



Executive Summary

Point South, 675 acres of prime commercial real estate located at the intersection of Interstate 95 and U.S. Highway 17 (Exit 33), is known as the “Gateway to the Lowcountry”. Jasper County’s stated vision and mission for Point South is to become: “an attractive, safe, well-lit and landscaped interchange that is visually appealing, due to quality architecture and landscaping, and also attractive to business, residents, and visitors due to the mixture of uses, local attractions and great accessibility from the highway.”

Located in northern Jasper County, in the heart of the booming South Carolina Lowcountry, Point South is currently a convenient and affordable tourist stop offering over 300 hotel rooms, seven restaurants and food venues, two campgrounds, and four fuel stops, plus specialty and convenience stores. Point South also serves as the home for the Lowcountry Visitors Center & Museum, the historic Frampton House, the trailhead to the American Revolutionary War Trail and the headquarters of the Lowcountry Council of Governments. The location offers easy access to world class tourist destinations, including Beaufort (24 miles), Hilton Head (50 miles), Savannah (60 miles), Charleston (65 miles), Myrtle Beach (139 miles), and Orlando (358 miles). In 2000, traffic counts showed that over 40,000 vehicles a day pass by this busy intersection, most traveling between Florida resorts and the northeast population centers. With Orlando and many other vacation destinations less than eight hours away, Point South is a logical tourist stop and the ideal location for any tourist-oriented commercial activity.

Point South is the Gateway from I-95 to the tourist destinations of historic Beaufort, the surrounding Sea Islands, the beaches of Hunting and Fripp Islands, Marine Corps Recruit Depot, Parris Island, and the Marine Corps Air Station Beaufort. Beaufort County, the adjacent county, is the fastest growing county in the fastest growing region of South Carolina. Point South offers prime commercial, office, and residential real estate with over 12,500 linear feet of frontage along I-95 and U.S. Highway 17. The Beaufort-Jasper Water and Sewer Authority provides water and sewer service to all sites in Point South and all other major utility providers are at or very near the area.

Geographically, Point South is strategically located on Interstate 95 between Savannah and Charleston. Point South is a short distance from both the Savannah and Charleston Ports, as well as a new port to be located in Jasper County. Also in close proximity to Point South are seven military installations that drive local economies, as well as three anchors in the aerospace industry (Boeing in Charleston, Gulfstream in Savannah, and the Marine Corps Air Station Beaufort which will welcome the new F-35 aircraft in the near future).

The long and rich history of Point South and Jasper County confirms that the area has always been a culturally important geographic location. The Yamassee Native American tribe inhabited the area until the early 1700s when tensions mounted between settlers and Indians, resulting in the Yamassee War of 1712. During the Civil War, the proximity to the headwaters of the Broad River made Point South a strategic location for the Confederacy. Remnants of earthen fortifications built by General Robert E. Lee to protect against Union troops in the Battle of Pocatigo still

exist. Today, the history of the Lowcountry and Point South is showcased in the Lowcountry Visitors Center and Museum, a refurbished 1800's Plantation home known as the "Frampton House." The Center, located in the heart of this property, attracts over 250,000 visitors per year and offers information on the four counties of the Lowcountry (Beaufort, Colleton, Hampton and Jasper) and features displays from ten area museums. The area's history is a unique asset to the site and, if utilized properly, would add a level of quality and richness to a themed new development. In addition, the Lowcountry Council of Governments for the four county region is headquartered in Point South and offers a unique civic element to the overall master plan.

In 2010, Jasper County created the Point South County Improvement District (CID) Plan as a strategy to improve the area, to increase tourism, enhance vitality, prevent deterioration through redevelopment and preserve the tax base at the Exit 33 interchange. The CID plan and design guidelines outline a vision for new development that will allow businesses to benefit from increased tourist-related travel, as the interchange is considered a key "gateway" to many Lowcountry destinations. Ultimately, infrastructure and select improvements will be financed through a special assessment, TIF and other possible innovative methods, while zoning tools will be used to ensure high-quality development.

A majority of the developable land within Point South is owned by two entities; Point South Partners owns approximately 208 acres and Point South Ventures, LLC owns approximately 181 acres known as the "Frampton Tract." The adjacent land is owned by various landowners including the residential community known as the Settings at Mackay Point. This riverfront community potentially offers the entire interchange deep water access and is currently available for purchase in bulk.

If you are looking for an interchange that offers abundant in place infrastructure and entitlements, unique historical elements, an active county government, and a gateway to a popular destination region, don't miss this one-time opportunity to invest in Point South.



REGIONAL LOCATION



JASPER COUNTY



POINT SOUTH

Jasper County Overview

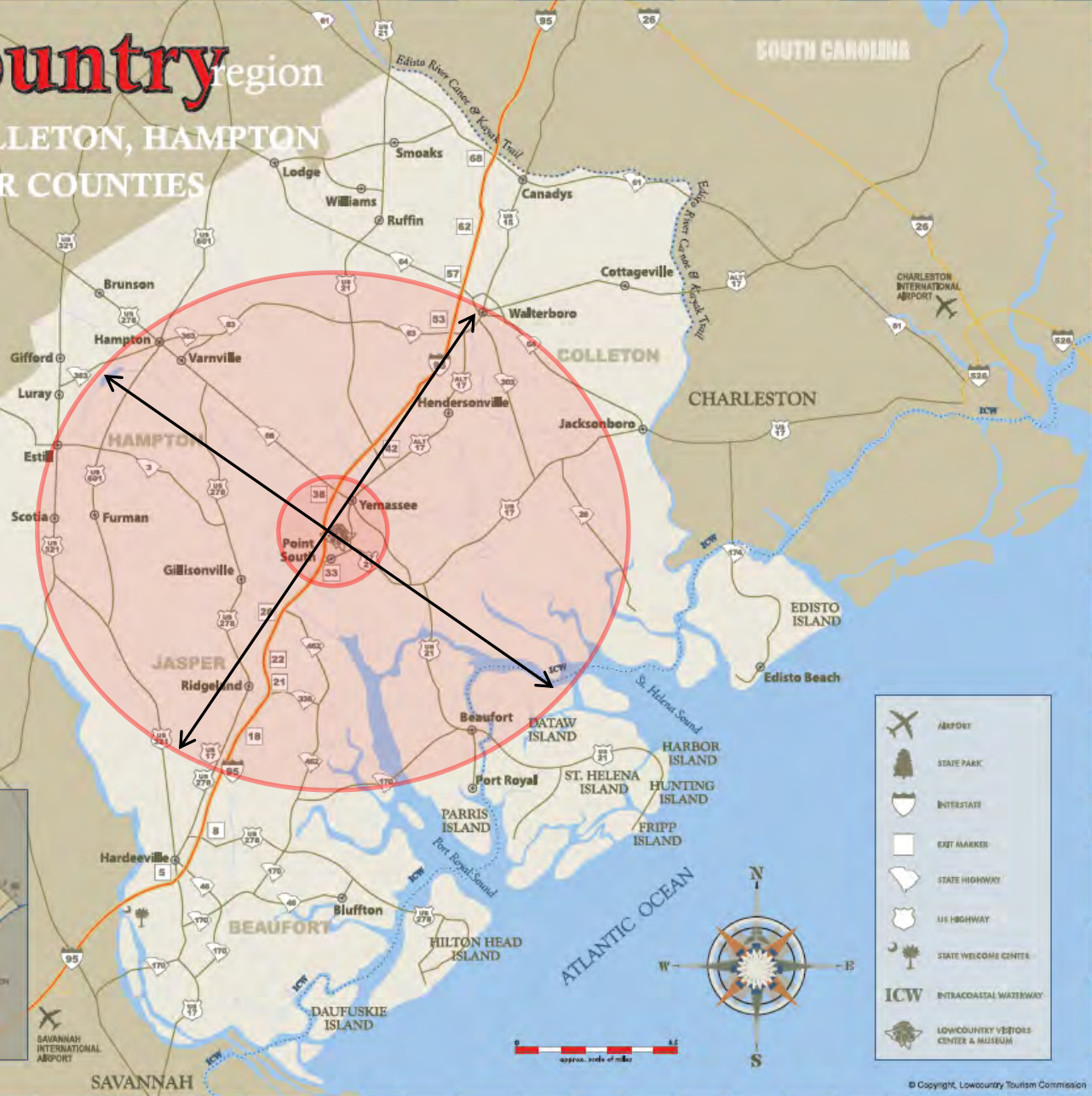
Point South is ideally situated to be the regional hub for the four counties of Southeast South Carolina, which when built-out is expected to add thousands of jobs to the regional economy. The potential for the site to serve as a regional hub for Jasper County is particularly noteworthy. More specifically, Point South is located in northern Jasper County, South Carolina. Jasper County is largely rural, but the adjacent Beaufort County region that includes Bluffton, Hilton Head Island, and Beaufort has experienced significant population growth over the last decade. Jasper County is ideally situated between the historic port cities of Charleston and Savannah. Interstate 95 allows easy access to these major shipping ports and international airports. Interstate 95 has seven interchanges in Jasper County, Point South being the northernmost of these. Additionally, the county has four primary U.S. highways, a north-south rail line with freight and passenger service, and an airport serving private aircraft. A new deep water port is planned to be located in Jasper County, approximately eight miles from the sea buoy that marks the entrance to the Savannah River's shipping channel. The Jasper Port will be able to accommodate new container traffic that cannot be accommodated in either the ports of Charleston or Savannah.

The top industries in Jasper County are construction, education/health services, and trade/transportation/utilities. In the county, three major industrial parks host a variety of activities. Building material fabrication, musical instrument manufacturing, food processing, bulk export and import products, and truck chassis manufacture are but a few of the many industrial employers Jasper County is home to. With the large labor force, sufficient supply of water, sewer, electric power, and superior roads, it is no surprise that Jasper County's economic engine is thriving.

The population of Jasper County grew more than 20% from 2000 to 2010, and the U.S. Census Bureau projects it will continue to grow to nearly 25,000 people by 2013. According to 2007 data from the Bureau of Labor Statistics, the average annual income for Jasper County residents is \$33,332, which is higher than the 2007 average of \$32,032 for the four-county Lowcountry region. The estimated labor force within a 30 mile radius of the county's geographic center exceeds 200,000 people. Also, a fully developed infrastructure network assures water, sewer, electric power and telecommunications throughout the county and the region. A combination of public schools, private academies and nearby colleges reflects Jasper County's sensitivity and commitment to education at all levels, including the refinement of workplace skills available through a neighboring technical college. A four year satellite campus for the University of South Carolina at the Jasper County line is now open. Within 30 miles of the county center, five major hospitals can be accessed. Within the county, a 41-bed private hospital, Coastal Carolina Hospital, is a state-of-the-art facility owned and operated by Tenet Healthcare Inc.

Lowcountry region

BEAUFORT, COLLETON, HAMPTON
& JASPER COUNTIES



	AIRPORT
	STATE PARK
	INTERSTATE
	EXIT MARKER
	STATE HIGHWAY
	US HIGHWAY
	STATE WELCOME CENTERS
ICW	INTRACOASTAL WATERWAY
	LOWCOUNTRY VISITORS CENTER & MUSEUM