



PRESS RELEASE

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TO: ALL MEDIA

DATE: April 8, 2008

RE:

- **Brownfields Contract Secured by Developer Tom Winkopp for Former West Point-Pepperell Property**
- **Two Upscale Residential Communities by Tom Winkopp Realtor/Developer on Former West Point Land, Clemson, SC**

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POINTE WEST RECEIVES BROWNFIELDS CONTRACT AT WEST POINT-PEPPERELL PLANT

Clemson, SC – Tom Winkopp Realtor/Developer, LLC is rolling out their vision to restore and revitalize the former West Point property in Clemson, South Carolina. The firm's plans include two developments with mixed and public uses. The real estate development firm is working with the state's Department of Health and Environmental Control and has recently reached a milestone in pursuit of its goal. The company has obtained a Brownfields contract from DHEC for the former West Point land that was the home of the venerable West Point-Pepperell textile plant.

According to DHEC, the redevelopment will change the land's use from industrial to residential. "Appropriate assessment and remediation will be conducted to ensure that the property is safe for its intended future use as residential.

“Residential means that children can safely play in the dirt,” explains DHEC Hydrogeologist, Jo Cherie Overcash. The benefit of revitalizing land through a Brownfields contract, notes DHEC officials, is that the development which follows will put the land back into productive use and thereby may also boost the local economy.

With the Brownfields contract in hand, Tom Winkopp Realtor/Developer is working to breathe life back into the acreage, which has been sitting idle for years. “I can see the site being a microcosm of Clemson with two separate developments - a student community on one side and single-family homes with a common village on the other,” says Tom Winkopp, the firm’s founder and president. “When it is complete it will represent a \$350 million dollar development for the area,” adds Winkopp.

To accomplish the site redevelopment at this level, the firm has assembled an all-star team. Tom Winkopp Realtor/Developer, who is handling the sales, development, and marketing of the project, is partnering with award-winning global demolition company, North Carolina-based D.H. Griffin to dismantle the former textile plant. The demolition firm led the clean up of Ground Zero shortly after the 9/11 attacks. Nationally renowned land planning companies, Wood+Partners, Inc. in Hilton Head, SC and Clemson-based Signature Architects are assisting in land use and design. Clemson and Greenville, South Carolina-based design/build firm, Trehel Corporation, will be the general contractor for this project.

After the plant is dismantled, the land will be transformed into a mix of uses and housing types that area families will want to enjoy for a lifetime. This waterfront community and village center will be called Pointe West, aptly named to reflect the evolution of the complete turnaround of the property.

“There has always been a demand for housing on waterfront property near the university and it is rare to find. A development like this has never been done in the Clemson/Seneca area,” explains Winkopp. Pointe West is part of the larger project by Tom Winkopp Realtor/Developer that includes two different communities. Pointe West will cover more than two hundred acres on the south side of the property. It will feature waterfront lots on Lake Hartwell for single-family homes, a man-made lake in the interior of the property, an area for a continuing care retirement facility, and a mixed-use village center.

On the north side of the former West Point property, work is already underway on a separate development called Highpointe of Clemson (www.highpointeofclemson.com). It is a luxury student community with condominiums that feature spectacular water views of Lake Hartwell.

Tom Winkopp Realtor/Developer, LLC is one of the area’s foremost developers having completed over \$100 million dollars in successful high-end real estate projects, including upscale waterfront condominiums and town homes, a master-planned golf course community, mixed-use commercial developments and two

popular student condominium projects, Crawford Falls and Hart's Cove.

Winkopp, a 1988 Clemson graduate, has 19 years of experience in the real estate industry and is a recipient of the Clemson Chamber of Commerce's Award for Small Business Person of the Year. Tom Winkopp Realtor/Developer, LLC is located at 391 College Avenue, Suite 406, Clemson, SC 29631.

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For further information please contact: Scott Foster, Marketing and Special Events Director, Tom Winkopp Realtor/Developer, LLC at 864.654.2200 or scott@tomwinkopp.com. For additional information you can also contact Jo Cherie Overcash, Project Manager, Department of Health and Environmental Control at 803-896-4019 or overcajc@dhec.sc.gov. You may also contact Craig Dukes at the DHEC Brownfields toll free number 1-866-576-3432.