



With its “smart growth” approach for the Daniel Island community, the Daniel Island Company established a national reputation for successfully executing mixed-use development at the highest level. Now the Company is bringing its expertise and experience to a 2,000-acre tract located at the Carnes Crossroads intersection of highways 17A and 176 in Goose Creek.

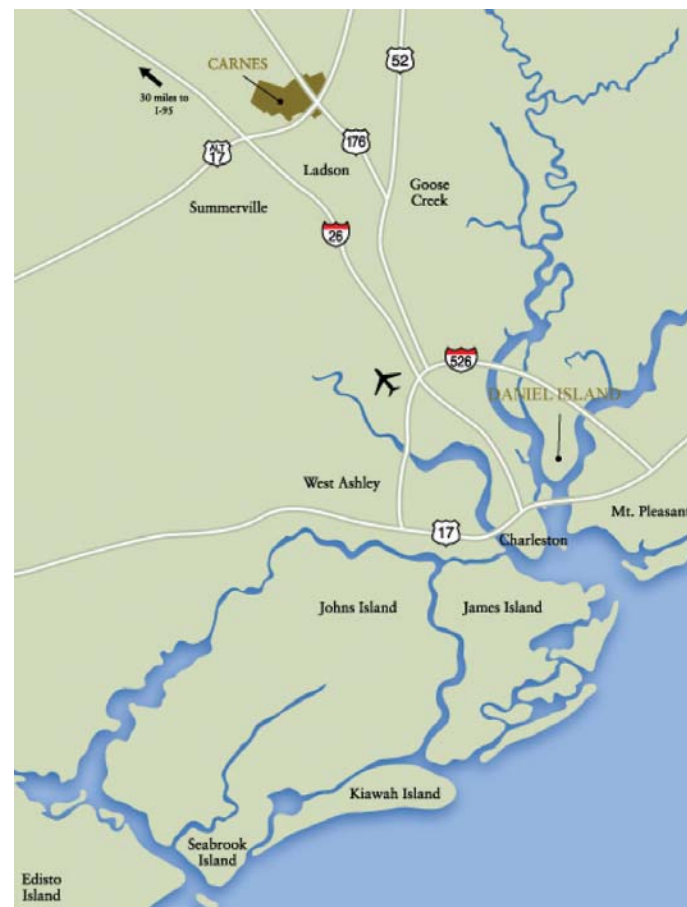
Carnes will be an authentic, mixed-use community reminiscent of some of the Lowcountry’s finest, most neighborly Southern towns. Carnes township will also include a large downtown area called Carnes Crossroads. With space designed for businesses, offices, medical facilities, shops and restaurants, Carnes Crossroads will provide Carnes residents and the surrounding communities immediate access to a variety of retail and social activities – making it an important downtown destination for Goose Creek and Berkeley County.

CARNES CROSSROADS IS:

- 11 miles from Charleston International Airport
- 4 miles from Downtown Summerville
- 20 miles from Historic Charleston
- 30 miles from I-95



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All photo images are conceptual and representative of the current planning vision for Carnes. All concepts are subject to change.

CARNES CROSSROADS HIGHLIGHTS



ACREAGE

2,346.43 total acres
(2,123.77 highland acres)

NUMBER OF HOUSING UNITS

3,649 single family/townhomes with
1,188 condos = 4,837 total units

COMMERCIAL SQUARE FOOTAGE

307.81 acres or
13,408,203 square feet

DEVELOPMENT HIGHLIGHTS

- High traffic intersection with four miles of prime commercial frontage
- Centrally located in new residential growth corridor
- All entitlements and municipal approvals in hand
- Proven track record for attractive and successful mixed-use development
- Pro-business environment of Goose Creek
- 50,000 people currently live within five miles of Carnes Crossroads.
- 20,000 homes already in planning will add another 50,000 people within the next several years. That makes Carnes Crossroads the commercial epicenter for a potential 100,000 people by 2010.

ROAD FRONTAGE ON U.S. ROUTES

24,864 linear feet of frontage

ZONING TYPE

Mixed-use

TRAFFIC COUNTS

25,700 on Hwy 17A
9,300 on Hwy 176

ALL UTILITIES AVAILABLE



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ABOUT US



DANIEL ISLAND COMPANY

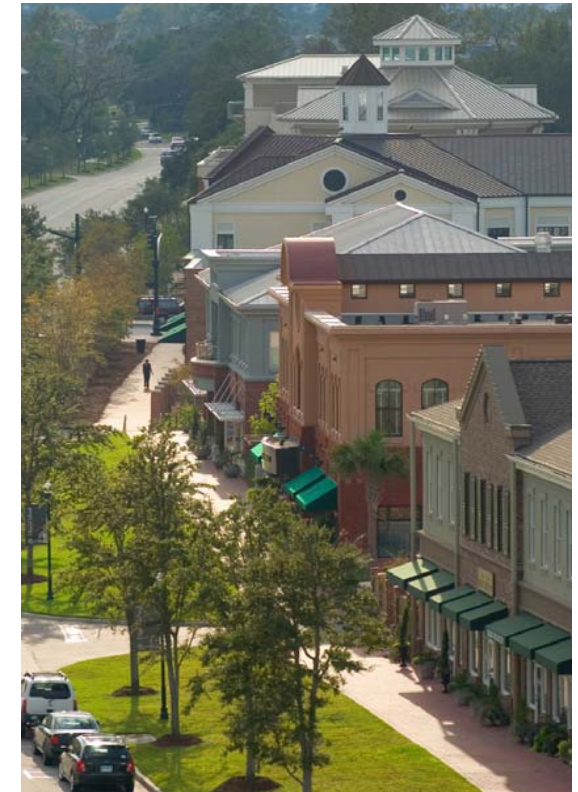
The Daniel Island Company is a Charleston, South Carolina-based developer of master planned “lifestyle communities,” and the driving force behind the award-winning community that now graces Daniel Island, a 4,000-acre sea island located within the City of Charleston. Through responsible planning, execution and thoughtful environmental stewardship, the Daniel Island Company has garnered numerous awards including the Urban Land Institute’s coveted Award for Excellence (2007) and the National Association of Homebuilders’ Best Suburban Smart Growth Community (2004) award for responsible development practices.

“With Carnes, we aim to create what will essentially become a ‘sister community’ to Daniel Island – a ‘smart growth’ community that responsibly combines residential and commercial uses and evolves as a gathering place for the area.”

Matt Sloan, President of the Daniel Island Company

MEYER KAPP & ASSOCIATES, LLC COMMERCIAL REAL ESTATE

Meyer Kapp & Associates, LLC is a full-service commercial real estate company which has been serving the Charleston Trident Area since 1978. The real estate team specializes in the sales, leasing, development and management of industrial, office, retail and investment real estate properties. While primarily serving the Charleston Greater Metro Area, Meyer Kapp & Associates, LLC has a breadth of experience and knowledge that extends to all of South Carolina with both a national and international clientele.



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