

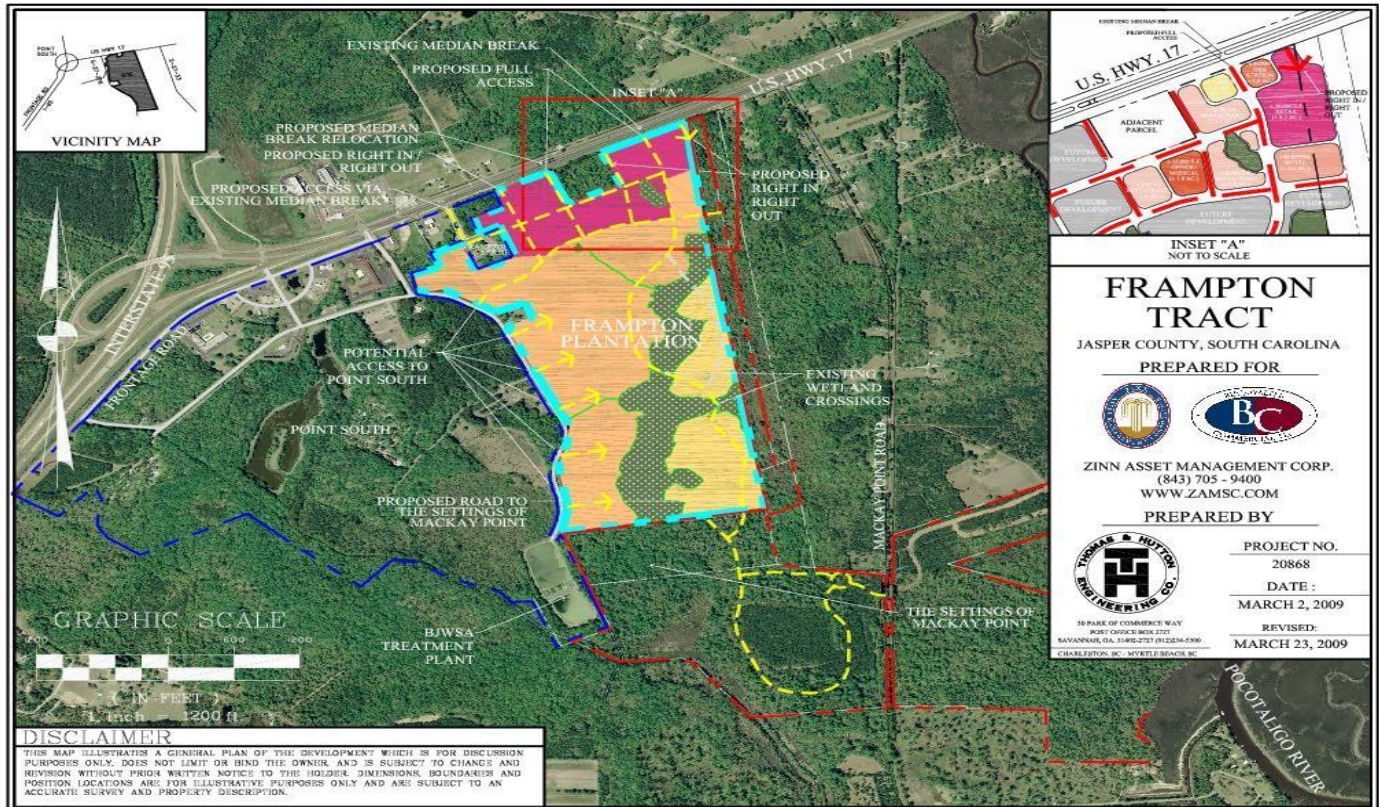


**Frampton Tract**  
Exit 33 on I-95  
over 3,000 LF on HWY 17  
Jasper County, SC

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### 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
- Potential also to contain largest industrial park on SC 17 corridor from US 95 to Charleston
- 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, 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
- Incentives available to industrial users

### Features

- Charles Fraser's "Gateway" to Charleston, Beaufort and Hilton Head
- Strategic alliance formed with adjacent property owner to create a one of a kind large mixed use, all inclusive village/community where one could work, live, play, dine, stay, worship, shop, etc.
- Epicenter of history for the entire region
- Abundant utility infrastructure at the site includes excess capacity for water and sewer
- Two full accesses planned along HWY 17 plus 2 RI/RO accesses
- Strategically located and potentially interconnected with the Settings at Mackay Point deep water community.



