

RealEstateNews

BY BRIGITTE SURETTE

MAY 8, 2021

Gregorie Ferry Towns Groundbreaking Ceremony



The symbolic gold shovels to celebrate the groundbreaking ceremony of Mount Pleasant's new workforce housing development, Gregorie Ferry Towns. There will be 36 townhomes in all, once completed. Eighteen of the homes will be ready late summer and all have sold. Photos/JA Surette.

On Wednesday, May 5, a groundbreaking ceremony was held in celebration of the soon to open and much anticipated workforce housing development, Gregorie Ferry Towns at 57th and W. 11th Way in Mount Pleasant.

"It's an opportunity, hopefully the first of many to provide housing for people who work in our town," said Will Jenkinson of Carolina One New Homes. "A recent survey showed that 75 percent of the workforce who work in Mount Pleasant do not live in Mount Pleasant."

Jenkinson said that all of the first 50 townhomes are sold. "The most important thing is that the buyers are teachers, nurses, people who work at Costco, Trader Joe's. There's a dental assistant and an office manager from a local insurance company, it's good to have most of our buyers who are working here in Mount Pleasant."



Jenkinson

Other buyers include those who have been living somewhere else in the Tri-County region. Gregorie Ferry Towns has given them the opportunity to live where they work.



A crowd of city council members, developers, brokers and others in the Mount Pleasant community gathered to celebrate the groundbreaking on May 5.

"It's a small step in the right direction," Jenkinson said. "We have other projects similar to Gregorie Ferry Towns in the works, geared toward work force housing, one on Clements Ferry Road — one known as Bermuda Point in West Ashley on Highway 17, and one other will be in Mount Pleasant, soon to be announced."



From left to right:

Six buildings of six comprise Gregorie Ferry Towns, making a total of 36 townhomes. The first building will be complete by late June or early July. Site development and infrastructure is underway on three other buildings. An alleyway will separate the buildings. Common green spaces will include a dog park and mailbox kiosk. Large sidewalks connect the community to shops nearby.

Tammy Stevens, Wisconsin, and Tony Berry of Prosperity Builders LLC, developers of Gregorie Ferry Towns in collaboration with Housing for All—Met Pleasant, attended the ceremony.



Tammy Stevens Wilson of Prosperity Builders: "Today is a celebration of what can happen when all of us work together."

Wilson said: "The dream of homeownership is alive and strong and in markets like Mount Pleasant the challenge for all of us is to figure out innovative solutions to allow families to have their shot at the American Dream. Gregorie Ferry represents the best of public and private collaboration in providing that. We are proud to be a part of this project and proud to partner with Housing for All Mount Pleasant. Today is a celebration of what can happen when all of us work together. We're hoping that this will be catalytic. When we work together, this is what can happen."

Berry added: "We are happy to be a part of Mount Pleasant's first workforce community. It has taken a lot of people a lot of time to get to this point. Over half of the homebuyers that have purchased here are first-time homebuyers and well over half currently rent."

Mayor Will Haignie of Mount Pleasant said a few words to the crowd.



Tony Berry, Prosperity Builders: "It has taken a lot of people a lot of time to get to this point."

"For too many years, the term affordable housing in Mount Pleasant has been an oxymoron, but we stand here today and we have proof that if we come together as a community, have committed volunteers dedicated to the vision, and a state that sees that vision through, it can happen. It's been a long time coming, but this is the work force of Mount Pleasant and it has to do with economic

development and the viability of our community."

For more information, visit www.gtfo.wns.com or call Ali Bring at 843.775.5555.

New Home Market Facts

The latest on Charleston New Home Market facts as of May 1, 2020.

Overall Charleston Real Estate Market (MLS):

- 1,110 Active Homes in MLS (down 1, 1 from May 1, 2019) – 1% down in 1 months.

- 1, 1 Resales and 1, 1 New – 1% are new.

Pending Sales: 1, 1 in MLS (up 1, 1 from May 1, 2019) – 1% more pending than active.

- 1, 1 Resales and 1, 1 New – 1% are new



New Home Sales accounted for 7% of all Home Closings: REIS NHR FEB 75

• Charleston: 5% Berkeley: 10% Dorchester: 5% (% of New v/s Resale): REIS NHR FEB 75

^, 7 New Homes closed in Last 3TM on this: REIS NHR FEB 75

Average Sales Price for New Homes: \$117,500 (Overall): REIS NHR FEB 75

• Charleston: \$117,500 Berkeley: \$117,500 Dorchester: \$117,500

Single Family Permits:

7, 7 permits were issued in Last 3TM on this: REIS NHR FEB 75

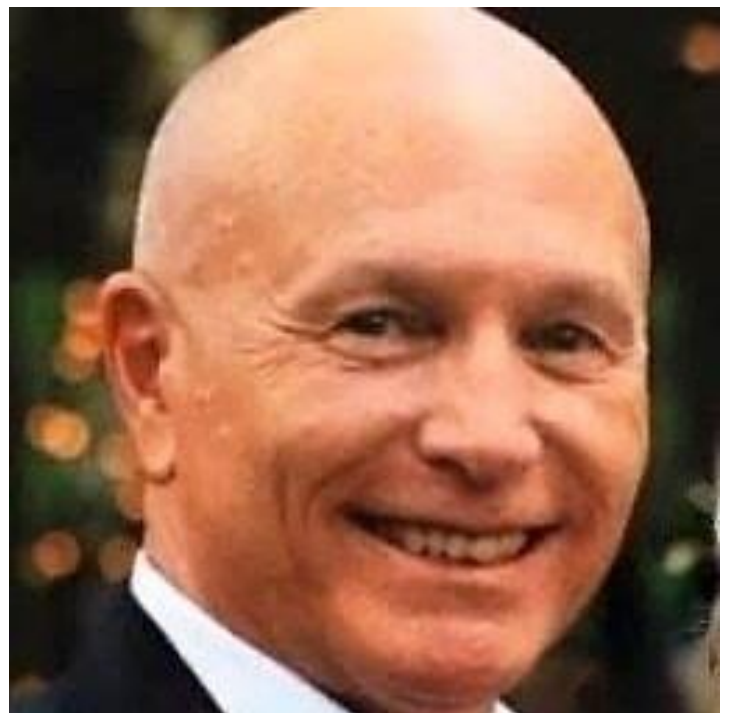
Source: Will Jenkinson, CarolinaOne and Real Estate Information Services, Inc.

CarolinaOne

Steve Wray, Broker in Charge of CarolinaOne Commercial Real Estate, announced that Taiol Pryor, Kevin Sullivan, and Lauri Murphy-Zuercho have joined the brokerage, now located at 50 Rutledge Avenue in downtown Charleston, SC.

Pryor is a graduate of the University of South Carolina where she earned a degree in exercise science. Prior to joining CarolinaOne, she was employed by an industrial safety equipment manufacturer

headquartered in Andrews. She lives in Goose Creek. Call her at 781. 777 or email taiolpryor@carolinaone.com.



Wray



Pryor

Sullivan was born in New York and has lived in Charleston for the last five years. He is a graduate of the University of South Carolina with a degree in business administration. He was previously employed by an apartment-hotel managing short-term rentals in North America, Europe, and Dubai. Sullivan also worked with Sand Investment Group, a commercial real estate brokerage specializing in NNN lease properties. He and his family live on Johns Island. Email him at at

kevian.sullivan@carolinaare.com or call 803.799.3434.

Murphy-Zurhorst is a native of Washington, DC and a graduate of the University of Maryland where she obtained a B.S. degree in marketing. She worked at a commercial real estate company in Maryland before relocating to Charleston. She lives in Mount Pleasant. Reach out to her at 803.799.3434 or email

lauri.murphy@carolinaare.com.



Sullivan

Handsome Properties

Handsome Properties welcomes a new agent. Susan Teale graduated from Georgia State University with a degree in hotel management and early childhood education. She worked in both fields for several years and became a lead teacher for one of the



Murphy-Zuiderhof

largest schools in the Southeast before making them over to Charleston. Teale became an independent hospitality sales representative for one of the top agencies in the Southeast, and gained 15 years of sales experience working with hospitality interior designers, assisting them with product selections for hotel guest rooms around the world. Her past experience in sales, interior design and customer service carry over to her career as a real estate professional. Call her at 803.799.7500 or email

susan.teale@handsomeproperties.com



Teale