

BRIDGEWAY STATION GROUNDBREAKING IN MAULDIN, SC

Thursday, April 8, 2021 – Hughes Investments, Inc. and the City of Mauldin hosted a Groundbreaking Ceremony at 11:00AM on Thursday April 8, 2021 to commemorate the commencement of construction at BridgeWay Station, an immersive master planned, mixed-use development in Mauldin, South Carolina. The Honorable Henry McMaster, Governor of South Carolina, United States Senator Lindsey Graham, Congressman William Timmons, Greenville County Council Chairman Willis Meadows, and Mauldin Mayor Terry Merritt were among those in attendance.

BridgeWay Station will be a multi-phase, mixed-use development. In addition to the 500,000+ square feet of surrounding condominiums and office space previously developed by Hughes Investments, the first phase of development will include:

- 68,939 square feet of retail
- 210,824 square feet of residential
- Approximately 73,000 square feet of office
- Approximately 81,000 square feet of institutional development
- 24,691 square feet of plaza and pavilion public space; and,
- 5+ acres of parks connected to the Swamp Rabbit Trail

Future phases of development on the approximately 80 acre site may exceed 2,500,000 square feet. With a focus on parks, plazas, towers, fully utilized rooftops, outdoor dining, and outdoor entertainment space, BridgeWay will meaningfully cultivate the most successful, safe, and highly desired components of large-scale, mixed-use developments to create a pedestrian-oriented, vibrant community.

“From the beginning, we understood that being patient as the area grows would best serve the community and Upstate with a dynamic, new mixed-use development rather than an industrial park as originally planned,” said Phil Hughes, President and Founder of Hughes Investments, Inc. “The unique old world architecture will be expressed in multiple buildings with retail, office, residential, institutional, entertainment, restaurants, and public parks connected to the Swamp Rabbit Trail. Our goal is to create a ‘sense of place’ that is fun for everyone.”

BridgeWay Station will be the first New Town Center development in the Upstate. Beyond a diverse tenant mix, and through public/private partnerships, the development will offer unique placemaking architectural elements, fueled by local developer insight combined with international inspiration. The development will create thousands of new jobs, including over 1,000 new jobs in its first phase, and will serve as a catalyst for economic empowerment, boast new entrepreneurs, and create a highly desirable civic destination.

The significance of these actions can only be measured in the impact to a community where the market has long been underserved and underdeveloped. With nothing else like it, Hughes Investments, Inc. and the City of Mauldin hope that BridgeWay will enrich the lives of its residents as well as visitors from all corners of the city, state, region, and beyond. “The City of

Mauldin is pleased to partner with Mr. Hughes in planning and collaboration of this development,” said Terry Merritt, Mayor.

During the Groundbreaking Ceremony, Mayor of Mauldin, Terry Merritt, unveiled the architectural design of the new pedestrian bridge that will span I-385 and connect the Swamp Rabbit Trail to BridgeWay Station. The construction of a .25 mile section of trail that will connect existing walking paths along E. Butler Road to the pedestrian bridge is nearing completion. The City is exploring additional trail routes to extend the trail to Simpsonville, Fountain Inn, and beyond.

“This new town project of BridgeWay Station will greatly serve many of the region’s untapped resources and demand. As well, it will and has already brought multiple new opportunities for indirect investment and development,” added Taft Matney, Mauldin City Council.

Hughes Investments, Inc. has worked with StreetWorks Studio to define an integrated and immersive Master Plan. McMillan Pazdan Smith Architecture and Eric Brown also helped in important ways to create this impactful architectural design. Harper General Contractors will utilize unique construction techniques to efficiently erect the 6-story buildings. Construction will begin immediately. Leasing is underway with several leases already signed and exciting announcements forthcoming. Phase one is expected to be completed in Q4 2022.

BridgeWay Station and the City of Mauldin’s pedestrian bridge are located at 1000 BridgeWay Boulevard (formerly Centerpointe Boulevard), Simpsonville, SC 29681.

ABOUT HUGHES INVESTMENTS, INC.

Hughes Investments, Inc. was founded in 1990 by Phil Hughes to create places of lasting value for quality tenants. Phil and his team have served the Upstate of South Carolina for over 30 years by providing smart, quality growth in ways that serve the local community. Phil and his team have been integral to the successful development of downtown Greenville and its sustainable growth. Hughes Investments develops office, retail, industrial, multifamily, medical, and mixed-use properties, specializing in high quality design, development, leasing, and property management. For more information please visit www.hughesinvestments.com.

ABOUT THE CITY OF MAULDIN

The City of Mauldin is located in the Upstate of South Carolina and in the heart of Greenville County. It is the 17th largest city in South Carolina out of 270 municipalities and one of the fastest growing cities in the state. Mauldin was first chartered in 1890 and has grown to a population of more than 25,000. More information about the City of Mauldin can be found online at www.cityofmauldin.org.