

## KIAWAH PARTNERS

# KIAWAH ISLAND OVERVIEW

### KIAWAH ISLAND

This 10,000-acre, residential-resort community is a barrier island on the Atlantic coast 21 miles south of historic Charleston, South Carolina. Kiawah Island (pronounced KEY-o-wah) is home to some 4,100 residential properties and a world-class resort. The island accommodates more than 400,000 visitors annually.

Development began on Kiawah in the mid-1970s when a multi-disciplined planning team was assembled and charged with a single overriding premise – protect the Island’s spectacular natural beauty. To do this, a team of scientists, historians, and environmentalists conducted a \$1.3 million study during the course of 16 months. From the study’s findings, a blueprint was crafted to balance the social, recreational, and commercial needs of Kiawah’s future residents with nature.

Kiawah Partners purchased the Island in 1988 and adopted that blueprint as its own. Deciding to focus on the Island’s overall development, rather than the day-to-day operation of a resort, Kiawah Partners sold the resort amenities the following year but remained Kiawah’s official master planner. This enabled Kiawah Partners to focus on real estate and guide the Island’s overall development, while bringing in a nationally recognized company that had the credibility to turn the resort into an international vacation destination. The resort, Kiawah Island Golf Resort, remains a wholly separate company.

**Size:** 11.2 square miles; 10+ miles in length; 1.5 miles at widest point

**Population:** 1,626 based on 2005 Census Bureau

**Elevation:** Five feet above mean sea level

**Climate:** Temperate to subtropical

- Average daily temperature: High: 75.3° F (24° C); Low: 54.2° F (12° C)
- Average relative humidity: 70.5%
- Rainfall: 51.59 inches (annual average)

### Distance to major cities:

Atlanta, Ga.:	340 miles
Charlotte, N.C.:	235 miles
Chicago, Ill.:	930 miles
Los Angeles, Calif.:	2,516 miles
Miami, Fla.:	598 miles
New York, N.Y.:	779 miles
Washington, D.C.:	552 miles

### Residents

Kiawah Island property owners hail from all parts of the world. Along with each of the 50 states, a variety of countries are represented on Kiawah.

### NATURAL ENVIRONMENT

Kiawah Island’s enduring asset is its natural environment. Kiawah is the most carefully preserved barrier island of its size in the nation, outside of government lands. Roughly half of the Island’s 10,000 acres are natural lowlands, and of the high ground, half again has been set aside for conservation, parks, or recreational uses.

#### Flora and Fauna

- **Birds** – Bald eagles, osprey, hawks, bluebirds, painted buntings, bufflehead ducks, cormorants and various species of heron are just a few of the more than 200 species of birds and waterfowl present on Kiawah.
- **Marine Wildlife** – Outside of wildlife refuges, Kiawah is the region’s most prolific nesting area for loggerhead turtles. Island residents volunteer their time to an active turtle patrol and hatching program to maximize the number of hatchlings that make it to the ocean each year. Among the many species of marine life found here are dolphin, spottail bass, croaker, blue crab, mullet, flounder, shrimp, and shellfish.
- **Other Wildlife** – White-tailed deer, bobcats, alligators, raccoons, foxes, otters, upland voles, gray squirrels, opossum, and rabbits.

- **Plant Life** – The flora of Kiawah is rich and diverse due to the many habitats found here. The front beach and dune environment is characterized by the dune plants as well as pennywort, yucca, prickly pear cactus, butterfly pea, and sea oats. Throughout miles of centuries-old maritime forest and pond habitats, slash pine, live oak, magnolia, and palmetto trees shadow smaller trees and thicket consisting of common species such as wax myrtle, beauty berry, red bay, rice myrtle, and yaupon holly.

### **Beach**

- Kiawah’s beach is more than 10 miles long and at high tide is about 100 yards wide. Noting the pristine condition of the beach and its surroundings, renowned beach expert Stephen Leatherman (“Dr. Beach”) named Kiawah as the nation’s Best Wildlife Getaway Beach.
- Self-imposed development setbacks – a 200-foot minimum setback from the beach for oceanfront property – provide a permanent buffer to protect the beach’s beauty. Kiawah Partners deeded this immensely valuable duneland, about 200 acres, to the Kiawah Island Community Association.

### **Marsh and Lowland**

Approximately half of the Island is composed of salt marsh, tidal creeks, freshwater wetlands, and more than 100 brackish and freshwater ponds, lakes, and lagoons.

### **Conservation Easements**

- Little Bear Island – In January 2000, Kiawah Partners put into permanent conservation 150 acres of pristine high ground known as Little Bear Island, and then granted the holding of the trust to Wetlands America Trust (an affiliate of Ducks Unlimited) and the Kiawah Island Natural Habitat Conservancy. The location of this property, at the Island’s eastern tip, is key to coastal birds as it forms a critical link between Skimmer Flats (where birds nest) and a tidal slough and dunes (where birds gather). Birds that have made their home on Little Bear include the least tern, piping plover, peregrine falcon, and osprey. Additionally, the state’s only recorded spotting of a roseate tern was at Little Bear.

## **KIAWAH ISLAND RESIDENTIAL DEVELOPMENT**

As Kiawah’s master developer, Kiawah Partners determines when and how the Island’s remaining unsold properties are developed and marketed. While Kiawah’s master plan originally called for approximately 7,000 residential properties, Kiawah Partners voluntarily reduced that cap to about 5,600 in its 1994 development agreement with the Town of Kiawah.

Kiawah Partners plans to sell more single-family homesites on Kiawah, as well as at *Cassique*. Kiawah Partners releases approximately 50 new homesites a year, all through Kiawah Island Real Estate.

### **Residential Neighborhoods**

KP has four communities under way. Property releases typically occur in the spring and fall, exclusively through Kiawah Island Real Estate.

**Ocean Park** – Formerly known as Cougar Island at Kiawah’s eastern end, Ocean Park is one of the last undeveloped parcels of land. The community rests in a mature maritime forest with iconic LowCountry grand oaks and protected views of marshland and the famed Ocean Course, host of the 2012 PGA Championship.

**The Settlement** – The Settlement is named for the first English settlement on Kiawah, which was established in the late 1600s near the site of what is currently The River Course clubhouse. This secluded enclave of 130 homes is located behind The River Course gate, putting the residences within walking distance of the private golf, tennis, dining, and spa facilities. Deep setbacks ensure that homes do not impose on the Tom Fazio-designed course. Landscape improvements such as evergreen hedgerows, benches, and small paths lend a park-like environment.

**Cassique** – Named for the chieftain of the Kiawah Indians, this Kiawah Island Club community is the setting of Tom Watson’s first solo course design in North America. A gated enclave at the western end of the Kiawah River, it is separated from resort guests, yet residents have access to Kiawah Island. The community’s architectural and landscaping accents will draw from the distinctive design of *Cassique*’s clubhouse and gardens. A sports pavilion features a family-oriented pool complex, tennis and squash courts and a state-of-the-art fitness facility. Plans call for 200-250 homesites.

## **FRESHFIELDS VILLAGE**

Freshfields Village, a mixed-use retail/commercial center situated just outside of the entrance to Kiawah Island, features a collection of locally-owned shops, restaurants and service businesses. Its central location at the crossroads of Kiawah, Seabrook, and Johns Islands, affords everyday convenience for both residents and visitors. Like the village green of a 19th century small town, Freshfields also serves as a gathering place for socializing and entertainment. The Village hosts an array of events and activities year-round, including concerts, holiday festivals and farmer’s markets.

## **KIAWAH ISLAND CLUB**

The enduring natural beauty of the Island sets the stage for sensational golf. The community is home to seven courses that easily fit this description. Today, Kiawah Island Golf Resort owns the resort courses, while Kiawah Partners owns the private courses. Five of these courses are on Kiawah Island; two are just across the Kiawah River.

### **The Private Courses**

In 1993, Kiawah Partners established a private club, The Kiawah Island Club, in response to homeowners' desire for an upscale amenity separate from the resort. The only way to obtain a new membership in The Kiawah Island Club is through Kiawah Island Real Estate (KIRE). KIRE is an affiliate of Kiawah Partners and the exclusive broker for undeveloped property on Kiawah Island and at *Cassique*.

- **The River Course** – Designer: Tom Fazio. Opened: 1995. Signature elements: Site of the 2000 & 2001 Kiawah Children's Hospital Classic; holes along the Kiawah River and Bass Pond; Kiawah's first Audubon-certified course; both the course and clubhouse are considered the finest on Kiawah.
- **Cassique** – Designer: Tom Watson. Opened: 2000. Signature elements: Home of the 2009 U.S. Mid-Amateur Championship, 2004 UBS Cup, 2003 Palmer Cup and 2002 Kiawah Children's Hospital Classic; Watson's first solo design in North America; inspired by Irish and Scottish links; set along Kiawah River where it meets the Atlantic.

*Kiawah Partners is the master developer of Kiawah Island, a 10,000-acre barrier island located 21 miles south of Charleston, South Carolina. The company's subsidiaries include Kiawah Island Real Estate; The Kiawah Island Club, which encompasses the Tom Fazio-designed River Course, the Tom Watson-designed Cassique, The Beach Club by Robert A.M. Stern and Sasanqua, the Members-only spa; Freshfields Village; The Lodge at Doonbeg in Ireland; and Christophe Harbour in St. Kitts. For more information, visit [www.Kiawah.com](http://www.Kiawah.com), or contact Mike Touhill, Director of Public Relations, (843) 768-6529, [MTouhill@Kiawah.com](mailto:MTouhill@Kiawah.com).*

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