



PINESTONE

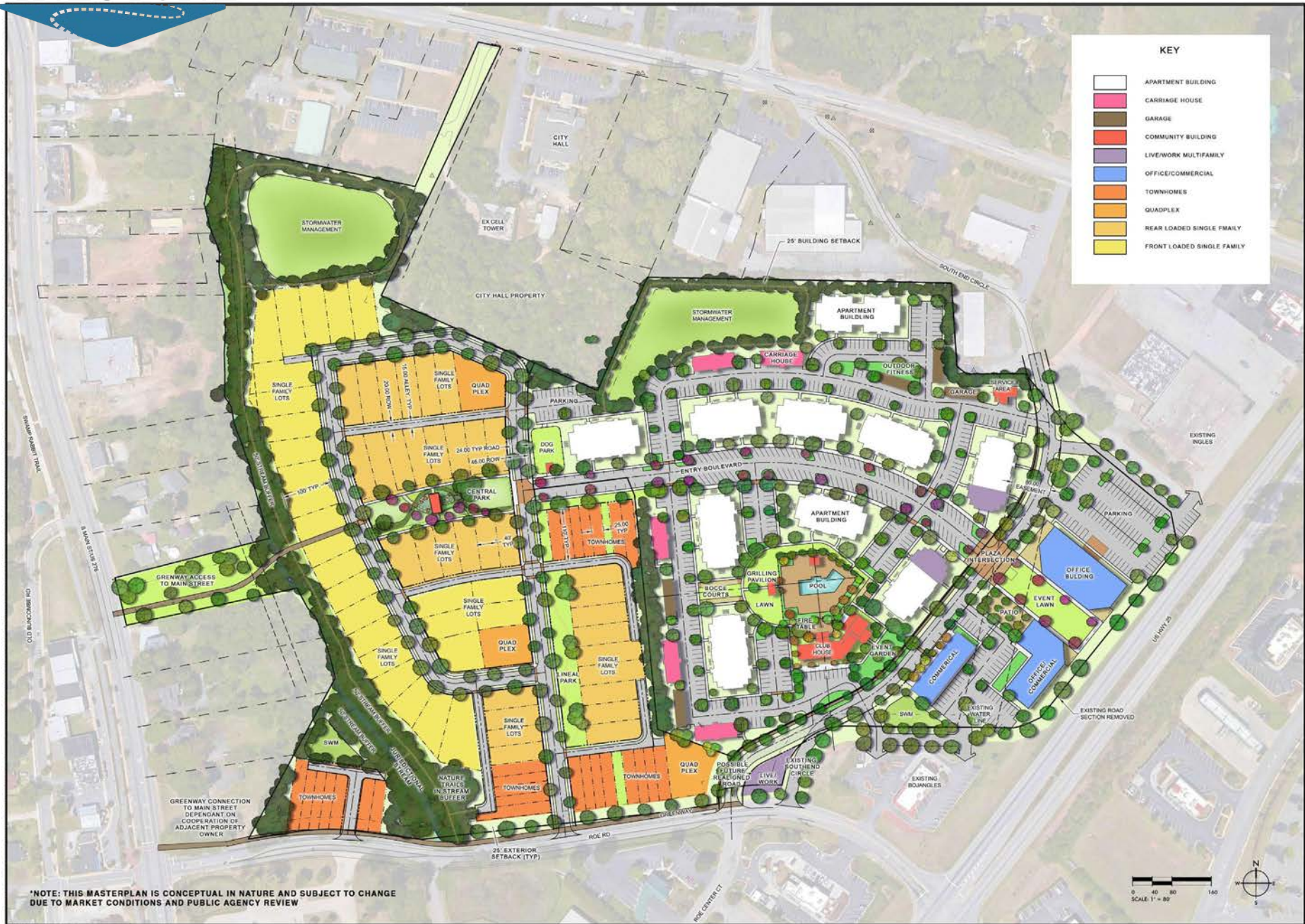
**NEW MIXED-USE
DEVELOPMENT
COMING TO
TRAVELERS REST
FALL 2022**



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PINESTONE SITE PLAN





DEVELOPMENT OVERVIEW

The **commercial component** of Pinestone will include neighborhood retail and office uses, including medical, to support the residents of the community and the surrounding area.

The commercial buildings will be located fronting U.S. Highway 25 along a proposed rerouted South Circle Drive. All of the intended retail space is planned for the first floor of any building. The location of first floor retail will activate the ground floor to the street level to maximize transparency of the use and activity within the building.

The Preliminary Development Plan indicates three (3) commercial buildings totaling 77,000 square feet. The commercial uses will be centered around an event lawn that will serve as an inviting green space for residents, workers, and the general public.

The **apartments** will be luxury multifamily rentals. The offering will be a mix of 1 bedroom, 2-bedroom and 3-bedroom units, located in three (3) story buildings with surfaced parking. Live/work units will also be provided with direct access to the boulevard. The community will be designed with 10 residential buildings, a luxury clubhouse and amenity building and 10 freestanding garage buildings.

The **residential** section will include single family detached and attached home. The community will include a diverse mixture of dwelling units including attached townhomes, twin-houses (2 units attached), single family detached units, and tri-plex and four plex units.

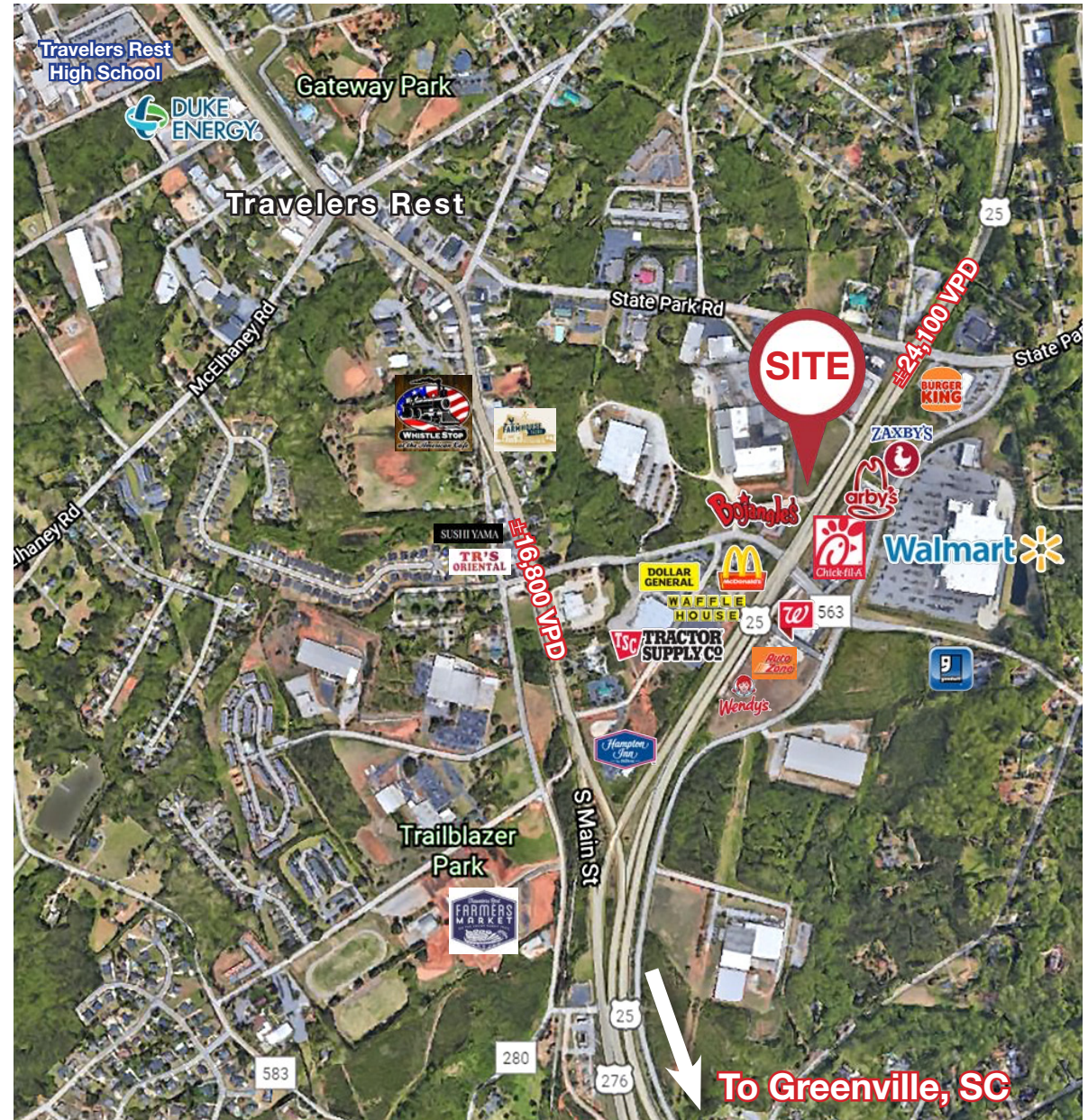
The Community will have significant **open space** and connectivity with preliminary open space totaling 26% of the property. A connected system of greenways, courtyards, squares, and urban plazas will be provided throughout the development. Multiple connection points will enable residents from Pinestone to walk directly into the pedestrian networks of Main Street Travelers Rest and the Swamp Rabbit Trail.





LOCATION OVERVIEW

- The Pinestone Community in Travelers Rest, SC is located in the foothills of the Blue Ridge Mountains, just minutes from Greenville (± 9 miles) and Spartanburg (± 23 miles).
- The Community is one hour from Asheville, two hours from Charlotte and only three hours from Atlanta, GA and Charleston, SC.
- Travelers Rest consistently makes top-ten lists of best places to vacation and is a great place for families to enjoy an active lifestyle, and business startups to open their business, even ranking one of the **“Best Southern Small Towns”** in USA Today.
- Travelers Rest is surrounded by pristine lakes, challenging mountain adventures, waterfalls, and peaceful scenic views.
- Paris Mountain State Park: 8 minutes
- Table Rock State Park: 29 minutes
- Jones Gap State Park: 27 minutes
- Travelers Rest bustles with cyclists and visitors who come to bike the Prisma Health System Swamp Rabbit Trail, browse their specialty shops, sample beer, and wine, and dine in their renowned restaurants.
- The Prisma Health Swamp Rabbit Trail, a 22 mile, multi-use greenway runs along Main St in Travelers Rest connecting to nearby Greenville.
- The campus of Furman University is located just south of the city limits of Travelers Rest.
- Total Population: 7829
- Total Households: 2,286
- Average Household Size: 2.50





CONTACT INFORMATION



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