



# A COMMERCE PARK

DESIGNED FOR THE NEEDS OF  
THE NEXT GENERATION OF BUSINESS



[CampHall.com](http://CampHall.com) · Charleston, South Carolina

Santee Cooper began with research, asking the workforce what mattered most to them.

“Being able to take a walk during lunch for some mental health time and relieve stress. In other words, ‘me time’”

— Camp Hall MAU Associate Survey Participant  
Permar Inc./Hargett Consulting, LLC

Camp Hall answered.

# ABOUT CAMP HALL



THE VISION  
IS SIMPLE:  
CREATE A PLACE THAT  
EMPOWERS PEOPLE  
TO THRIVE AT WORK  
AND IN LIFE.



# CAMP HALL



## INTRODUCING A PLACE OF COMMERCE, CONVENIENCE & COMMUNITY

Camp Hall is a new breed of commerce park — one thoughtfully constructed for human connection and ready to meet the demands of the 21st century.

Camp Hall provides global access through a complex network of transportation infrastructure, including connected interstate and rail systems, as well as close proximity to airports and deepwater ports. And with on-site infrastructure such as water, sewer, and redundant, diverse fiber and power, Camp Hall meets all of the technical needs for a modern industrial work space.

Beyond its extensive benefits of location and infrastructure, the region stands ready with a workforce of over 350,000. And with over 15,000 jobs anticipated, 4,000 of which are already committed, Camp Hall's unique approach keeps that workforce at the center of every design detail.

Rooted in intuitive functionality and logistics, deeply collaborative spaces, and a design authentic to the region, Camp Hall creates a place of commerce, convenience and community where the workforce can truly thrive in all areas of their lives.



# VOLVO AT CAMP HALL

## DRIVING THE STATE FORWARD

In 2015, Volvo Car USA selected Camp Hall for its first-ever US manufacturing plant — a selection that will ultimately create nearly 4,000 jobs and \$4.8 billion in annual economic impact. As the production home of the all-new, American-built S60 and XC90, the plant will export cars worldwide through the Port of Charleston.

The groundbreaking partnership between Camp Hall and Volvo Car US Operations, along with key officials, state and local leaders from the surrounding communities, has continued South Carolina's strong commitment to sustainable long-term growth.



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IMPACT

# MARKET OVERVIEW

## CHARLESTON MARKET AREA



CHARLESTON INTERNATIONAL  
27 MILES



I-95  
18 MILES



I-26  
ON-SITE



MYRTLE BEACH INTERNATIONAL  
104 MILES



PORT OF CHARLESTON  
32 MILES



PALMETTO RAILWAYS  
COMING 2019

VOTED **#1**  
**PLACE**  
**TO LIVE**  
BY CONDÉ NAST  
IN 2016



THE **#4 BEST**  
MID-SIZE U.S.  
METRO FOR  
JOBS IN 2017  
BY FORBES

NAMED  
**"BEST BUSINESS  
CLIMATE IN THE U.S."**  
BY SITE SELECTION  
MAGAZINE IN 2016

# MARKET OVERVIEW



COST OF LIVING INDEX:  
**104** AS COMPARED  
TO U.S. AVERAGE

**34 NEW PEOPLE**  
MOVE TO REGION  
EACH DAY

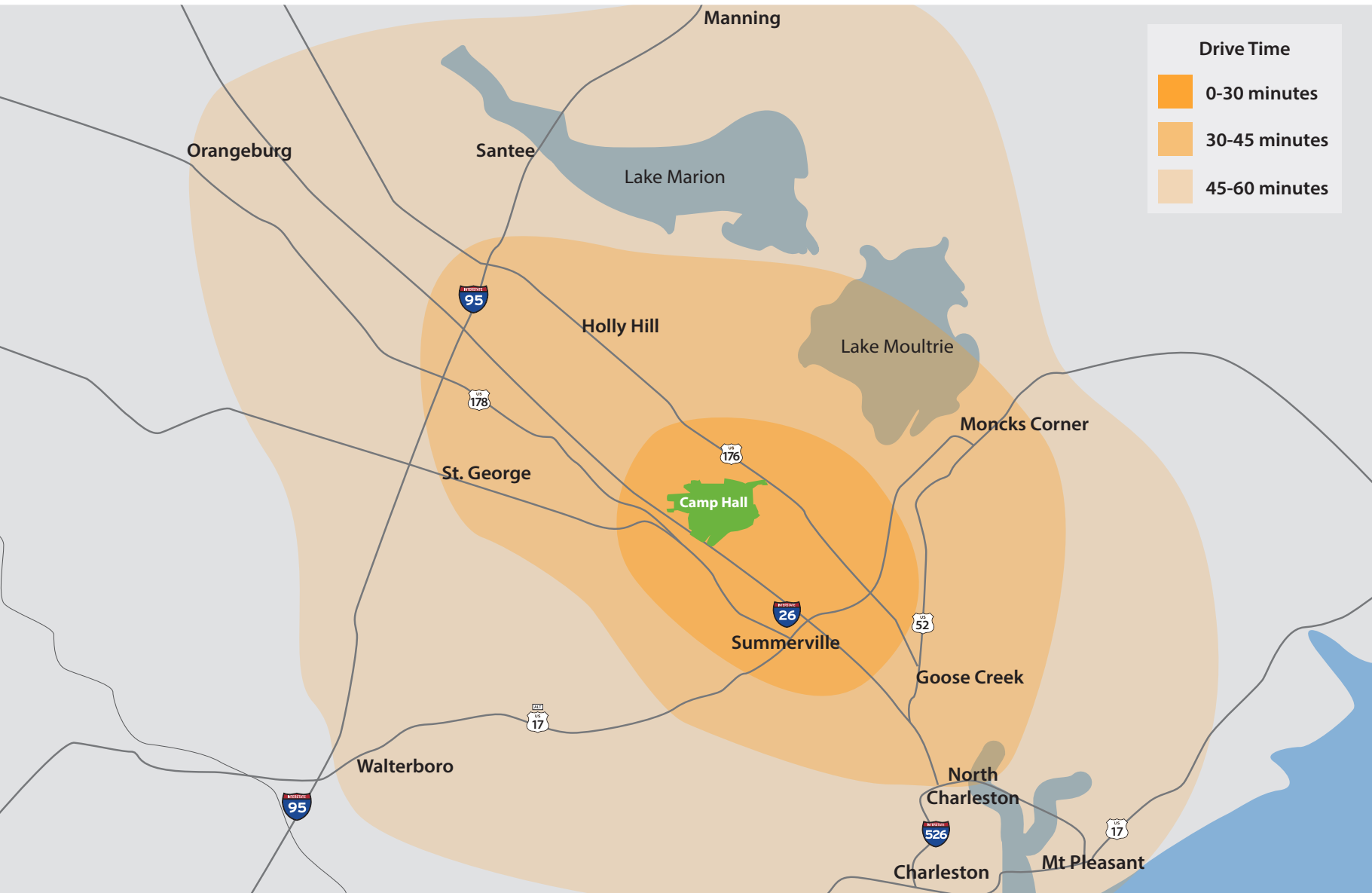
A GLOBALLY COMPETITIVE DESTINATION FOR BUSINESSES, ENTREPRENEURS, WORKFORCE AND TALENT, **CHARLESTON, SOUTH CAROLINA, CHARMS IN MORE WAYS THAN ONE.**

The Charleston region has proven its commitment to a thriving business climate and economic development with recent growth in the aerospace and automotive industries, just to name a couple. From Fortune 500 corporations to thousands of small- to mid-sized businesses, the Charleston area offers an unparalleled quality of life — a place where the workforce can thrive among modern conveniences while engulfed in the rich culture of the South.

EMPLOYMENT IN CHARLESTON FROM FOREIGN-OWNED FIRMS:  
**5% PRIVATE SECTOR AND 32% MANUFACTURING JOBS**

THE GEOGRAPHICALLY DIVERSE AREA AND MODERATE CLIMATE ALLOWS FOR AN EASY DRIVE **FROM THE OCEAN TO THE MOUNTAINS IN JUST 3 TO 4 HOURS.**

# WORKFORCE DRAW





# DEMOGRAPHICS



## PEOPLE, PASSION & PRODUCTIVITY

With a healthy population blend of young, skilled and seasoned employees, the Charleston market area has a wide variety of readily available workers.

### 2017 Workforce Draw Area

POPULATION	849,058
HOUSEHOLDS	307,769

### HOUSEHOLD INCOME

MEDIAN	\$50,130
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### PERCENTAGE OF POPULATION BY RACE

CAUCASIAN	65.2%
AFRICAN-AMERICAN	30.2%
ASIAN	1.8%
OTHER	2.8%

Source: [www.census.gov](http://www.census.gov)



# CONVENIENTLY LOCATED



# CLOSE-BY COMMUNITIES



## PROXIMITY + A PLACE TO CALL HOME

Residential communities and established towns nearby support the area's expanding population — and offer plenty of room to grow. The ample, affordable and easily accessible housing options for the Camp Hall workforce further create a cohesive community for work, play and life.



# CAMP HALL OVERVIEW





## ESTABLISHING ESSENTIAL CONNECTIONS

At the heart of Camp Hall is the proposed Village Center, a thriving collection of small businesses and conveniences designed to meet the modern demands of the workforce and help balance the necessities of daily life. Here in the core of the community, the workforce can easily connect — to everyday errands, to nature and to each other.

- Wi-Fi connectivity
- Spaces to gather and celebrate
- Nearby conveniences could include healthcare, dry cleaning, daycare, gas, bank, fitness center, fire station and EMS
- Places to unplug and relax
- Planned amenities include an event lawn/park, play field and trailhead
- Connected to miles of trails to explore and exercise





## PREPARED FOR PROGRESS

Master-planned for ultimate functionality, Camp Hall's parcels and land tracts offer a variety of options for companies. Camp Hall provides specific site-development opportunities ranging from 7 to 600 acres. This wide range of parcel sizes allow for maximum flexibility to suit industries over needs. Today, there is sewer, water, fiber, gas and substantial power infrastructure. A commitment to providing high-quality utility infrastructure will support the needs of future users and help attract world-class employers. A brand-new interchange will be complete by 2019, rail service by 2020, along with a comprehensive network of mobility options, including miles of on-site three- to five-lane primary arterial roads.

# ABOUT SANTEE COOPER

## POWERING SOUTH CAROLINA BUSINESSES

Empowering industrial growth with innovation and vision is part of Santee Cooper's fiber. From generating power for the U.S. military's World War II efforts to redeveloping the Myrtle Beach Air Force Base into residential, industrial and educational facilities — Santee Cooper provides this state with energy in more ways than one.

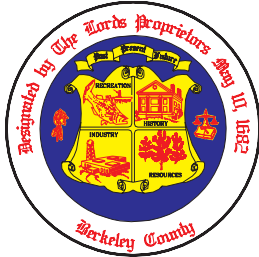
Santee Cooper was similarly involved in efforts to reenergize the former Charleston Navy base by bringing a Nucor steel plant to Berkeley County, which spurred more than \$1 billion in industrial growth for that county in 1995. And, Santee Cooper was instrumental in bringing the Charleston area its first large industrial park in the 1990s — now home to a Google data center.

And now, Santee Cooper is bringing balance to the forefront of business at Camp Hall — a place where commerce, convenience and community all converge to form a productive and gratified workforce.





# OUR PARTNERS



# APPROACH TO LAND


## PRESERVING 1,950 ACRES

In the effort to encourage a healthy ecosystem, Camp Hall will replace the existing pine plantings with native species that once thrived here. The project will utilize a variety of innovative solutions to support natural systems and living infrastructure, such as incorporating bioswales in stormwater treatment and providing pollinator habitats.

### CAMP HALL IS COMMITTED TO:

- THE RESTORATION OF APPROXIMATELY 365 ACRES OF WETLANDS IMPACTED BY YEARS OF INTENSIVE SILVICULTURE
- THE PERMANENT PROTECTION OF APPROXIMATELY 1,950 ACRES OF LAND, INCLUDING APPROXIMATELY 1,265 ACRES OF FRESHWATER WETLANDS
- THE ELIMINATION OF THE RECURRING LAND DISTURBANCES NECESSITATED BY THE REPEATED PLANTING AND HARVESTING OF MONOCULTURE FORESTS OF LOBLOLLY PINE
- THE OPPORTUNITY TO RESTORE WILDLIFE HABITAT FOR A SUBSTANTIAL NUMBER OF NATIVE SOUTH CAROLINA SPECIES



A photograph of a pine forest. In the foreground, several young pine saplings are scattered among tall grasses and other vegetation. The background is filled with a dense stand of taller, mature pine trees. The lighting is bright, suggesting a sunny day.

HOW WE TREAT OUR LAND,  
HOW WE BUILD UPON IT,  
HOW WE ACT TOWARD  
OUR AIR AND WATER,  
IN THE LONG RUN,  
WILL TELL WHAT KIND OF  
PEOPLE WE REALLY ARE.

-LAURANCE S. ROCKEFELLER



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