



TRG
communities
creating imaginative places

About TRG Communities

Development Values:

- Neighborhood Lifestyles
- Creating Imaginative Places
- Sustainable Impact
- Community Connection



TRG Community Design Themes:

- Identifiable Mixed-Use Neighborhoods
- Great Connectivity by Car/Bike/Feet
- Creative Parks
- Vibrant Village Center
- Diverse Housing Products
- Residents of all ages: "8 to 80 philosophy"



KNOXVILLE, TN METRO AREA

 ADD COMPARISON

POPULATION

861,679

MEDIAN AGE

40.6

POVERTY RATE

16.8%

MEDIAN HOUSEHOLD INCOME

\$48,382

NUMBER OF EMPLOYEES

396,624

MEDIAN PROPERTY VALUE

\$158,300

4.81% GROWTH

4.21% GROWTH

GREENVILLE-ANDERSON-MAULDIN, SC METRO AREA

 ADD COMPARISON

POPULATION

874,869

MEDIAN AGE

38.6

POVERTY RATE

15.7%

MEDIAN HOUSEHOLD INCOME

\$48,180

NUMBER OF EMPLOYEES

396,669

MEDIAN PROPERTY VALUE

\$146,400

1.9% GROWTH

5.02% GROWTH

Categories of Mixed-Use: Vertical Mixed-Use Buildings



Categories of Mixed-Use: Horizontal Mixed-Use Blocks



Categories of Mixed-Use: Mixed-Use Walkable Communities



Mixed-Use Development Components

- The Right Location
- Efficient And Creative Land Planning
- Dynamic Streetscapes
- Amenities
- Attention to Community Details
- Mixed Housing Options To Benefit Affordability
- The Right Business Mix

Mixed-Use Development Components: Efficient And Creative Land Planning



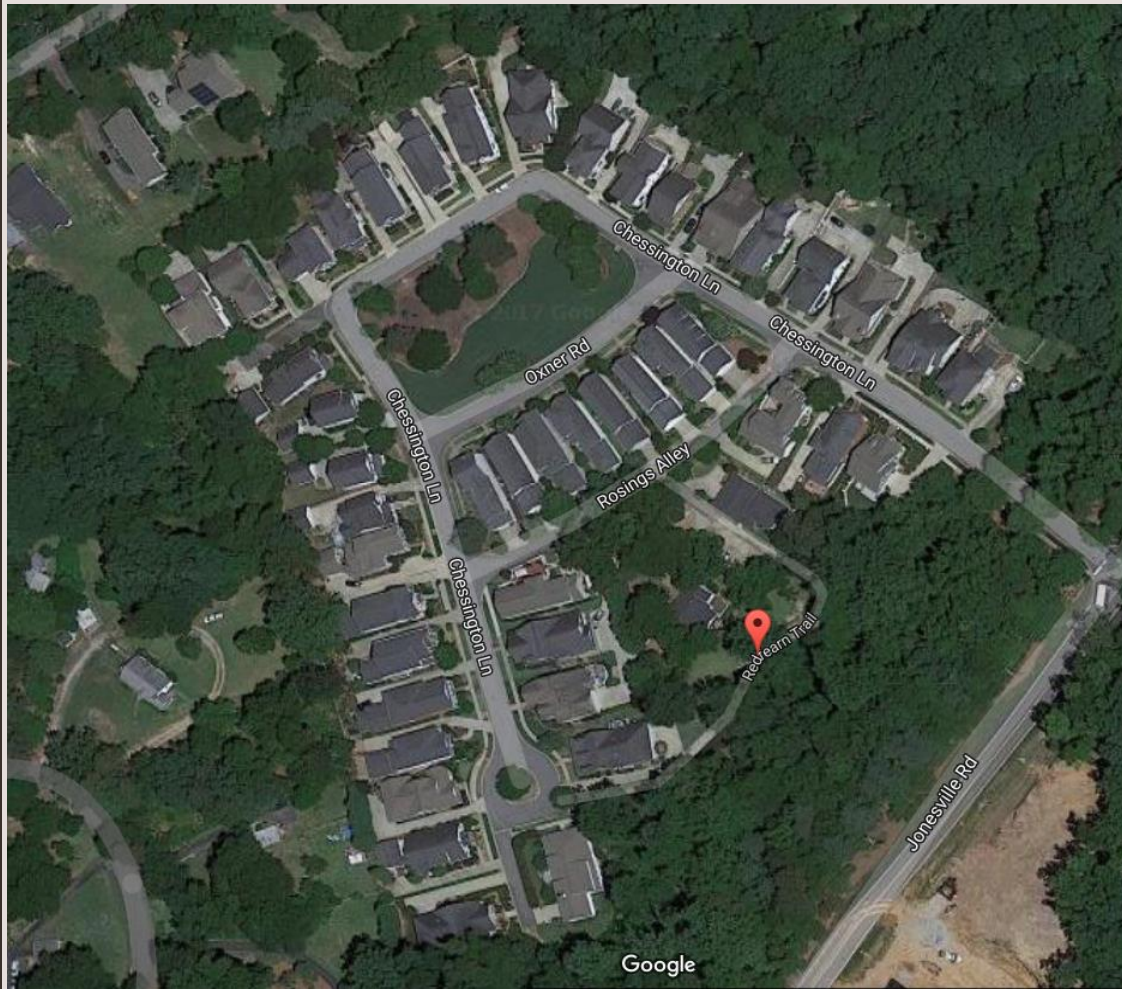
VERDMONT



O'Neal Village, Greer, S.C.



Redfearn, Simpsonville, SC



Mixed-Use Development Components: Dynamic Streetscapes



Mixed-Use Development Components: Dynamic Streetscapes



Mixed-Use Development Components: Dynamic Streetscapes



Community Details: Value Not Added



Mixed-Use Development Components: Amenities



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Mixed-Use Development Components: Amenities



Mixed-Use Development Components: Amenities



Mixed-Use Development Components: Community Details: Corner Lots



Mixed-Use Development Components: Community Details: Corner Lots



Community Details: Value Not Added



Mixed-Use Development Components: Community Details: Garages



Community Details: Value Not Added



Mixed-Use Development Components: Community Details: Fences and Gates



Mixed-Use Development Components: Community Details: Engaging Features



O'NEAL

VILLAGE

- Townhome (20-25' lot)
 - No garage
 - Rear-loaded garage
- Twin Home (82' lot)
 - Front-loaded garage
- Single Family (35-42' lot)
 - Rear-loaded garage
- Single Family (50-75' lot)
 - Front-loaded garage
- Price-point
 - \$170k-\$375k+
- Sq. Footage
 - 1,200 to 3,200



O NEAL

V I L L A G E



Mixed-Use Development Components: Housing Options



Mixed-Use Development Components: Housing Options



Mixed-Use Development Components: Housing Options



Mixed-Use Development Components: Housing Options



Mixed-Use Development Components: Housing Options



Mixed-Use Development Components: The Right Business Mix

