

# WHAT'S NEXT FOR MAULDIN?

Located in the heart of the Upstate, the City of Mauldin is one of the fastest-growing cities in the region. We have many new developments coming that will enhance the quality of life for our residents and visitors. From mixed-use spaces, redevelopment of old spaces into new ones, and new trails to new restaurants, there is a lot to look forward to in Mauldin!

## CITY CENTER VILLAGE




Located in the heart of the City on Murray Drive between Jenkins Street and East Butler Road, the first phase of the City Center project will include a 20,000 square-foot warehouse converted into an entertainment venue, conveniently positioned along the future Swamp Rabbit Trail extension. City Center Village will also include approximately 40 residential units, a large food and beverage space, a stage for live performances and a collection of pickleball courts, to be known as The Pickle Yard.

*Developed in partnership with The Parker Group.*



## BRIDGEWAY STATION


 Set to open early 2023



The first phase of the Italian-inspired, 40-acre integrated town center development is underway along I-385 with an anticipated completion by early 2023. Designed with the idea to live, work and play all in the same area without getting in your car—BridgeWay is the first of its kind in the Upstate. It will feature apartments, offices, retail shopping, dining, lodging and entertainment. More than 75% of commercial space is leased and tenants include: Poogan's Southern Kitchen, Belladina's Italian Market, Jackson Marketing, Motorsports & Events, Dodge Bearings and Power Transmission, The Junkyard fitness studio, Cinergy Entertainment, Cohesive Coffee, Plum: A Lifestyle Boutique, Yogi's Cups and Cones, Cocobowlz, BridgeWay Brewing Co. and GREEN Charter Upstate High School.

*Developed in partnership with Hughes Investments, Inc., Harper Construction, McMillan Pazdan Smith Architecture and Johnston Design Group LLC.*

## PEDESTRIAN BRIDGE

 Set to open 2023



A key fixture connecting BridgeWay station to the Mauldin City Trail, Mauldin High School, surrounding communities and the future Swamp Rabbit Trail extension is slated for completion in 2023. The Pedestrian Bridge is being built near the Bridges Road exit and will extend over the six-lane I-385, increasing access for residents to amenities and features of BridgeWay Station.

*Developed in partnership with Hughes Investments, Inc. and Universal Infrastructure Group*

## MAULDIN CITY TRAIL



Located on East Butler Road across from Mauldin High School, the Mauldin City Trail is an exciting addition to the growing community. The new trail is a pedestrian and eco-friendly town amenity that encourages biking, walking and running. Connecting to the Pedestrian Bridge over I-385, the trail will allow easy access to BridgeWay

Station. The paved trail features dog stations, emergency phones and increased connectivity around town and in the future, to neighboring cities. Phase I of the trail is complete and Phase II will come later this year.

**Developed in partnership with Cely Construction and Universal Infrastructure Group.**

## CONSOLIDATION OF PUBLIC WORKS FACILITIES



The Public Works department is currently spread across multiple facilities along Jenkins Street and McDougall Court. The City will consolidate multiple locations into one facility on East Standings Spring Road on the southwest side of U.S. 276/I-385. The new, convenient location will offer better maneuvering for equipment in/out, ample storage space for vehicles/equipment, and opportunities for future growth, while also freeing up key real estate for other City developments.

## NEW FIRE DEPARTMENT HEADQUARTERS



Set to open late 2023



The new Mauldin Fire Department Headquarters is an integral investment into the expansive needs of the growing City. Centrally located on Plant Street off West Butler Road, the 18,000 square foot brick structure will

feature three truck bays with expanded space for training props, a 30+ person community/training room and a decontamination area for firefighters. It will also feature a Police Sub-Station, improving overall emergency response time and providing excellent public safety services.

**Broke ground May 2022; Developed in partnership with CloverLeaf Construction and Stewart Cooper Newell Architects; Anticipated 12-14 months to complete.**

## MAVERICK STATION



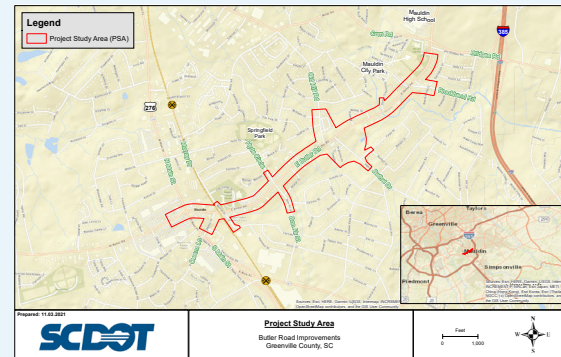
Set to complete in early 2023



The redevelopment of the former Rite Aid property on the corner of Laurens Road and Butler Road will have its first tenants open by the end of 2022. With a name that nods to Mauldin High School, Maverick Station celebrates the local community while complementing the future City Center Village nearby. A multi-use property by design, the space will host restaurants, Sully's Steamers bagels and Bohemian Bull Tavern and Beer Garden, as well as retail and office space.

**Construction began Fall 2021; Developed in partnership with The Parker Group.**

## BUTLER ROAD IMPROVEMENTS



To make East Butler Road more operationally efficient between US 276 (N. Main Street) and the Mauldin Senior Center, SCDOT is improving approximately 1.7 miles of the road that includes a 10-foot multi-use pathway for bikers, walkers and runners on one side. The pathway will allow convenient access to the new

City Center development and local amenities like City Park, Ray Hopkins Senior Center and nearby trails. Other enhancements include medians for access control and intersection and bridge improvements.

**Developed in partnership with SCDOT, Greenville-Pickens Area Transportation Study and the Federal Highway Administration.**

**FOLLOW ALONG FOR  
THE LATEST IN CITY OF  
MAULDIN DEVELOPMENT**

Revised January 2023

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