

# Great C-Store/QSR Outparcel Available for Sale/BTS/Land Lease

Foxbank Plantation, Hwy 52 | Berkeley County, SC





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## FOR FURTHER INFORMATION

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Foxbank Plantation | Hwy. 52  
Berkeley County, SC

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# Property Information

## Property Highlights

### FOXBank TOWNE CENTER | HIGHWAY 52 | BERKELEY COUNTY, SC

Foxbank Towne Center is at the heart of Foxbank Plantation, an 800-acre, 2,400-home master-planned community located in thriving Berkeley County, SC. Spurred by the enormous growth of this area, Foxbank Plantation is quickly gaining a reputation as a neighborhood coveted by families for its pristine neighborhoods, approved and funded Berkeley County elementary school, amenity center with a pool and boathouse and scenic lakes and wetlands.

Foxbank Towne Center will enhance the appeal of the Plantation, providing a village area of mixed commercial uses including a grocery store, drug store, offices and various retail outlets. Strategically located to serve Foxbank Plantation, surrounding residential developments and the rapidly growing cities of Mt. Pleasant and Charleston, Foxbank Towne Center is poised to become the area's central location for work, play and shopping.

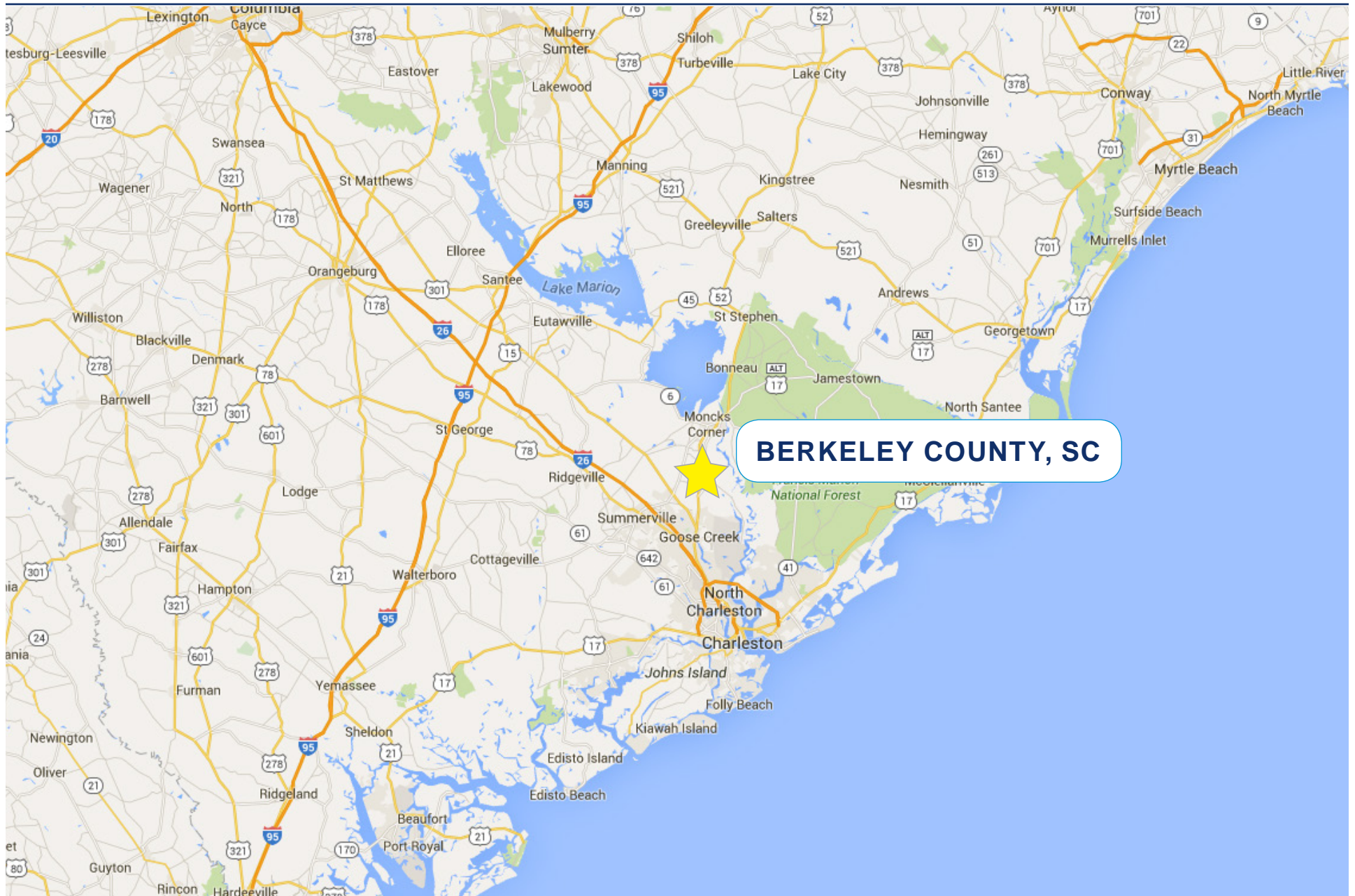
> DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
Population	8,378	31,098	174,664
Average HHI	\$71,955	\$68,413	\$64,728

- > 1 - 2.3 ACRES
- > ACROSS FROM CVS OWNED PROPERTY
- > NEXT TO NEWLY DEVELOPED WAFFLE HOUSE
- > ON CORNER OF HWY 52 AND FOXBANK BLVD.
- > VPD ON HWY 52: 26,000+
- > FRONTING ACCESS ROAD TO:
  - > 8,000+ NEW RESIDENTS IN FOXBANK PLANTATION
  - > NEW ELEMENTARY SCHOOL (ACCOMMODATES 900 STUDENTS)
  - > A FIRE STATION UNDER CONSTRUCTION WITHIN FOXBANK PLANTATION
- > ADDITIONAL 447 ACRES BEING DEVELOPED ACROSS HWY 52 TO ACCOMMODATE 2,700 RESIDENTS
- > PYLON SIGNAGE ALONG BUSY HIGHWAY 52
- > CALL FOR PRICING





# Locator Map





# Locator Map





# Locator Map







# Aerial, Looking North







## Aerial, Looking South







# Site Aerial





## Location Highlights

### BERKELEY COUNTY, SC

Berkeley County, a rural community only 30 years ago, has emerged as one of South Carolina's fastest growing economic centers. Companies such as Volvo, Mercedes, Google (which has announced plans to invest \$600 million in a third Berkeley Co. data center, bringing its total investment in Berkeley Co to \$1.2 billion), DuPont Valley Forge Flag, Parker Hannifin, Jomar Logistics and Pegasus Steel have moved their operations and distribution centers to the Berkeley County area bringing new jobs and helping to fuel the booming residential developments. Many of these companies, located at Mount Holly Commerce Park off of Highway 52, are minutes from Foxbank Towne Center. The exploding growth of this area offers outstanding opportunities for retailers and other businesses.

In September, 2015, Volvo Car broke ground on Volvo Cars' first American factory in Berkeley County. The factory site will be capable of producing up to 100,000 cars per year and will be the global production home of the all new S60 Sedan, which will be exported around the world through the Port of Charleston. Volvo Car USA estimates that the factory, approximately 25 miles from Foxbank Towne Center, will employ up to 2,000 people over the next decade and up to 4,000 people in the longer term. An economic impact analysis compiled by Dr. Frank Hefner at the College of Charleston estimates that, for an initial 2,000 direct jobs, more than 8,000 total jobs would be created as a result. The plant would contribute approximately \$4.8 billion in total economic output on an annual basis.

Mercedes-Benz Vans, a division of Daimler, will invest \$500 million to establish a new van manufacturing plant in North Charleston which will supply the North American market with the next-generation Sprinter, creating 1,300 new jobs over the next several years. Construction of the plant, approximately 17 miles from Foxbank Towne Center, is scheduled to begin in 2016.

The area's ongoing development includes projects by Trident Health Systems and Roper St. Francis Hospital which will bring a number of high-paying jobs. Trident's new Moncks Corner Hospital will be located adjacent to the Moncks Corner Medical Center on Live Oak Dr. It will be a 20-acre site at Cane Bay Plantation consisting of several health care facilities to serve Cane Bay residents and other nearby neighborhoods such as Foxbank Plantation. Roper St. Francis Hospital will be located at the corner of 17A and SR176 in the Carnes Crossroads portion of Goose Creek.

### AREA GROWTH

- Berkeley County is the fastest growing county in South Carolina, and the 40th fastest growing county in the nation (out of 3,194 counties in the U.S)
- New housing developments, with 30,000 new homes planned, are bringing approximately 40,000 new residents
- Houses in Foxbank Plantation, priced between \$120,000 and \$400,000, will accommodate over 8,000 new residents
- Directly across US Hwy 52 from Foxbank Towne Center, an additional 477 acres are being developed with houses priced between \$140,000 and \$250,000 which will attract more than 2700 new residents
- New residents are expected to contribute \$720 million in retail sales per year, for an overall economic impact of \$1.5 billion per year to Berkeley County
- Since 1991, the median income in Berkeley County has risen from \$29,000 to \$51,093 and over 33,000 new jobs have been created along with \$6.5 billion in industry development
- Currently, there are twice as many homes in the planning or construction stages as there are in Berkeley County today
- Berkeley County's 2013 Census population estimate is 194,020 residents, up more than 20% from 2003
- Volvo's Berkeley County factory site will employ 2,000 people over the next decade and up to 4,000 people in the longer term. It is estimated that, from these 2,000 initial jobs, more than 8,000 total jobs will be created. The plant would contribute approximately \$4.8 billion in total economic output on an annual basis.
- The new Mercedes-Benz Vans van manufacturing plant will create 1,300 new jobs over the next several years.
- The area's ongoing development includes projects by Trident Health Systems and Roper St. Francis Hospital which will bring a number of high-paying jobs.
- Google has announced plans to invest \$600 million in a third Berkeley Co. data center, bringing its total investment in Berkeley Co to \$1.2 billion





## About Us

TRC provides national retailers with a comprehensive solution for growing their business by developing new locations.

### TWIN RIVERS CAPITAL, LLC

Twin Rivers Capital, LLC is a privately held real estate investment, development and brokerage company, founded in 2002 and headquartered in Charleston, SC. Focusing on the growth regions of the Southeastern US, TRC provides national retailers with a comprehensive solution for adding new locations. TRC has developed more than 1.2 million SF of real estate with values in excess of \$180 million. TRC also handles third party brokerage, including tenant and landlord representation and investment brokerage services in FL, GA, SC, NC, VA, TN and AL.

**Build to Suit • JV Programs • Preferred Developers for National Retailers  
Brokerage • Fee Development Programs**

### YOUR TWIN RIVERS CAPITAL CONTACT

#### Phil Rose

Phil provides leasing and management services, with a focus on Tenant Representation, Landlord Representation and Retail Brokerage.

After receiving his SC Real Estate License in 2006, Phil worked with Retail & Investment Property Advisors, LLC/Carolina Retail. He has acted both as a tenant representative for companies such as Little Caesars, Cache, Trek, Cellular Sales, Verizon, Meineke/Maaco, and ZPizza and as a landlord representative for CVS Disposition as well as local and regional investors and property owners.

Phil is licensed in SC, GA and NC, and is a member of the International Council of Shopping Centers and the National Association of Realtors.



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## Client Roster

FAMILY DOLLAR  
AUTOZONE  
MCDONALD'S  
VERIZON

WALMART  
SHERWIN WILLIAMS  
DICK'S  
AT&T

HOBBY LOBBY  
STARBUCKS  
DOLLAR TREE  
EDWARD JONES