



WAUKESHAW

Petersburg Developer's Summit
June 20, 2023

★ WAUKESHAW



Dave McCormack

A little bit about us . . .

Founded in 2000 w/ focus on Historic Tax Credits

Now multifamily, hospitality, industrial, office, land

Current team of 10

\$200M commercial real estate portfolio

Our Ground Zero



How We Found It



Southern Express Building



Southern Express Building
215 E Bank St
Circa 2012



423 3rd St.
Circa 2013



257 E Bank St

Circa 2012

On the verge of structural
collapse



The Ice House

423 – 429 3rd St, c. 2013



Ice House on the Verge of Collapse

Circa 2013



Ice House – A Structural Nightmare



Rebuilding Commences



**Petersburg Harbor Project
Coming 2022**

Future Project
Trapezium Brewing
Trapezium Lofts
The Bucket Trade

**The Bosco
Film Studio +
Apartments**

**Demolition
Coffee**

**Waukeshaw
HQ**

**The Nash:
Saucy's BBQ
Buttermilk Bakeshop
Therapeutic Massage
The Nash Apartments**

Mayton Transfer Lofts

Demolition Coffee



- Coffee Shop & 8 Market-Rate Apartments
- \$1M Total Investment
- Completed in 2009

Trapezium Brewing



Mayton Transfer Lofts



QA 13
EAST HILL
ON THE HILLTOP TO THE SOUTH IS THE SITE OF EAST HILL, ALSO KNOWN AS BOLLINGBROOK. THERE THE BRITISH GENERAL PHILLIPS, BENEVOLENT ARNOLD AND LORD CORNWALLIS STAYED IN APRIL AND MAY 1781. THE HOUSE WAS BOMBARDED BY LAFAYETTE MAY 12, 1781. THERE PHILLIPS DIED.

NOW LEASING
1 & 2 BEDROOM LOFT APTS.
MAYTON
TRANSFER
LOFTS
MAYTONTRANSFERLOFTS.COM
804.477.5555



- 220 Market-Rate Apartments
- \$26M Total Investment
- 95% Occupancy Rate
- Completed (phased)
- 2008 – 2011



The Nash

Now home to
Saucy's BBQ,
Buttermilk Bake
Shop, + 10
apartments



Development Outcomes

650+ multifamily units
10 retail businesses
3 professional businesses

100+ jobs created

\$65M total investment
\$8M in annual gross receipts





Trapezium Brewing Co.

30 BBL Production Brewhouse



\$5.5M TOTAL COST

30 bbl brewhouse

30,000 BBLs total capacity

25+ jobs

OPENING DAY – JUNE 1 2016

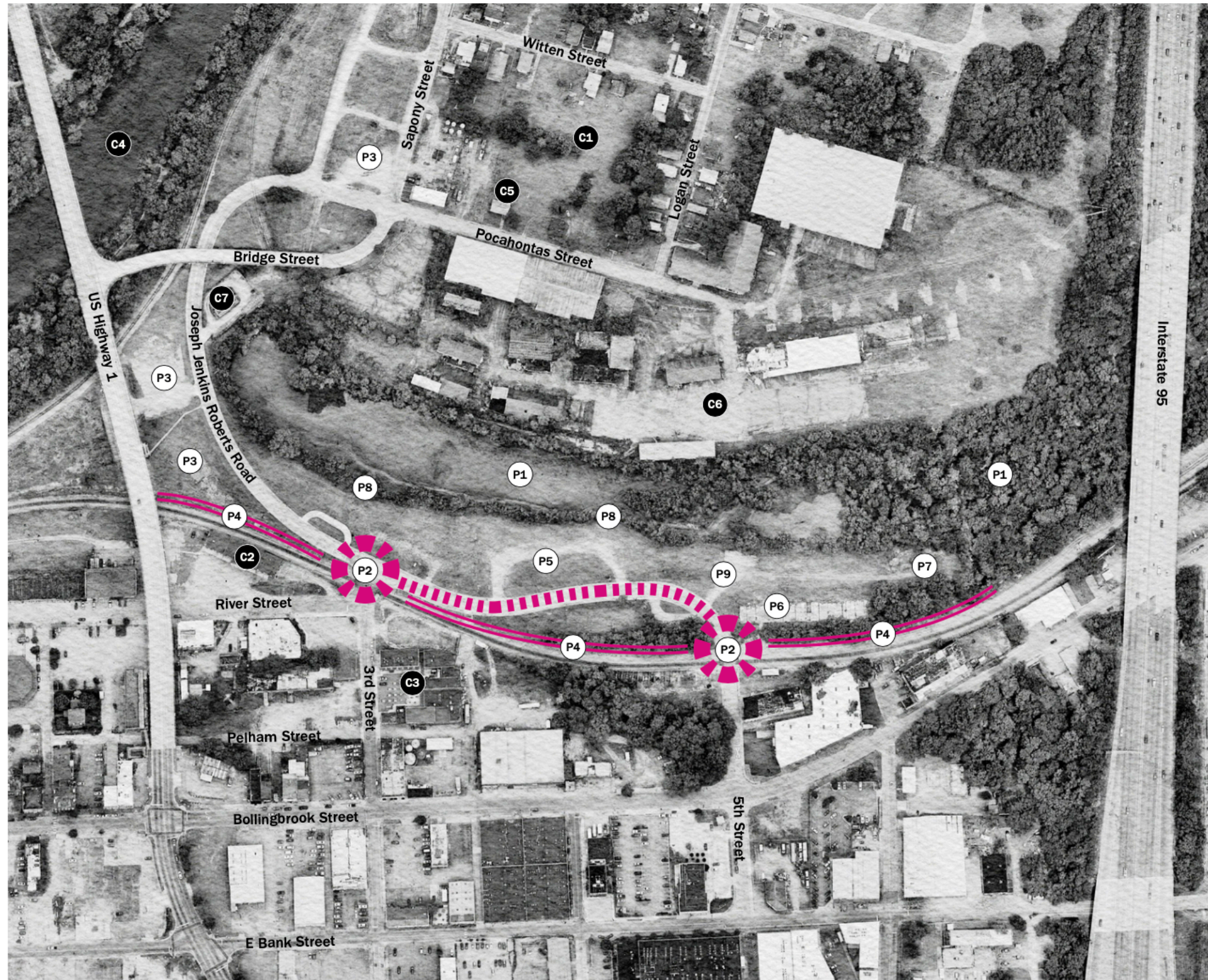
SO, what's next for us in Petersburg?

Petersburg Harbor Redevelopment:

- 10-acre site from MLK Bridge to I-95
- Transforming to become the premier event venue in the Tri-Cities area
- "Petersburg's Brown's Island"
- Successful Event: Trapezium's July 3rd fireworks show
- Upcoming events: Festival of Grapes + Hops, October 15 11 AM-6 PM



Harbor Park: Current Conditions



- Site used for dumping—\$50,000 Brownfields grant secured and used for site clean up and debris removal
- Road vacation—working with the City of Petersburg to permanently vacate River St. from Fifth-Third St. to connect greenspace

Harbor Park: Looking Ahead

- Proposed Activities:
 - Concerts
 - Festivals + Community Events
 - Dog Park
 - Multi-use Sport Court
 - Water Access
 - Recreation Trails



Thank you!

hello@waukeshaw.com

