

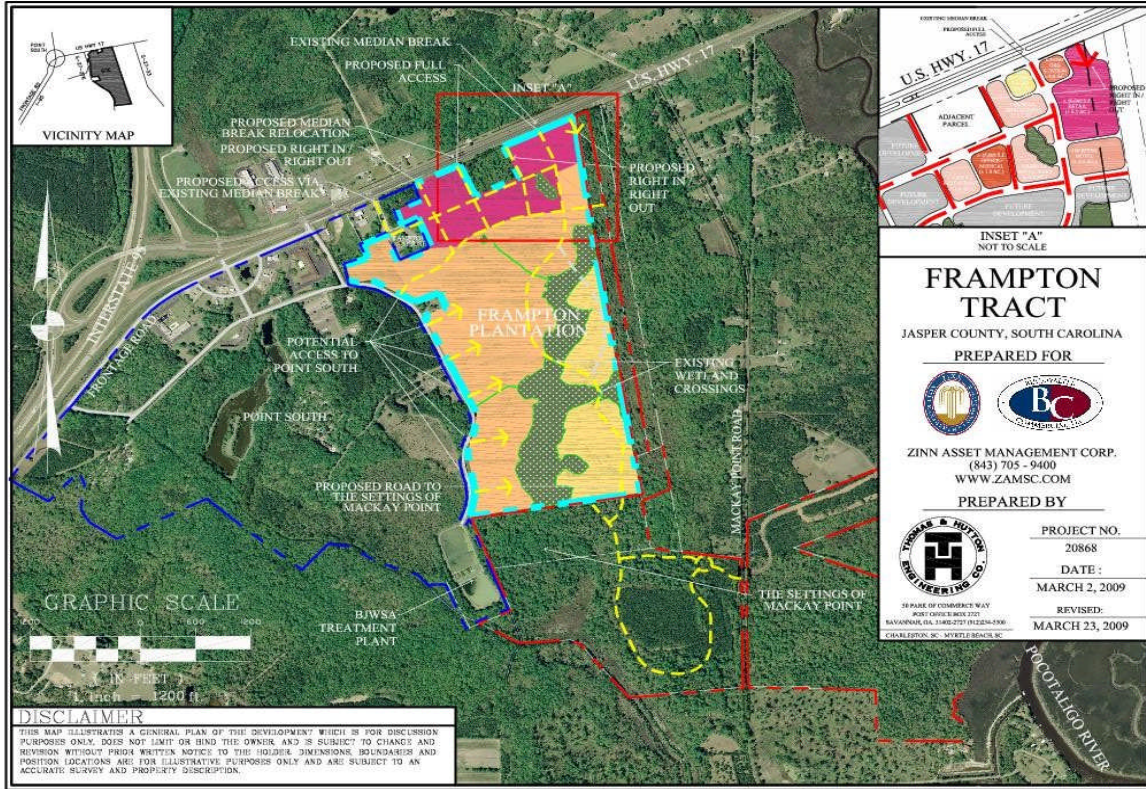


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Frampton Tract
Exit 33 on I-95
over 3,000 LF on HWY 17
Jasper County, SC



Project Information

- ½ mile on SC 17 from Exit 33 of Interstate I-95
- Adjacent to Lowcountry Visitor's Museum and Frampton House
- Prime frontage along SC 17
- Property fully entitled with Planned Development District and Development Agreement
- Potential for up to 799 residential units, and up to 119 acres of commercial

Traffic Counts:

I-95 50,000+ VPD
SC 17 14,500+VPD

Opportunities

- Flexibly planned to be able to accommodate a mix of uses including town/village center, entertainment/tourism venues, grocery and other large retail establishments, professional offices, light industrial and up to 799 residential units including single family, townhomes, etc.
- Outparcels available up to entire tract
- Sale, JV, exchange, build to suit all considered

Features

- Charles Fraser's "Gateway" to Charleston, Beaufort and Hilton Head
- Strategic alliances formed with both adjacent property owners to create a one of a kind large mixed use all inclusive village/community where one could work, live, play, dine, worship, shop, etc.
- Epicenter of history for the entire region
- Abundant infrastructure at or very near the site includes excess capacity for water and sewer
- Two full accesses planned along HWY 17 with 2+ RI/RO movements
- Strategically located and potentially interconnected with the Settings at Mackay Point - deep water residential community. Front entrance to community is planned in the Frampton Tract