



HOME, TOWN, NATURE

WHERE WILL THE
DAY TAKE YOU?

in full
SWING

There's a good reason people come late to parties. Everything's well under way. The energy is high, and the food and drink are flowing. It's the same reason now is such a smart time to make Nexton your home. Because over a decade in, this community is rocking.

Today, Nexton has more than 120 shops, offices, grocery stores and eateries — all easily reached, often by foot or by pedal. The parks and open spaces include hundreds of trees, which have become downright shady. And Nexton's renowned neighborly spirit is no urban legend. You're sure to find your people among our ten thousand friendly faces. Maybe on a trail or in a Pilates class. (Yes, our lifestyle's pretty healthy.) Or at one of our countless well-established clubs, special events and traditions.

**SO, GOOD NEWS. YOUR TIMING COULDN'T BE BETTER.
NEXTON IS ALL WARMED UP.**

AND WE WARMLY INVITE YOU TO JOIN THE FUN.



there's no place like
NEXTON



No need to drive downtown. Or anywhere else, for that matter. Because Nexton has it all right here. Any given trail — and there are many — might take you to lunch. (What will it be today — to-die-for shrimp and grits? A healthy, eat-the-rainbow salad? It's okay, we won't judge.) Later, you could bike to your office. An outdoor concert. Yoga in the park. Or cute shops brilliantly stocked for a long afternoon dawdle. Where to begin? Really, anywhere in Nexton, whether you're in the mood for fun or to get things done.

EAT. DRINK. REPEAT.

We do eat well around here. From day one, Nexton made a conscious effort to bring in authentic local fare. Like Vicious Biscuit (born in Mount Pleasant) and Page's Okra Grill (as featured in Southern Living). But don't be fooled — our tastes are wide-ranging too, from Naan Appetit to Buffalo Wild Wings.

RUN ERRANDS. LITERALLY, IF YOU LIKE

Say hello to errands you can walk, run or bike to. That trip to the grocery store, bank, lawyer or financial adviser? Somehow fresh air makes every chore go faster. And if you do drive, you'll get there in a flash.

LOOK GOOD, FEEL GOOD

Life gets busy, but self-care doesn't have to get lost in the

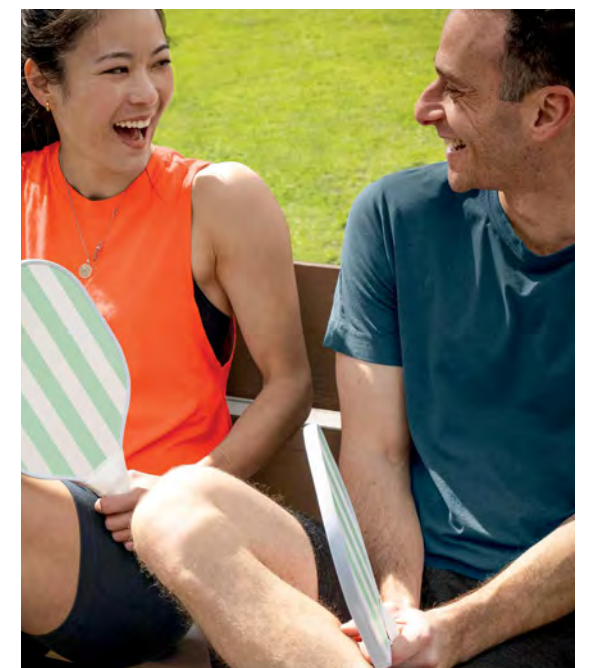
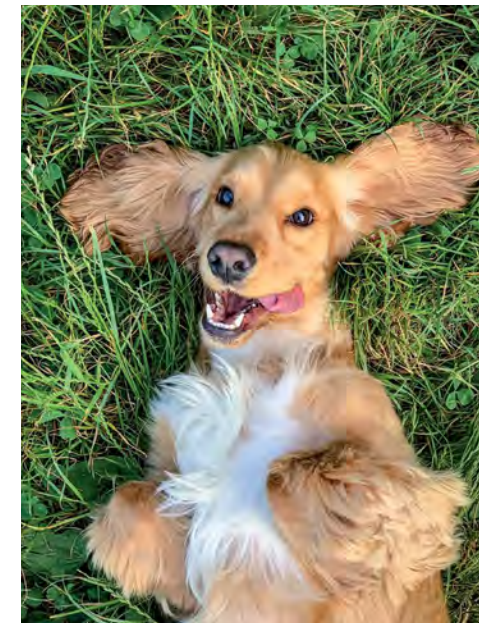
shuffle. Make Nexton your ally in sanity preservation, offering fast access to spas and workout studios, nail care, hair styling, dance and more.

ALL KINDS OF 9 TO 5

It's super convenient if you live here and work in Nexton's many offices, and WFH is also pretty sweet. Check out our co-working options and, of course, amazing destinations for walks, lunches and after-work happy hours.

HEALTHY MADE HANDY

In tandem with our healthy lifestyle, Nexton has made convenient healthcare a priority. You'll find a diverse selection of health and wellness practitioners with state-of-the-art offices and facilities. There's also a full-service hospital just five miles away.



SMART MOVE

At least in the beginning, almost any new home is going to feel like a smart move. Everything's fresh and clean. Nothing to fix. No questionable decorating decisions to remedy. But what about the place surrounding that new home? How smart is it? How many parks does it let you walk or bike to? How many miles of trails does it have? And do the trails go anywhere interesting? Like to a coffee shop? Or a yoga studio? Or a whole bunch of great restaurants? Or even one great restaurant? Does it host 5k races, outdoor concerts and other community celebrations? And back to the homes, how many choices does it give you? And do they seem like every other new home or are they different, special? What we're talking about is a place that isn't just brand-new, it's life-changing. A place that makes you feel smart for having moved there. You know, a place kind of like Nexton.



MEET OUR HOMEBUILDERS

WHY SO MANY? BECAUSE MORE CHOICES MEANS MORE CHANCES TO FIND "THE ONE"

ASHTON WOODS

Ashton Woods blends trend-setting design with all sorts of personalization options, letting you build a home that feels like, well, you. From classic single-family homes to their Ashton Woods 55+ collection.

HOMES BY DICKERSON

Homes By Dickerson believes your home should be full of life — your life. With a commitment to service, design and craftsmanship, Homes By Dickerson is the essence of custom homebuilding.

BROOKFIELD RESIDENTIAL

Not only are the homes of Brookfield Residential smart and innovative, this is a homebuilder that works hand-in-hand with you throughout the new home journey and beyond.

NEW LEAF BUILDERS

New Leaf Builders is an award-winning homebuilder with deep regional roots. And they bring a unique kind of passion for the Lowcountry, reflected in their approach to design, collaboration and craftsmanship.

CENTEX

With almost seven decades of experience and a streamlined homebuilding process, Centex knows how to create a home that matches every one of your family's needs ... including your budget.

PULTE HOMES

Pulte Homes has decades of experience delivering exceptional quality and features. And at Nexton, their classic Charleston-style homes and townhomes give you loads of ways to express your personal style.

DAVID WEEKLEY HOMES

Thousands of custom choices, inspired customer service and home designs that live beautifully at the intersection of form and function. It's all part of the David Weekley difference.

SAUSSY BURBANK

Saussy Burbank is known for architecture that perfectly captures the heritage of the region, from the foundation to the fixtures. And they have a reputation for customer service that's even more legendary.

DEL WEBB

Behind the gates of Del Webb Nexton, you'll find homes designed for the way you live, with everything you need on a single level. You'll also find Del Webb's signature approach to resort-style living.

STANLEY MARTIN HOMES

Building homes in neighborhoods throughout the Charleston area, Stanley Martin Homes is where Southern charm meets modern living. With homes elegantly designed for contemporary Lowcountry life.

DRB HOMES

The seventh largest private builder in the nation, DRB never takes a one-size-fits-all view. Not with their amazing variety of home designs or their highly personalized approach to the homebuilding experience.

WHERE YOU BELONG

AT NEXTON, YOU CAN FIND YOUR HOME.
AND YOUR PEOPLE.

While there's only one Nexton, there are many, many ways to live here — and just as many, many ways to experience the “community” in our community. Each of Nexton's neighborhoods is distinct, with a character and rhythm all its own. But despite the variety and choice, there's a very important common thread: an unmistakable sense of belonging, no matter where you choose to call home. So, where will you put down roots?

Midtown, our largest neighborhood, puts you at the center of the Nexton universe, surrounded by parks,

the awesome Midtown Clubhouse, and a pleasant bike ride to great restaurants and shops. Tucked amid woods, North Creek gives you ready access to schools, parks, eateries and other conveniences.

In Del Webb Nexton, your easy-living home comes with resort-level amenities — the best of 55+ living. And in Brighton Park Village, our most established, tall trees are only the beginning. There, shady walks take you to Nexton Elementary, the Swim Club, dog park and great places to dine and shop, including a Harris Teeter. (How handy is that?)



THE HOMES

By our last count, Nexton currently offers nearly 100 different home designs. Tall, elegant townhomes. Cottages dripping in Lowcountry charm. Paired villas. And so many different single-family homes, from petite to roomy. Pick a plan. Make it your own. We can't wait to say “welcome home.”



RENT THE HOME, OWN THE LIFESTYLE

Explore Nexton's wide variety of apartments and rental homes.

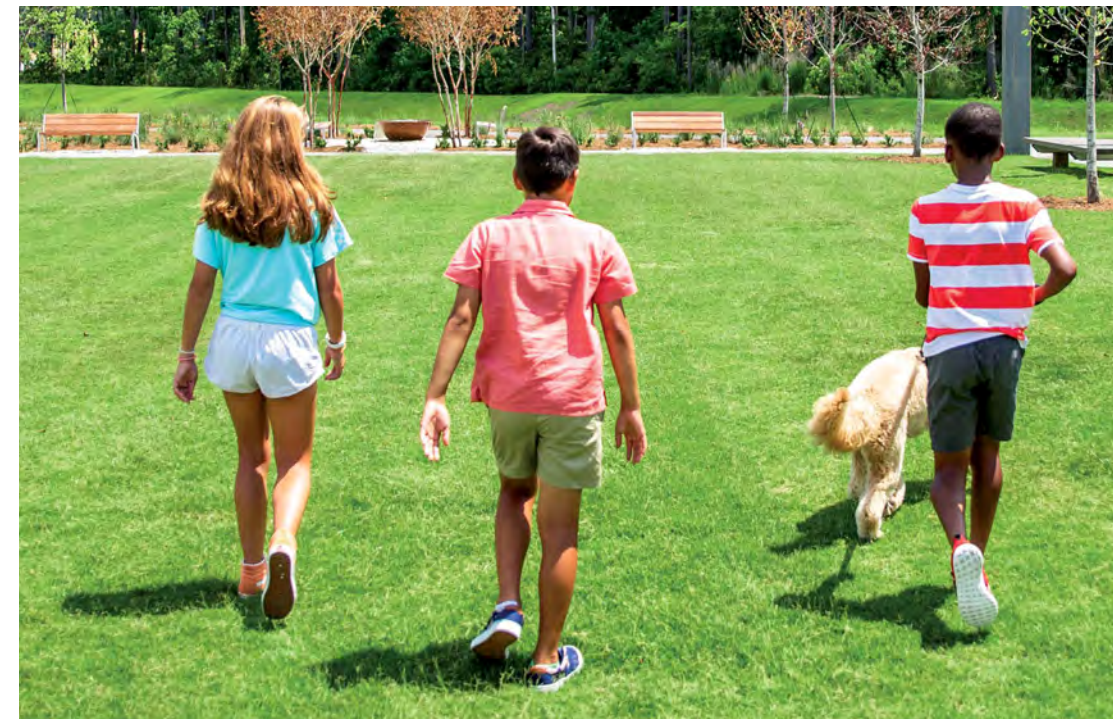
- THE AMES
- CADIA NEXTON
- CAMELLIA AT ONE NEXTON
- ELEVATE AT BRIGHTON PARK
- THE ISAAC
- LOFTS AT DOWNTOWN NEXTON
- THE MURRAY
- PARKS AT NEXTON
- THE RADLER
- SLATE NEXTON





WELL, WELL WELLNESS

Would it surprise you to find a community that emphasizes health as much as it does homes? That weaves wellness — physical, emotional and environmental — right into the community plan? That sets aside one-third of its land to be used as protected, wooded, wonderful nature? That provides oodles of amenities to get people moving and playing together? Not if you've been to Nexton, because around here we do all that. After all, healthy living is a cornerstone of what makes Nexton so very Nexton.



GET OUT THERE

Experts say that spending just five minutes enjoying the outdoors can bring stress levels down. Isn't that something? Luckily, Nexton has more than 50 (50!) unique parks at your disposal. So no matter where you hang your hat in Nexton, there's always a happy-making green space close by.

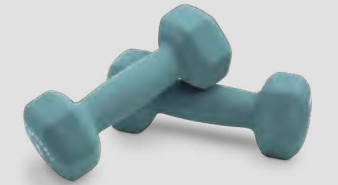


NEW

NEXTON REGIONAL PARK

This new park has it all, whether your playful pursuits involve a frisbee, football, fishing pole or food truck. In short, it's the perfect place to get together. (And if you're a birdwatcher, bring your binoculars.)

EXPLORE THE EXTRACURRICULARS



As Nexton has grown, so have the businesses that serve us — including a bounty of fitness providers. So now you can complement all of that lovely, free-form park, open space and trail time with a little fitness-y structure.

Like to get fit with HIIT? Have a passion for Pilates? Love the steady progress of weight lifting? You got it — and more. Find the Nex-ercise regimen that's just your style, ranging from low intensity (but oh so challenging) barre and yoga to high-sweat pursuits like martial arts and boxing.



WALK THE WALKABILITY

Studies show that walkable neighborhoods are more diverse, resilient and friendlier, which makes the people who live in them healthier and happier. Now you know why we designed Nexton to be walkable, not to mention bikeable, joggable, skippable and scooterable.



PLAY YOUR WAY

The secret to staying active is doing what you love. (Otherwise, that snooze button is irresistible.) Nexton gives you approximately infinity ways to play. Each area comes with its own unique mix of attractions, from soccer fields and a basketball court to a weight room and fitness classes. Plus pools and playgrounds, tennis and pickleball.



CANINE PLAY TIME

The Brighton Park Village dog park has separate spaces for lap dogs and definitely-not lap dogs. With jumps, tunnels and obstacles for energy expending. And soft grass and shady trees for when it's time to sit (and stay). If your dog could talk, this park might leave him speechless.



NORTH CREEK VILLAGE

North Creek Village is an intimate enclave — not too big, not too small — tucked into the woods of Nexton. Things feel more relaxed. More intimate, nurturing and neighborhood-y. (Yes, that’s a word.) Life here is a little easier, with convenient access to parks, community pools or pickleball, shopping, good schools and I-26. Step onto a trail and roam for miles. Head over to the neighborhood pool with the kids. Or maybe meet your friends at the park for your Saturday evening barbecue ritual. Whatever your stage of life, you’re welcome here. Check out the homes by Centex, just right for first-time buyers and growing families. And if you’re 55+, Hammock Walk by Ashton Woods is tuned to you, featuring ranch-style villas and outdoor living.



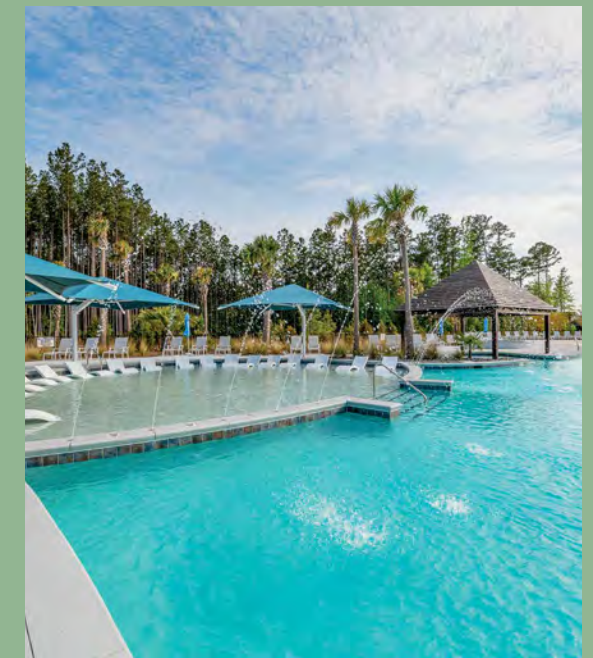
THE TOWNHOMES OF BRIGHTON SQUARE

This new neighborhood is all about yes. As in yes, you can afford a new townhome. And yes, you can still feed your city-loving soul with walkable, urban-style living. Crafted by Stanley Martin Homes, these three-story townhomes provide two or three bedrooms and a front row seat to Downtown Nexton. Just outside your door: a coffee shop, fitness studio, doggy daycare, green spaces and connections to walking trails.



55+ PLUS A LOT OF NEW AT DEL WEBB

Del Webb Nexton is a place where you can catch a trail down to the amenity center for a few laps in the pool (soon featuring a new deck, bar and grill), a long chat with the neighbors or just to hang out with a latte and a good book. You’ll also find sports courts, a fitness center and rooms for clubs and other activities. There’s more to come too: a new gymnasium that can flex from tennis and basketball to theater and live music. Even more pickleball courts — because honestly, you can never have too many. And the GenYou™ floorplans that celebrate flowing spaces, flexibility and comfort for the way you want to live.





THE MIDTOWN CLUBHOUSE

THE CLUBHOUSE THAT ALL CLUBHOUSES
WANT TO BE WHEN THEY GROW UP



THE POOL

A magnificent meandering lagoon with lap lanes for you, and fun zones and squirt jets for the kids. Surrounded by abundant deck areas, both sunny and shady. Bonus: if you live in either Midtown or Brighton Park Village, you can use the pool in both neighborhoods.

OUTSIDE SPACES

An event lawn (think food trucks and movie nights). A bigger lawn for soccer and flag football games. A covered pavilion and inventive play structures. Lighted pickleball and tennis courts. And for those times when you just want to zen out, benches, a burbling kettle fountain and the serenity of shade trees and lush native plantings.

FITNESS, FLEX & YOGA

Not just a fitness room, but a studio very nicely outfitted with cardio, circuit and weight training equipment and a window that lets you keep an eye on the kiddos as you're working out. Not just a club room, but a flex room big enough for banquet suppers, speaker series and large fitness classes. Not just a yoga studio, but a purpose-designed room where the doors can be flung wide for open-air sessions.

THE LIVING ROOM

By day, a quiet place where gigabit Wi-Fi, fresh coffee and some fresh surroundings boost your productivity. Or in the evening, where cushy furniture and pub tables make your neighborhood happy hours that much happier.

Maybe the word needs a refresh, because ours is no typical, tiny-pool-and-patio “clubhouse.” The Midtown Clubhouse has everything you need for every kind of meetup. Like a resort-style swimming pool. Well-equipped fitness center. A yoga studio. Tennis and pickleball courts. A lounge space, park and playground. Plus (and this is a biggie) opportunities to spend time with new and old friends alike. It’s one of the things that takes living at Nexton to the next level. Because beyond space, there’s spirit. You’ll see (and feel) it at community events like National Night Out. Friday Night food trucks. Movies in the Park. Fitness classes. And neighborhood clubs for just about every interest. We even have cornhole tournaments for those with a competitive streak.

The best part? It’s all included in your Nexton Residential Association POA dues. And all just steps from your new home in Midtown — or a short bike ride from everywhere else.



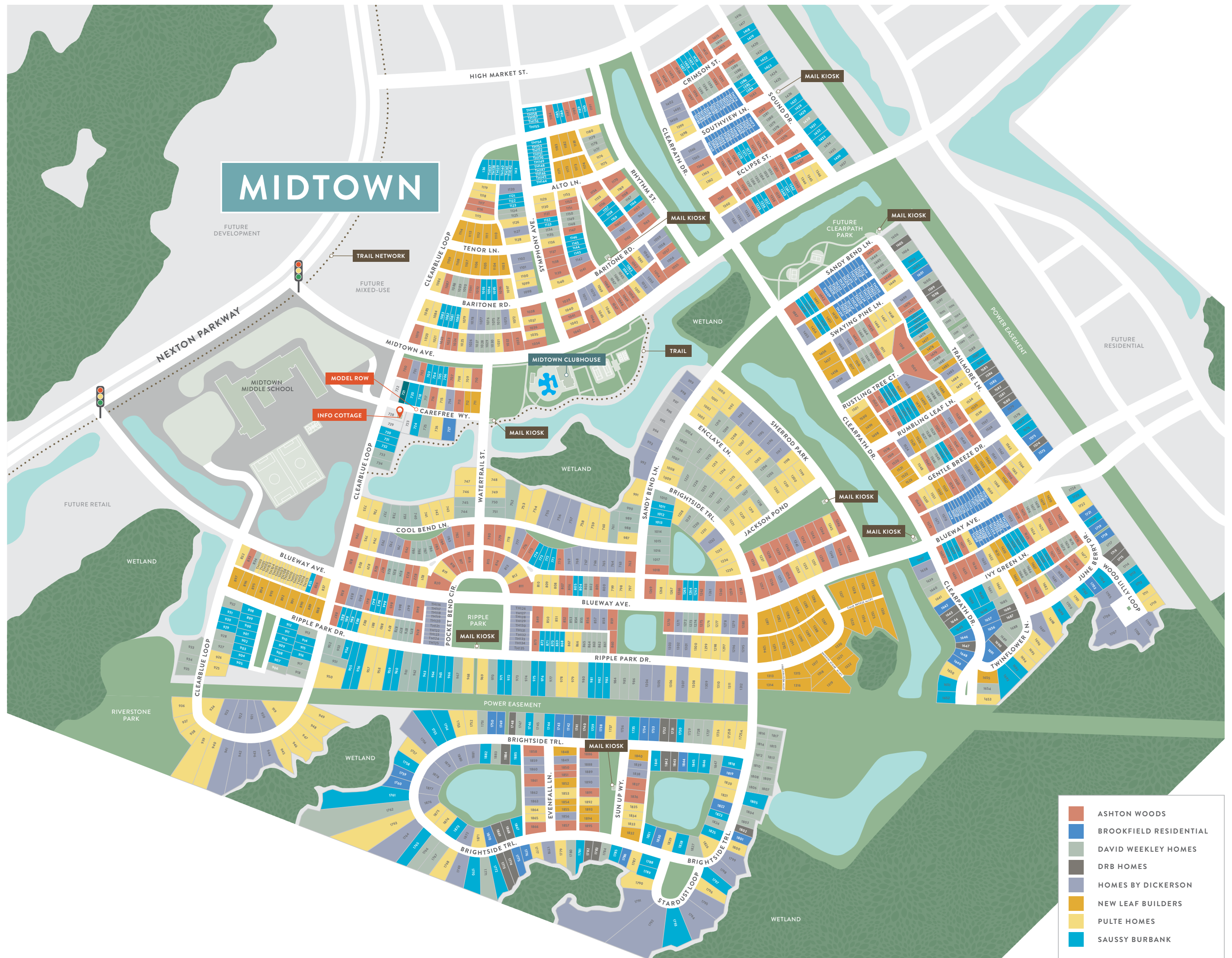
A CLUB FOR (ALMOST) EVERY PASSION

LET’S HEAR IT FOR PASTIMES

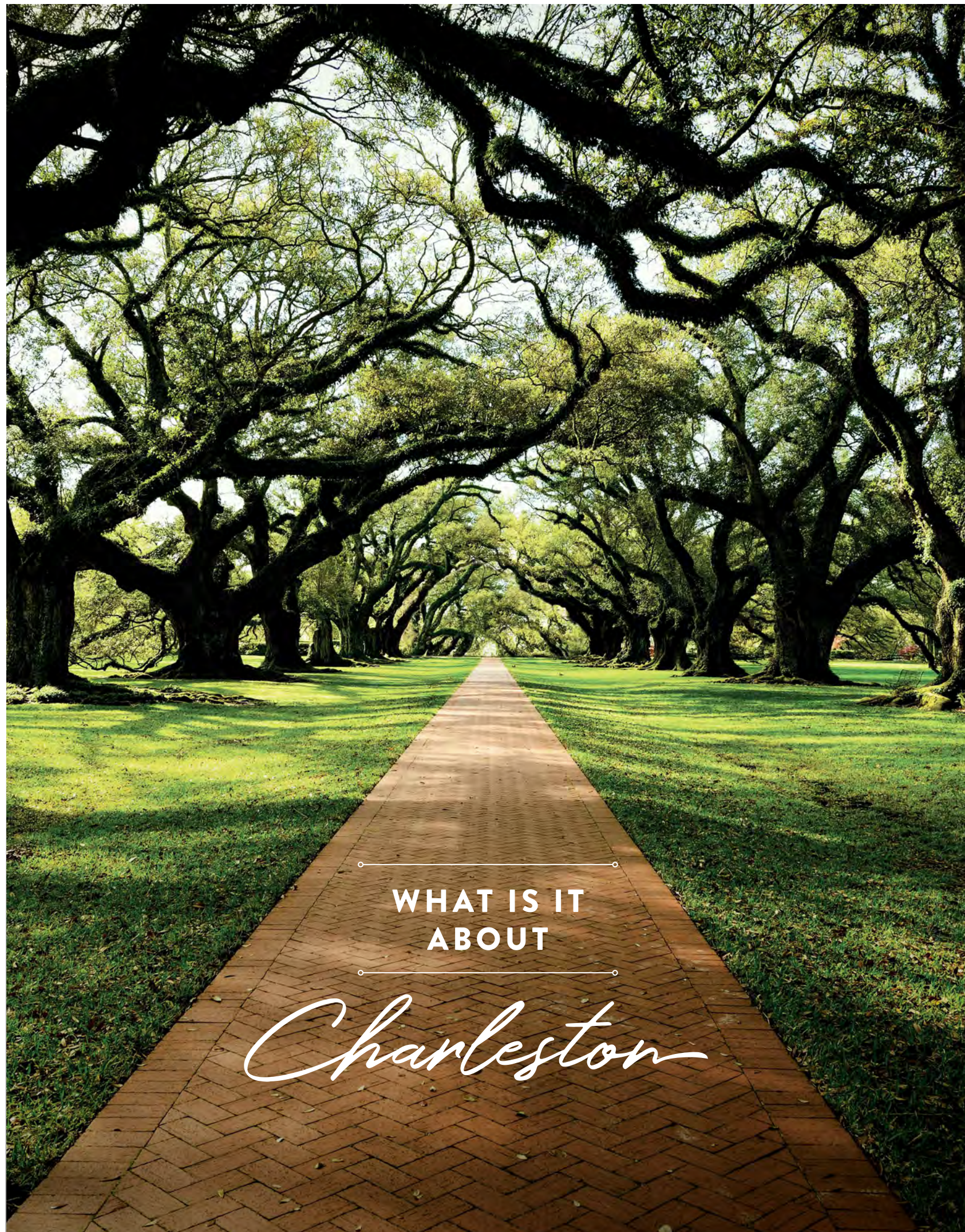
Not only are hobbies the perfect antidote to work, work, work, they’re a tried-and-true way to make new pals. Over the past decade, Nexton’s list of clubs has grown into the dozens, so chances are good you’ll find others who share your interest. Wine aficionado? Join the Vine & Stem Social Club. Prefer bourbon? Try the Neat Society for tastings and talks. Gardening, pickleball, books, Mahjong, walking for charity ... consider this your invitation to nerd out with people like you.

AT HOME IN MIDTOWN

Do you hear it? That's the sound of a very full life. One with tons of established amenities, beautifully buzzing open space, and friendly neighbors. And the homes (oh, the homes). Here in Midtown, the choices are many. And if we do say so ourselves, quite marvelous. In the mood for adorable or dramatic? Searching for family-size or just-the-right-size? In love with the idea of a huge porch in front with garage in back or garage in front and a big yard in back? Or perhaps you're just looking forward to having no stairs and maybe no yard work. Not only does Midtown have a little something for you, it has a lot of wonderful somethings for you. All handcrafted by the best builders in the region, with the newest phase now open. Giving you even more to love about this very vibrant village. (As if the trails and water and open space and wildlife spotting and Midtown Clubhouse weren't enough.)



- ASHTON WOODS
- BROOKFIELD RESIDENTIAL
- DAVID WEEKLEY HOMES
- DRB HOMES
- HOMES BY DICKERSON
- NEW LEAF BUILDERS
- PULTE HOMES
- SAUSSY BURBANK



WHAT IS IT ABOUT
Charleston

**CHARLESTON IS A
 MAGICAL MIX OF OLD
 AND NEW, THE PAST
 AND THE POSSIBILITIES.**



When you hear Charleston has been named the #1 small city in the U.S. for twelve out of the last thirteen years, it's easy to say "of course." But it's hard to describe the essence of this place, what makes it so special. After all, when a city has been around for 350 years, there's a lot to cover. You see the cobblestone streets. The columns and shutters and gas lanterns that hold years ... no, make that centuries ... of stories about the area.

So, we suppose that's where we'll start. With a few of the "must see" landmarks. Like that famous trio of antebellum and Civil War heritage sites: Rainbow Row, The Battery and Fort Sumter. The many houses of worship that speak to Charleston's legacy of religious tolerance and inspired one of Charleston's nicknames: the Holy City. The Angel Oak Tree, an impossibly huge 400-year-old live oak. The Old Exchange and Provost Dungeon, where you can hear tales of patriots and pirates. And though not technically a landmark, the 90 miles of coastline — with its world-class beaches — which is a destination all its own.

Then there are the museums. Both the South Carolina Historical Society Museum and The

Charleston Museum feature clothing and artifacts that tell a fascinating story of the area's beginnings. And the International African American Museum explores the history of African Americans in the South Carolina Lowcountry and their impact on the world, through transformative storytelling, powerful artifacts and 12 permanent exhibitions.

The beautiful thing about Charleston? It honors the past, but it's not stuck there. Maybe that's why businesses like Volvo, Mercedes-Benz Vans and Google have set up shop here. Why foodies flock to the city for its world-class fare. (And the grits. Always the grits.) Why serious shoppers are never disappointed. And why there are countless galleries and art festivals and music venues — including the North Charleston Performing Arts Center, home to touring Broadway productions and chart-topping musical artists.

It's this magical mix of old and new, the past and the possibilities, that has earned Charleston its spot in the hearts of tourists, the souls of residents, the pages of magazines, and the lists of best cities. And as sure as the magnolias bloom every spring, we think you'll love it here too.



LIKE A LOCAL

There are some Charleston hot spots everyone needs to cross off their list (even we have a pineapple fountain pic), but for a more nuanced take, let's trust those lucky enough to be locals.

FOR SEAFOOD

SHEM CREEK
 It doesn't get more up-close and personal than watching shrimp boats roll in with the day's catch and dolphins swim by. Grab a bite then take a boardwalk stroll for unforgettable, panoramic views.

FOR A DAY TRIP

ISLE OF PALMS
 Seven miles of quiet, pristine beaches are perfect for any way you want to enjoy the water. (No wonder sea turtles like to nest here.) Stay for the sunset — you won't be disappointed.

FOR ART

PETER ANTHONY FINE ART
 Whether you're looking to support young contemporaries or those already established, this newly opened multimedia gallery features artists handpicked for pushing the boundaries of their craft.

FOR PERFORMING ARTS

THE RIVIERA THEATER
 An intimate 600-seat venue, where you'll find all things entertaining — from comedy shows to musical performances and more.

FOR A SHOW

CREDIT ONE STADIUM
 A world-class venue with great acoustics and not a bad seat in the house. This season's acts include The Lumineers, Megan Maroney and Jason Aldean.



MAKE NEXTON YOUR BASECAMP FOR ALL THINGS SUMMERVILLE.

We think it's awfully handy having neighborhood hotels for all of our visitors, businesses and moving-to-Nexton families.

1. **DOUBLETREE HOTEL**
Stylish and upscale, with thoughtful amenities and luxuries.
 2. **COURTYARD BY MARRIOTT**
Style meets hospitality at this 2020 Trip Advisor award-winner.
 3. **HILTON GARDEN INN**
A getaway vibe with outdoor pool and made-to-order breakfast.
 4. **HOMEWOOD SUITES**
Spacious, home-away-from-home suites with mini-kitchens.
 5. **RESIDENCE INN**
Feels like home — pet-friendly, with kitchens and a fireplace.
- ★ **LOWCOUNTRY CONFERENCE CENTER**
Ok, it's not a hotel. But it is the area's largest and best-appointed conference center.
 - ★ **AC MARRIOTT**
Coming soon to Downtown Nexton. A boutique hotel with outdoor pool, indoor lounge and fitness room.

HAVE YOU BEEN TO SUMMERVILLE

If you haven't visited yet, c'mon over. Summerville is like a little slice of Charleston. Charming and historic — but with small-town soul. And more azaleas, which we'll get to in a moment.

From Nexton, historic Summerville is just five miles away. That's where you'll find the highest concentration of charm per square foot. As in, bring your comfy shoes for strolling quaint, live oak-lined streets and ogling at the 700+ homes and buildings on the National Register of Historic Places. Tucked into all this beguiling Southern architecture you'll find one-of-a-kind boutiques, galleries and to-die-for restaurants. A couple new ones to note: Nico Romo's Kersey House, a Southern bistro that serves French-inspired cuisine in a converted historic downtown home. And Nonna's Olde World Italian Deli and Specialties, where the out-the-door lines are a tribute to the tastiness (and well worth the wait). As for Southern sips? You can't go wrong with a signature cocktail at Azalea Bar & Garden. Or a cold glass of sweet tea ... well, anywhere. (Summerville is its birthplace, after all.)

Thankfully for our waists, not all of Summerville's pleasures come from the table. There's always something fun to do too. Like tubing down the Edisto River. Biking on the Sawmill Branch Trail. Or meandering through a Third Thursday, Summerville's monthly celebration of local entertainment, craft vendors and artisans. We also take our festivals seriously. Well, as serious as one can be about a Sweet Tea Festival. (Have you ever



tried sweet tea jelly though? Totally biscuit-worthy.) But Summerville's biggest draw is the annual Flowertown Festival, which highlights our claim to fame as the "Flower Town in the Pines." This three-day spring fling happens in beautiful, 12-acre Azalea Park, where around 250,000 people enjoy festivities surrounded by hot pink azaleas, purple wisteria, white dogwood and more.

Once the summering place of the wealthy who fled Charleston's heat, Summerville still draws people in with its natural beauty, local culture and above all, its joie de vivre attitude. Nexton is delighted to be one part of the attraction.





HEALTH

IS IN NEXTON'S DNA

WHEN A BRIGHT PINK BAND-AID JUST WON'T DO THE TRICK,

you'll be relieved to have state-of-the-art medical facilities right next door. In fact, the emphasis Nexton places on wellbeing — plus our ideal location and state-of-the-art infrastructure — has helped attract some of the medical community's best and brightest. So you can take care of everything from physicals to physical therapy right here.

WE'VE GOT YOU COVERED

As in all of you, from head to toe. And from twinkle-in-your-eye through adulthood. As you can see below, Nexton's healthcare isn't just top-quality and convenient — it's wide ranging. Because humans are complicated. Also, some of us skateboard and dirtbike and rock climb and think we're invincible.

FOR LIFE'S BIGGEST (AND LITTEST) MOMENTS

Fertility specialists When science meets hope, good things happen.

Women's care Full-spectrum support for every chapter of your journey.

Family practice One-stop care for every member of your crew, from toddlers to grandparents.

SMILE, SEE AND HEAR YOUR BEST

Dentistry, periodontics & orthodontics From cleanings to braces and everything in between.

Dermatology Because skin health is whole-body health.

Ophthalmology & audiology Clearer vision. Sharper hearing. Better life.

STRENGTH, SUPPORT AND RECOVERY

Chiropractors Straighten out discomfort and get back in motion.

Physical therapy Personalized plans to rebuild, restore and renew.

Diagnostic imaging Onsite MRIs, X-rays and more for quick, accurate results.

SPECIALIZED CARE, CLOSE TO HOME

Neurology & vascular clinics Advanced care for the brain, nerves and circulation.

Orthopedic hand specialists Precision care for your dexterous digits.

Wound care & surgery center Healing starts here, with compassionate professionals and high-tech facilities.

Plastic surgery Whether it's restorative or elective, it's all about feeling your best.

Veterinary And last, but absolutely not least, an animal hospital for your besties.



LOOK WHO'S IN THE WAITING ROOM

This one's a whopper: The Medical University of South Carolina will bring renowned, state-of-the-art facilities and high-quality providers to our very own community. The MUSC Health Community Hospital at Nexton will provide a combination of inpatient and outpatient services across five stories and 192,000+ square feet. Until our new hospital opens, Nexton residents will continue to find high-quality care just five miles away at Roper St. Francis Berkeley Hospital, offering a 24-hour emergency room, imaging department, lab, birthing suites and intensive care unit. And quick diagnoses at Roper St. Francis Urgent Care or Brighton Park Emergency, also open 24 hours a day.

On the map

WHY GLOBAL COMPANIES LOVE THE LOWCOUNTRY

What once was a sleepy, shrimp-and-grits-loving small town seems to have become an international economic destination overnight. Exciting? Yes. Surprising? Not really. There's a lot about Charleston – both of the moment and centuries in the making – that has set us up to be a major player on the global stage without losing our small-town spirit.

Take Charleston's location. It's perfectly positioned for global, regional and down-the-street connection. A recently renovated (and growing) international airport offers nonstop service to 37 destinations. A spot so desirable that Boeing now builds 787 Dreamliners here. Easy access to a deep-water shipping port doesn't hurt either, shipping locally made goods to more than 150 international destinations. And the town's world-class

restaurants, charming boutiques and vibrant arts scene are always a hop, skip and a saunter away.

Then there are our people. Turns out, they're just as likely to fix you a glass of sweet tea as they are to fix issues with a diesel fuel injector production line. Because the cordial citizens of Charleston also happen to be among the most skilled and educated populations in the country.

And big names are noticing. Like BIG big: Redwood Materials, Volvo, Mercedes-Benz Vans and Bosch (among many other international heavy hitters) call Charleston home. We're talking regional hubs, best-in-class facilities, global headquarters, you name it. And if the Lowcountry is at the top of their lists ... perhaps it's worth adding to yours.

NEXTON: AN EVOLVED WORKPLACE

Need space for your business? Nexton is Metro Charleston's third major job center, a top-tier location for retailers, restaurants and companies. For a community that's only 11 years old, that's saying something. Like how Nexton is different. Not for the sake of different, but for the sake of better. Everything here – from the 10-gigabit fiber-optic network to the trail network – is designed to make Nexton more intelligent. More efficient. More forward-thinking. More fulfilling for customers and employees.

READY TO TALK BUSINESS?

Visit our website's *Commercial Space & Land* page, where you can fill out a form to connect with us.



CO-WORKING AT NEXTON

BECAUSE WFA IS THE NEW WFH

Work from anywhere. That's one happy outcome of our bumpy ride from 100% office to 100% home. (Thanks, technology!) WFA is here to stay, because apparently people really like flexibility, human contact and a reason to put on a pair of shoes. And here at Nexton, co-working has become a bit of a specialty. Why? For starters, Nexton has unbeatable connectivity. Powered by GigaFi™, Nexton supplies every home and office with a 100% fiber connection – as in affordable, hyperfast 2-gigabit per second internet speeds. Businesses can even upgrade to a blindingly fast 10 Gigs. (Details at hometelecomgigafi.com.) But that's not all to our WFA story. At Nexton, you can choose from a variety of co-working spaces all surrounded by a real community, adding even more work-life balance. Bike to lunch. Brainstorm on trails. Email from the park. Then, decompress on your two-legged commute home – after picking up kids from school on the way.



FIT FOR EVERYBODY FROM SOLO FREELANCERS TO SMALL BUSINESSES WITH BIG POTENTIAL

CHARLESTON EXECUTIVE OFFICES

This full-service co-working solution is designed to respond to the cycles of business. Whether you're adding employees or reducing overhead, CEO lets you fit your space precisely to your needs. Located in a Class-A office building visible from I-26, CEO has already become the Charleston hub for some of the nation's largest employers.

CONCEPT CO-WORKING

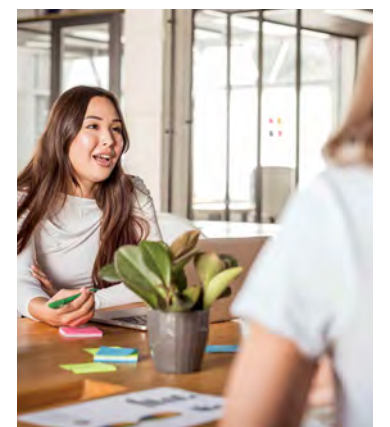
Whether you just need a private desk, a single office or space for up to 10 employees, Concept Co-Working offers a turnkey solution: furnishings, reception service, meeting rooms, internet, coffee service, and flexible lease terms, from month-to-month to two years.

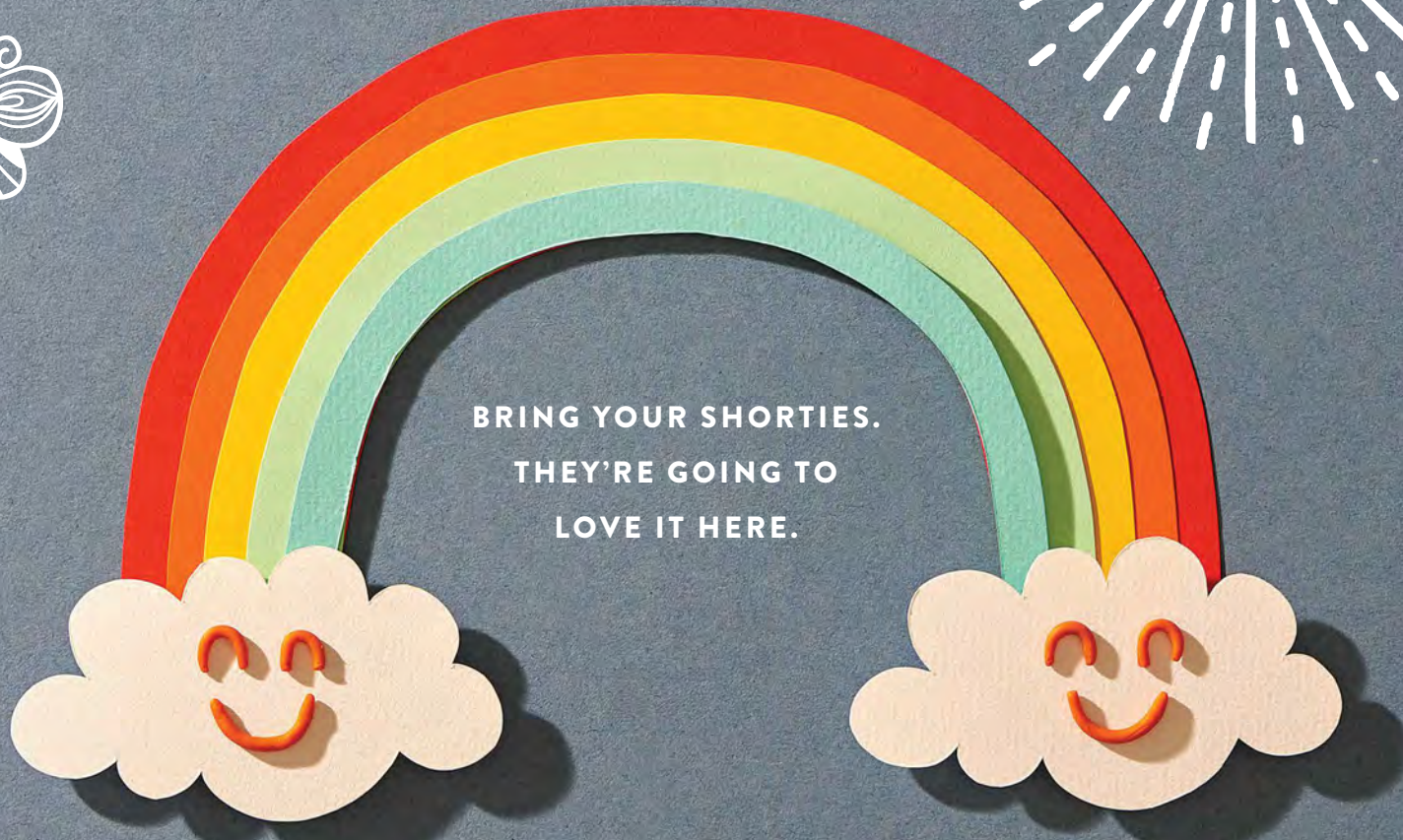
SPACES

Located adjacent to Nexton Square – a few steps from restaurants, shops, and services – Spaces offers a variety of drop-in, dedicated workspace and meeting/event options supported by an onsite hospitality team.



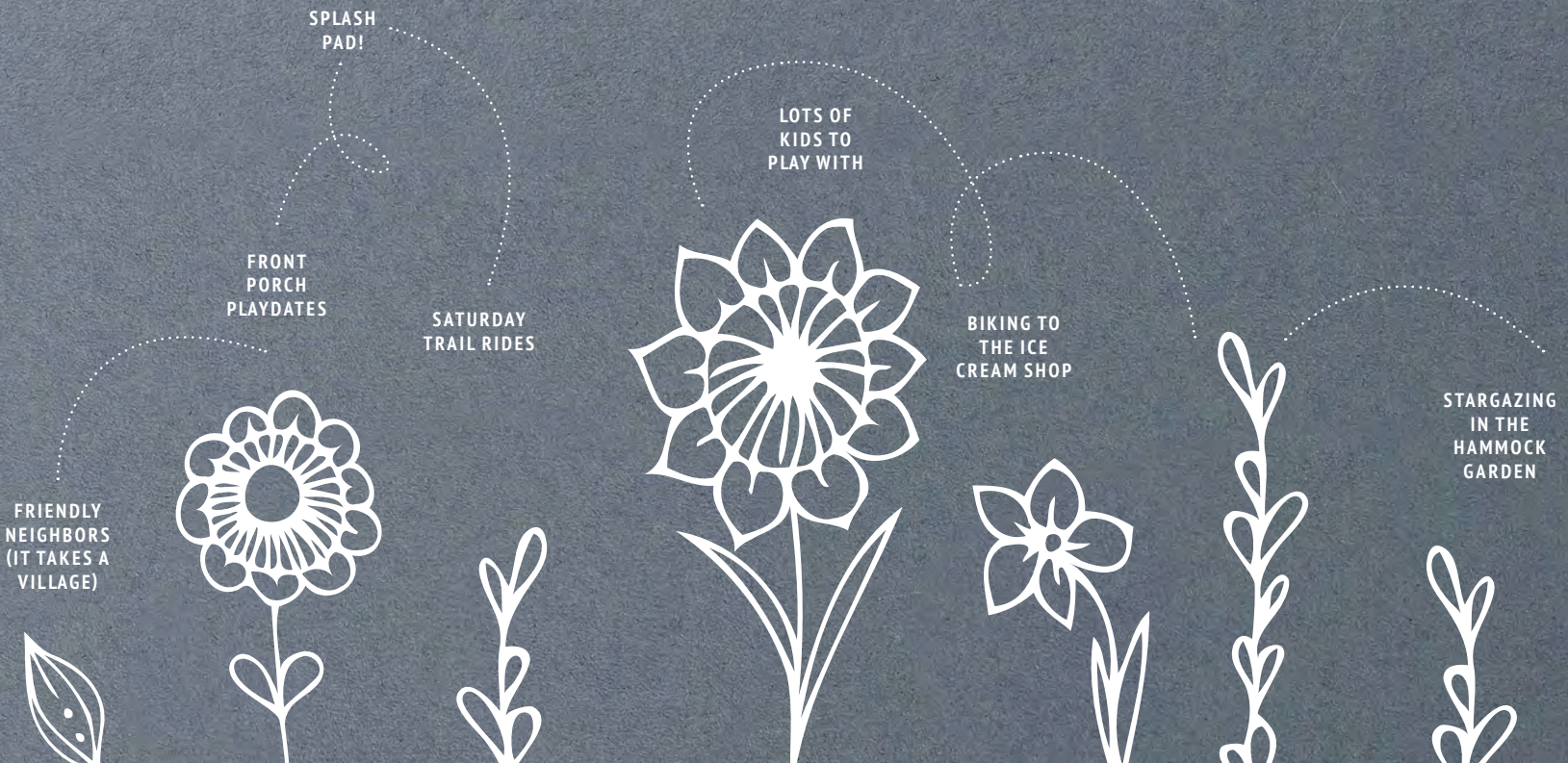
Photo The Middleton Group





BRING YOUR SHORTIES.
THEY'RE GOING TO
LOVE IT HERE.

GROWING UP NEXTON



SPLASH
PAD!

LOTS OF
KIDS TO
PLAY WITH

FRONT
PORCH
PLAYDATES

SATURDAY
TRAIL RIDES

BIKING TO
THE ICE
CREAM SHOP

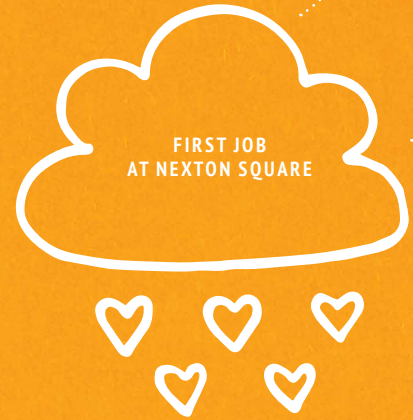
STARGAZING
IN THE
HAMMOCK
GARDEN

FRIENDLY
NEIGHBORS
(IT TAKES A
VILLAGE)

DOUBLE-DECKER
S'MORES BY
THE FIREPIT



SUMMER
CONCERTS



FIRST JOB
AT NEXTON SQUARE

RUNNING
THE COCOA
CUP 5K



AFTER-SCHOOL
ROBOTICS
TEAM



NEVER STOP LEARNING

BECAUSE LIFE NEVER
STOPS TEACHING

We're born curious. And just get
curiouser and curiouser. (Peeking, some
might say, at age five with 92 questions
a day.) But the truth is, no matter our
age, the more we learn and engage with
the world, the richer our lives become.
That higher quality of life is why Nexton
is so committed to lifelong learning, from
preschool through adult education.

PRESCHOOL

- Nexton KinderCare
- The Goddard School
- La Petite Academy of Summerville
- Tiny Tots Tech Pre-School

K-12 (PUBLIC)

- Nexton Elementary
- Cane Bay Elementary
- Westview Elementary
- Midtown Middle School (2026)
- Cane Bay Middle School
- Sangaree Middle School
- Westview Middle School
- Berkeley Preparatory Academy
- Cane Bay High School

K-12 (PRIVATE)

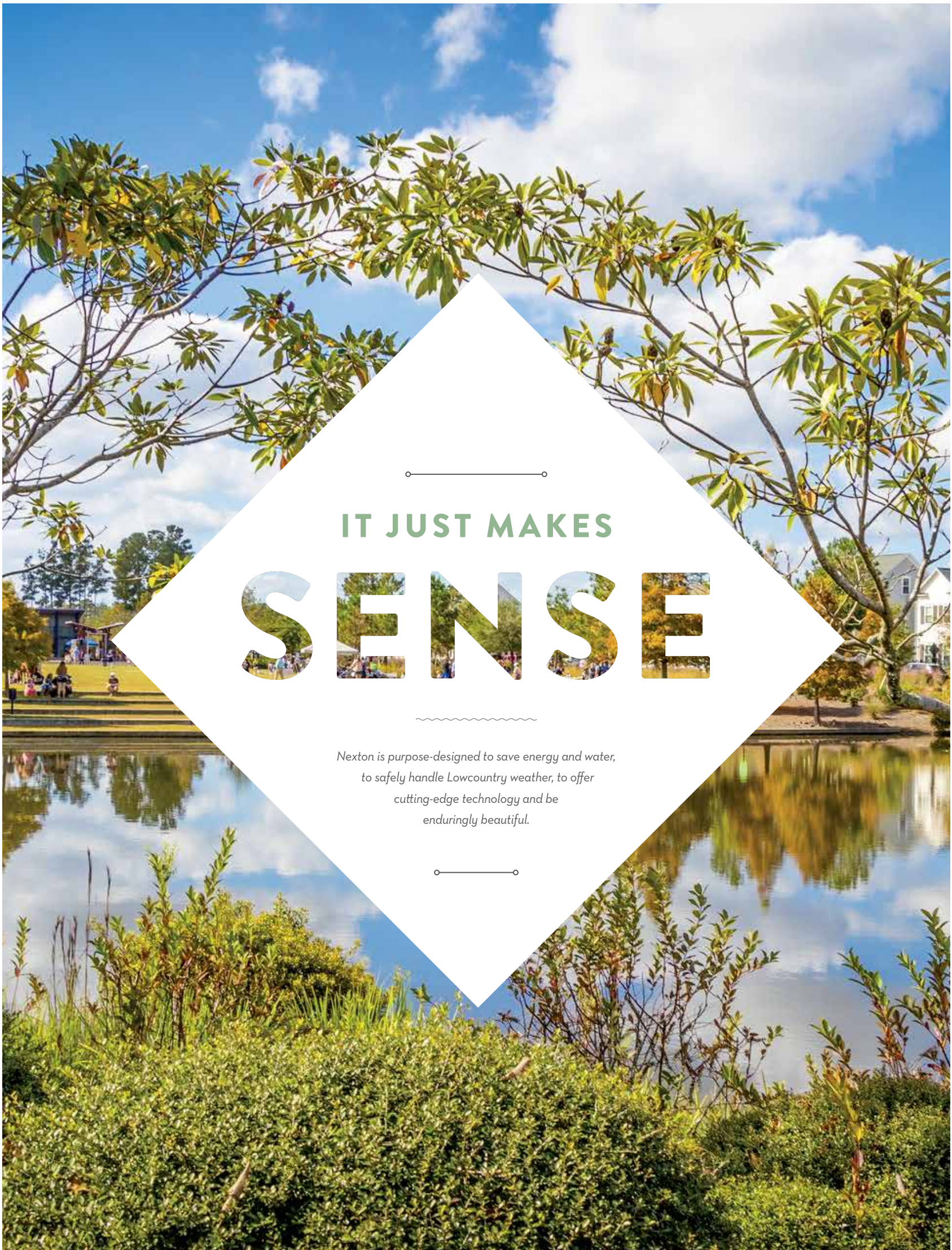
- Charis Academy
- Faith Christian School and Preschool
- Northwood Academy
- Pinewood Preparatory School
- Ridge Christian Academy
- Trinity Classical Academy of Summerville

HIGHER EDUCATION

- Charleston Southern University
- College of Charleston
- The Citadel
- Trident Technical College

NEXTON'S NEW MIDDLE SCHOOL IS ON THE WAY

Planned to open in Fall 2026,
and on 35 recess-rocking acres.
Cheers, kiddos!



IT JUST MAKES
SENSE

Nexton is purpose-designed to save energy and water, to safely handle Lowcountry weather, to offer cutting-edge technology and be enduringly beautiful.

Some people call it sustainability. But what it really comes down to is a common-sense approach to healthy and efficient living that has both immediate and long-term benefits.

A couple of examples. The homes of Nexton are engineered so well, each one saves an annual average of 1,300 kilowatt hours of electricity and 2,100 gallons of water. And over 2,000 of Nexton's 5,000 acres are designated as woodlands, wetlands, parks and open space, which both supports native flora and fauna and makes resident humans happy, too. (Btw, these ideas are part of why Nexton was named the 2022 Best Green Community by the National Association of Home Builders.)

Then there are all the trees of Nexton. So many, in fact, that we have our own full-time Town Forester, Mac Baughman. The immediate benefit is parks and streetscapes made more lovely and shady by stately longleaf and loblolly pines. The long-term result is thousands of tons of CO₂ that don't go back into the atmosphere.

Here's another biggie: stormwater. In the Lowcountry, it's an important topic. Nexton is engineered to handle 100-year flood events. But we look at water as more than something to manage. Our ponds and waterways are designed to beautify the community. And our landscaping is cultivated with native plants to promote a healthy ecosystem. This combination of organic waterflow and native vegetation provides habitat for wildlife. Again, creating meaningful connections between people and nature.



Even the community plan itself is a study in common sense. Nexton is, by design, more than a colorful mix of homes in a lush Lowcountry setting. It's a thriving business district that lets residents get to work, school and dinner at their favorite restaurant without getting in the car. Keeping it local means keeping traffic off the road and reducing pollution. It also means a healthy, walkable lifestyle.

And the homes in Nexton are no ordinary homes. They are eco-friendly, meeting strict green-building standards in five different categories. Not just energy efficiency and water conservation but also healthy indoor air quality, resource efficiency and environmental responsibility. And with GigaFi technology bringing ridiculously high-speed internet to Nexton homes and businesses, we're able to optimize energy and water consumption even further.

That's what you call all kinds of sensible.

NEXTON IS A PLACE THAT LETS RESIDENTS GET TO WORK, SCHOOL AND DINNER AT THEIR FAVORITE RESTAURANT WITHOUT GETTING IN THE CAR, REDUCING TRAFFIC AND POLLUTION.



A PLACE FOR POLLINATORS

Here's a tip. You may have heard that honeybees and other pollinators are having a tough time. And since those critters play an essential role in agriculture, you can give them a helping hand by planting a pollinator garden. With a little research and elbow grease, you can make your yard a place that pollinators love and neighbors envy.



MEET MAC, THE TOWN FORESTER

MAC KNOWS THE TREES AROUND HERE LIKE OLD FRIENDS. BECAUSE HE PLANTED MOST OF THEM.

Before Nexton was ... well, Nexton ... it was a tree farm. For over 100 years the land was managed by a team of foresters, growing and re-growing loblolly and longleaf pines to meet South Carolina's pulp, timber and paper mill needs. Forest management continues today but for a different purpose, to create healthy habitat for both human and wildlife populations. In fact, second-generation forester Mac Baughman continues to do for Nexton what he did for the Lowcountry's pine populations over the past few

decades – carefully balancing the needs of nature with the needs of humans. His work trimming, thinning and maintaining the trees helps them grow tall and strong, with healthy, water-absorbing root systems that resist heavy winds. And full crowns that provide just the right amount of shade while letting sunlight reach the forest floor – so native plants can grow and wildlife can thrive. With 1,000 acres of woods and wetlands within Nexton, preserved in perpetuity, Mac has a big job to do. And it keeps on growing.

NEXTON IS A PEOPLE PLACE

Welcome to a place that naturally brings people together. In the parks, on the trails, at the pools ... and at a full calendar of events, both organized by the full-time Lifestyle Director and those that spontaneously pop up on front porches and in backyards. Nexton is a community with a strong sense of community — a theme that emerges in every survey of new residents.



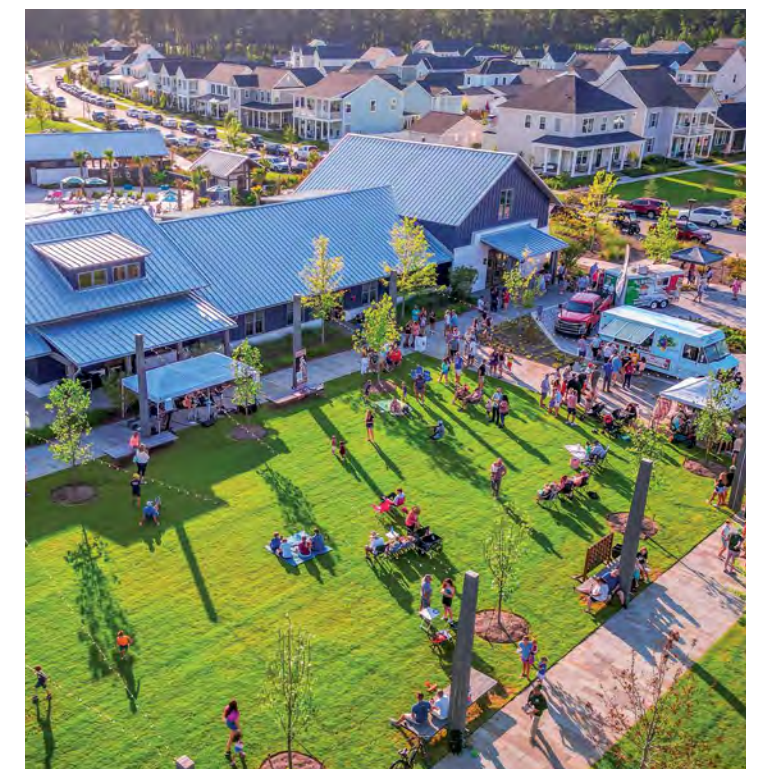
WHAT DO YOUR DUES DO?

Your moderate investment gives you perks aplenty.

A comment we hear a lot is that Nexton seems to get more beautiful, fun and life-enriching every year. That's not by accident. Built into the plan for Nexton is a set of funding programs that allow Nexton to invest in itself (in other words, our awesome lifestyle) as the community matures. One of these programs, the Nexton Improvement District, simply replaces a city property tax. And the Nexton Property Owners Association and community enhancement fund are what help Nexton feel so ... Nexton. These resident-supported programs fund community-bonding festivals and clubs, and the good care of so many places to play — like swim clubs, playgrounds, trails, and parks for people and their dogs too. So as wonderful as life in Nexton is now, it's only going to keep getting better. [GET THE DETAILS AT nexton.com/livenexton](https://nexton.com/livenexton)



“ THERE ARE TONS OF FRIENDS FOR OUR KIDS.



“ EVENTS GIVE US THE ABILITY TO MEET NEW FAMILIES.

“ I LOVE HOW ACTIVE THE COMMUNITY IS AND HOW FRIENDLY MY NEIGHBORS ARE.





SEE YOU AT THE
NEXTON INFO COTTAGE

What can you expect during your visit? Everything. We'll tell you all you want to know about Nexton, serve up some snacks, and set up your model home tours. You might also stay for lunch or dinner at one of our many restaurants. And squeeze in a little shopping and trail walking, too. We're here seven days a week, so feel free to drop by. Or schedule an appointment: info@nexton.com or 843-900-3200.

116 CLEARBLUE LOOP | SUMMERVILLE, SC 29486

**KEEP THAT PASSPORT
HANDY**



Living at Nexton, you may find yourself traveling a bit more. Why? Actually, the question is why not with an airport only 20 miles away. Pop down I-26 to Charleston International Airport, which offers 60+ non-stop destinations. (Feel like Bermuda? Toronto? Austin or Boston?) CHS is growing too, with a \$105 million expansion already underway, planned to double international destinations, and add gates, retail, dining and more.

NEW ON THE MENU

Pre-flight tastiness goes far beyond the usual concourse suspects. Check out these two new Lowcountry-influenced offerings.

- ▶ **Ashley Cooper Provisions**
Named for our two local rivers, this cozy bar serves up Charleston-inspired bar bites and cocktails. Think Bloody Mary shrimp cocktail and pimento cheese BLTs.
- ▶ **Kardea Brown's Southern Kitchen**
Come and get your Gullah Geechee favorites. Enjoy fried grouper, red rice and collards in an ambiance of vibrant culture, rich history and a welcoming spirit.



NEXTON.COM   

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**Brookfield
Properties**

Brookfield Properties develops and operates real estate investments throughout the United States. With our partner, North America Sekisui House, LLC, we believe it is our responsibility to create enduring, healthier communities for people to live life in ways that matter most to them.

 **NORTH AMERICA
SEKISUI HOUSE**

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