

STONEHOUSE TIMBER LODGE

VALUE-ADD LAKEFRONT INVESTMENT OPPORTUNITY WITH DEVELOPMENT UPSIDE
LAKE GASTON, NC



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INVESTMENT OFFERING OVERVIEW

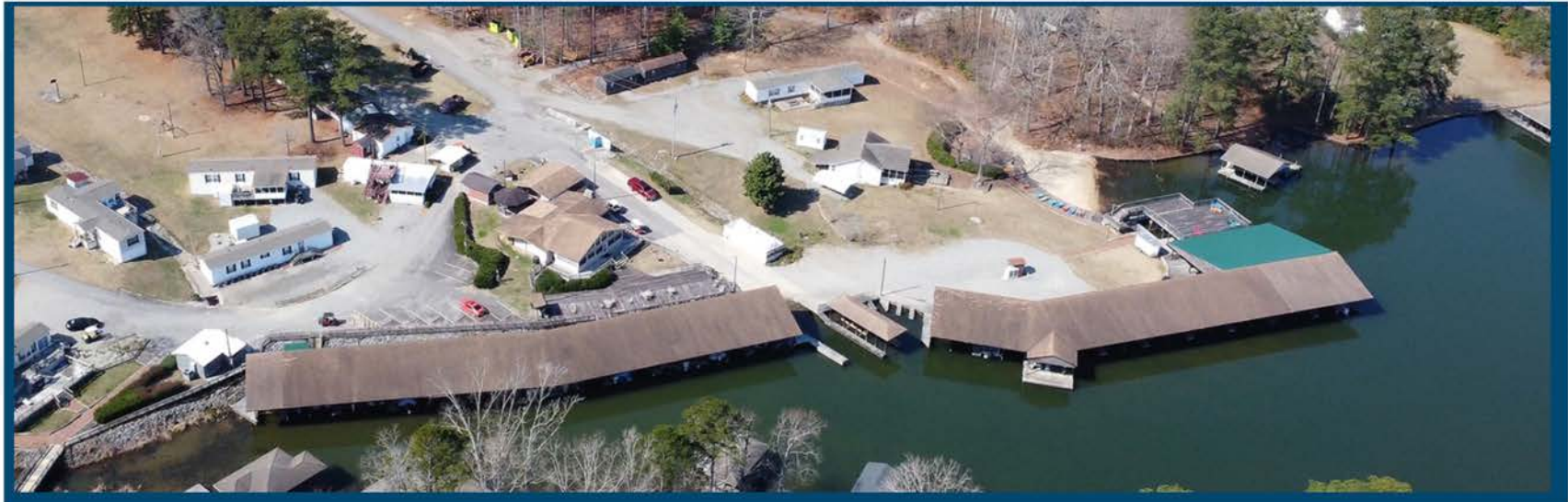
Stonehouse Timber Lodge & Marina represents a rare opportunity to acquire a **lakefront marina, hospitality and oporating business** located on the shores of Lake Gaston, one of the Southeast’s premier recreational lake destinations. The offering combines an established marina operation, short-term lodging accommodations, leased trailer lots, and additional land for future development—creating a unique opportunity for both immediate income generation and long-term value creation.

Situated directly on Lake Gaston, the property serves as a destination for boaters, vacationers, and outdoor recreation enthusiasts from across North Carolina, Virginia, and the broader Mid-Atlantic region. The property currently generates revenue through multiple income streams including boat slip leases, trailer lot ground leases, short-term vacation rentals, marina services, and recreational access, providing investors with a diversified operating platform supported by seasonal tourism and repeat visitation.

Lake Gaston continues to experience strong demand driven by its accessibility from major metropolitan markets such as Raleigh, Richmond, and Norfolk, positioning the lake as a convenient weekend and seasonal destination for millions of residents within a two-hour drive.

In addition to the existing operations, the property includes additional acreage suitable for expansion, offering the potential to introduce new lodging accommodations, RV sites, marina amenities, or recreational facilities. These opportunities allow an investor to further enhance revenue and capitalize on the continued growth of regional lake tourism.

With its combination of direct waterfront access, diversified income streams, established operations, and development potential, Stonehouse Timber Lodge & Marina offers a compelling opportunity to acquire a one-of-a-kind lakefront investment in a supply-constrained market.



INVESTMENT HIGHLIGHTS

FULL SERVICE MARINA

BOAT RAMP

46 BOAT SLIPS

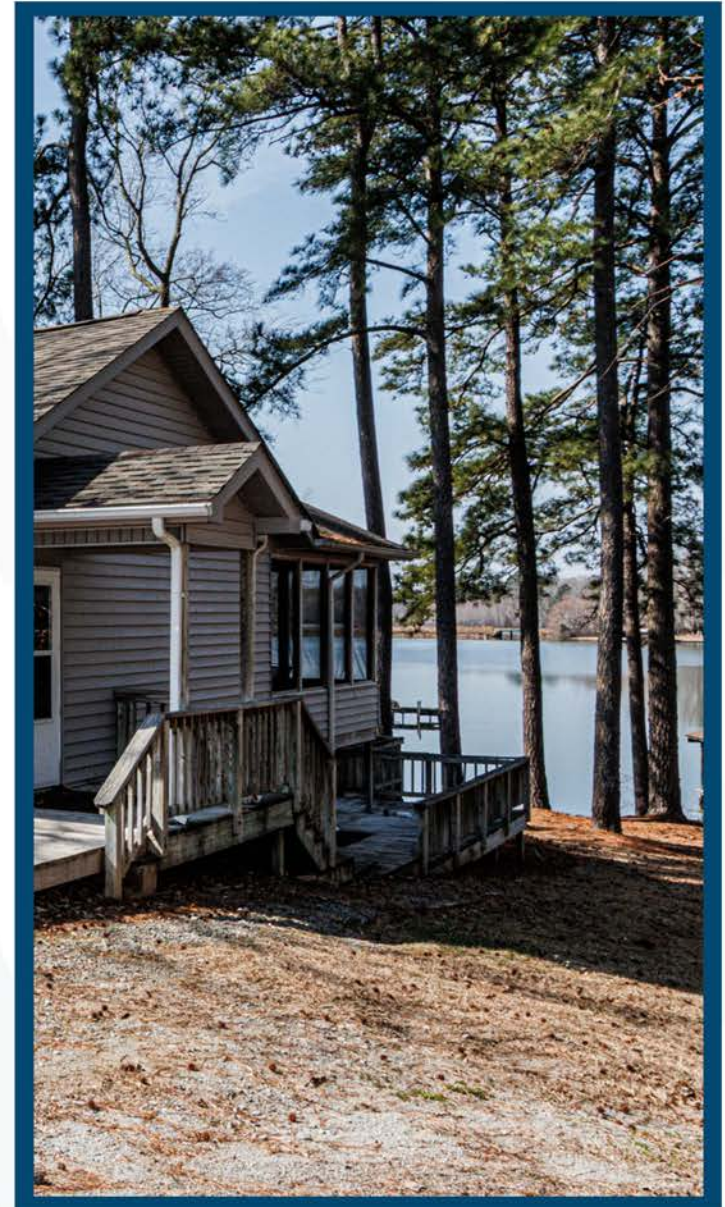
33 TRAILER LOT LEASES

18 RENTAL HOMES

APPROX 18 ACRES OF EXCESS LAND FOR DEVELOPMENT

ADDITIONAL VALUE-ADD OR EXPANSION POTENTIAL

- ADDITIONAL VACATION RENTAL CABINS OR HOMES
- RV OR EXTENDED-STAY ACCOMMODATIONS
- EVENT OR GROUP RETREAT PROGRAMMING
- EXPANDED BOAT RENTALS AND RECREATIONAL AMENITIES



PARCEL BREAKDOWN



PARCEL 1

1355 SR
 PARCEL ID 3919176957
 ZONING L-B (Lakeside Business)

Approximately 18 acres of land and the entrance of the Property. There are currently two storage facilities that the business uses.



PARCEL 2

157 STONEHOUSE LODGE DR
 PARCEL ID 3919183919
 ZONING L-B (Lakeside Business)

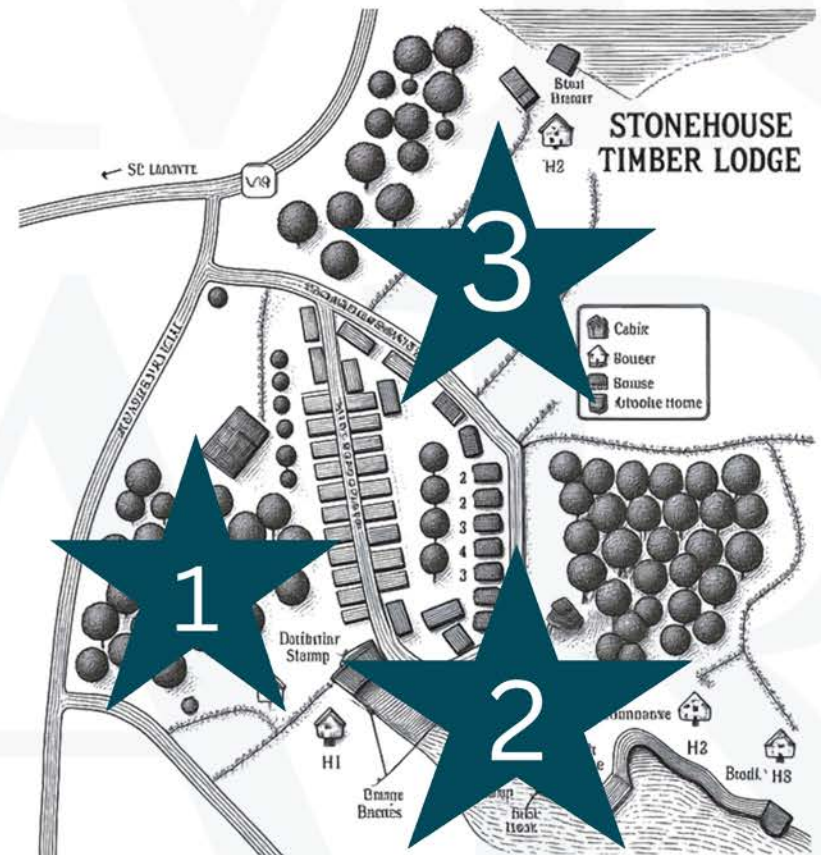
Approximately 3 acres which includes the Private Mobile Home lot leases, the main Clubhouse and Office, Tackle Store, Boat Ramp, Boat Houses and Gas Dock.



PARCEL 3

154 STONEHOUSE LODGE DR
 PARCEL ID 3919181801
 ZONING L-B (Lakeside Business)

Approximately 7.25 ac that leads to the clubhouse. There are currently 7 Cabin Rentals, 2 Mobile Home Rentals and private mobile home lot leases on this portion of the Property.



PARCEL BREAKDOWN



PARCEL 4

134 FISHERMANS COVE DR

PARCEL ID 3919190445
 ZONING L-B (Lakeside Business)

Waterfront Five bedroom, 1728 sq ft single family house with boat house



PARCEL 5

138 FISHERMANS COVE DRIVE

PARCEL ID 3919099556
 ZONING R-L (Residential Lakeside)

Waterfront Three bedroom, 1040 sq ft single family house with boat house

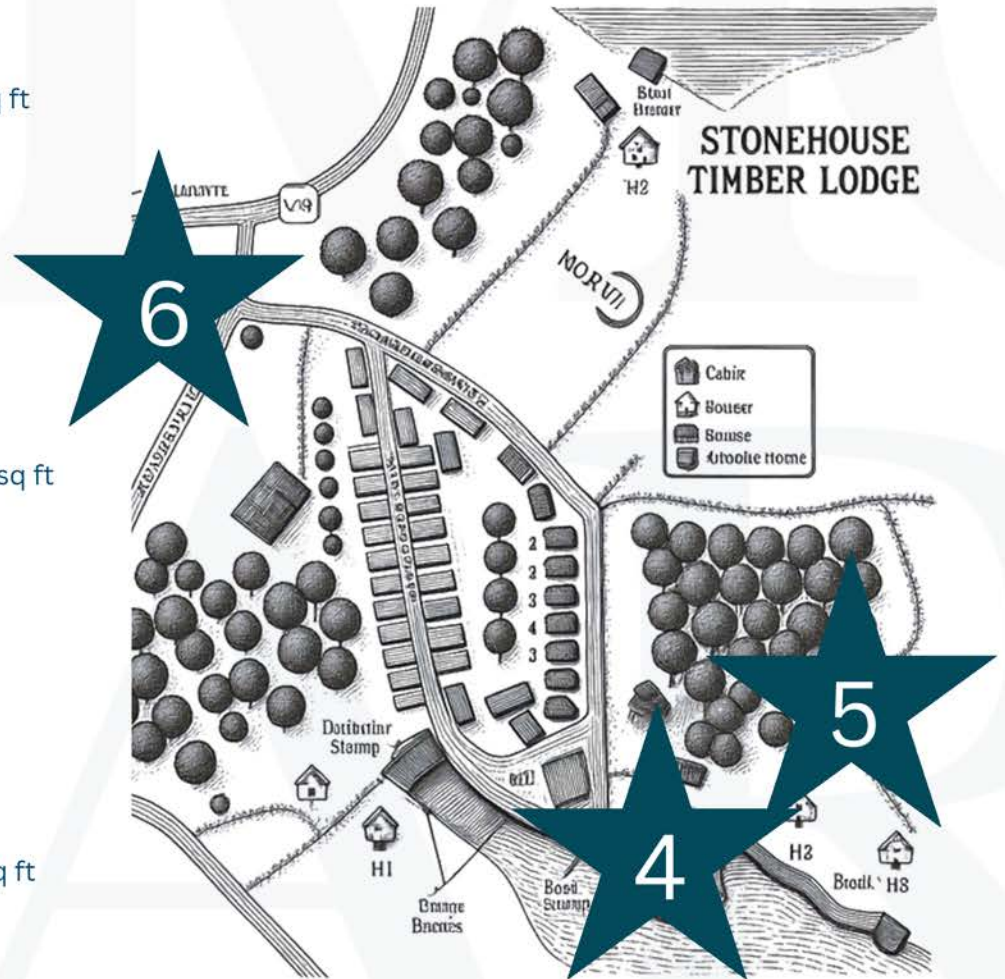


PARCEL 6

103 STONEHOUSE LODGE DR

PARCEL ID 3919084398
 ZONING R-L (Residential Lakeside)

Waterfront Three bedroom, 864 sq ft single family house with boat house



PARCEL BREAKDOWN



PARCEL 7

103 STONEHOUSE LODGE DR

PARCEL ID 3919085224
 ZONING R-L (Residential Lakeside)

Waterfront Two bedroom, 952 sq ft mobile home with boat house



PARCEL 8

185 WHIT LOCKE

PARCEL ID 3919187853
 ZONING R-L (Residential Lakeside)

Waterfront Three bedroom, 1568 sq ft single family home with boat house

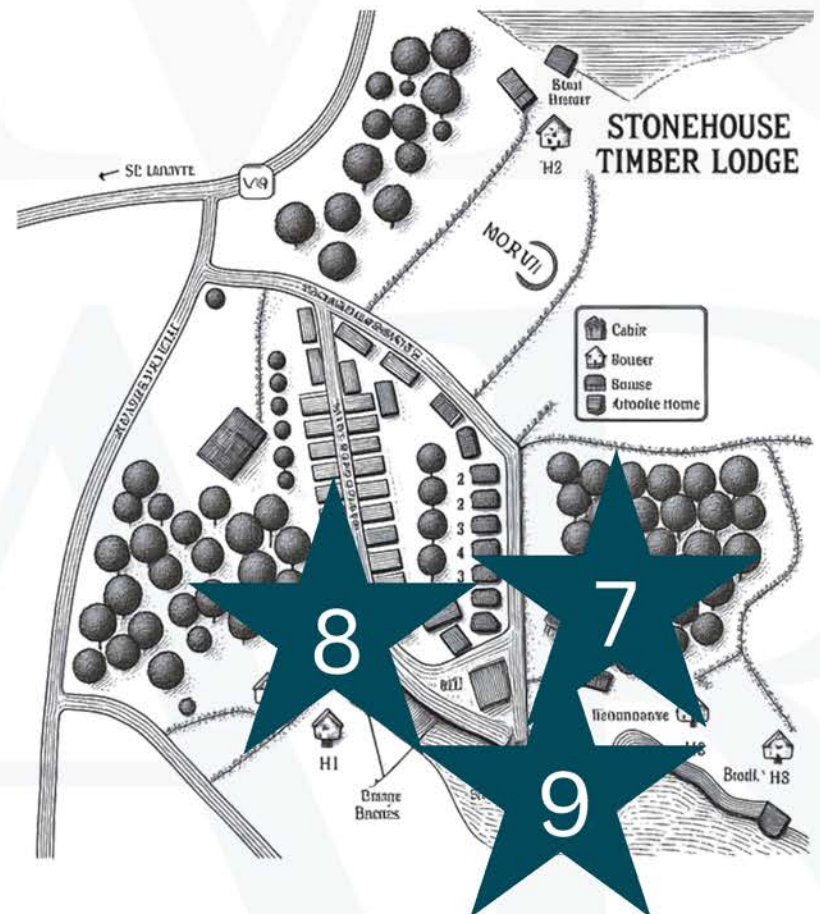


PARCEL 9

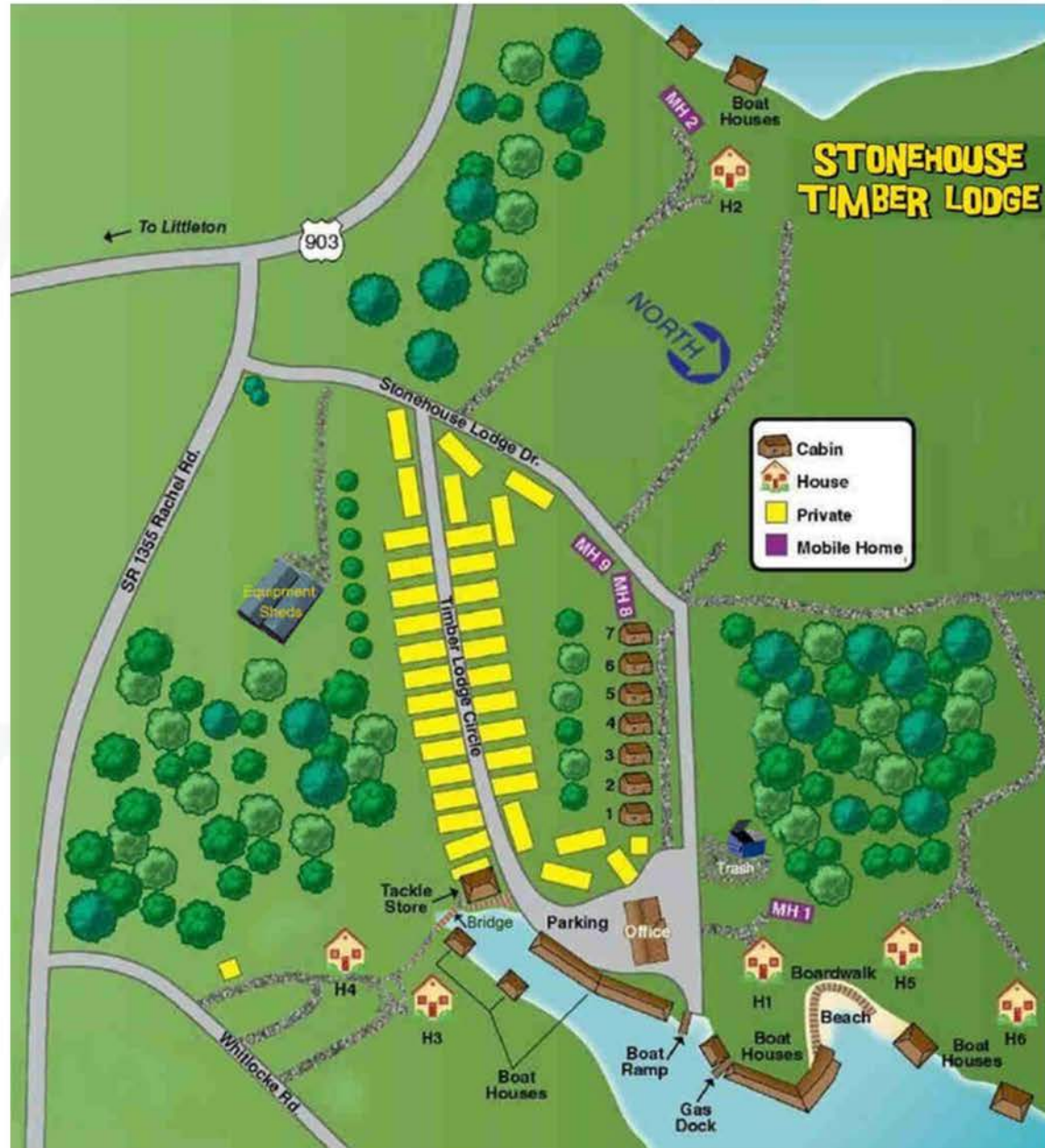
193 WHIT LOCKE

PARCEL ID 3919187958
 ZONING R-L (Residential Lakeside)

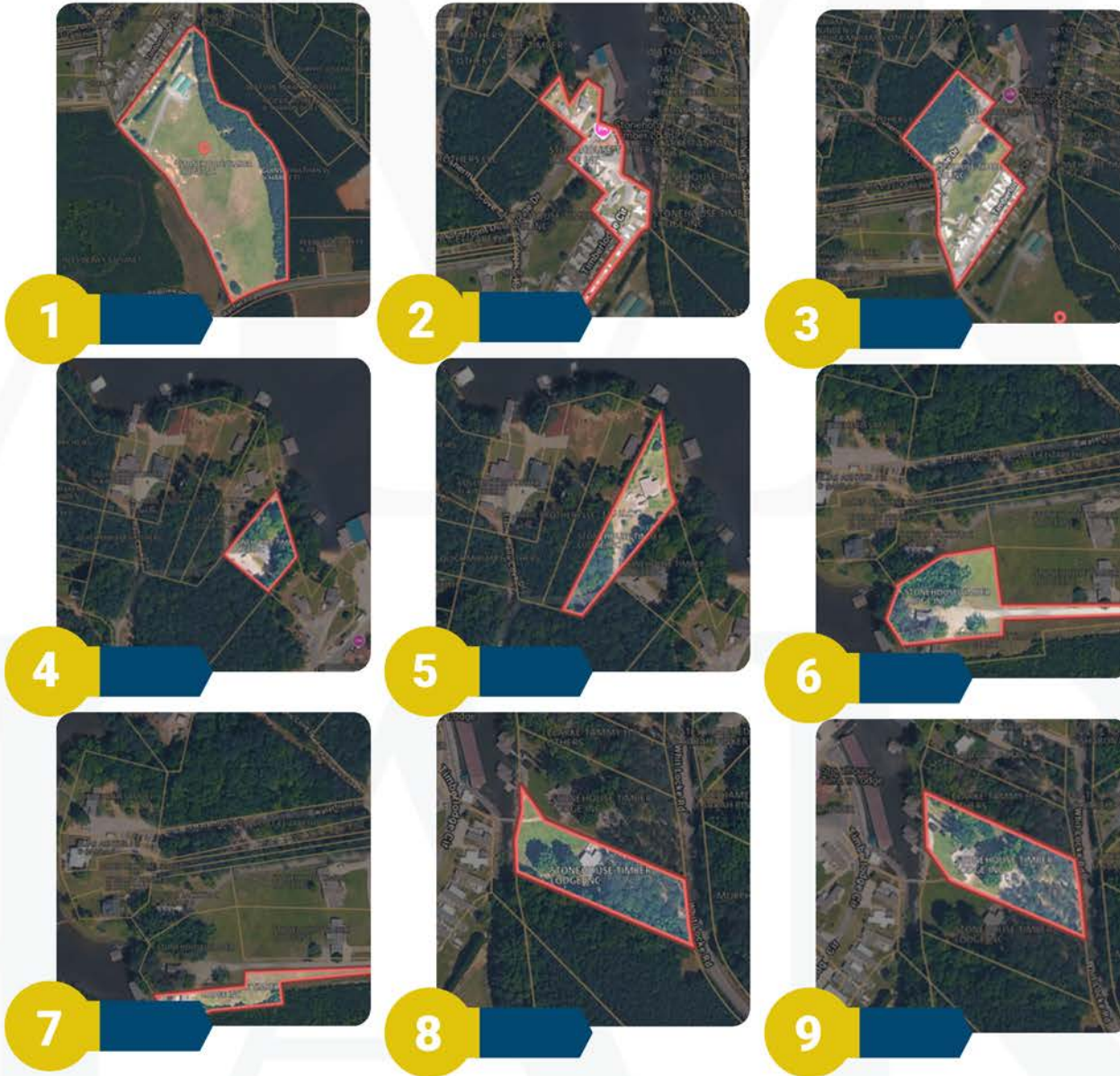
Waterfront Five bedroom, 1620 sq ft mobile home with boat house



SITE MAP



PARCEL MAP



LAKE & COMMUNITY OVERVIEW



YEAR-ROUND OUTDOOR RECREATION

- Boating
- Fishing
- Water skiing & wakeboarding
- Kayaking & paddleboarding
- Swimming & waterfront recreation

STRONG SECOND-HOME MARKET

Lake Gaston has long been a popular location for vacation homes and retirement properties, creating consistent demand for marinas, recreational amenities, and hospitality services.

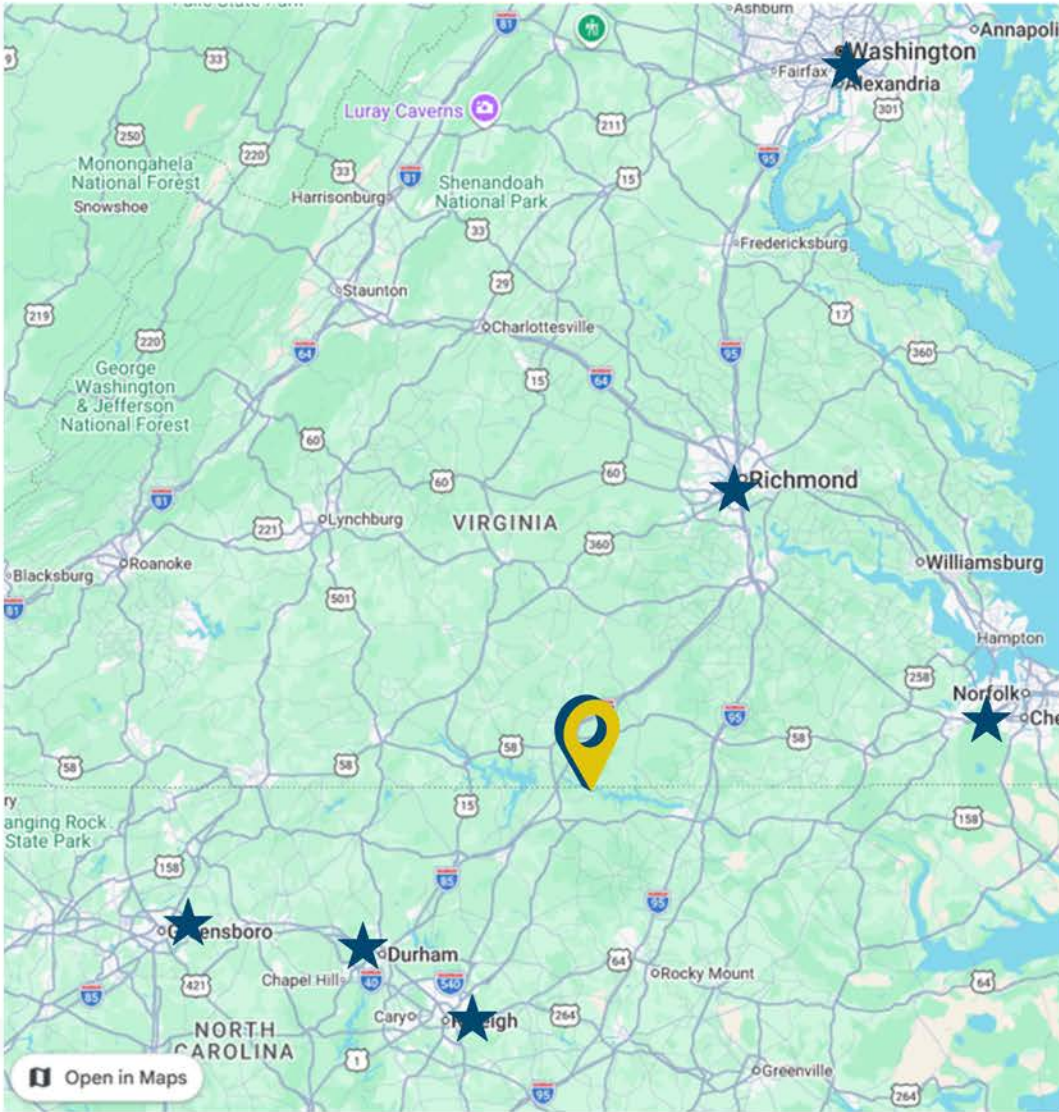
LIMITED WATERFRONT DEVELOPMENT

With a significant portion of the shoreline already developed or environmentally protected, new waterfront development opportunities are increasingly limited, enhancing the long-term value of existing lakefront properties.

LAKE GASTON AT A GLANCE

- 20,000+ acres
- 350 miles of shoreline
- 34 miles long
- Located on NC-VA border
- Major recreation destination for Mid-Atlantic visitors

PROPERTY LOCATION & ACCESSIBILITY



REGIONAL ACCESSIBILITY

- WASHINGTON DC
204 miles
- Durham / Chapel Hill
86 miles
- Raleigh, NC
72 miles
- Richmond, VA
97 miles
- Norfolk, VA
115 miles

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



MARKET & DEMOGRAPHICS

NEARBY DEMAND DRIVERS

YEAR-ROUND WATER RECREATION



Lake Gaston is a 20,000+ acre destination for boaters, anglers, and families, with public access points, swimming, fishing, and boating amenities that support year-round visitation.

TOURISM, SECOND-HOME & NEW RESIDENT DEMAND



The Lake Gaston's mild climate continues to attract tourists, second-home owners, and new residents, reinforcing demand for lodging, dining, and waterfront experiences.

PUBLIC-SECTOR GROWTH INITIATIVES



Warren County's adopted 2023–2028 CORE Strategic Plan is built around growing outdoor recreation, tourism, and related small-business revenue, including a goal to increase that revenue 5% annually.

VISITOR ECONOMY & MARKET MOMENTUM

\$235.8M

2024 VISITOR SPENDING
ACROSS HALIFAX, WARREN &
NORTHAMPTON COUNTIES

1,103

TOURISM-SUPPORTED
JOBS ACROSS THE THREE
NC LAKE COUNTIES

**18,000+
ACRES**

OF LAKE-DRIVEN
RECREATION APPEAL IN
THE NC/VA MARKET

FOR PRICING INFORMATION AND FINANCIALS

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RESOURCES

LAKE GASTON/ROANOKE RAPIDS LAKE SHORELINE PERMITTING

SHORELINE MANAGEMENT PLAN

CONSTRUCTION AND USE AGREEMENT

CONSTRUCTION AND USE PROCEDURES



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