



Dolphin Shores Luxury Condos

Confidential Offering Memorandum

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**If you would like
more information
please get in touch.**

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01 Executive Summary

Located along the Intracoastal Waterway on the mainland side of Holden Beach, Dolphin Shores offers a peaceful, gated community designed for relaxed coastal living. This condominium community provides residents with a secure and upscale waterfront lifestyle just moments from the beach.

This low-maintenance condo community features a variety of established amenities, including a scenic community pier with a day-dock, an Olympic-sized pool, and a thoughtfully designed clubhouse that is perfect for gatherings or unwinding.

Dolphin Shores is currently home to two existing buildings (A and J) and the newly completed 24-unit Building F, which is now available for purchase. The community also includes seven shovel-ready development sites approved for 144 additional condo units, offering exciting potential for future growth.



Investment highlights



Location, location, location

Ideally located between Myrtle Beach, SC and Wilmington, NC within 15 minutes from Holden beach



High-quality construction

Dolphin Shores luxury condos exemplify high construction quality, featuring modern design elements and premium materials.



Limited supply

Limited supply of new multifamily and short term rentals in the current development pipeline

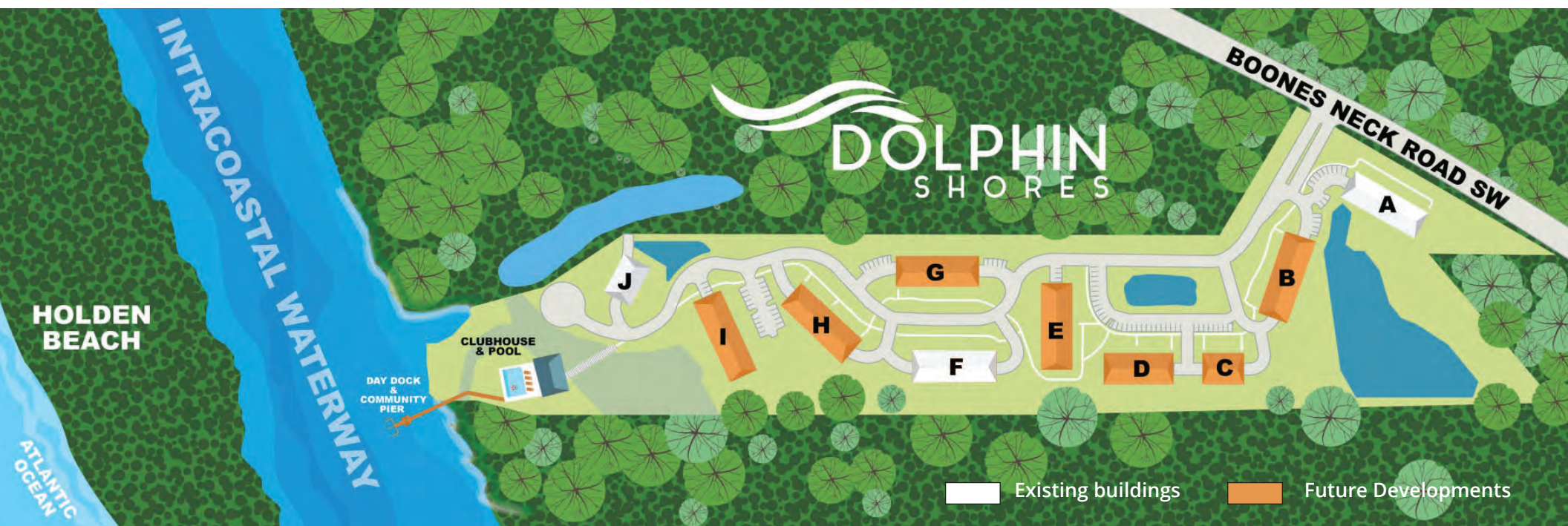


Best in class amenities

Best in class amenities already in place including a club house with full kitchen and bathrooms, a spacious pool, and a day dock for ease of navigation along the Intracoastal Waterway.



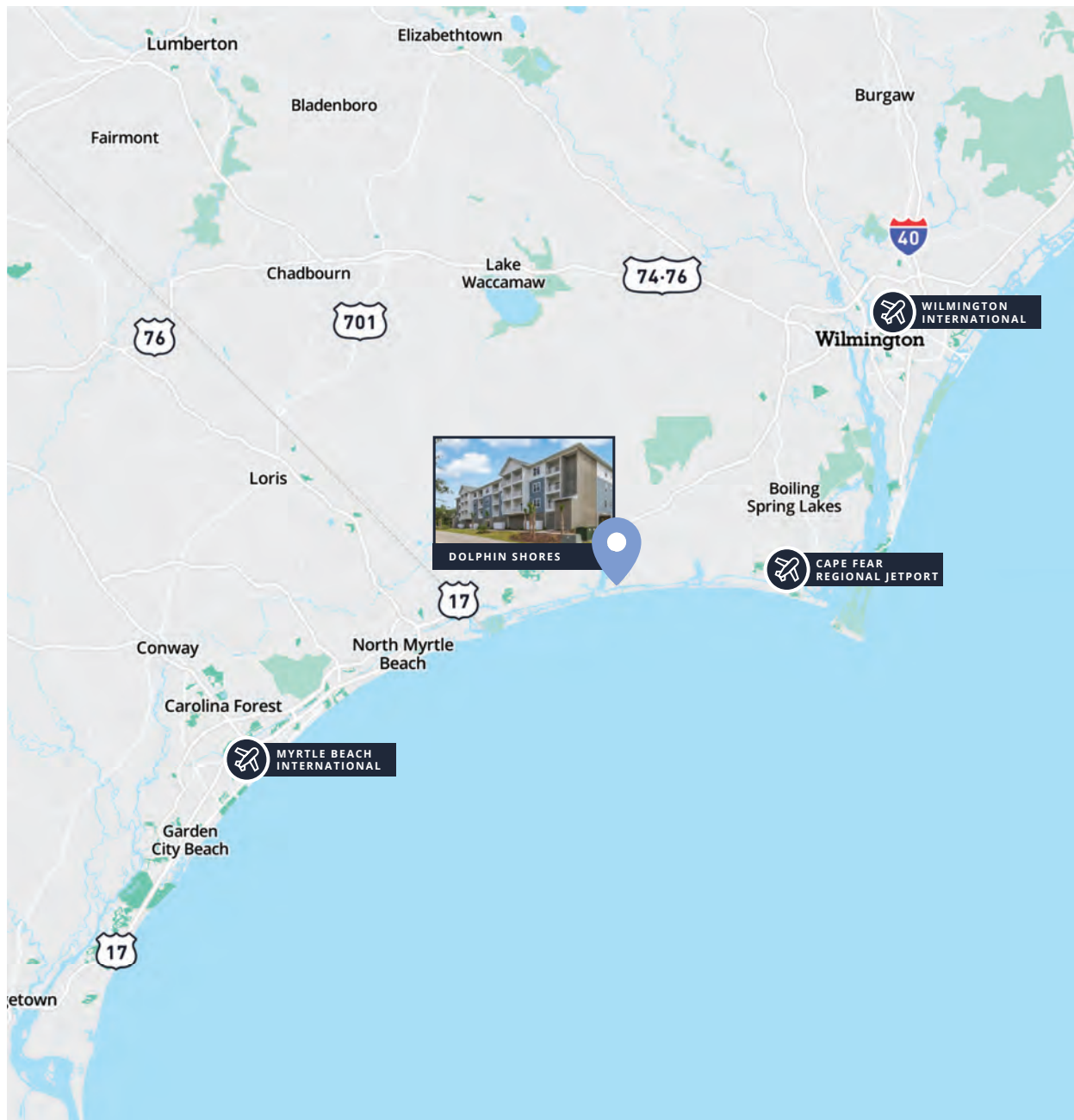
Asset overview



Property Name	Dolphin Shores
Address	2272 Dolphin Shore Drive SW Supply, NC 28462
Project Built	2024
Building Size (SF)	55,780
Land Acreage	14.4 available for development
Residential units	24
Unit Breakdown	12 two bed/two bath
Unit Breakdown	12 three bedroom/three bath
Building Style	Condominium
Number of Stories	4



Location overview



This low-maintenance condo community features a variety of established amenities, including a scenic community pier with a day-dock overlooking Holden Beach, an Olympic-sized pool, and a thoughtfully designed clubhouse—perfect for gathering or unwinding.

Located along the Intracoastal Waterway on the mainland side of Holden Beach, Dolphin Shores offers a unique blend of relaxed coastal living just minutes from the Atlantic Ocean. Ideally located between Myrtle Beach, SC and Wilmington, NC, this waterfront community enjoys scenic views of Holden Beach which was named one of the top family beaches in the U.S. by National Geographic Traveler.

27 miles

Cape Fear Regional Jetport

40 miles

Wilmington International Airport

55 miles

Myrtle Beach International Airport

02 Property profile

Physical Description

Property Name	Dolphin Shores
Address	2272 Dolphin Shore Drive SW Supply, NC 28462
Land Acreage	14.4 available for development
Zoning	CO-MR-3200 (Multifamily Residential)
Project Built	2024
Building Size (SF)	55,780
Foundation	Poured concrete
Structural System	Structural steel and concrete
Exterior Walls	Concrete block and vinyl siding
Framing	Wood post and beam
Roof	Gable with asphalt shingles
Windows	Double hung
Electricity/Gas	Individual meters located outside
Elevators	One (1)
Sprinklers	Fully sprinklered
Garage Parking	Property includes 36 garage spaces
Private Outdoor Space	Each unit has their own private balcony

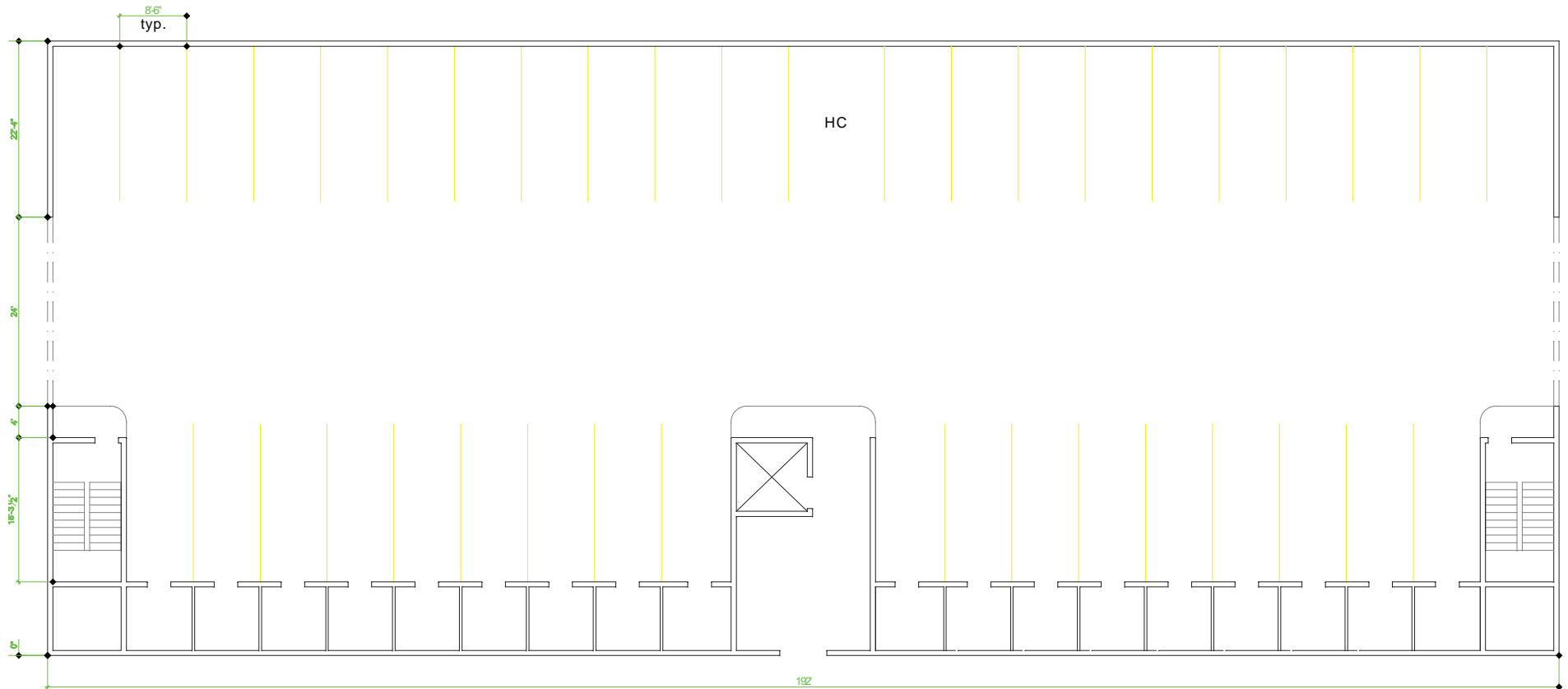


Site plan



Floor plans

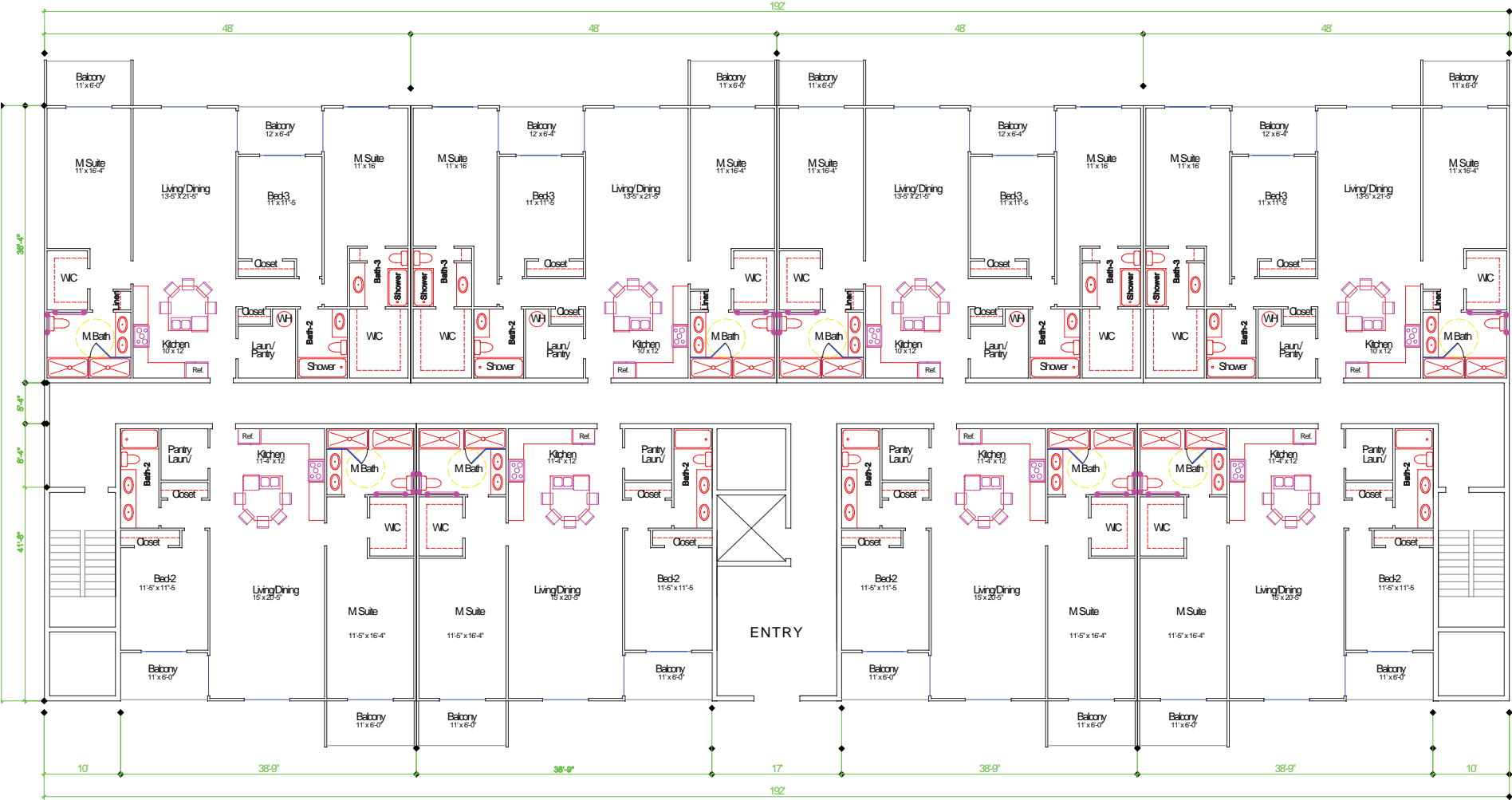
FIRST FLOOR PARKING



Floor plans

TYPICAL FLOOR

Second, Third and Fourth Floor



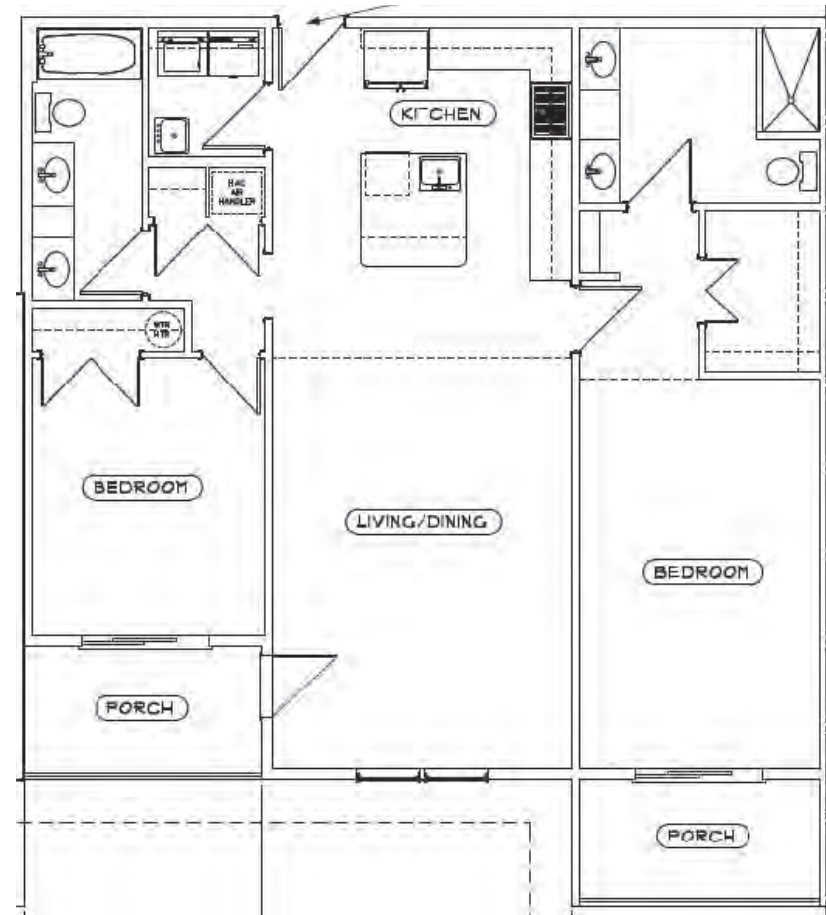
Unit matrix



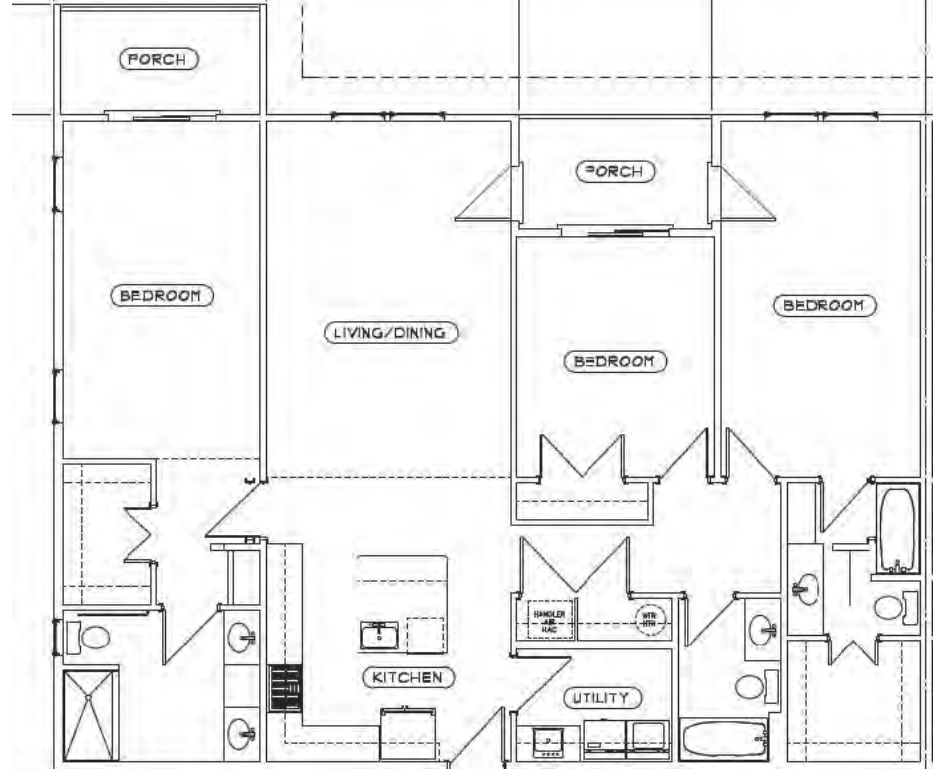
Type	UNITS	
	Avg. unit size	Unit count
2 Bedroom	1,356sf	12
3 Bedroom	1,675 sf	12



Unit plans



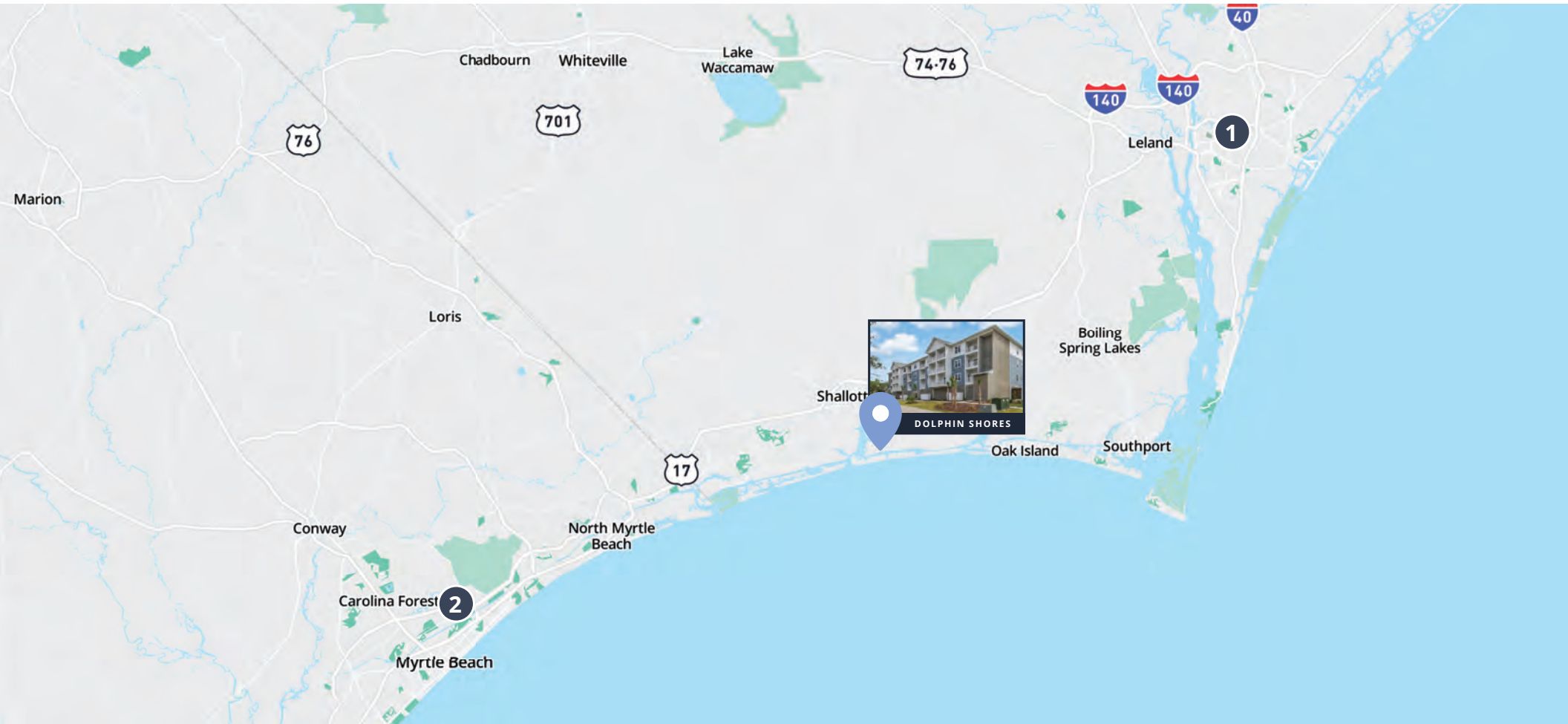
Unit plans



Sales comparables

DOLPHIN SHORES | SUPPLY, NC

	Property Name	Sale Date	Year Built	Units	Floors	Price (\$M)	Price/Unit	Price/SF	Occ. rate at closing	Buyer
1	Saxon Place Residential	Sept '21	2022	40	3	\$16	\$400,000			Southwood Realty/Triangle
2	The Palmer at Carolina Forest	Feb '22	2020	48	2	\$21.6	\$450,000	\$308		



Area overview



167,112

Total population



47%

Projected population
growth (2020-2030)



\$70,800

Median household
income (2023)

Source: NC OSBM

Brunswick County, NC

Brunswick County is located in southeastern North Carolina, bordered by the Atlantic Ocean to the south and the Cape Fear River to the east. Its unique geography includes barrier islands, riverfronts, marshlands, and expansive pine forests. Major coastal communities include Southport, Shallotte, Oak Island, Ocean Isle Beach, Sunset Beach, and Leland.

Brunswick County, NC, is a growing coastal county known for its strong economy, recreational opportunities, and attractions. It is a popular destination for tourists, retirees, and families seeking a coastal lifestyle. With 9 miles of oceanfront, Holden Beach is the longest and the largest of the three islands in the group known as the South Brunswick Islands.

The Holden Beach Road SW Bridge connects the mainland to Holden Beach rises 65 feet above the Intracoastal Waterway, providing breathtaking views of the ocean and a sweeping entry to the island as visitors and renters cross. The beach and the ocean are the main attractions.

QUALITY OF LIFE

Supply, NC and surrounding areas offer a laid-back coastal lifestyle that attracts both retirees and families seeking community and natural beauty. Outdoor enthusiasts enjoy a wide range of activities—from boating and surf fishing to hiking the scenic barrier islands. Conveniently located just 10 minutes away, the Town of Shallotte features multiple shopping centers with grocery stores, national retailers, and everyday essentials—providing everything within easy reach.

A little more than 30 minutes away you will find Wilmington and Myrtle Beach, and there are numerous golf courses nearby.

RAPID GROWTH

Brunswick County is the fastest-growing county in the state of North Carolina. Brunswick County is experiencing significant population growth, driven by job opportunities and the attractive lifestyle. Between 2020 and 2023, it was the fastest-growing county in North Carolina, with a 15.8% population increase.

STRATEGIC LOCATION & STRONG INFRASTRUCTURE

Conveniently located near Wilmington International Airport (ILM) and connected by highways such as US-17 and NC-211. Several towns offer easy access to the Intracoastal Waterway and Atlantic Ocean.

Brunswick County is the fastest-growing county in North Carolina.



**Top 10
Family Beaches in the
U.S. -
Holden Beach**

TRAVELER Magazine



**Friendliest
Small Town -
Southport**

*Southern Living
Magazine*



**Top 50 Places
Retire in the U.S.**

Stacker

Economic development



CORPORATE ANNOUNCEMENTS



Epsilon Advanced Materials
500 jobs | October 2023



Akron Pharma Extension
475 jobs | February 2024

OFFSHORE
WIND FARMS

Offshore Wind Farms
150 jobs | July 2023

Brunswick County, North Carolina, has a dynamic and growing job market, characterized by key industries, recent growth, and efforts to develop a skilled workforce.

Top Employers in Brunswick County:



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