON PKWY

PLANNED
MIXED-USE

HOMETELECOM
OFFICE BUILDING

DEL WEBB

TRACT K
±7 ACRES

SPECTRUM
MULTIFAMILY

REFUEL

FUTURE
MIXED-USE
DEVELOPMENT

FUTURE
COMMERCIAL
DEVELOPMENT

CHARLESTON
SURGERY CENTER

COASTAL FERTILITY

WORKPLACE @
NEXTON PHASE II

WORKPLACE @
NEXTON

BRIGHTON-PARK BLVD

PAGE'S OKRA
GRILL

NEXTON SQUARE TENANTS









DEL WEBB
PHASE II
1,000 HOMES

CAPSTONE
285 RENTAL
COTTAGES

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

MIDTWN
RESIDENTIAL
2,683 RESIDENCES

DEL WEBB
ACTIVE ADULT
1,000 HOMES

TRACT K
±7 ACRES

HOMETELECOM
OFFICE

BRIGHTON PARK
RESIDENTIAL
676 RESIDENCES

NEXTON PKWY

SPECTRUM
MULTIFAMILY

REFUEL

SIGMA DR

SELF STORAGE
SITE

INTERSTATE
26



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

[WATCH VIDEO](#)

PLANNED
OFFICE CAMPUS

FUTURE
COMMERCIAL
DEVELOPMENT

COASTAL
FERTILITY

WORKPLACE @
NEXTON PHASE II

PALMETTO PRIMARY
CARE PHYSICIANS

SURGERY CENTER

PLANNED
HYATT HOTEL

BAKER
AUTOMOTIVE



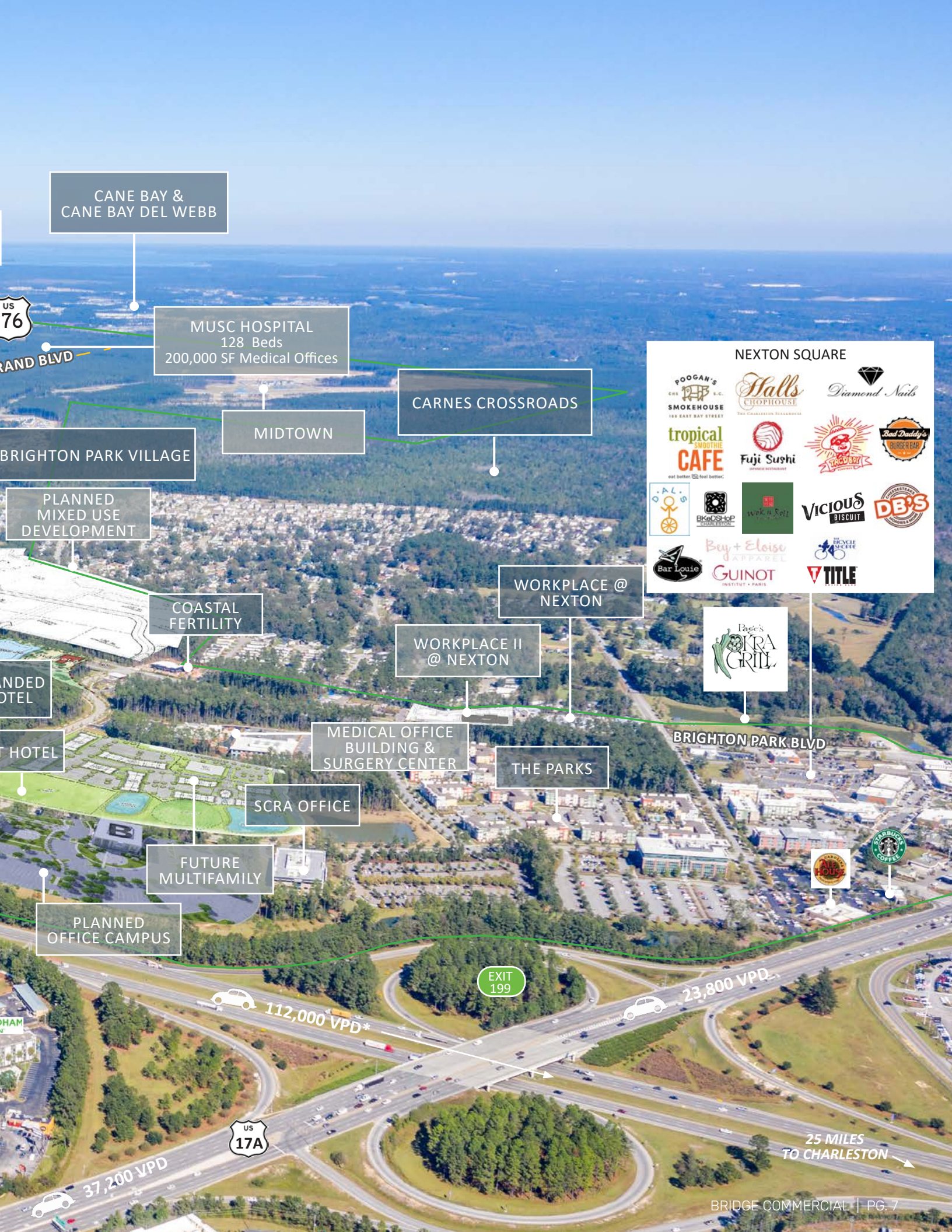
PLANNED
OFFICE CAMPUS

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



* The traffic count of 112,000 VPD is at I-26 and east of Exit 199A.

** Future Nexton Parkway traffic count (2025).



CANE BAY &
CANE BAY DEL WEBB

US
76

AND BLVD

MUSC HOSPITAL
128 Beds
200,000 SF Medical Offices

CARNES CROSSROADS

MIDTOWN

BRIGHTON PARK VILLAGE

PLANNED
MIXED USE
DEVELOPMENT

COASTAL
FERTILITY

WORKPLACE @
NEXTON

WORKPLACE II
@ NEXTON

MEDICAL OFFICE
BUILDING &
SURGERY CENTER

THE PARKS

SCRA OFFICE

FUTURE
MULTIFAMILY

PLANNED
OFFICE CAMPUS

NEXTON SQUARE

POGGAN'S CRS DBB SMOKEHOUSE 100 EAST BAY STREET	Halls CLOPHOUSE THE CHARLESTON STANDARDS	Diamond Nails
tropical SMOOTHIE CAFE eat better. live feel better.	Fuji Sushi JAPANESE RESTAURANT	Red Daddy's TACOS & BEER
O.A.L.S.	BikeShop CHARLESTON	Wok n Roll
Bar Louie	Buy + Eloise APPAREL	Vicious BISCUIT
GUINOT INSTITUT • PARIS	DB'S	TITLE

Page's
OKRA
GRILL

BRIGHTON PARK BLVD

Starbucks
Coffee

US
17A

EXIT
199

112,000 VPD*

23,800 VPD

25 MILES
TO CHARLESTON

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 HomeTel.

WIFI
HIGH SPEED
INTERNET



DESIGNED & CONNECTED TO
LIVE AND WORK LIKE A TOWN



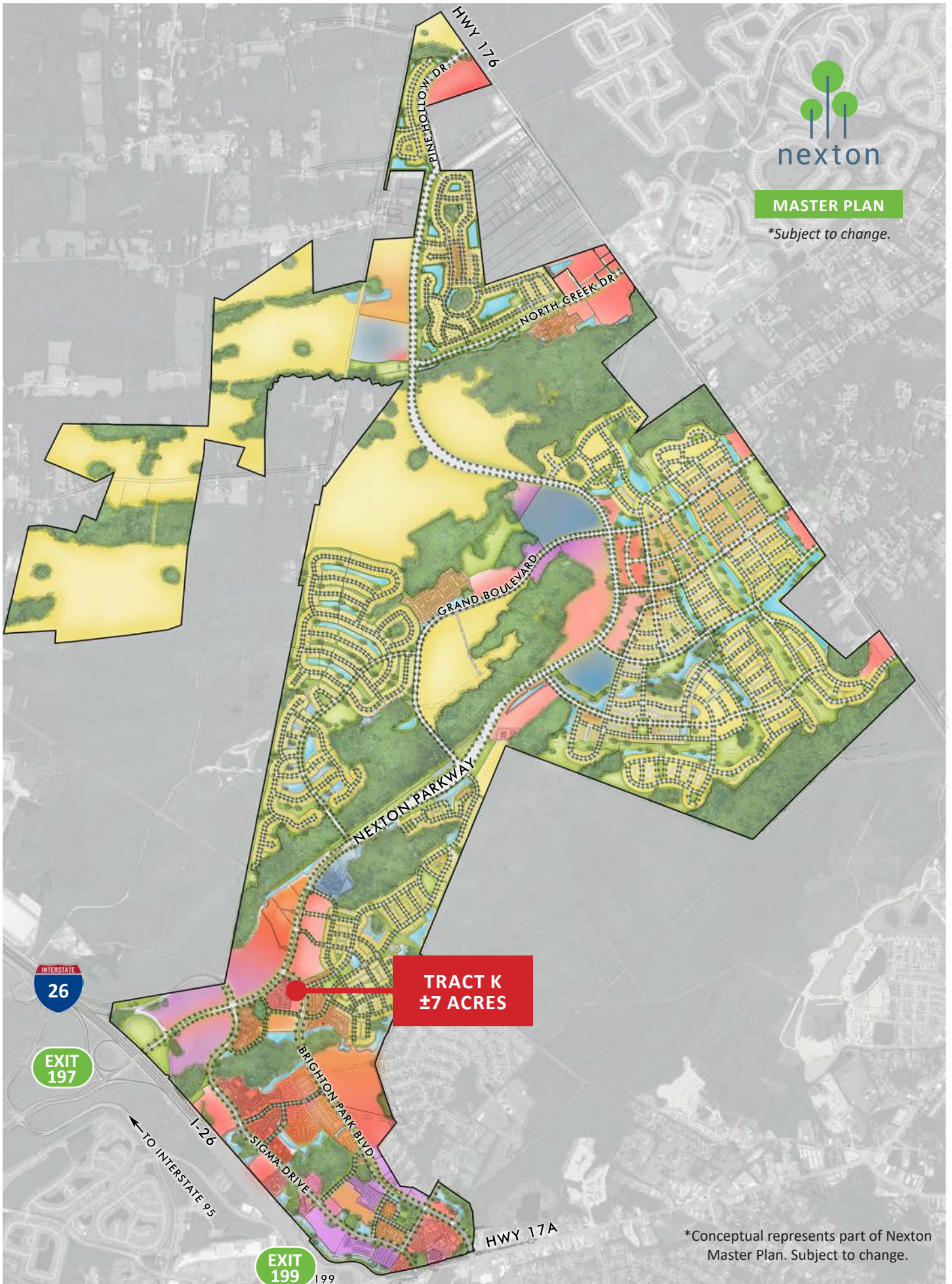
YOU ARE HERE. AND SO IS EVERYTHING ELSE.
view life at nexton





MASTER PLAN

**Subject to change.*



**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



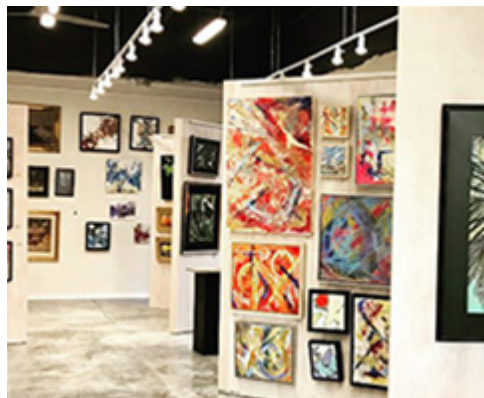
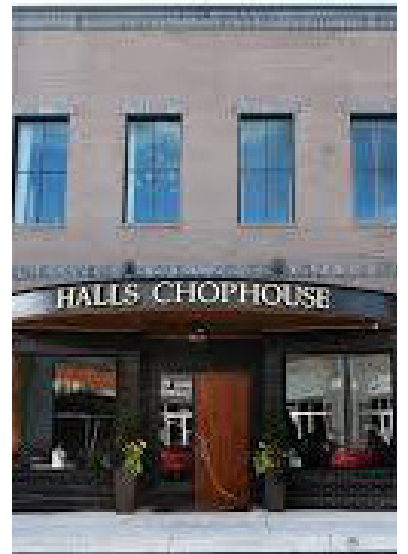
NEXTON SQUARE AMENITIES



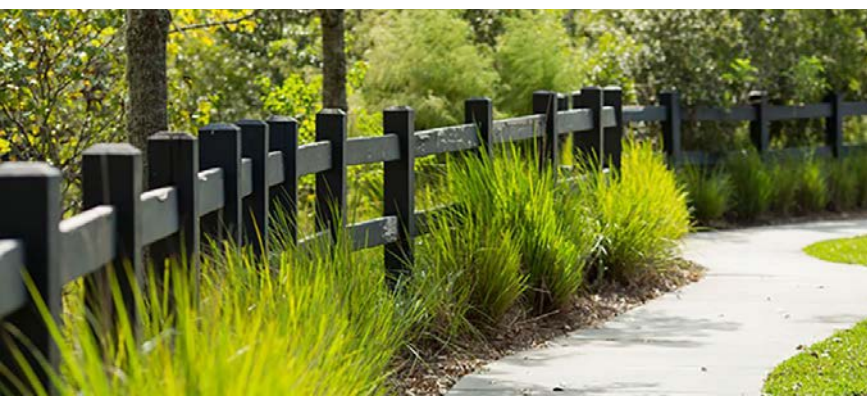
VIEW NEXTON SQUARE'S
SHOP & DINE EXPERIENCE



* Nexton Square is not owned by Newland. Site plan and renderings are subject to change. Photo courtesy of McMillan Pazdan Smith and The Post and Courier.



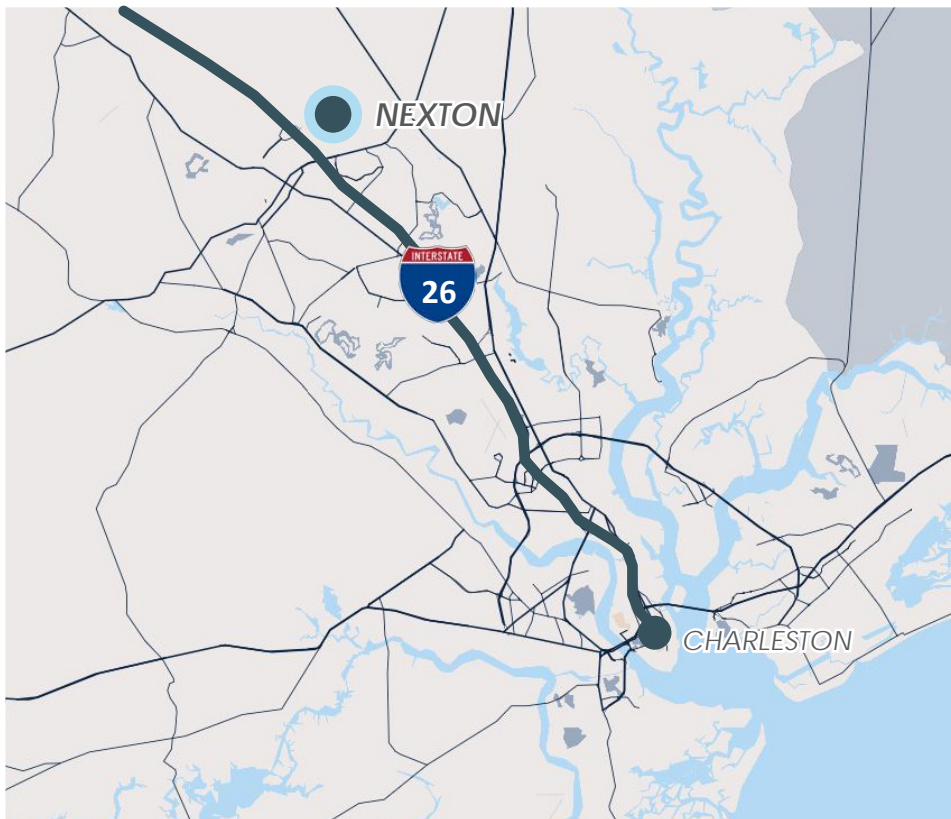
- Poogan's Southern Kitchen
- Tropical Smoothie Cafe
- Title Boxing
- Bked Shop Donuts
- D'Allesandro's Pizza
- Chatime Ice Cream
- Vicious Biscuit
- Bad Daddy's Burgeres
- DB's Cheesesteaks
- Wok N Roll
- Halls Chophouse
- Taco Boy
- Fuji Sushi
- Diamond Nails
- Bey & Eloise Apparel
- Wild Birds Unlimited
- Sportsbook
- Simple to Sublime
- Guinot Skincare
- The Bicycle Shop
- Bold Fitness
- Bar Louie
- Bicycle Shoppe
- Ice Palace
- SportsBook




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

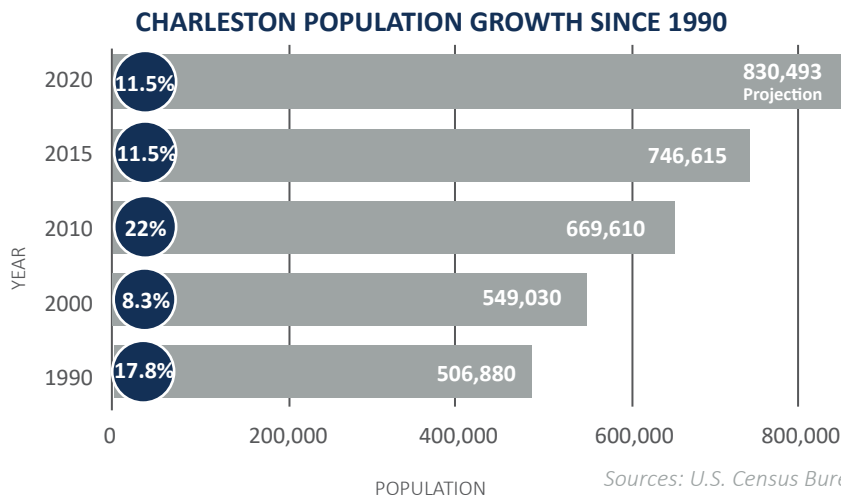
Charleston is one of the fastest growing metropolitan areas, growing at a rate 3X faster than the U.S. average. Currently, the population is 760,000 and grows at approximately 28 new people per day. Approximately 30,000 new homes are planned from the three sites; making these sites ideally positioned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

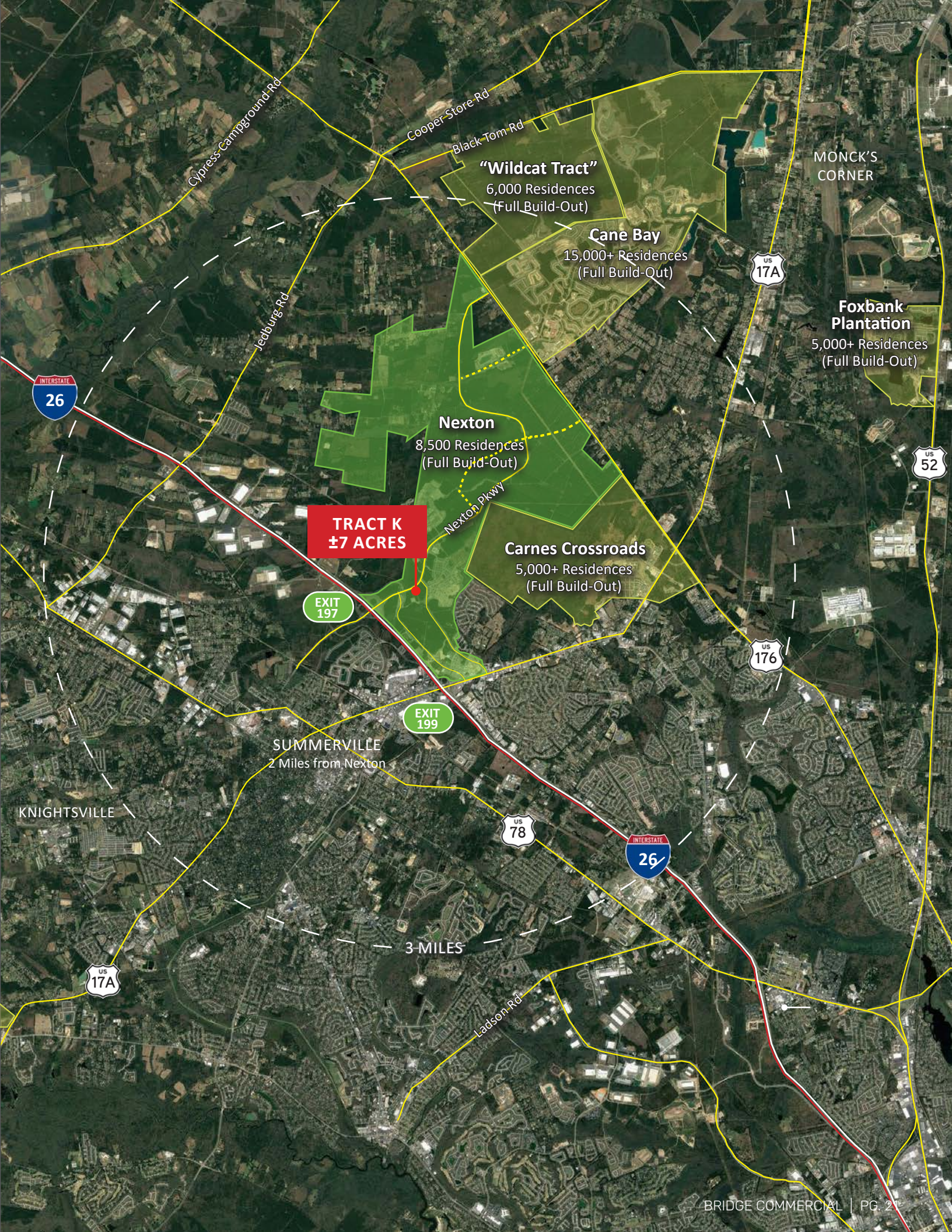
CHARLESTON OUTPACES STATE & NATION IN POPULATION GROWTH

	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%



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

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



Cypress Campground Rd

Cooper Store Rd

Black Tom Rd

Jedburg Rd

Nexton Pkwy

Cooper Store Rd

"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)

Nexton
8,500 Residences
(Full Build-Out)

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

**TRACT K
±7 ACRES**

EXIT
197

EXIT
199

SUMMERVILLE
2 Miles from Nexton

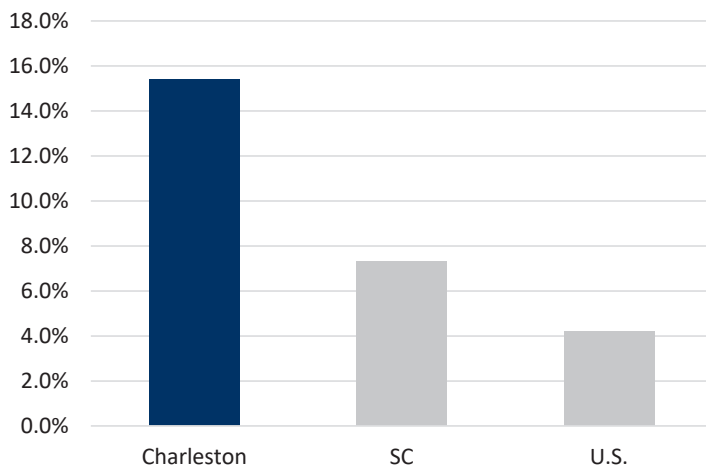
KNIGHTSVILLE

3 MILES

Ladson Rd

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

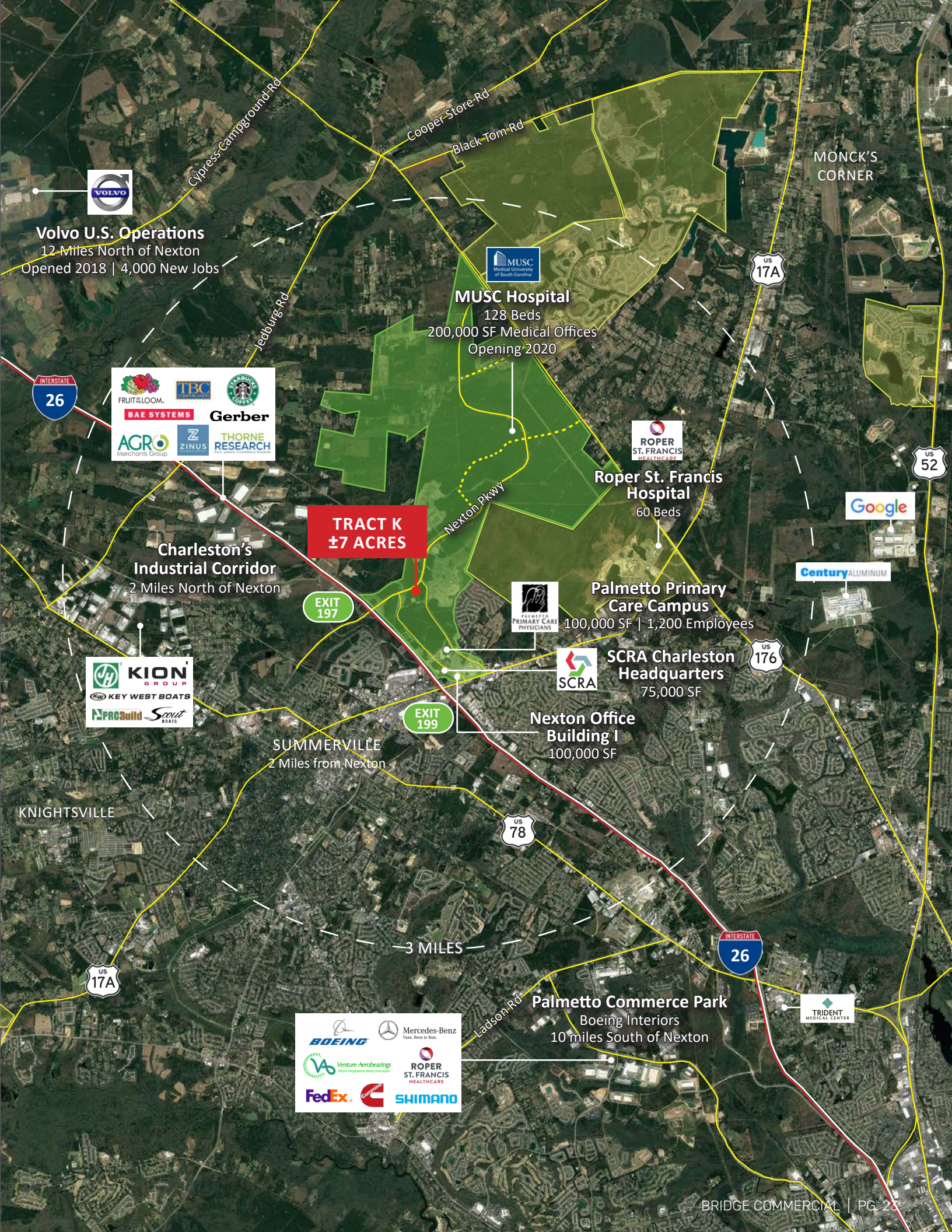
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The Ponds

2,000+ Residences
(Full Build-Out)

**Summer's
Corner**

5,500+ Residences
(Full Build-Out)



Volvo U.S. Operations

12 Miles North of Nexton
Opened 2018 | 4,000 New Jobs



Charleston's Industrial Corridor
2 Miles North of Nexton



KNIGHTSVILLE

TRACT K
±7 ACRES

EXIT 197

SUMMERVILLE
2 Miles from Nexton

EXIT 199

US 78

Nexton Office Building I
100,000 SF

3 MILES



Palmetto Commerce Park
Boeing Interiors
10 miles South of 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



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Cane Bay
PLANTATION



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



CARNES
CROSSROADS

TRACT K
±7 ACRES

Google

\$2.4B over a ten year
period

CenturyALUMINUM

\$225M Investment -
2019

EXIT
197

EXIT
199

US
17A

INTERSTATE
26

EXIT
203

EXIT
205

Palmetto
Commerce
Park

INGLESIDE
Orangeburg - South Carolina

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
www.nashcommunities.com

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