



▼ <b>DOW</b> 45,960.12 -469.38 -1.01%	▼ <b>NASDAQ</b> 21,408.08 -521.75 -2.38%	▼ <b>S&amp;P 500</b> 6,477.17 -114.72 -1.74%	▼ <b>EURO</b> 1.1533 -0.0027 -0.23%	▲ <b>CRUDE OIL</b> 93.79 +3.47 +3.84%	▼ <b>GOLD</b> 4,376.30 -176.00 -3.87%	— <b>6-MO T-BILLS</b> 3.62 +0.00 +0.00%	▲ <b>30-YR T-BONDS</b> 4.94 +0.04 +0.80%
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## Hanahan's town center underway after years of planning

BY TERI ERRICO GRIFFIS  
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HANAHAN — The long-envisioned town center plans are underway, creating a first of its kind downtown for the city.

Blackwells Corner is a proposed mixed-use real estate project that would blend a walkable mix of dining, retail, fitness studios, salons and office space across roughly 40,000 square feet.

The development would spread across six new buildings, with a seventh in the future, that will house retail space, restaurants, a gathering yard and small stage, a 2,000-square-foot covered pa-

tio for year-round dining and events, and a few residential units on the second floor of one building.

Mayor Christie Rainwater called the project "transformational" in returning a vital corner of the city on Yeamans Hall Road near Remount Road. She emphasized the project is a shared vision involving city leaders, its residents and the developers.

The effort is led by part-time resident Chuck Woodward, who grew up visiting his grandmother and now spends half of each year in Hanahan and half in Pennsylvania. He'll be collaborating with Michael Sivel and Jennifer Rinella, real

estate agents and investors in the Philadelphia area. They paid about \$1.7 million for the property in May, according to Berkeley County land records.

"This group was so purposeful in really digging into what the residents of this community want," Rainwater said.

Years ago, Hanahan invested in a creating a downtown master plan that asked residents their ideal vision for a town center. The plan was then posted on the city's website for both city engagement and as a call out to investors who wanted to bring the idea to life.

Please see **CENTER**, Page B2



PROVIDED

The new Blackwells Corner development in Hanahan will replace the former Blackwell Hardware.

# Fate of a sprawling river parcel

Wando River tract Mount Pleasant tried to buy is being sold



FILE/PROVIDED

The undeveloped Republic Tract (left, center) between Highway 41 and the Wando River is being sold.

BY ANNA SHARPE and JOHN MCDERMOTT  
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MOUNT PLEASANT — A large swath of pristine property along the Wando River that Mount Pleasant tried to buy several years ago is set to be sold to the developer of a major real estate project in Charleston.

Known as the "Republic Tract" — after a construction business that once operated on it — the 185-acre parcel has been at the center of a lawsuit pitting the

longtime owners against the town, the local water utility and Charleston County.

Some of the claims were dismissed this week in advance of the sale, which is scheduled to close on March 27, according to court records.

The price is said to be close to \$38 million.

The prime tract off S.C. Highway 41 is next to Rivertowne Country Club in an unincorporated area of the county.

It's been owned for years by the Deierlein family. They sued in 2023 to challenge a local policy that requires properties be

annexed into Mount Pleasant — and be subject to town regulations and fees — before being approved for water-and-sewer service, which would dramatically increase the land value and development potential.

The buyer is Highland Resources, which broke ground last year on its \$2 billion, 200-acre mixed-use Magnolia Landing project between King Street Extension and the Ashley River on the Charleston peninsula.

The Houston-based firm will replace the Deierlein family in the lawsuit, according to an order filed March 23. Highland

also has agreed to drop several of the original claims seeking financial damages from the town.

The Texas developer will continue to ask a judge to determine whether the Deierleins were wrongfully denied water and sewer hookups under an 1989 agreement and a county ordinance. It's asking that the town be ordered to extend the infrastructure to the site without the annexation condition.

Mount Pleasant Waterworks declined to comment, citing the ongoing litigation.

Please see **RIVER**, Page B2

## Company revealed as 'Project Clean'

BY TERI ERRICO GRIFFIS and ANNA SHARPE  
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MOUNT PLEASANT — The Ohio company behind the town's confidential "Project Clean" code name now has a public identity.

AVM Group, based out of Cleveland, is the business looking to plant roots on an undeveloped property near the Ravenel Bridge and Mount Pleasant Memorial Waterfront Park.

Founded in 1983, AVM designs, engineers, manufactures and installs cleanrooms, dry rooms and radiation shielding systems for clients around the U.S. Some of its better-known customers include NASA, Uber, G.E., Sherwin-Williams, Siemens, Caterpillar, Canon, Procter & Gamble and others.

AVM is led by CEO Trip Textoris and Rick Guenther, who is president. Textoris purchased a house in Mount Pleasant several years ago, according to county records.

The company is eyeing a 10-acre parcel off Wingo Way, as reported by The Post and Courier earlier this month. Both Mount Pleasant and Charleston County are offering financial incentives for AVM to relocate to the town.

The company's decision to move here is "dependent on securing local support for the Wingo Way development," according to a county report.

Textoris said AVM's new headquarters represent a "pivotal bridge between our company's storied history and its ambitious future."

"Our goal is to create a facility that exists in harmony with its surroundings — utilizing sustainable building practices that protect the local ecosystem and preserve the environmental integrity of the land," he said. "We are proud to call the Lowcountry home and remain committed to being a responsible neighbor and a long-term contributor to the economic vitality of the area and its residents."

County officials gave their first round of support to the project March 10 in a 7-1 vote, with one member absent.

Please see **PROJECT**, Page B2

The Post and Courier

Coming this  
Sunday  
March 29



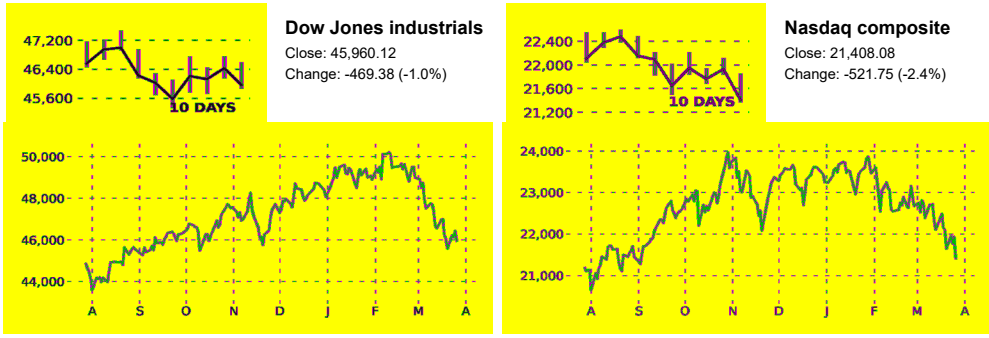
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**LocalStocks**

NAME	TICKER	CLOSE	DIV	P/E	CHG	%CHG	YTD CHG
Blackbaud	BLKB	39.34	0.48	17	-0.01	0.0%	-20.18
Alphabet A	GOOGL	280.92	0.84	26	-10.01	-3.4%	-34.23
HireQuest Inc.	HQI	10.03	0.24	19	-0.18	-1.8%	-0.67
ScanSource Inc.	SCSC	36.79	...	11	+0.03	+0.1%	-2.27
Walmart	WMT	122.18	0.99	45	-0.88	-0.7%	+9.42
Boeing Co.	BA	194.36	8.22	78	-5.25	-2.6%	-33.41
Bank of America	BAC	48.24	1.12	13	-0.51	-1.0%	-7.71
Beazer Homes USA Inc.	BZH	19.78	2.00	68	+0.09	+0.5%	-0.47
Cummins Inc.	CMI	530.00	7.82	26	-23.36	-4.2%	+7.97
Dominion Energy Inc.	D	60.90	2.67	18	+0.24	+0.4%	+1.66
DuPont de Nemours Inc.	DD	46.02	0.80	219	-0.31	-0.7%	+5.15
D.R. Horton Inc.	DHI	135.96	1.80	12	-1.73	-1.3%	-9.76
Duke Energy Corp.	DUK	129.38	4.26	21	+1.22	+1.0%	+11.94
General Dynamics Corp.	GD	355.28	6.09	23	+2.78	+0.8%	+11.88
Home Depot	HD	328.43	9.32	23	-4.08	-1.2%	-17.39
Lowe's	LOW	236.03	4.80	20	-0.15	-0.1%	-10.86
Ingevity Corp.	NGVT	71.35	...	...	-0.43	-0.6%	+11.26
Nucor Corp.	NUE	166.01	2.24	22	+0.84	+0.5%	-3.39
Pulte Group Inc.	PHM	117.12	1.04	11	-1.06	-0.9%	-1.95
Synovus Financial Corp.	SNV	50.05	...	...	...	0.0%	0.00
Sonoco	SON	53.56	2.12	9	+0.14	+0.3%	+9.19
SouthState Corp.	SSB	91.96	2.40	12	+0.25	+0.3%	-2.27
Truist Financial Corp.	TFC	44.97	2.08	12	-0.42	-0.9%	-4.77
Wells Fargo	WFC	79.02	1.80	13	-1.24	-1.5%	-16.18

**StocksRecap**

	HIGH	LOW	CLOSE	CHG	%CHG	WK	MO	QTR	YTD
DOW	46,547.59	45,910.75	45,960.12	-469.38	-1.01%	▼	▼	▼	-5.01%
DOW Trans.	18,519.81	18,279.75	18,368.70	-72.36	-0.39%	▼	▼	▼	+4.75%
DOW Util.	1,148.29	1,135.69	1,147.86	+7.85	+0.69%	▲	▲	▲	+6.50%
NYSE Comp.	22,127.62	21,832.52	21,843.97	-283.64	-1.28%	▼	▼	▼	-1.75%
NASDAQ	21,823.58	21,395.77	21,408.08	-521.75	-2.38%	▼	▼	▼	-7.87%
S&P 500	6,573.22	6,473.79	6,477.17	-114.72	-1.74%	▼	▼	▼	-5.56%
S&P 400	3,417.23	3,362.37	3,365.63	-48.35	-1.42%	▼	▼	▼	+0.48%
Wilshire 5000	66,395.34	65,597.87	65,992.47	+392.95	+0.60%	▲	▲	▲	-3.57%
Russell 2000	2,534.64	2,490.51	2,493.32	-43.06	-1.70%	▼	▼	▼	-0.59%

**Interest Rates**



The yield on the 10-year Treasury note rose to 4.420%. Yields affect interest rates on mortgages and other consumer loans.

	PRIME	FED	RATE	FUNDS
YEST	6.75	3.64		
6 MO AGO	7.25	4.33		
1 YR AGO	7.50	4.33		

**TREASURIES**

	LAST	PVS	NET CHG	WK	MO	QTR	1YR AGO
3-month T-bill	3.73	3.73	+0.00	—	▲	▲	4.33
6-month T-bill	3.77	3.76	+0.01	▲	▲	▲	4.26
1-year T-note	3.83	3.77	+0.06	▲	▲	▲	4.10
2-year T-note	3.96	3.84	+0.12	▲	▲	▲	3.98
5-year T-note	4.08	3.96	+0.12	▲	▲	▲	4.08
10-year T-note	4.42	4.33	+0.09	▲	▲	▲	4.35
30-year T-note	4.93	4.89	+0.04	▲	▲	▲	4.69

**CONSUMER RATES**

	NAT'L AVG	WK AGO	6MO AGO	1YR AGO
48 month new car loan	7.53	7.53	7.63	8.12
Money Market Account	0.56	0.56	0.59	0.63
1 year cd	1.52	1.55	1.70	1.78
\$30K Home equity loan	7.60	7.60	8.10	8.35
30 year fixed mortgage	6.38	6.22	6.30	6.67
15 year fixed mortgage	5.75	5.54	5.49	5.83

**Foreign Exchange**

Australian Dollar declined most at -0.785%. South African Rand led gains with 1.174%. British Pound also fell, at -0.243%.



**MAJORS**

	CLOSE	NET CHG	%CHG	6MO AGO	1YR AGO
British Pound	1.3331	-0.0032	-0.24	1.3402	1.2887
Canadian Dollar	1.3857	.0047	+0.34	1.3938	1.4265
Euro	1.1532	-0.0027	-0.24	1.1708	1.0753
Japanese Yen	159.7040	.2640	+0.17	149.45	150.55
Mexican Peso	17.8970	.1380	+0.78	18.36	20.10

**EUROPE/AFRICA/MIDDLE EAST**

Israeli Shekel	3.1275	.0114	+0.36	3.3449	3.6987
Norwegian Krone	9.6636	-.0076	-0.08	9.9683	10.55
South African R.	17.1045	.1984	+1.17	17.33	18.24
Swedish Krona	9.4244	.0754	+0.81	9.4038	10.04
Swiss Franc	0.7940	.0029	+0.37	0.7975	0.8836

**ASIA/PACIFIC**

Australian Doll.	0.6892	-.0055	-0.79	0.6549	0.6297
Chinese Yuan	6.9102	.0096	+0.14	7.1323	7.2670
Hong Kong Dollar	7.8245	.0072	+0.09	7.7785	7.7757
Indian Rupee	94.2470	.3820	+0.41	88.63	85.97
Singapore Dollar	1.2852	.0043	+0.34	1.2918	1.3404
South Korean Won	1507.3100	5.2700	+0.35	1409.46	1465.98
Taiwan Dollar	31.9290	-.0050	-0.02	30.44	33.10



A rendering of Building A at the new Blackwells Corner development in Hanahan.

# Hanahan's first town center is underway after years of planning

**CENTER**, from B1

"That's such an important part of the story," Rainwater said. "They saw that document .... They chose to purchase the property and are using it as a guide. So not only are we getting this really cool thing, but it's literally an answer to the voices of the residents."

The development will span two acres and join the existing Tideline Aquatics storefront and complement the

newly built town hall and firehouse. The new and old would be connected by the central lawn.

"We tried to design a place that was going to be somewhere for Hanahan to come together," Rinella said.

The mayor said she and Woodward shared ideas over lunch, where Woodward expressed how much of a legacy this project would be for his family, especially his grandmother.

"Through the city's resi-

dent surveys, it became clear how much Hanahan needs a true town center," Woodward said. "We see Blackwells Corner as an opportunity to help bring that long-discussed vision to life in a way that truly serves the community."

Sivel said the name comes from Blackwells Hardware, the family-owned store that operated on the site for more than 75 years. It closed in 2025.

"Blackwells Hardware was

going out of business and the family was then selling the property," Sivel said. "We put that under contract and while going through due diligence, we bought three neighboring properties to assemble to give us a better site to work from and to create a true town center there in downtown Hanahan."

Fencing at the site is expected to go up the week of March 29, with construction kicking off shortly afterward.

# Netflix raises subscription prices across all plans in US

BY JUDY BABU  
Reuters



FILE/AP/THE ARENA GROUP

NEW YORK — Netflix has increased prices on all its plans in the U.S., as the streaming giant pushes into new programming formats such as video podcasts and live sporting events.

The company's ad-supported tier will now cost \$8.99 a month, compared with \$7.99 earlier, while prices for its standard plan rose \$2 per month to \$19.99, according to its website.

The premium plan now costs \$26.99 a month, up from \$24.99 earlier. Netflix has also increased the price of adding an extra member to \$7.99 for ad-supported plans and to \$9.99 for ad-free plans.

Netflix, which has more than 325 million subscribers, had scrapped its cheapest ad-free plan, called basic, in 2023, leaving users with its more expensive premium and

standard plans, as well as the standard plan with ads.

With the new prices, the company's average revenue per subscriber in the U.S.-Canada region will rise 6 percent year-over-year in 2026, according to estimates from TD Cowen analysts.

It last raised prices early last year.

Netflix reported revenue of \$12.1 billion for the October-December period, modestly exceeding analysts' estimate.

In February, it walked away from bidding for Warner Bros' streaming and studio assets, paving the way for Paramount Skydance to buy the storied Hollywood studio in a \$110 billion deal.

# A large Wando River tract that Mount Pleasant tried to buy is being sold

**RIVER**, from B1

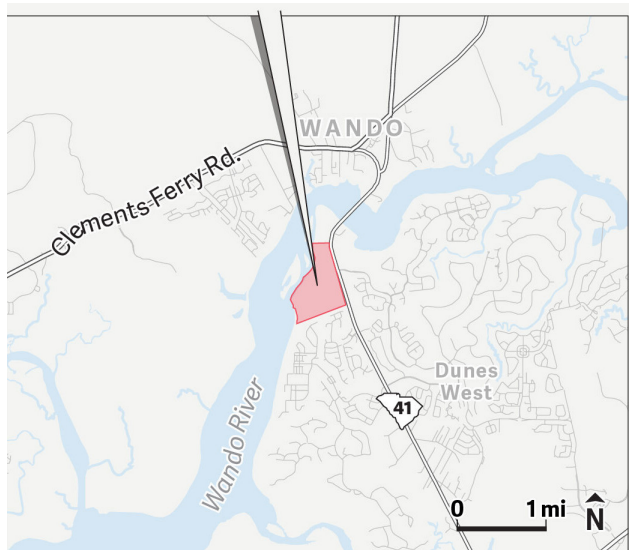
Mayor Will Haynie said it was good news for taxpayers that the financial claims against the town have been dropped.

"That is good, and we will continue to stay the course," he said March 25.

The town tried to buy the property when it went on the market four years ago, but its \$20.8 million bid was rejected as too low. The owners later alleged that a subsequent \$41 million offer fell through because of the annexation requirement.

Elected officials were also interested in buying the land to ensure it remained as is. Roughly 1,600 homes could be built on the parcel under county rules, the town has estimated.

Councilman John Iacofano said the site would have been an asset for Mount Pleasant and its residents as greenspace and for recreation purposes. He said a 1,600-home development would further



The Republic tract sits along the Wando River and S.C. Highway 41. File/ESRI

strain roads and other public resources in an already-congested area, where the county plans to spend \$245 million to widen the two-lane Highway 41.

"I still would love to own that property for the town. It'd be a great asset to the

citizens of Mount Pleasant, but I don't think that that's going to be happening," Iacofano said this week. "There's already enough traffic on 41, so to be able to preserve that land would have been a true asset."

In a written statement,

Highland said this week that it "is continuing to evaluate the property with a thoughtful approach that considers infrastructure, environmental factors and community input."

"At this stage, no development plans have been determined," the firm added. "We look forward to engaging with local leaders and stakeholders to better understand shared priorities before any plans are set in motion."

The tract is named for Republic Contracting Corp. The Columbia-based construction business was started in 1956 by the Deierlein family and specialized in bridge work and other large-scale marine projects. It opened a barge maintenance terminal at the Wando property in the early 1980s.

Some of the land has been recently timbered, while an existing concrete dock is being used by Port Royal-based Harbormasters International as a staging area for the expansion of nearby marina.

# Company that works with both NASA and Uber revealed as Mount Pleasant's 'Project Clean'

**PROJECT**, from B1

The company is seeking an agreement from that would replace its county property tax bill with a set fee at a fixed 6 percent assessment rate over 25 years. The town has offered to help offset initial business license and development impact fees.

As further enticement, the S.C. Department of Commerce and the county approved grants of \$200,000 and up to \$50,000, respectively, to offset public infrastructure costs associated with the company's investment.

The site plans for the AVM headquarters show a four-story building with over 12,000 square feet of commercial office space and a parking lot with 33 parking spots. The development will require re-

moving several pine, sweetgum and mulberry trees and preserving historic trees.

Mount Pleasant's Commercial Design Review Board reviewed early site plans on March 25. The initial concepts were received favorably, with some adjustments suggested, like increasing the buffer between the building and the wetlands that make up much of the 10-acre site.

Matt Brady, Mount Pleasant's economic development manager, told the board that town officials have been working with AVM for nearly six months.

"They've been very thoughtful with their design, and I think that a lot of the elements of both the building and the site that are public facing will be community assets long term," he said.