

224-unit apartment project breaks ground in Mount Pleasant after 5 years of controversy

BY WARREN L. WISE WWISE@POSTANDCOURIER.COM

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Developers broke ground last week on the 224-unit Atlantic Beach House Apartments on the former Channel 4 television station site on Ben Sawyer Boulevard in Mount Pleasant. Rendering/Middle Street Partners/Chad Warner/BlueLime Studio/Humphreys & Partners

A Mount Pleasant apartment complex that sparked a prolonged legal scuffle with the town is now underway.

The \$55 million **Atlantic Beach House** recently broke ground near the Ben Sawyer Bridge on the former site of **WCIV-TV**.

Middle Street Partners of Charleston, which bought bought the 8-acre property in November for \$8.4 million, has partnered with Germany's **Trei Real Estate** on the development.

The 224-unit project will include a nearly half-acre park with 28 preserved live oaks and a 1,700-foot, marsh-front pedestrian trail.

Middle Street founders **Adam Monroe** and **Ryan Knapp** said “many years of meticulous design, planning and refinement” preceded the ground breaking.

Their German partner, a subsidiary of **Tengelmann Group**, said it doesn’t plan to shed its interest in the project anytime soon.

“Although we will likely sell some of the developments that we are involved in at completion and lease-up, the location of Atlantic Beach House, given its proximity to the ocean and downtown Charleston, is so unique that we intend to keep it in our portfolio long-term,” Trei CEO **Pepijn Morshuis** said in a statement.

The project, which the town of Mount Pleasant opposed, was approved in 2017 after a lawsuit the developers filed was settled out of court.

No money changed hands, but the scope of the project, which originally called for a restaurant and more rental units, was scaled back.

The deal was further delayed by a two-year moratorium placed on new apartments in Mount Pleasant in 2017.

The studio to three-bedroom rentals at the three-story, three-structure Atlantic Beach House will range from 550 to 1,600 square feet. The monthly rents will start around \$1,500 and top out at about \$2,600, Monroe said.

For Middle Street, the Mount Pleasant deal is among nearly 1,500 multifamily units it plans to develop around the Southeast this year in deals valued at \$325 million.

Trei’s only other U.S. apartment deal is an earlier venture in Charlotte. Its other investments are in Germany, Portugal, Czech Republic, Slovakia and Poland.

Reach **Warren L. Wise** at 843-937-5524. Follow him on Twitter @warrenlancewise.