

An aerial photograph of a residential neighborhood during sunset. The sun is low on the horizon, casting a warm orange glow over the scene. The houses are arranged in a grid-like pattern with a central road. The houses have various colors, including blue, yellow, and red. There are many trees and green spaces throughout the neighborhood. The overall atmosphere is peaceful and scenic.

# WELCOME TO CHARLESTON'S ISLAND TOWN.

CELEBRATING 20 YEARS  
OF COMMUNITY: 1996 – 2016

The logo for Daniel Island, featuring a stylized tree or plant icon with decorative flourishes on either side.

Daniel Island



## Area Events

From world-class cultural events and professional sports to festivals of all kinds, the Charleston area offers a year-round calendar of exciting special events. Here are just a few examples:

### **Southeastern Wildlife Festival** *February – Downtown Charleston*

Southeastern Wildlife Exposition (SEWE) is the largest wildlife art and nature event in the nation, attracting over 500 artists and exhibitors from around the globe who present their offerings to over 40,000 attendees.

### **Charleston Wine and Food Festival** *March – Downtown Charleston*

This world-class culinary festival showcases the talents of local and nationally recognized Southern chefs in a city widely acclaimed for its Lowcountry cuisine. This annual must-attend event also features some of the country's most renowned sommeliers. Seminars, food tastings, a dine-around and culinary village are highlights of the weekend.

### **Cooper River Bridge Run** *April – Mt. Pleasant to Downtown Charleston*

This popular 10K race (or 4.4-mile walk) is one of the largest in the Southeast. The race begins in Mt. Pleasant, spans the scenic Ravenel Bridge and ends in downtown Charleston.

### **Volvo Car Open** *March/April – Daniel Island*

The longest running professional women's tennis tournament in the U.S., the Volvo Car Open (formerly known as the Family Circle Cup) returns to Daniel Island each year.

### **Blessing of the Fleet & Seafood Festival** *April – Mt. Pleasant*

This seafood festival celebrates the historic Mt. Pleasant shrimping industry with the ceremonial Blessing of the Fleet, live entertainment, a craft show and great seafood from local restaurants.

### **Spoletto Festival USA and Piccolo Spoleto** *May/June – Downtown Charleston*

Called one of the best arts festivals in the country by the *Atlanta Journal-Constitution*, this 17-day arts festival offers opera, dance, classical music, jazz, theatre and visual arts exhibitions at venues throughout the Charleston Area. Companion to the Spoleto Festival, Piccolo Spoleto showcases the best local and regional talent.

### **Fall Tour of Homes and Gardens** *September/October – Downtown Charleston*

Take a stroll under the lights of Charleston's doorways during The Preservation Society of Charleston's Annual Fall Tours of Homes and Gardens. Walking tours of private homes and gardens in Charleston's Historic District are conducted weekly on Thursday, Friday and Saturday.

### **MOJA Arts Festival** *September/October – Downtown Charleston*

African-American and Caribbean culture are explored in this annual arts festival featuring theater, art, music, literature and humanities.

### **Komen Lowcountry Race for the Cure** *October – Daniel Island*

This 5K race supports the Susan G. Komen Breast Cancer Foundation's mission of eradicating breast cancer through advancing research, education, screening and treatment. The race includes both a 5K Co-ed Run/Walk and a 1-Mile Family Fun Run/Walk.

### **Park Day on Daniel Island** *November – Daniel Island*

Park Day is an annual event celebrating outdoor living with activities, food and events for the whole family in Children's Park on Daniel Island. Activities include live music and entertainment for kids, local seafood, arts and crafts, gardening activities and much more.

### **Charleston Harbor Parade of Boats** *December – Downtown Charleston*

Get on board with a Lowcountry holiday tradition! This display of lighted and festive boats in Charleston Harbor begins along Mt. Pleasant. View the procession and fireworks along Charleston's waterfront or from your own boat.





### Accolades:

- **Urban Land Institute Award for Excellence** presented in recognition of Daniel Island's successful and creative planning strategies
- **America's Best Suburban Smart Growth Community** presented by the National Association of Home Builders
- **America's Best Master-Planned Communities** included on *Where to Retire* magazine's list of the Top 50 Master Planned Communities in America
- **America's Best Golf Course Communities** recognized as a top golf community by *Travel + Leisure Golf*, *Luxury Golf & Travel* and *GOLF MAGAZINE*
- A **Top Ten "Best New Private Golf Course"** The Rees Jones-designed Ralston Creek course was ranked by *Golf Digest* magazine
- A **"Top 50 Real Estate Course"** The Tom Fazio-designed Beresford Creek course was ranked by *Golfweek* magazine

## Description

Daniel Island is an award-winning island town located within historic Charleston, South Carolina. Integrated with the island's natural beauty are traditional neighborhoods, community parks, bicycle and walking trails, schools and churches, retail businesses, a library, corporate offices, a private country club, two professional sports facilities and world-class recreational opportunities. Recognized with an "Award for Excellence" by the Urban Land Institute, the community is a national model for smart growth.

## Size

4,000-acres, surrounded by 23 miles of rivers, creeks and waterways.

## Location

Conveniently located in the center of the Charleston region, Daniel Island is just 15 miles from Charleston's historic district and 8 miles from the airport. The area's Atlantic beaches and most other popular local attractions are within a 20-minute drive. Daniel Island is directly accessible via I-526 (the Mark Clark Expressway) at Exit 24 (the Daniel Island exit).

## Founded

Construction on the first homes on the island began in 1996.

## History

First inhabited by a Native American tribe known as the Etiwan, the island was granted by the Lords Proprietors of England to Robert Daniell (who later became the governor of the colony of Carolina) in the late 17th century. It was eventually divided into several large plantations and used mainly for farming. The Guggenheim family of New York purchased it in 1947 for cattle ranching and use as a hunting retreat. In 1971 the land passed to the Harry Frank Guggenheim Foundation, which sponsored the creation of a master plan. The island was sold to the Daniel Island Company in 1997 and is being responsibly developed in accordance to the vision outlined in the master plan.

## Island Ownership

Unique among master planned communities, the ownership behind Daniel Island has remained stable since early development in the 1990s. Comprised of a number of prominent individuals and entities including Frank W. Brumley and Matthew R. Sloan of The Daniel Island Company, Crow Holdings (the holding company of the Trammell Crow family), Greystar Capital Partners and J. Ronald Terwilliger (the former national managing partner of Trammell Crow Residential), the owners all share a common vision and goal of long term value creation.

## Development Philosophy

Daniel Island is intended to be a natural extension of the City of Charleston, providing a self-sustaining regional center that offers a complete range of residential options as well as places for businesses and opportunities for recreation, shopping, dining and more. Traditional planning and design principles ensure the creation of an authentic community that fits naturally within its regional context.

## Homes & Neighborhoods

With sidewalks, front porches, ample setbacks and community-linking bike paths, the neighborhoods of Daniel Island were designed with traditional precepts in mind. Homes, homesites, townhomes and condominiums are available at a wide range of price points. Daniel Island Park is the island's country club neighborhood, featuring the social and recreational offerings of the Daniel Island Club, including private golf courses by Tom Fazio and Rees Jones.

The island's downtown has become a popular residential choice for those seeking a more urban setting. A variety of condominium choices offer convenient proximity to shops, restaurants and recreational attractions.

## Number of Households & Overall Population

The current breakdown of households on the island is as follows:

- 2,046 Single-family Homes
- 254 Townhomes
- 920 Condominium Units
- 855 Apartment Units

Approximately 10,000 residents currently call Daniel Island home. The island's daytime population is currently approximately 11,500, which includes residents, students, and employees of island businesses. The island will eventually be home to approximately 15,000 residents.

## Builders

Homes on Daniel Island are built by the finest independent builders in accordance with design guidelines set by Daniel Island's Architectural Review Board. The island's Master Plan ensures that Daniel Island builders are carefully chosen for their credentials, knowledge and experience.

## Parks & Greenspaces

Great care has been taken to preserve Daniel Island's natural environment in the form of more than 400 acres of parks and open greenspaces. Daniel Island is also home to a Riverwalk, being built in stages along the edge of the Wando River, and a nature preserve which offers a quiet refuge for native wildlife.

## Recreational Amenities

**Daniel Island Club** – The island's private in-town country club is home to two nationally ranked golf courses. The Beresford Creek course, designed by Tom Fazio, and the Ralston Creek course, designed by Rees Jones, have both been ranked among the country's best resident courses by *Golfweek* magazine. Additional amenities for members include a golf learning center, golf clubhouse, on-site luxury accommodations for Club members and guests and the Park Club, which houses the club's swim, tennis and fitness offerings. The Daniel Island Club is the primary social and recreational amenity of Daniel Island Park, the exclusive neighborhood located on the north end of the island.

**Family Circle Tennis Center** – Featuring 17 tennis courts available to residents year-round and a stadium court that seats over 10,000 spectators, all in a waterfront park setting. The tennis center is home of the internationally televised Volvo Car Open, formerly known as the Family Circle Cup, each April. Throughout the year, it hosts a variety of outdoor cultural events and concerts by national recording acts.

**MUSC Health Stadium** – This state-of-the-art soccer stadium is the home of Charleston's professional soccer team, the Charleston Battery, and the site of a series of special events throughout the year.

**Swimming Pools** – Neighborhood pools are located in park-like settings with picnic areas, playgrounds and scenic lounging areas; The Daniel Island Club offers two resort-style pools for residents of Daniel Island Park.

**23 Miles of Rivers and Creeks** – Private and community docks and community boat ramps draw islanders to the water for boating, fishing, crabbing and other aquatic pursuits.

**Parks** – The island is home to more than 20 parks offering a wide range of recreational options, including swimming, tennis, soccer, basketball, volleyball, canoeing, kayaking and more.

**Bicycle and Walking Paths** – Over 25 miles of trails and paths connect neighborhoods, parks, the waterfront and downtown areas.

**Bellinger Island Nature Preserve** – Offering a quiet and pristine waterfront refuge from which to observe wildlife.

## Downtown Daniel Island

Located in the center of the island and offering convenient access to all neighborhoods, the island's downtown offers a myriad of businesses and services and is home to the headquarters of some of the region's top employers.

**Retail Businesses & Services** – Currently include a Publix supermarket, several banks, gas stations, a day spa, beauty salons, boutiques, wine and gourmet shops, more than a dozen restaurants and much more. A wide array of medical offices and fitness, music and karate studios are also located in the island's downtown.

**Corporate Headquarters** – Daniel Island is home to some of the area's largest employers, including Blackbaud, Benefitfocus, the National Golf Course Owners Association and more.

**Churches** – Daniel Island is currently home to two churches: Providence Baptist Church and Church of the Holy Cross, an Episcopal Church. The Catholic Diocese of Charleston has plans to build a new Catholic church on the island in the near future.

## Government

Daniel Island is part of two municipalities: The City of Charleston and Berkeley County. The city provides police and fire services, trash pickup, road maintenance and traffic signals. Berkeley County supplies the island's 24-hour emergency medical services. The city's fire and police departments and the county's EMS unit operate out of a City of Charleston municipal center in the center of the island's downtown.

The Daniel Island Property Owners Association is responsible for overseeing the town's common areas and facilitating communications between island residents, businesses and the developer.





## Charleston

Consistently ranked as a top travel and relocation destination by numerous national publications, Charleston attracts visitors and residents of all ages with its coastal setting, year-round temperate climate and vast array of cultural and recreational offerings. The region is home to top medical and educational institutions, and has become a hot spot for new business investment, particularly in the areas of aviation, manufacturing, biosciences and wind energy research. Here are just a select few of the national accolades that Charleston has recently received:

- *Ranked the No. 1 City in the U.S. and Canada in Travel + Leisure's World's Best Awards (2013, 2014 & 2015) and ranked Top Destination in the World (2012).*
- *Ranked the No. 1 City in the U.S. in Condé Nast Traveler magazine's Readers' Choice Poll (2011, 2012 & 2013 & 2014) and No. 1 City in the World (2012), and No. 1 Small City in the U.S. (2015).*
- *Named the best small city for retirement in Fortune Magazine's 2013 round-up of the "Best Places to Retire Now."*
- *Named among Fodor's "Top 21" places in the world to visit (2012).*
- *Named the number one safest and culturally most fascinating U.S. city by TravelSmart magazine*
- *Named a Top American Dream Town by Outside magazine.*
- *Ranked first for "Friendliest People" by CNN and Travel + Leisure magazine poll.*

## Weather & Climate

Charleston boasts a "temperate to semi-tropical" climate, offering year-round outdoor enjoyment for residents and visitors. On average, the region enjoys 230 days of sunshine each year and an annual growing season of 294 days.

Average Temperatures by Month

MONTH	HIGH	LOW	MONTH	HIGH	LOW
January	57.1	42.4	July	88.5	77.0
February	59.8	44.9	August	87.1	76.1
March	65.8	51.5	September	83.0	72.2
April	72.9	58.5	October	75.1	61.9
May	79.6	67.4	November	67.6	53.4
June	84.9	73.8	December	60.0	45.5



## Schools:

Daniel Island is home to three schools of the highest caliber, offering educational opportunities for children of all ages:

### The Daniel Island School

This public elementary/middle school, located within walking and/or biking distance to all island neighborhoods, opened in August 2006.

### Bishop England High School

One of the state's finest private schools, Bishop England offers an outstanding curriculum and award-winning athletics department.

### Daniel Island Academy

A private Early Childcare Center for children age 1-4 accredited by the National Association for the Education of Young Children (NAEYC), the gold standard for child care.

The public high school serving Daniel Island students is conveniently located in nearby Hanahan. Additionally, the Charleston area is home to a diverse selection of excellent private schools.



## Daniel Island Real Estate

Daniel Island is home to a diverse selection of homes, townhomes and condominiums priced from the low \$200,000s to more than \$5 million. Homesites with golf, marsh, tidal creek, deepwater and interior settings are available from the \$200,000s.

Daniel Island Real Estate is the island's definitive authority on residential property. A subsidiary of the island's master developer, we have been the market leader since development of Daniel Island began in 1996 and offer the largest inventory of island properties for sale. Our sales associates have been selling Daniel Island homes, condominiums, townhomes and homesites for twenty years – nobody knows the island better! If you're in the market for property on Daniel Island, contact us today and let us put our knowledge and expertise to work for you.



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