

Buckwalter Place
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This Quarter's News...

Buckwalter Place is designing and planning an approximately 7,184' Greenway Trail surrounding the property.

Planning and design is now underway on the 8 acre Southwest tract site.

Buckwalter Place Boulevard: The main road at Buckwalter Place entering from the Buckwalter Parkway is now complete.

The Buckwalter Place wayfinding and signage program is now underway.

Entry features are 100% complete.

Buckwalter Drive, which provides access to the Bluffton Parkway is complete and open.

Several in-line stores next to Publix are now open for business, including Great Clips, DryClean USA, Tip Toe Nails Salon, Breland's Liquors Too and the Hong Kong Restaurant. Phase II is in the planning stages!

Many other exciting initiatives and opportunities will be announced very soon at Buckwalter Place!



Buckwalter Place continues to lead the way in bringing the Innovation Era to Bluffton and Beaufort County! CareCore recently announced adding up to another 125 primary (not service sector) jobs at its present location and will relocate its corporate headquarters in Buckwalter Place. CareCore National, a rapidly growing specialty benefits management company, expands its commitment to Bluffton and Beaufort County's economy with its recent announcement.



Why?

Buckwalter Place may not be able to change the current US economic conditions, but Buckwalter Place continues to be focused on and committed to making a material, positive impact on the economies of Bluffton, Beaufort County and the region. Talk about STIMULUS!!! Buckwalter Place was featured in the November/December 2008 Palmetto Power Newsletter. CareCore is growing exponentially, Publix sales are strong and Buckwalter Place is working on exciting new announcements pertaining to the region's first truly integrated mixed use development. Creative, innovative concepts are also being discussed to attract idea based companies desiring to move to Bluffton and Buckwalter Place. 2009 projects are exciting and we encourage all energetic and creative minds to join the project either by being located in Buckwalter Place or participating in one of its many initiatives (i.e. education, technology, health care, arts, nature trail, roundabout, park design, etc.).



Did you know?

- Buckwalter Place was featured in the Carolina Commercial Properties magazine?
- Buckwalter Place was featured in the Nov./Dec. Palmetto Power Newsletter?
- Buckwalter Place is strategically and ideally located with 8 potential accesses in the center of Bluffton and between US 278 and the intersection of Buckwalter Parkway and Bluffton Parkway?
- Buckwalter Place launched its new website?
See it all at www.buckwalterplace.com



The benefits of urban living and working meet village and Lowcountry lifestyles.



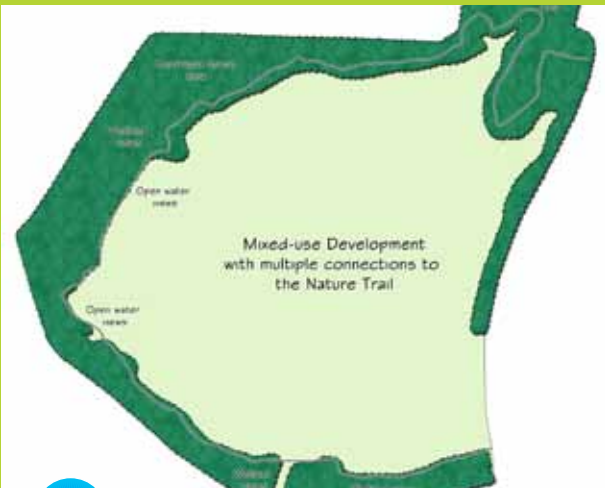
Plaza of the Lowcountry



CareCore



Publix



Buckwalter Place Greenway Trail

- 7,184 LF of trail (1.35 miles)
- 220 LF of boardwalks
- 4' wide mulched trail for pedestrian use
- Offers a variety of views
- Winds through several habitats
- Connects to existing public pathways
- Provides opportunities for passive recreation
- Surrounds region's most unique mixed-use development



Buckwalter Place Surrounding Area Aerial



SOUTHWEST PARCEL OPPORTUNITY



Current Opportunities

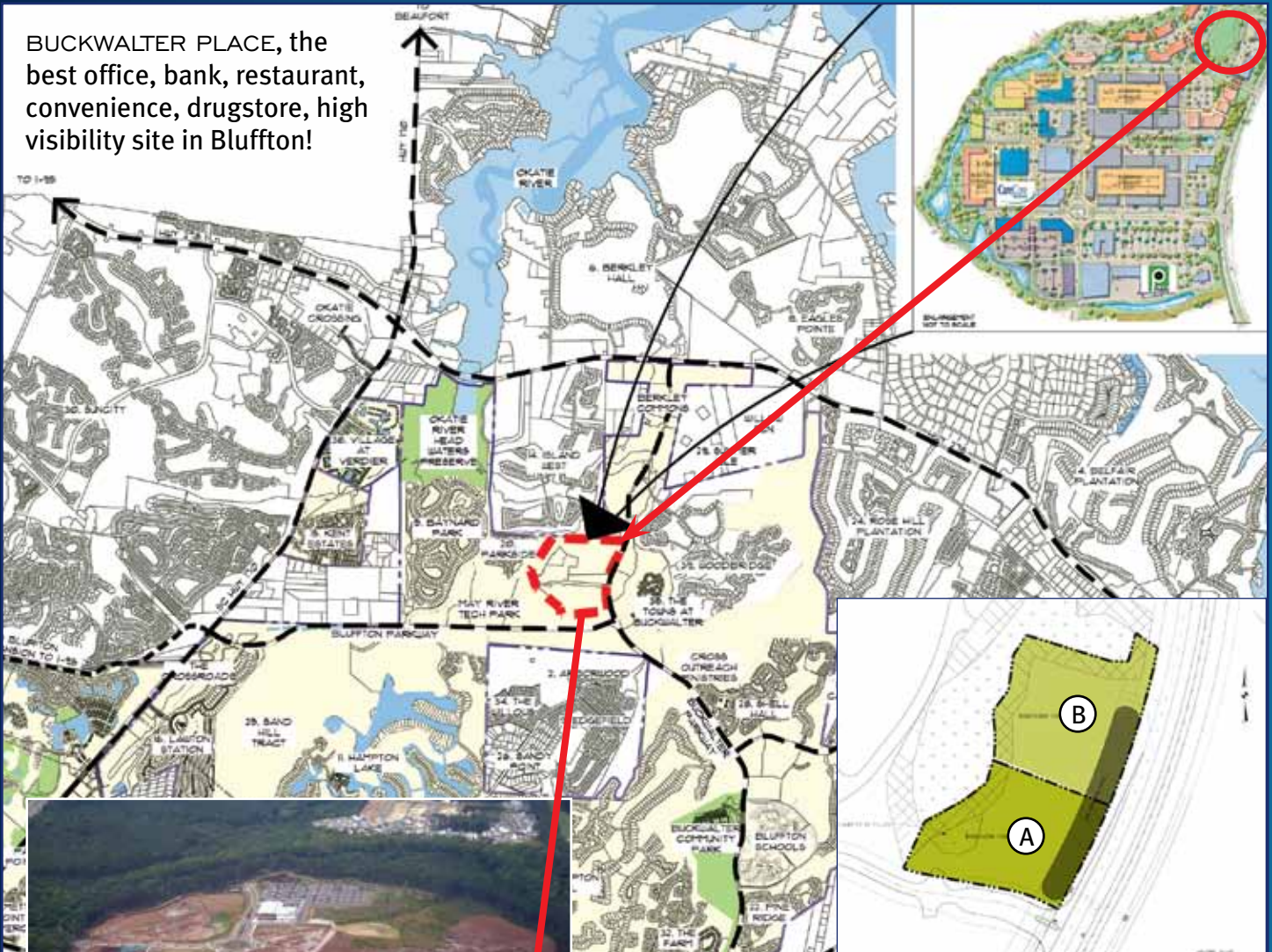
Be a part of Bluffton's first true mixed-use environment. The Southwest Tract is comprised of 6 proposed buildings with abundant parking, pedestrian friendly sidewalks, parks and more. You will be able to live, work & play in this unique & compact area of Buckwalter Place. Residential will be coming soon, but a retail and office building pad is ready today.



- Approximately 8 acre site
- Site cleared & grubbed
- All wet & dry utilities to the site
- All site engineering complete
- Approximately 460 parking spots
- Subject property is for sale, lease, build to suit, exchange or JV. Office & retail condominiums available
- Approximately 11,200 sf per floor, subdividable per use
- 3 story building overlooking landscaped roundabout, prime frontage
- Opportunities for retail, fitness/spa, restaurant & office
- Other building pads for sale, lease, build to suit, exchange, JV

NORTHEASTERN PARCEL OPPORTUNITY

BUCKWALTER PLACE, the best office, bank, restaurant, convenience, drugstore, high visibility site in Bluffton!



Summary



Parcel Size: 3.1 Acres, subdividable to smaller parcels
 Price: Total parcel- \$1,500,000
 Parcel A- \$800,000
 Parcel B- \$700,000

2 Permitted
 Accesses:

One (1) full access point and
 One (1) right in/right out along Buckwalter Pkwy.
 Utilities: All utilities at or near site along Buckwalter Pkwy.
 Stormwater: To be coordinated with master Buckwalter Place stormwater plan.

Signage:

Buyer to pay for 1/6 of monument sign and receive one (2 sided) placard

Full Access:

Purchaser of parcel A to be given a credit of 50% of cost to install full access to western property line per plans to be provided by seller or reimburse seller.

- Join CareCore, Publix, etc. in Bluffton's most exciting development with countless benefits.
- Be a part of Bluffton's economic, entrepreneurial, arts, education and lifestyle initiatives.
- "Buckwalter Place. Where Business is Good and Life is Better." - Forbes Magazine Insert, April 2008
- Potential eight access points including 4 approved along the Buckwalter Parkway.
- High Traffic Counts

HOSPITALITY OPPORTUNITY



A full service hotel was recommended with approximately 150-rooms, either all-suites or with a large percentage of suites.

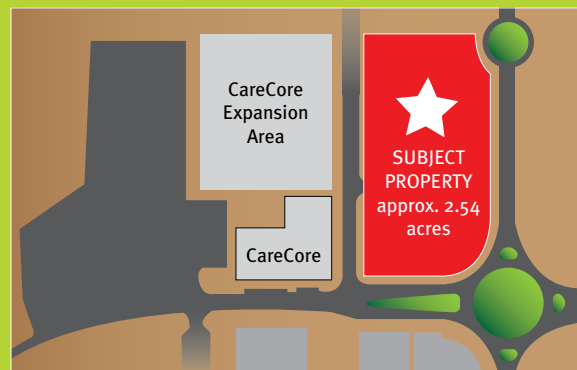
Excerpt from the 3rd party market study

“ The Hilton Head area, including the off island locations in Bluffton, are a major resort destination for leisure and corporate travel. The island is built out and opportunities for growth are largely “off island”. It is our opinion that a new quality hotel of the type proposed will be well received in the market place. We have recommended a full service hotel of approximately 150-rooms, either all-suites or with a large percentage of suites. The hotel would be of a high quality and would focus on leisure demand, corporate and association group demand, special event demand and potentially incorporate into the adjacent Island West Golf Club. ”

BUILDING PAD OPPORTUNITY

- Almost pad ready site in front of CareCore National
- All utilities at or very near site
- Corner location overlooking planned landscaped roundabout
- Potential for 4 story building
- Shared parking requirements apply
- Potential incentives available for company relocation & investment
- Sale, build to suit, JV or exchange

Call now for pricing 843.705.9400

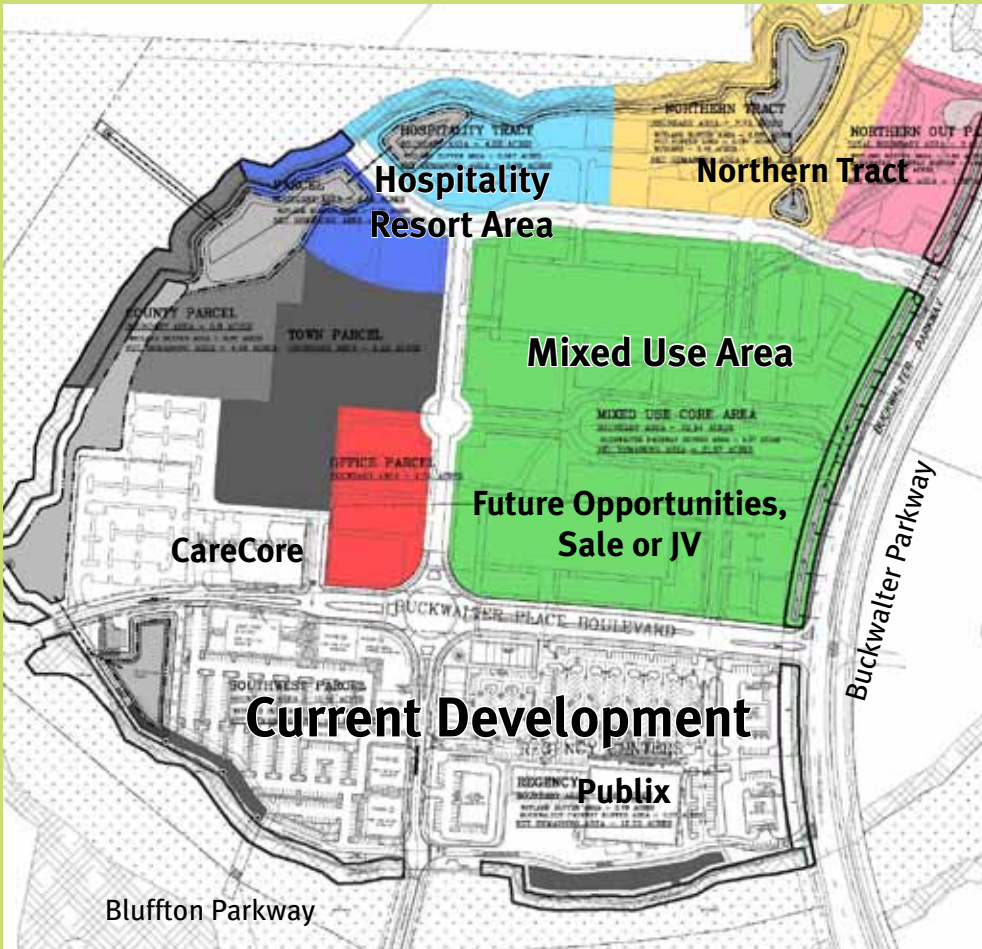


Call now for more information

843.705.9400

or to see a complete copy of the market study.

FUTURE OPPORTUNITIES



1. Mixed use area approximately 23 acres
 2. Hospitality/Resort area approximately 7 acres
 3. Northern Tract approximately 7 acres
- All future development properties are available now for sale or JV
 - Make an impact today!

Adjacent Property News



Lord of Life Expansion

Lord of Life Lutheran Church is a growing and active member of the Bluffton Community. It is their expressed desire, "...to welcome all people, helping one another grow in faith and to go out and care for others". This approach has resulted in a growing community of faith that is deeply engaged in the community. The church has a membership of 425, enjoys an average weekly worship of about 300 and is the process of designing and building their next phase expansion. Plans call for a new 10,000+ square foot, 600 seat worship facility with large narthex, music suite, added classrooms and repurposing of the church's existing facility, which was built in 2004. The church intends to grow and expand with the Buckwalter Place community and to continue to seek ways to meet the needs of the residents of the region.

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