

Weak economy isn't slowing construction in Clemson

From hotels to shopping centers, the city is rife with development

By Anna Simon
CLEMSON BUREAU
asimon@greenvillenews.com

CLEMSON — Even in a tight economy, Clemson will continue to be a growing college town in 2009, with new businesses under construction and residential work moving forward as well.

"We are doing fairly well considering the over all economy," said Sharon Richardson, city planner. "It isn't as strong as last year at this time, but nothing is."

Construction of a Walgreens store at the intersection of U.S. 123 and College Avenue is well underway, and a Chick-fil-A is planned a short distance down U.S. 123 next to Zaxby's.

Plans have been approved and construction documents have been submitted to the city, and the Chick-fil-A probably will be under construction this spring, Richardson said.

The Clemson Grande, a mixed-use development is planned on the Lake Hartwell shore at the U.S. 123

bridge, where demolition of the old Lake Hartwell Inn should start soon.

The construction fence should go up this week, and demolition should be completed by spring, said James Hansen, one of the partners in the development.

Plans include restaurants, specialty shops and possibly a spa on the ground floor and luxury condominiums on three upper floors, Hansen said.

A Marriott hotel is under construction at Tillman Village near the intersection of U.S. 123 and State 93, and a Holiday Inn Express is under construction behind the Days Inn on U.S. 123.

Clemson-based Cook Brothers Custom Homes recently broke ground on the first model home in Patrick Square, a 173-acre commercial and residential development at the corner of Issaqueena Trail and Chapman Hill Road. Eventual plans for Patrick Square include 415 homes

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connected to a Town Center with corner stores, shops, restaurants and entertainment.

A 6-acre lake is in place, and work on other model homes and a community club house are scheduled to begin by spring, said Joey Martin, sales director.

The Village at Berkeley, a single-family townhouse development, has infrastructure in place. Perimeter and entrance landscaping are being completed and presales are beginning now, said Eric Newton, the developer.

Newton also has four single family homes under construction on adjacent property in Monaco Estates.

The city recently approved plans for a Lowe's Home Center on Issaqueena Trail.

Other projects submitted to the city include a shopping center on Freedom Drive, an assisted living facility on State 93 and a multi-story, mixed use development on College Avenue.

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A Holiday Inn Express takes shape on a site just behind the Days Inn in Clemson. Left, workers install plumbing for a Marriott hotel also under development in Clemson.



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