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Part of Charleston Battery's former DI stadium sold for apartments

BY ANDREW MILLER APMILLER@POSTANDCOURIER.COM

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A 320-unit, eight-building apartment development called Atlantic Daniel Island will be built as the centerpiece of a new development called Nowell Creek Village where the former Charleston Battery soccer stadium stood next to Interstate 526, top. To the left of the complex will be single-family homes and commercial space. The large building on the right is the former Blackbaud Inc. headquarters, which is being transformed into multitenant office space. Rendering/Middle Street Partners/Dynamik Design

A Daniel Island property that was once home to a professional soccer team and a global software company is inching closer to becoming a mix-use development.

Atlanta-based Holder Properties recently sold a nearly 9-acre parcel of the 36-acre property along Interstate 526 to Middle Street Partners for \$9.6 million on Jan. 5.

The former stadium and Blackbaud headquarters will make way for a mixed-used project called Nowell Creek Village.



NEWS

Demolition of Daniel Island's Blackbaud Stadium brings back nostalgic memories

BY ANDREW MILLER APMILLER@POSTANDCOURIER.COM

The development will feature an office building, a 320-unit apartment community and include retail space, restaurants and recreational amenities along with dock access to Nowell Creek to the west and Beresford Creek to the east.

About four-dozen single-family homes will also be a part of the development.

“The single-family residential and boutique retail will be added in the future to create a true village experience,” said Holder Properties CEO John Holder.

Charleston-based Middle Street Partners will develop the site where the Charleston Battery soccer team used to play at an estimated price of \$60 million, said founder Adam Monroe.

“Daniel Island is nearing its buildout, and this was an opportunity that we just couldn’t pass up on,” Monroe said. “We think with the office building, some of the retail and amenities that are going to be offered by Holder Properties are very complementary to our vision and will be attractive to new residents.”

The 230,000-square-foot former Blackbaud headquarters that Holder Properties owns will be called Marshside. The structure, which is in the process of an interior overhaul, is expected to welcome its first tenants by the third quarter this year.

The building — originally designed as a single-tenant use — will be marketed to multiple occupants.



The 230,000-square-foot former Blackbaud headquarters that Holder Properties owns will be called Marshside. Provided

“This land sale is the first step in the redevelopment of the 36-acre property,” Holder said. “We talked to a number of multi-family developers and decided Middle Street Partners were the best choice for the type, quality and size project we wanted at Nowell Creek Village. The Marshside building is going to have class-A office space with numerous new amenities.”



REAL ESTATE

Former Charleston soccer stadium to house a mix of uses with 320 apartments

BY WARREN L. WISE WWISE@POSTANDCOURIER.COM

The eight-building apartment complex will be called Atlantic Daniel Island and will take up about nine acres, according to plans. It will include an amenity center, clubhouse and pool.

Monroe said the permitting process should be completed by the spring with a mid-summer construction start date.

Construction is expected to take about 18 months with the first residents moving in by the end of 2023.

“Our goal is to get our first tenants in by the end of 2023,” Monroe said.

The proposed apartments will range from studio through three-bedroom units, with the majority of the rentals designed for multiple tenants.

“The three-bedroom units do well in this market,” Monroe said.

Rental rates are expected to be similar to others on Daniel Island, tentatively ranging from about \$1,600 to \$2,500



The 230,000-square-foot former Blackbaud headquarters was originally designed as a single-tenant use. The structure is in the process of an interior overhaul so it can be marketed to multiple occupants. Provided

a month.



BUSINESS

Coastal Crust pizza and vintage truck restoration business have grown organically

BY ANDREW MILLER AP MILLER@POSTANDCOURIER.COM

When Blackbaud Stadium opened on a cool, cloudless spring night in 1999, it was the first privately funded soccer-specific facility in the United States. The Medical University of South Carolina acquired the naming rights in 2015.

In March 2019, former Battery owner Eric Bowman sold the club's home to Holder Properties for \$6.475 million. Holder Properties purchased Blackbaud's headquarters building and the parking lot, which was the neighboring property, for \$35.5 million earlier in 2019.

Blackbaud sells technology services to nonprofit organizations. It relocated most of its local workforce in 2018 to a newly built corporate campus that Holder's firm developed just blocks away from the original site.

The razed stadium site was the longtime home field for the Battery, which has since moved to the College of Charleston's Ralph Lundy Field at Patriots Point in Mount Pleasant.

Monroe, who used to attend Battery matches on Daniel Island with his family, said the firm saw a development opportunity once the soccer club left.

“When the team decided to leave Daniel Island, we started to get very interested in the property,” Monroe said. “We realized that there was a redevelopment opportunity.”



The former site of Blackbaud Stadium, later MUSC Health Stadium, on Daniel Island will be developed into a mixed-use community called Nowell Creek, anchored by a 320-unit

A couple of small commercial buildings and the single-family home sites will sit along Nowell Creek to the west of the apartments. They are independent of the multifamily development.

apartment development in the center. Sottile & Sottile/Urban Design/Provided

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Andrew Miller is a reporter, covering growth and development in Berkeley County. Before joining The Post and Courier in 1989, he graduated from South Carolina with a degree in journalism.