

MIDTOWN PARCEL 4

NEXTON PARKWAY, SUMMERVILLE, SC 29483



±8 ACRES OF COMMERCIAL LAND FOR SALE

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COMMERCIAL LAND FOR SALE

MIDTOWN PARCEL 4

- This is an opportunity to purchase up to ± 8 acres in Nexton, an award-winning, master-planned community.
- Proximate to 30,000+ residences in Nexton, Cane Bay, Wildcat Tract and Camden Preserve.
- Established workplaces, medical facilities, schools, hotels and other retail centers and restaurants are nearby.
- Minutes to MUSC's new 180-bed hospital, 200,000 SF medical office campus that is anticipated to open in 2027.
- Located 25 miles from Charleston, South Carolina, which has been nationally recognized as a Top U.S. City for almost a decade.



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#26

COMMUNITY IN THE U.S.



HIGHLIGHTS



UNPRECEDENTED
POPULATION GROWTH IN
AREA



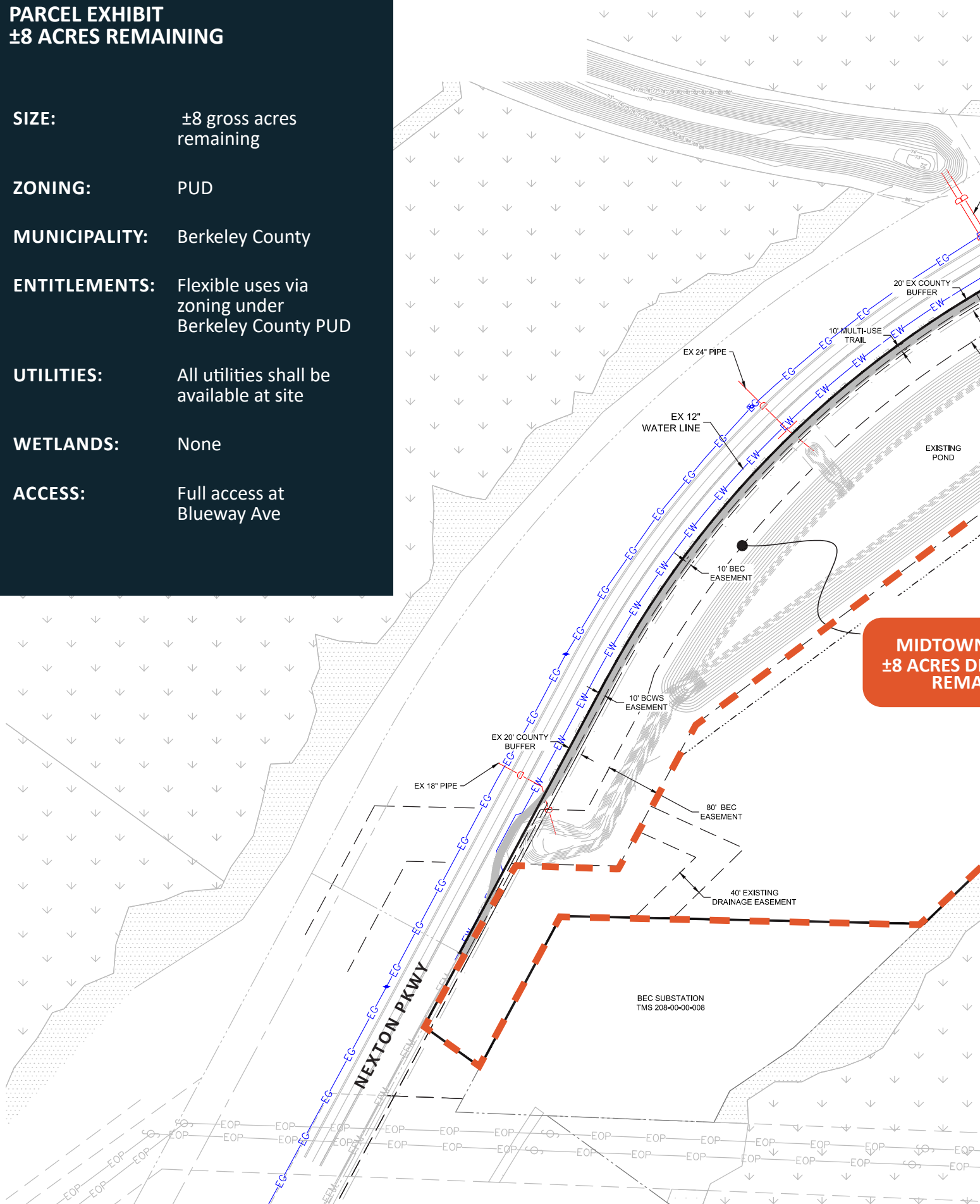
ACCESSIBILITY ALONG
MAJOR THOROUGHFARES



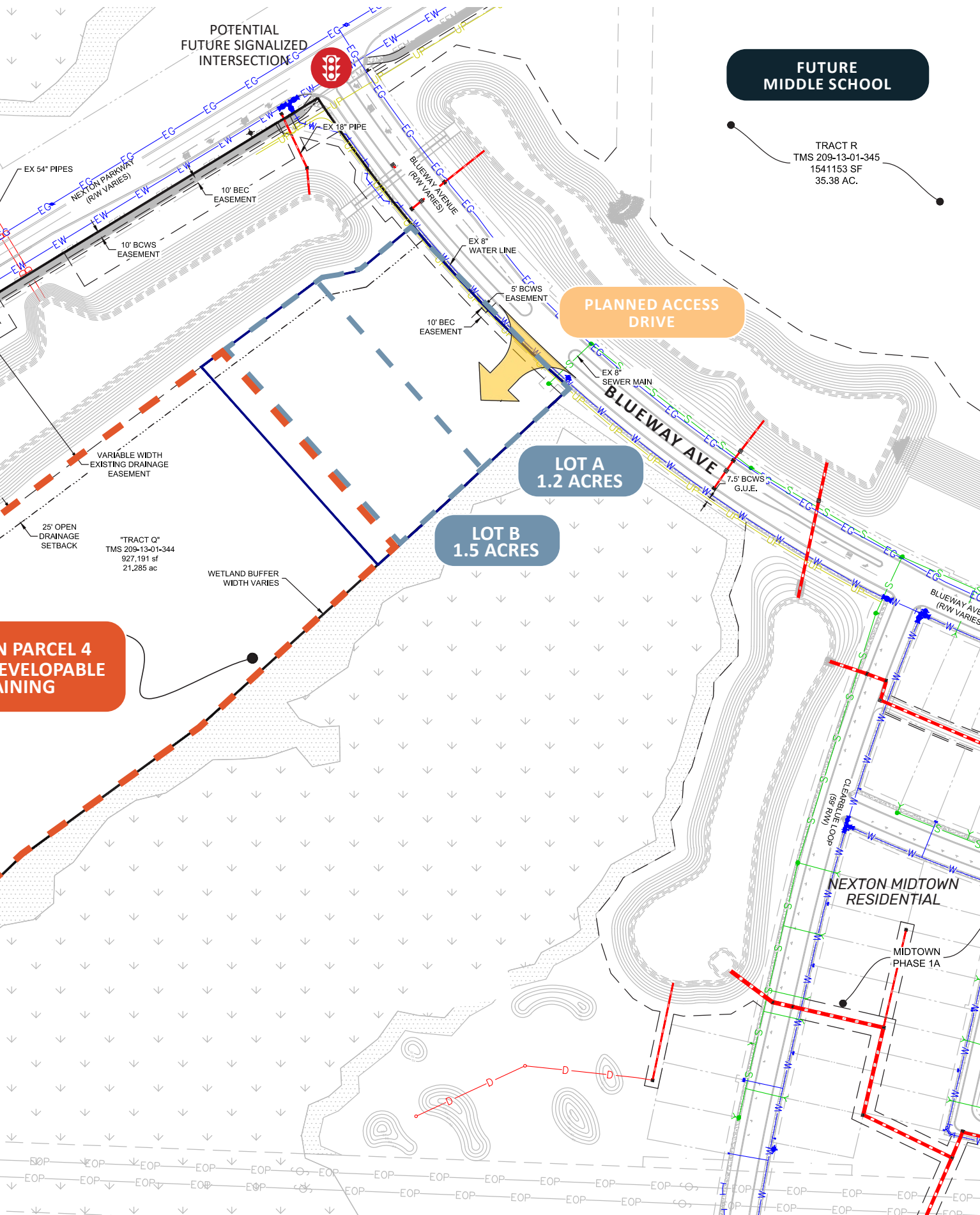
AWARD-WINNING,
NATIONALLY RECOGNIZED
COMMUNITY

PARCEL EXHIBIT ±8 ACRES REMAINING

SIZE:	±8 gross acres remaining
ZONING:	PUD
MUNICIPALITY:	Berkeley County
ENTITLEMENTS:	Flexible uses via zoning under Berkeley County PUD
UTILITIES:	All utilities shall be available at site
WETLANDS:	None
ACCESS:	Full access at Blueway Ave



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**FUTURE
MIDDLE SCHOOL**

TRACT R
TMS 209-13-01-345
1541153 SF
35.38 AC.

**PLANNED ACCESS
DRIVE**

**LOT A
1.2 ACRES**

**LOT B
1.5 ACRES**

**IN PARCEL 4
DEVELOPABLE
ZONING**

**NEXTON MIDTOWN
RESIDENTIAL**

MIDTOWN
PHASE 1A



LOT A
1.2 ACRES

LOT B
1.5 ACRES

PLANNED
ACCESS
DRIVE

FUTURE
MIDDLE
SCHOOL

BLUEWAY AVE

SHARED RETENTION

NEXTON PKWY

POTENTIAL
FUTURE SIGNALIZED
INTERSECTION



MIDTOWN PARCEL 4
±8 ACRES DEVELOPABLE
REMAINING FOR SALE



DEL WEBB
FUTURE PHASE
1,500 UNITS TOTAL

FUTURE
COMMERCIAL
DEVELOPMENT

PLANNED
WALKING PATH

MIDTOWN PARCEL 4
±8 ACRES FOR SALE

285 COTTAGES BY
CAPSTONE COMMUNITIES

UNDER CONSTRUCTION
REGIONAL PARK

FUTURE
MIDDLE SCHOOL

FUTURE
COMMERCIAL
DEVELOPMENT

MUSC
180-BED HOSPITAL
100,000 SF MOB
2027 DELIVERY

FUTU
COMM

MIDTOWN
3,000 HOMES
1,500 MULTIFAMILY

MIDTOWN
COMMERCIAL CORE

FUTURE
GRAND BLVD EXT.

WETLANDS

PLANNED
WALKING PATH

NORTH CREEK AT NEXTON







GROCERY ANCHOR TO BE ANNOUNCED SOON

 18,200
VPD

CANE BAY
HIGH SCHOOL

SURROUNDED BY RESIDENTIAL GROWTH



CANE BAY
10,000 RESIDENCES

MUSC
180-BED HOSPITAL
100,000 SF MOB
2027 DELIVERY



GRAND BLVD

HIGH MARKET ST

FUTURE
MIDDLE
SCHOOL

POTENTIAL
FUTURE SIGNALIZED
INTERSECTION

NEXTON PKWY





MIDTOWN AVE

MIDTOWN
3,000 HOMES
1,500 MULTIFAMILY

BLUEWAY AVE

MIDTOWN PARCEL 4
±8 ACRES DEVELOPABLE
REMAINING FOR SALE

NEARBY 40+ ACRE REGIONAL PARK

ATHLETIC FIELDS

EXISTING UPLAND
NATURAL TRAIL

PLAYGROUND

WETLAND

FUTURE

EVENT
LAWN

DOG
PARK

[CLICK HERE FOR
MORE INFORMATION](#)

EXISTING WETLAND
NATURAL TRAIL

BOARDWALK

MULTI-USE TRAIL-
ASPHALT



PROXIMATE TO MUSC'S 180-BED HOSPITAL
40-ACRE CAMPUS WITH 200,000 SF MOB PLANNED



WATCH VIDEO

MIDTOWN
3,000 HOMES
1,500 MULTIFAMILY

GRAND BLVD

NEXTON PKWY



WESTHILL
DEVELOPMENT

CAMDEN PRESERVE
700 RESIDENCES

AZALEA SQUARE





CONSTRUCTION



Publix

CONSTRUCTION



Harris Teeter
Neighborhood Food & Pharmacy

MIDTOWN PARCEL 4
±8 ACRES

FINISH
2.5 MILES FROM I-26 3.5
MILES FROM HWY 176

CARNES CROSSROADS
5,000 RESIDENCES



ALDI

SUMMERVILLE
MARKETPLACE



Earth Fare
Your Healthful Supermarket

NORTH MAIN
MARKETPLACE





Walmart
belk
LOWE'S



BJ's



FOOD LION



dtn
nex



N
SQ



BRIDGE
COMMERCIAL

MARKETPLACE AT
CARNES CROSSROADS

FUTURE



Publix

HWY 176 WIDENING
PHASE II: 6.5 MILES
TO CAMP HALL

WILDCAT TRACT
6,000 RESIDENCES

NEXTON
10,000 RESIDENCES

SHEEP ISLAND RD

NEXTON PKWY

NORTH CREEK DR

START

18,200
VPD



CANE BAY
15,000 RESIDENCES

THE MARKET AT CANE BAY



SOUTH CAROLINA
FEDERAL
CREDIT UNION



Firestone

Famulari's

Parker's
fast, fresh & friendly

EGGS UP
GRILL



ROCHICO

CresCom
Bank

SMOOTHIE
KING



NORTH CREEK AT NEXTON

DUNKIN'
DONUTS

MARCO'S
PIZZA

Jersey
Mike's
SUBS



Princess
NAIL SPA



AGAVES
CANTINA

bluewater
MARKET



ICE CREAM
SHOP

J&K
THREADING & BODY WAX

DICKEY'S
BARBECUE PIT

NORTH CREEK VILLAGE
DENTAL

HWY 176 WIDENING
PHASE I: 4.2 MILES
4 LANES, RAISED MEDIAN
Q2 2025 COMPLETION

SUPERIOR LOCATION



WELCOME TO NEXTON

A NATIONAL AWARD-WINNING COMMUNITY

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, 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 10,000 units in Nexton at full build-out. Summerville is experiencing unprecedented population growth as more jobs are coming into the area.

+ 2022 Best Mixed-Use Community

National Association of Home Builders

+ 2019 Best Mixed-Use Community

Charleston Home Builders Association

+ 2022 Best Green Community

National Association of Home Builders

+ 2019 Best 55+ Community

Charleston Home Builders Association

+ 2021 Best Master-Planned Community

National Association of Home Builders

+ 2018 Best Active Adult Community

Charleston Home Builders Association

+ 2020 Pinnacle Award - Best Community

Home Builders Association of South Carolina

+ 2017 Best Apartment Community

Charleston Home Builders Association

+ 2020 Best Community Land Plan

Pacific Coast Builders Conference Gold Nuggets' Award

+ 2016 Best Community

The Post and Courier

+ 2015 Rockstar Award

Charleston Metro Chamber of Commerce



10,000
RESIDENCES



700
ACRES OF
COMMERCIAL



1.5
MILES OF
INTERSTATE FRONTAGE



3
SCHOOLS



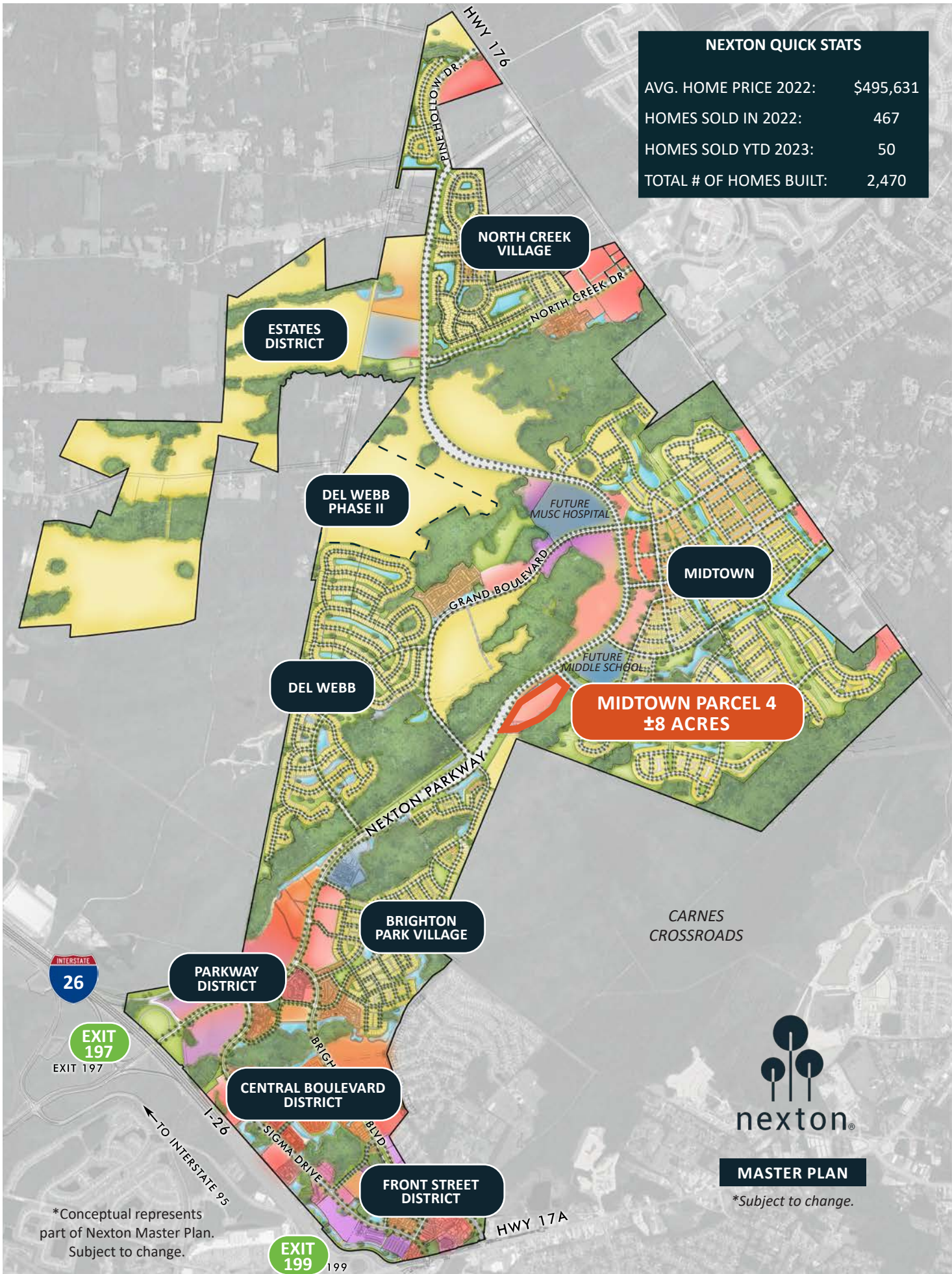
2,000
ACRES OF PARKS



15
MILES OF MULTI-
PURPOSE TRAILS

GigaFi
Delivered by Home Telx

WIFI
HIGH SPEED
INTERNET





**100%
LOWCOUNTRY**
Town, sweet town





Nexton connects everybody (and everything) with a surprising new mix of nature and technology. Winding trails and blazing-fast internet.

Workplaces and greenspaces. Good food, music and healthy living woven into the fabric of your day. More than 1,000 families already call Nexton home, and thousands more work here.

-- nexton.com

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 U.S.
10 YEARS IN A ROW
TRAVEL + LEISURE | 2013 - 2022



WHY CHARLESTON?

#1 SMALL CITY
IN THE U.S.

10 of the last 11 years

CONDE NAST TRAVELER | 2011 - 2020; 2022

#2

Inbound Migration

NORTH AMERICAN VAN LINES | 2022

#2

IN THE U.S. FOR
INBOUND MOVES

HIREAHELPER.COM | 2022

no. **3** HIGHEST DEMAND
FOR OUTBOUND
TRUCKS

U-HAUL | 2022

CHARLESTON METRO RANKS #49

**BEST PLACE TO LIVE
IN THE USA**

U.S. NEWS | 2022

#18

most desirable places to
live in the U.S.

U.S. NEWS | 2022

NO. 29
**best
performing
city**

MILIKEN INSTITUTE | 2021

22ND
**BEST RUN CITIES
IN AMERICA**

WALLETHUB | 2023

#6 MOST FUN
PLACE TO LIVE
IN THE U.S.

U.S. NEWS | 2019

**BEST CITIES IN THE U.S.
CHARLESTON RANKS**

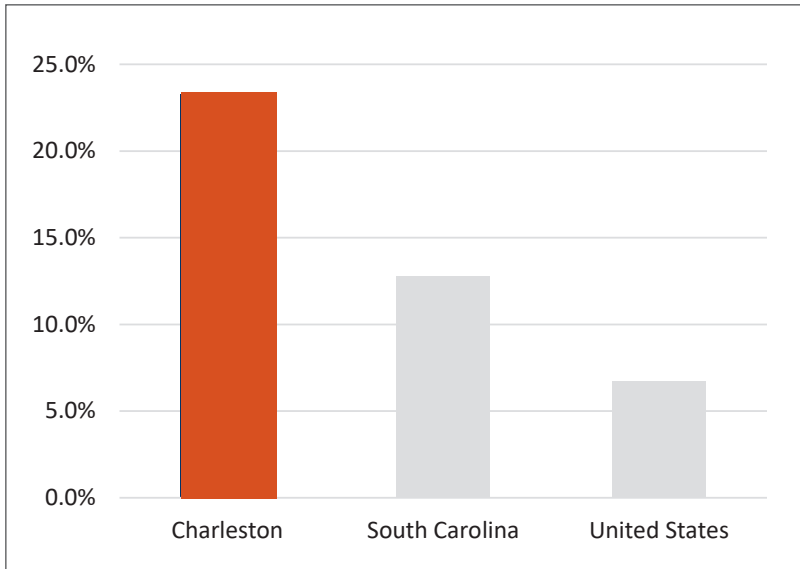
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NICHE.COM | 2022

UNPRECEDENTED GROWTH

MORE ROOFTOPS = MORE RETAIL

POPULATION GROWTH:



2X

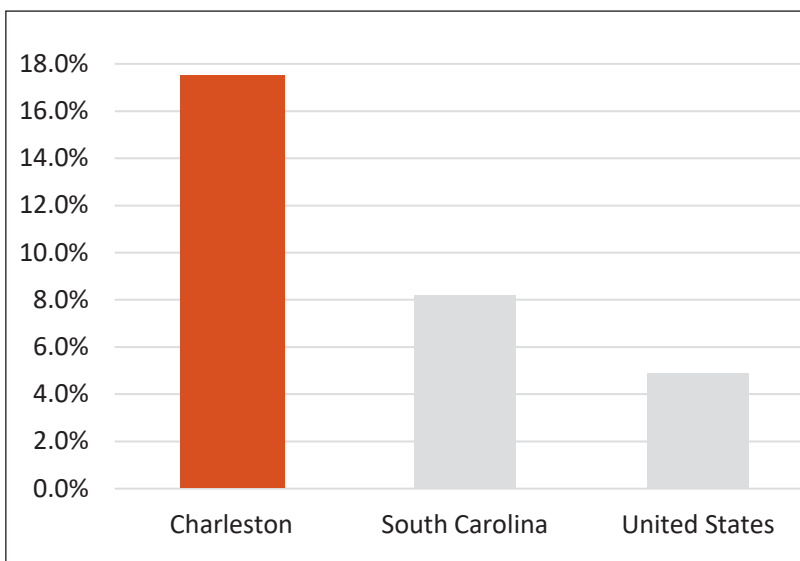
SOUTH CAROLINA
AVERAGE GROWTH

3X

UNITED STATES
AVERAGE GROWTH

Sources: U.S. Bureau of Labor Statistics, CRDA.org

WORKFORCE GROWTH:



4X

WORKFORCE GROWTH THAN
UNITED STATES AVERAGE

37.5%

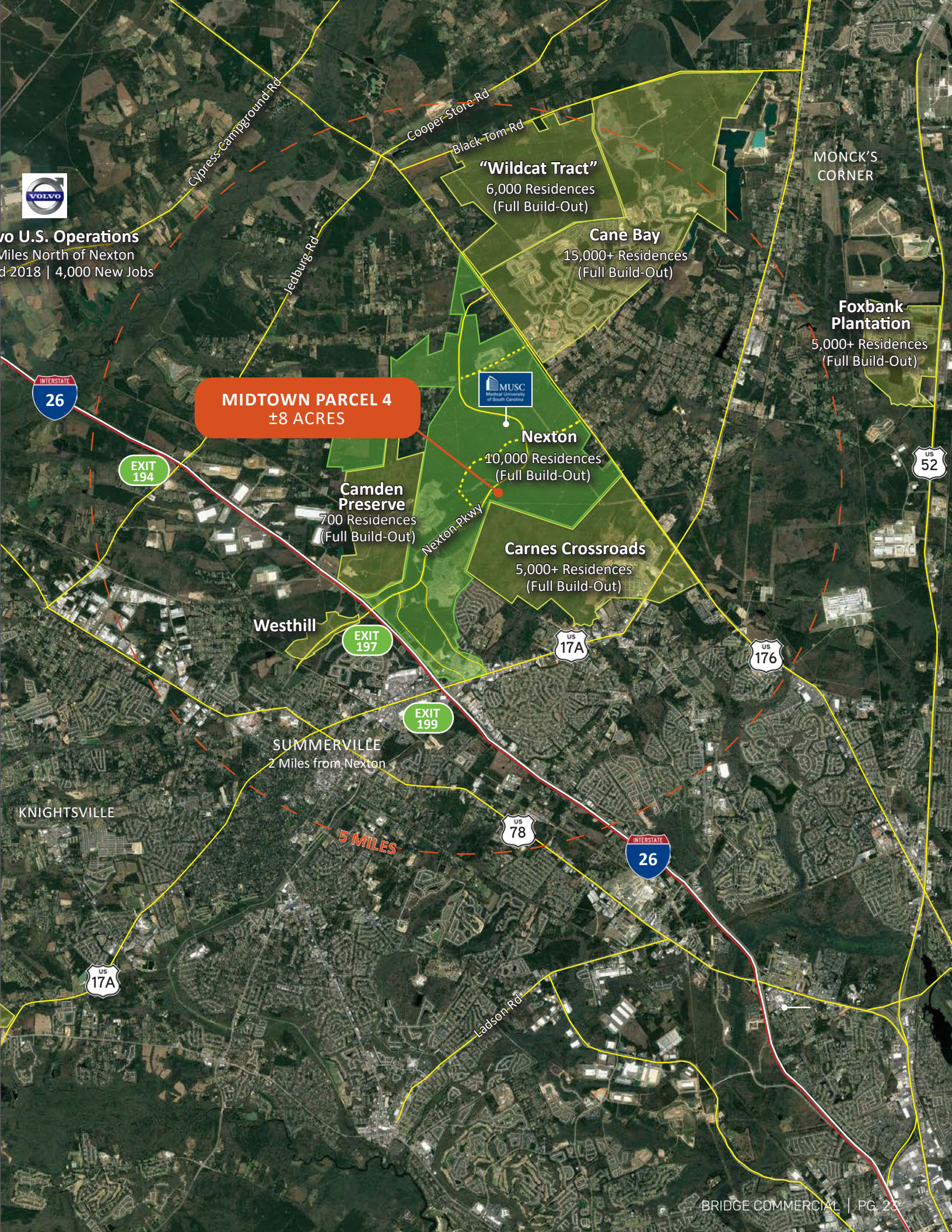
ADULTS WITH A
BACHELOR'S DEGREE

Sources: U.S. Bureau of Labor Statistics, CRDA.org





Volvo U.S. Operations
10 Miles North of Nexton
2018 | 4,000 New Jobs



MIDTOWN PARCEL 4
±8 ACRES

"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
10,000 Residences
(Full Build-Out)

**Camden
Preserve**
700 Residences
(Full Build-Out)

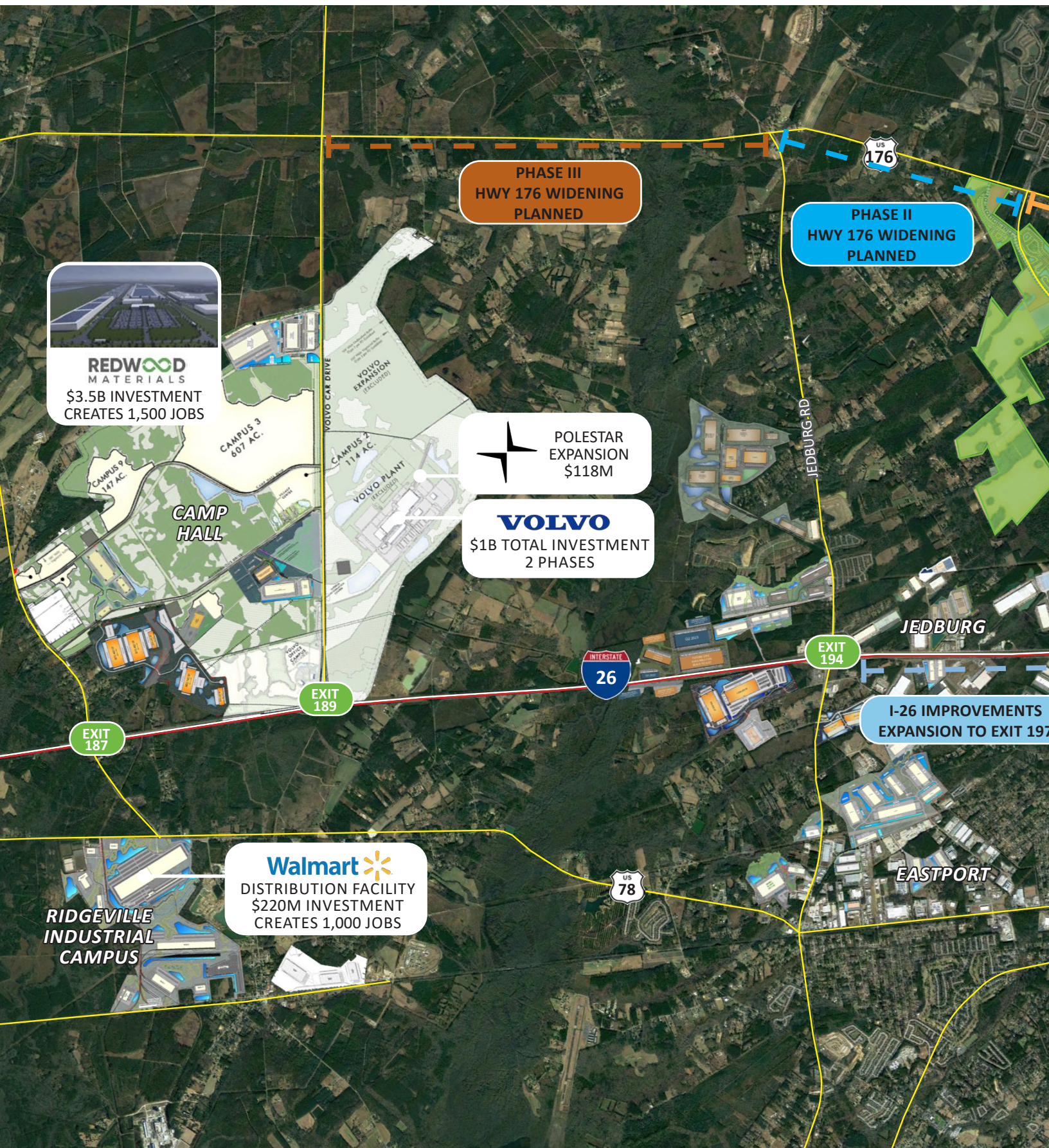
Carnes Crossroads
5,000+ Residences
(Full Build-Out)

Westhill

SUMMERVILLE
2 Miles from Nexton

KNIGHTSVILLE

SURROUNDED BY HOMES AND WORKFORCE GROWTH



#24

CHARLESTON IS WHERE
THE JOBS WILL BE

2023 | FORBES

BEST CITIES FOR JOBS

CHARLESTON RANKS 31st

2023 | WALLETHUB

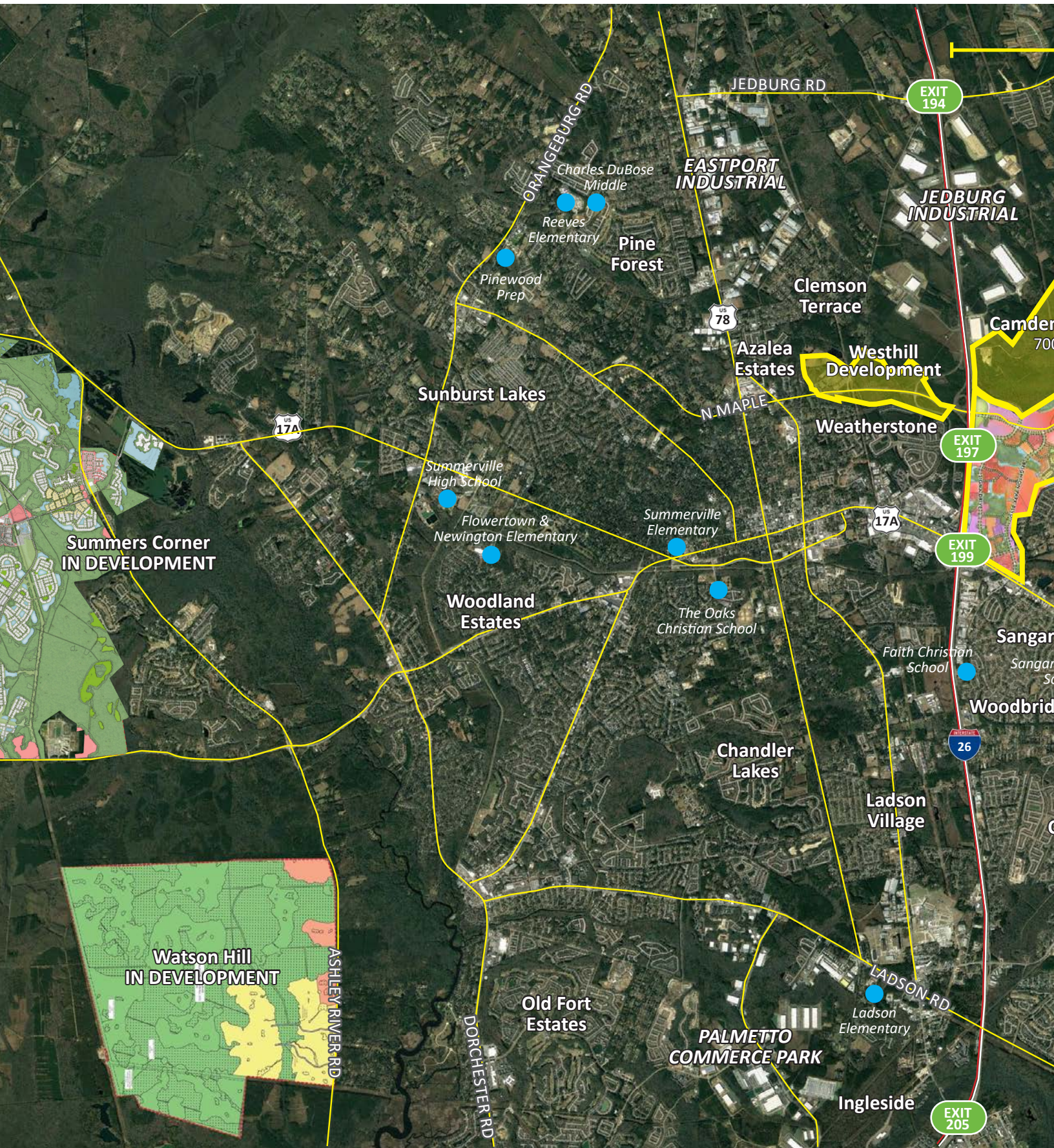
#13

BEST CITIES TO
START A CAREER

2023 | WALLETHUB



IDEALLY POSITIONED IN THE PATH OF GROWTH



Cane Bay

PLANTATION

#4

COMMUNITY IN THE U.S.
SOLD 959 HOMES IN 2022



#26

COMMUNITY IN THE U.S.
SOLD 467 HOMES IN 2022

45,000 UNITS FROM I-26 TO BLACK TOM RD; 1/3 INCREASE OF MARKET



MIDTOWN PARCEL 4
±8 ACRES REMAINING



MIDTOWN PARCEL 4

EXCLUSIVELY MARKETED BY:



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