

Cullowhee River Club

43 Copper Canopy Dr., Cullowhee NC 28779

OFFERING MEMORANDUM

Idyllic Development on the Tuckasegee River

Prepared By

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 **TESSIER**

PROPERTY BROKERAGE & MANAGEMENT

Cullowhee River Club

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 **TESSIER**
PROPERTY BROKERAGE & MANAGEMENT

82 Patton Ave., Ste. 700, Asheville, NC 28801



01

Executive Summary

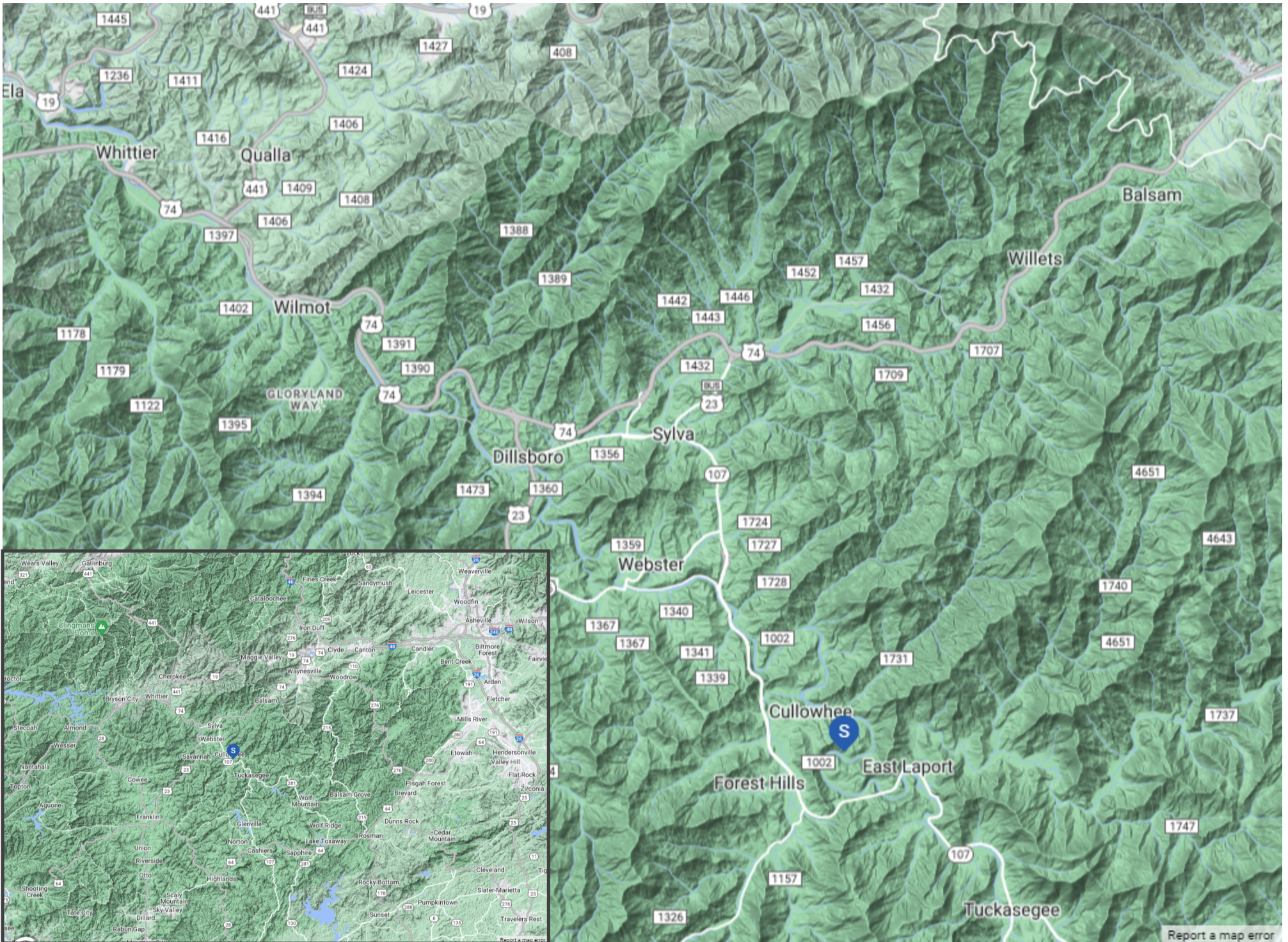
Investment Summary

Location Summary

CULLOWHEE RIVER CLUB

OFFERING SUMMARY

ADDRESS	43 Copper Canopy Dr. Cullowhee NC 28779
COUNTY	Jackson
MARKET	Western NC
SUBMARKET	Cullowhee
PRICE	\$7,900,000
LAND ACRES	102.62
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	Residential
# OF PARCELS	51
APN	7559-72-1024



CULLOWHEE RIVER CLUB

02 Property Description

Property Features

Parcel Map

Property Images

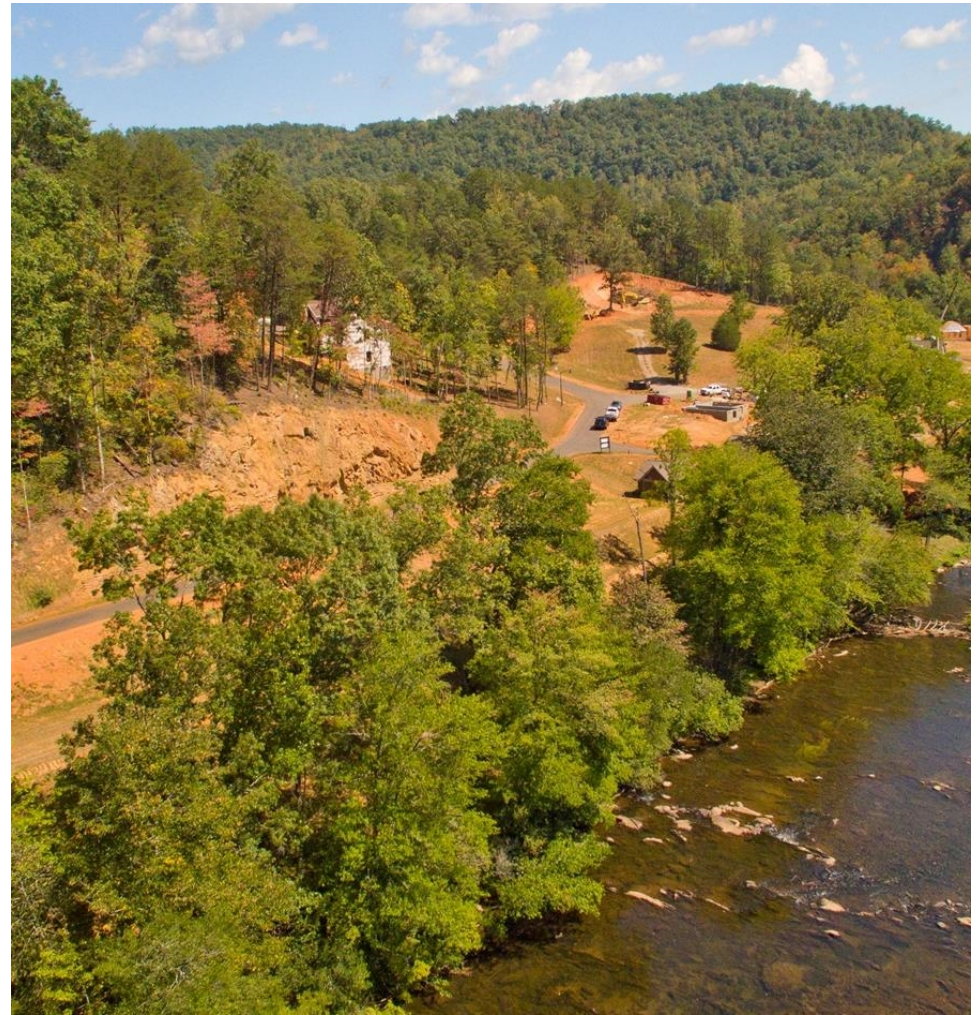
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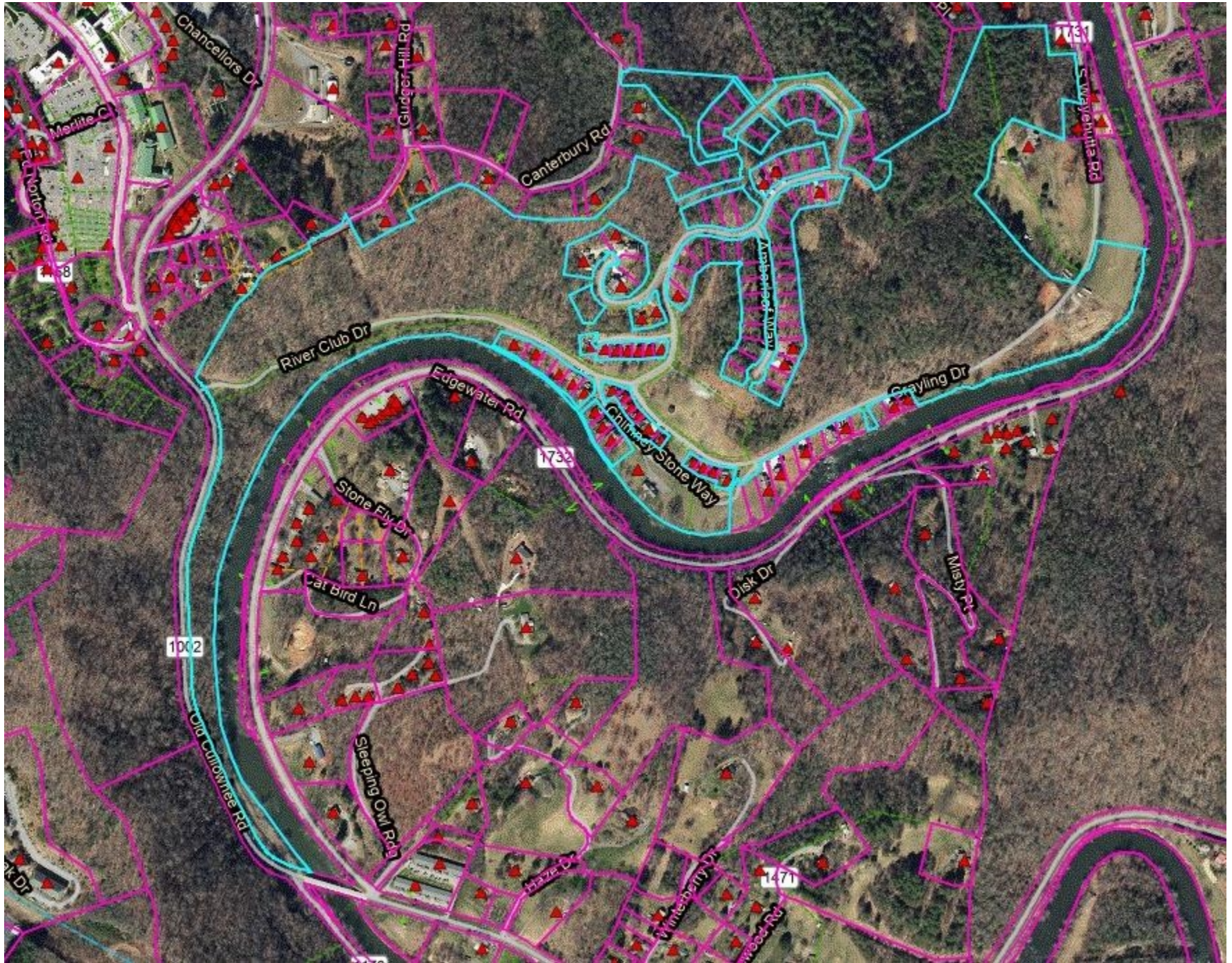
PROPERTY FEATURES

LAND ACRES	102.62
# OF PARCELS	51
ZONING TYPE	Residential
TOPOGRAPHY	Sloping
UTILITIES	Buried fiber optic, power

UTILITIES

WATER	Municipal
ELECTRICITY / POWER	Buried
CABLE	Fiber optic
SEWER	Municipal



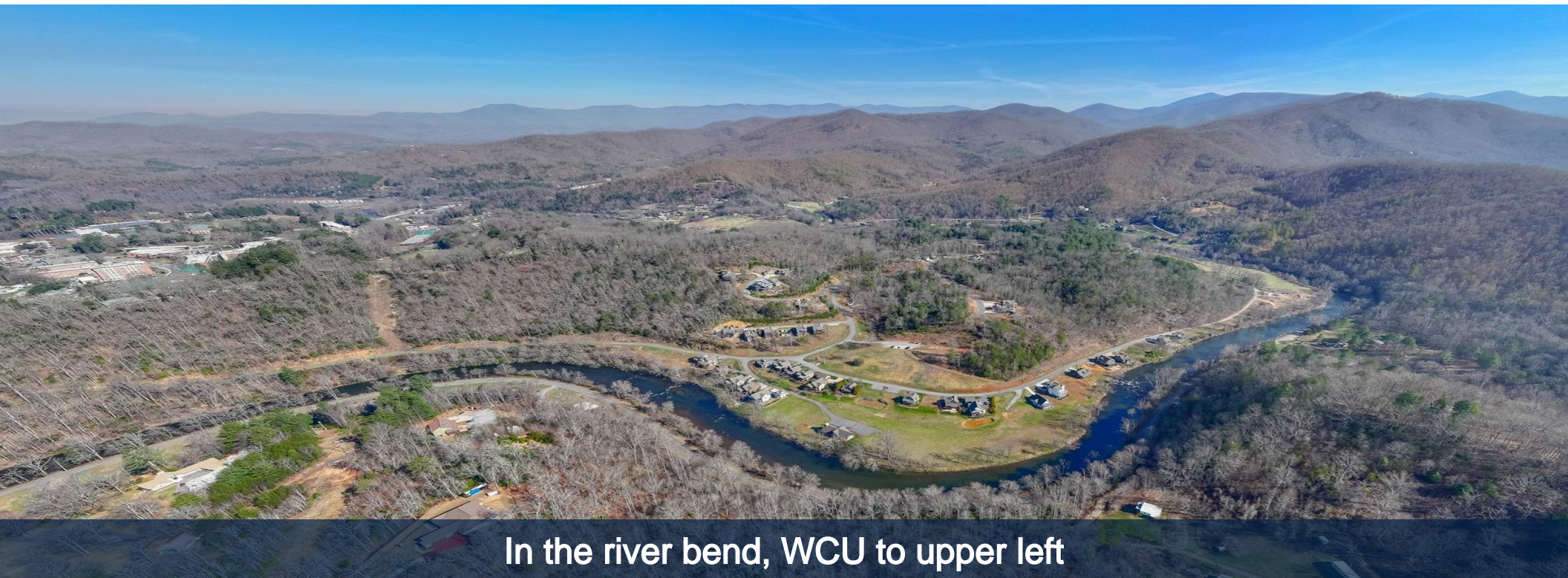




Upriver side



Firepit by pavilion



In the river bend, WCU to upper left



03

Sale Comps

comps - SFR developments 2

Cullowhee River Club Comp S

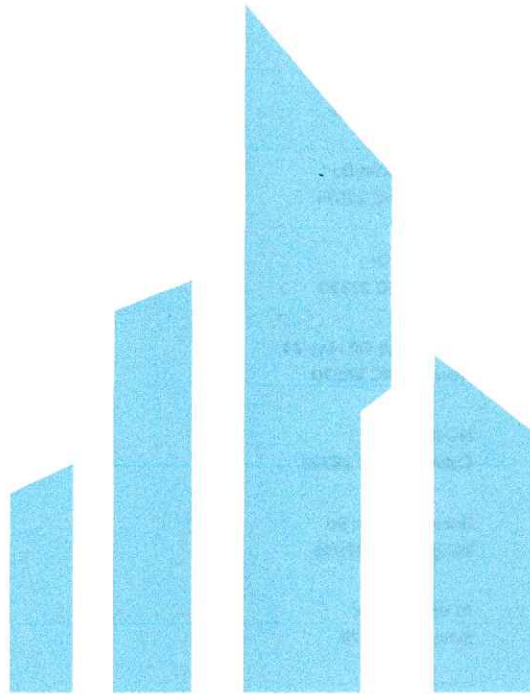
PREPARED BY:



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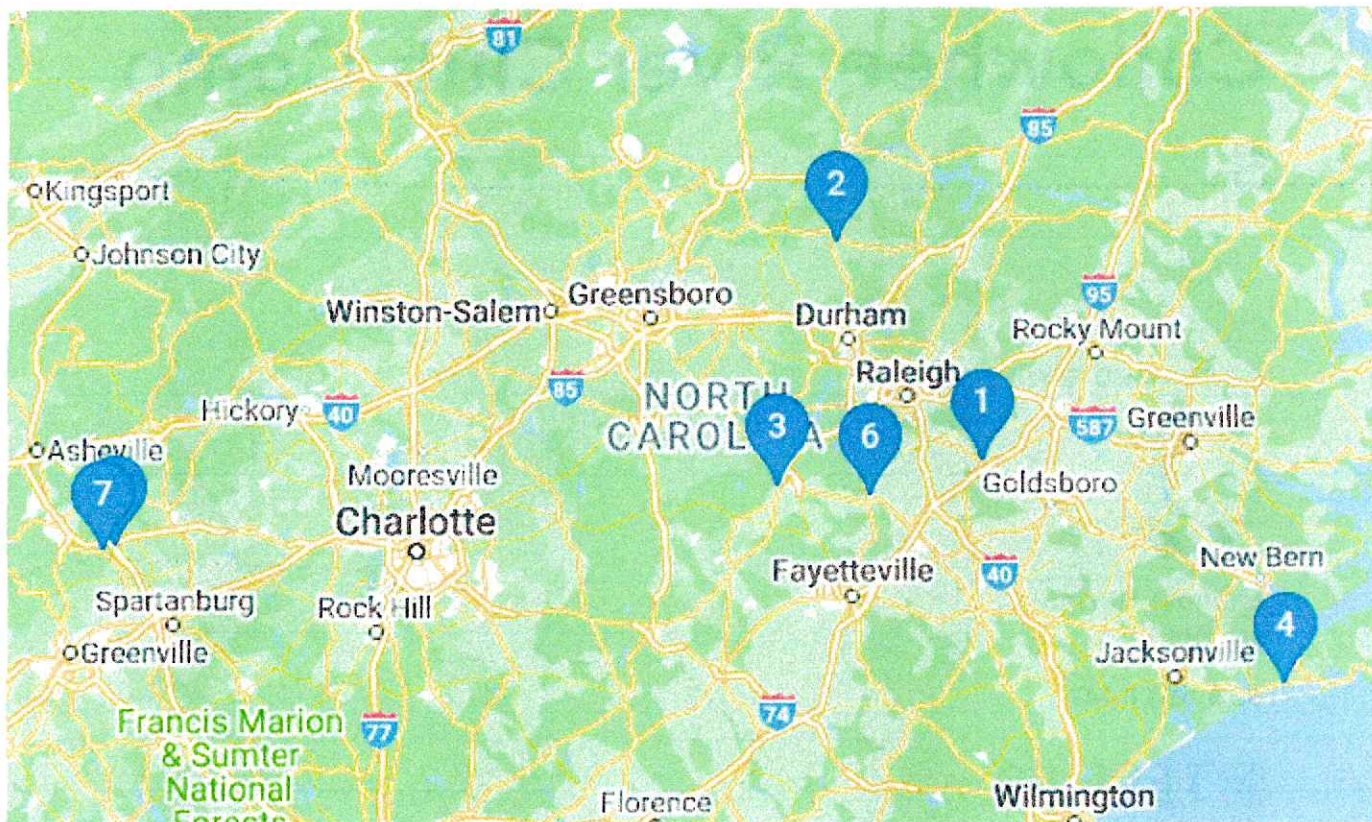


33 Patton Ave, Asheville
North Carolina, NC 28801



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Pin	Address	SF	Price
1	1400 W Oak St Selma, NC 27576	-	\$6,700,000
2	810 Billy Hicks Rd Roxboro, NC 27574	43	\$10,385,000
3	S Franklin Dr Sanford, NC 27330	106.87	\$6,500,000
4	00 Acreage Off Hwy 24 Newport, NC 28570	130.9	\$13,000,000
5	NC-108 Columbus, NC 28722	7.5	Unpriced
6	Bruce Johnson Rd Wilmington, NC 27546	17	\$9,038,250
7	10 Vineyard Ln Sylva, NC 28779	612	\$6,950,000



STEWART - PROX TOR
SP
OAK STREET PROPERTY
1400 W OAK STREET, SELMA, NC 27576

1400 W Oak St, Selma, NC 27576

\$6,700,000

Selma Townhomes Finished Lots

Selma Townhomes Finished Lots Land 16



Michael Hoffman
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828.551.0447

Listing Added: 12/17/2022
Listing Updated: 10/20/2023

TESSIER

Details

Asking Price	\$6,700,000	Property Type	Land
Subtype	Residential	Permitted Zoning	townhome
Broker Co-Op	Yes		

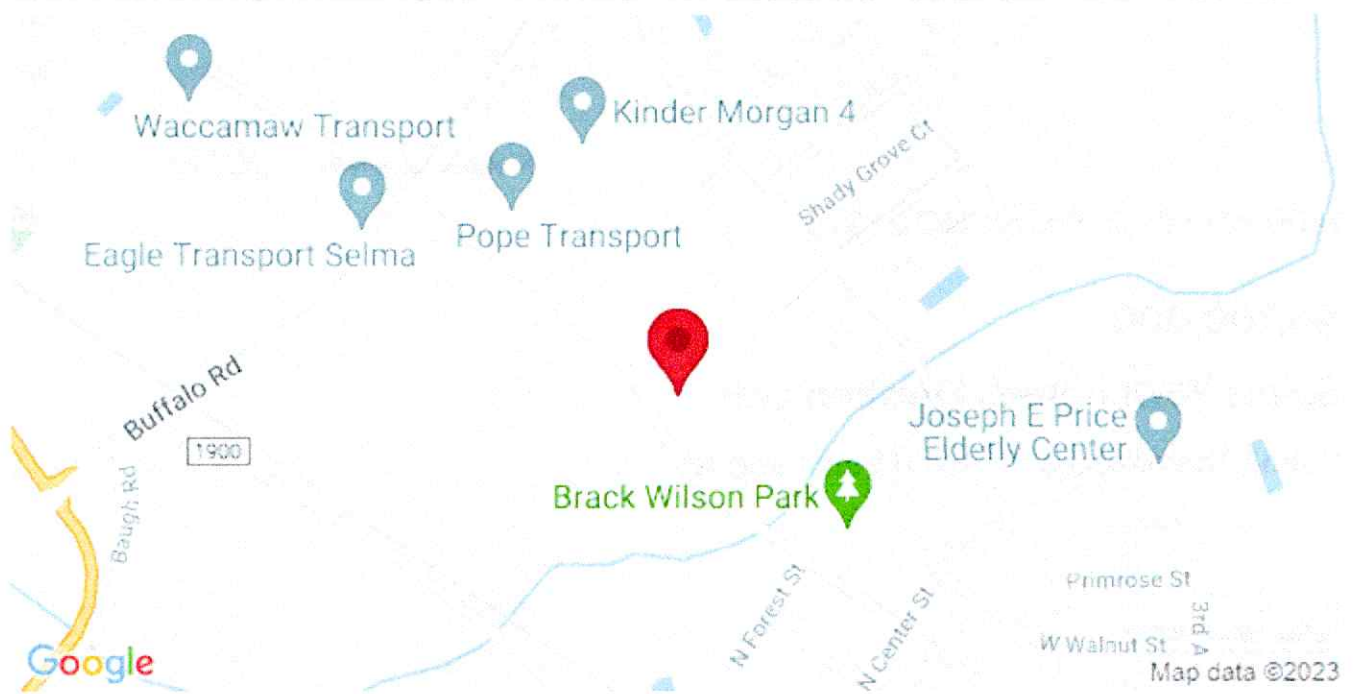
Marketing Description

100 fully finished townhome lots 22' wide, delivery summer 2023 perfect for BTR or BTS. Will do phase releases. Have regional builder that can do fee build.

Investment Highlights

100 fully finished townhome lots 22' wide, delivery summer 2023 perfect for BTR or BTS. Will do phase releases. Have regional builder that can do fee build.

Location (1 Location)





STUART - PROX TOR
 SP
 SOMERSET-R3 OPTION 2
 UNBLENDED LOTS PLAN
 4/21/2022 (REVISED)

810 Billy Hicks Rd, Roxboro, NC 27574

\$10,385,000

Somerset Homes

Somerset Homes Land 43 acres



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 828.551.0447

Listing Added: 12/17/2022

Listing Updated: 10/20/2023



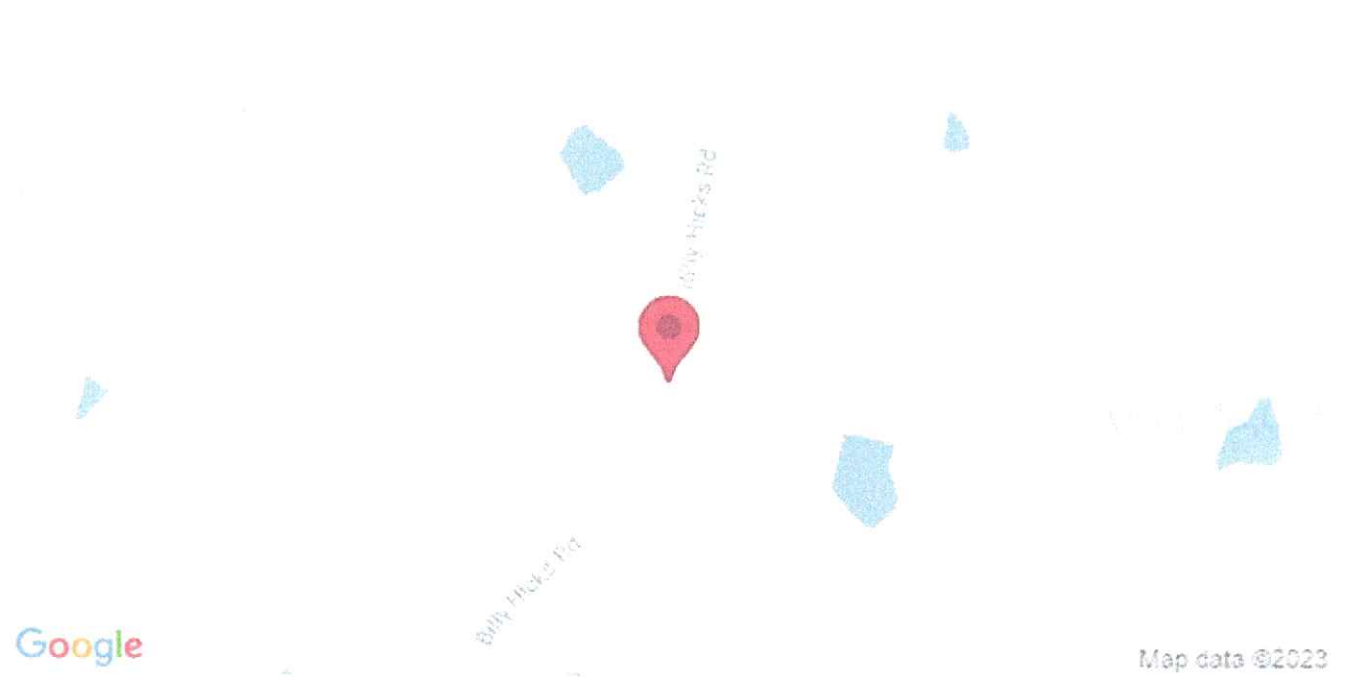
Details

Asking Price	\$10,385,000	Property Type	Land
Subtype	Residential	Permitted Zoning	Single Family
Lot Size (acres)	43	Broker Co-Op	Yes

Marketing Description

134 Fully finished lots for summer 2023 delivery, 8,000 SF lots 60' wide, can deliver in phases to Build to Rent or Build to sell builders. Have regional home builder construction on land next door on our lots that would do build for fee.

Location (1 Location)



An aerial photograph showing a vast, dense forest of green trees. In the upper left, a small house is visible through the canopy. The forest extends to the horizon under a clear sky. A dark blue teardrop-shaped icon containing the number '3' is positioned in the top left corner.

3

Details

Asking Price	\$6,500,000	Property Type	Land
Subtype	Residential	Permitted Zoning	R-20
Lot Size (acres)	106.87	Broker Co-Op	Yes
APN	9632-32-4485-00		

Marketing Description

Great tract for an Upscale community. Two adjacent neighborhoods have homes selling in the \$500's and \$600's. Sanford has a tremendous need for homes in the coming years due to VinFast, Wolfspeed and more.

Location (1 Location)





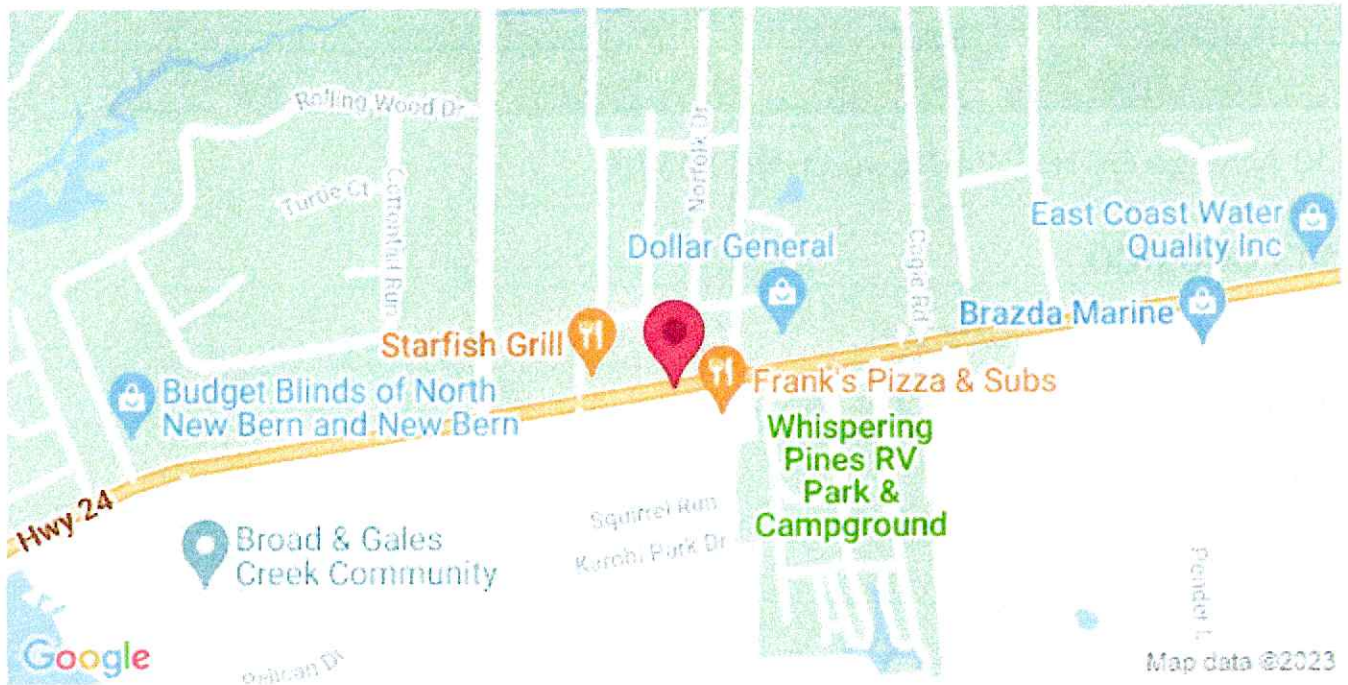
Details

Asking Price	\$13,000,000	Property Type	Land
Subtype	Commercial, Residential, Farm	Permitted Zoning	R20
Lot Size (acres)	130.9	Price/Acre (Land Value)	\$99,312.45/acre
APN	631604623329000		

Marketing Description

This is a FABULOUS opportunity for your next adventure which could include a campground, tiny homes, retirement community and more! This property consists of roughly 130 acres, over A MILE of WATERFRONTAGE, and is in a very popular and upcoming area in Carteret County. Acreage is just across Broad Creek from Salt Creek subdivision, a new construction neighborhood that has been very successful. This is also located across the highway from a public marina, Croatan High School and Bogue Sound Elementary. Broad Creek leads you directly to Bogue Sound, and the ICW, where fishing and boating days are a part of everyday life here on The Crystal Coast. All of this within a short distance to Morehead City, Beaufort, Swansboro and THE BEACH! Currently zoned R-20 – Majority of the property is NOT in a flood zone.

Location (1 Location)





Bruce Johnson Rd, lillington, NC 27546

\$9,038,250

Bruce Johnson Townhomes Finished Lots

Bruce Johnson Townhomes Finished Lots Land 17 acres



Michael Hoffman
 NC 273535
 828.551.0447

Listing Added: 12/19/2022

Listing Updated: 10/20/2023



Details

Asking Price	\$9,038,250	Property Type	Land
Subtype	Residential	Lot Size (acres)	17
Broker Co-Op	Yes		

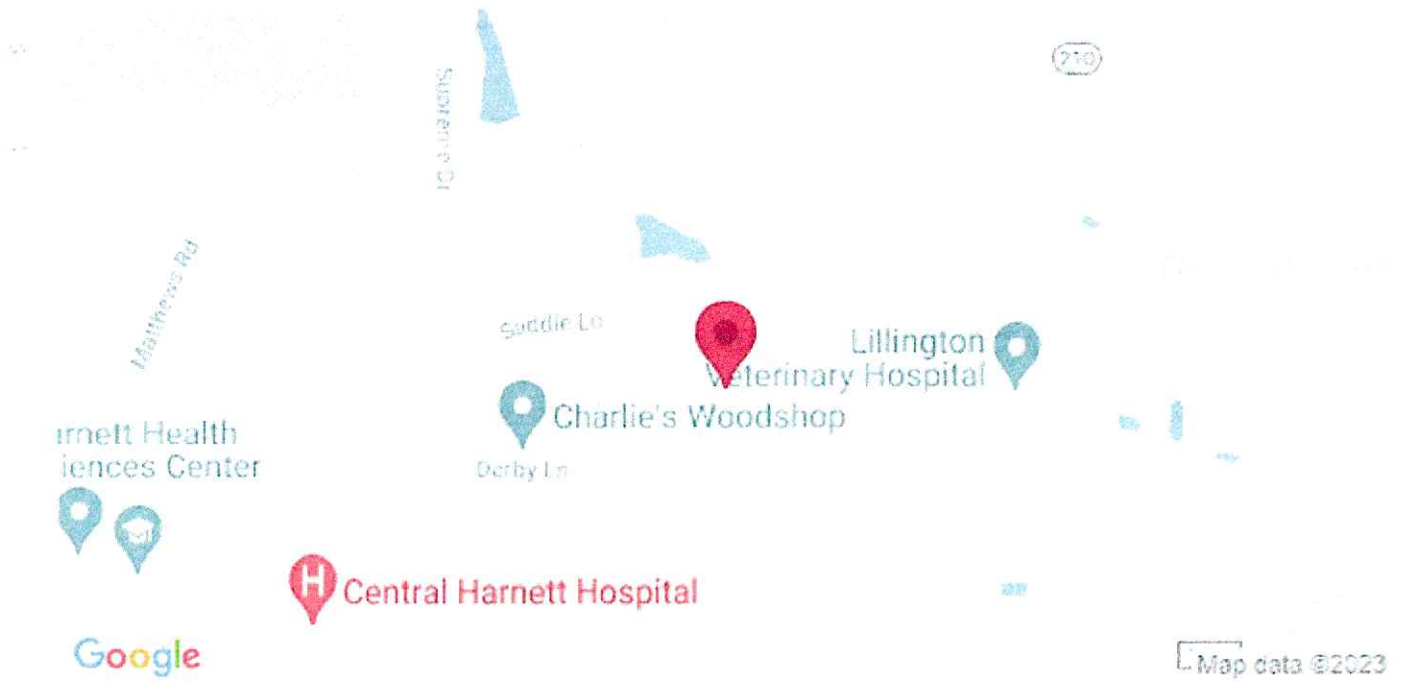
Marketing Description

117 Fully Finished Townhome lots delivery Summer 2023. Can sell in bulk or in phases. Have Regional Builder to do fee build if needed. Perfect for Build to Rent or Build to Sell in very strong area

Investment Highlights

117 Fully Finished Townhome lots delivery Summer 2023. Can sell in bulk or in phases. Have Regional Builder to do fee build if needed. Perfect for Build to Rent or Build to Sell in very strong area

Location (1 Location)





Details

Asking Price	\$6,950,000	Property Type	Land
Subtype	Agricultural, Residential, Commercial	Permitted Zoning	None
Lot Size (acres)	612		

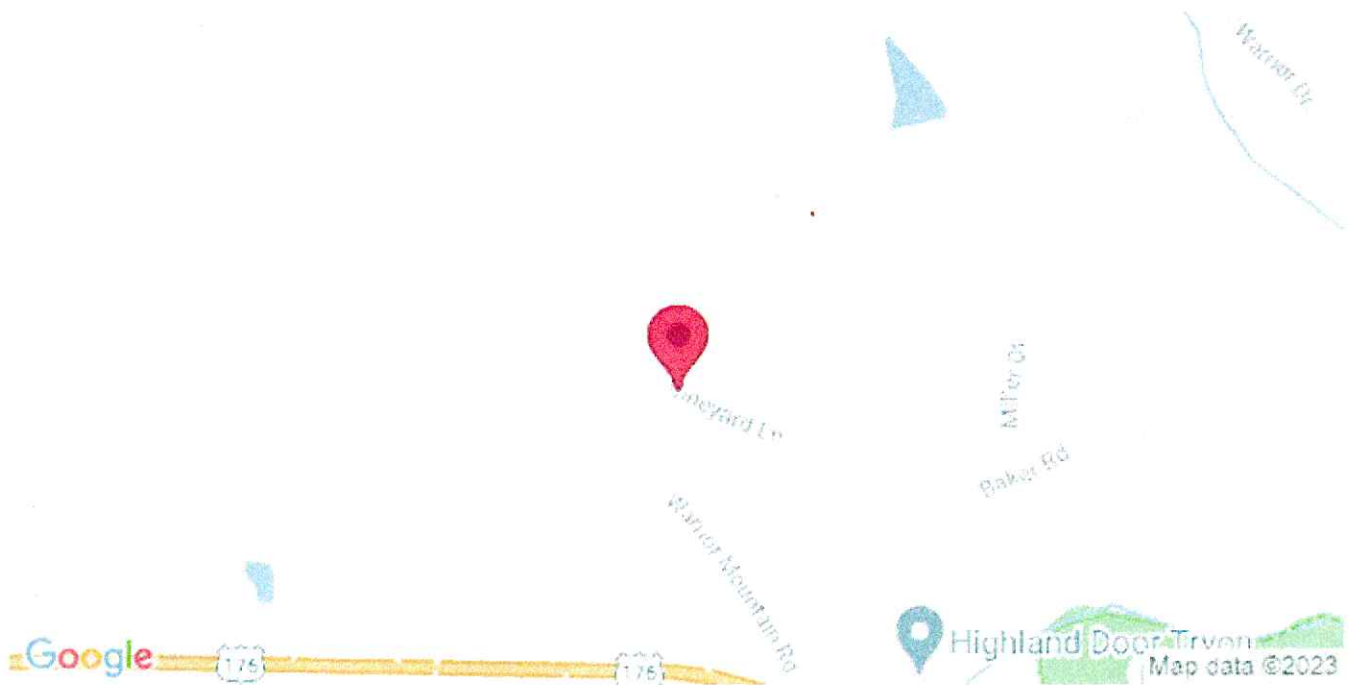
Marketing Description

Experience the Incredible Setting of This 612-acre Oasis With Open Fields, Trout Ponds, Privacy, and an Authentic Appalachian-farmstead Feel! This Watershed Cove Offers 1.5+ Miles of Nantahala Usfs/gamelands Border With Elevations Exceeding 4600'. A Network of Logging Trails Allows for Exploration of the Upper Coves. Valuable Improvements Include Main Lodge With 5 Ensuite Bedrooms Plus a Gathering Room With Grand Fireplace. Downstairs Offers an Entertaining Kitchen Leading to an Alfresco Patio to Enjoy the Views and Manicured Grounds. Other Improvements Include Barn, Honeymoon Suite Above 1900s Wine Cellar, Sugar Shacks, and Additional 2/2 Guest House. Utilize the Large Pavilion With Space for Up to 250 Guests. Currently Positioned a Nationally-acclaimed Wedding Destination. Other Uses Could Include Private Estate/recreational Compound, Development, or Your Vision. Portions of This Prime Tract Are Protected by a Conservation Easement, Ensuring Natural Stewardship for Generations.

Investment Highlights

- Utilities: Electricity Connected
- Appliances: Gas Range, Refrigerator, Wine Refrigerator
- Floors: Wood
- Stories : 2

Location (1 Location)



Properties for Sale

1 Waxhaw Indian Trail Rd, Waxhaw, NC 28173



Property Details

Price	\$6,500,000
No. Unit	0
Total Lot Size	99.00 AC
Property Type	Land
Status	Active

Property Notes

Sale Notes

Located just Northwest of the intersection of Waxhaw-Indian Trail Rd. and Armfield St. Just North of the town of Waxhaw.
Call Jim Flowers on his cell for details



Property Details

Price	\$82,500 - \$3,124,000
No. Unit	0
Total Lot Size	233.27 AC
Property Type	Land
Status	Active

Property Notes

Sale Notes

- * 10+/- Acre Large Building Lots
- * Gated Entrance with Remote Living
- * Larger Tracts Available Upon Request
- * Underground Utilities including Fiber Optics
- * Designated Hiking & Riding Trails
- * Well & Septic

Property Description

Large Residential Homesites in Wilkes County, NC. Remote living. Hiking trails. Financing available.

Highlights

Located in the Yadkin Valley Wine Region, large building lots with hiking trails. Near the Blue Ridge Parkway, Boone, Blowing Rock and Wilkesboro.



Property Details

Price	\$11,000,000
No. Unit	0
Total Lot Size	199.22 AC
Property Type	Land
Status	Active

Property Notes

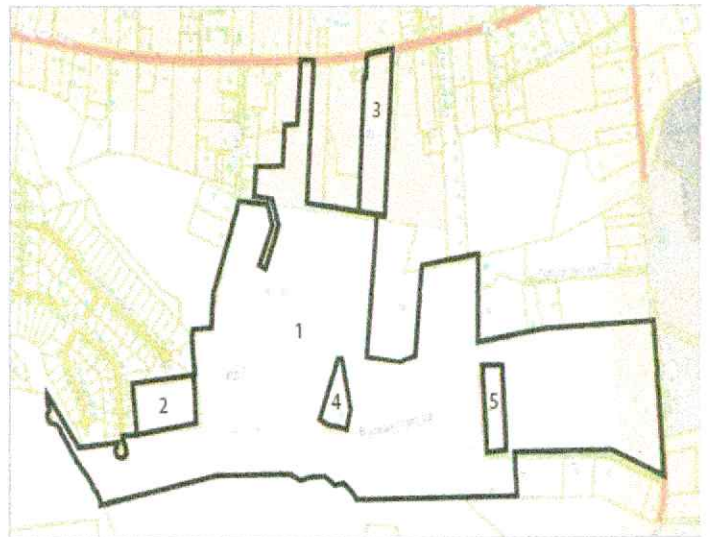
Property Description

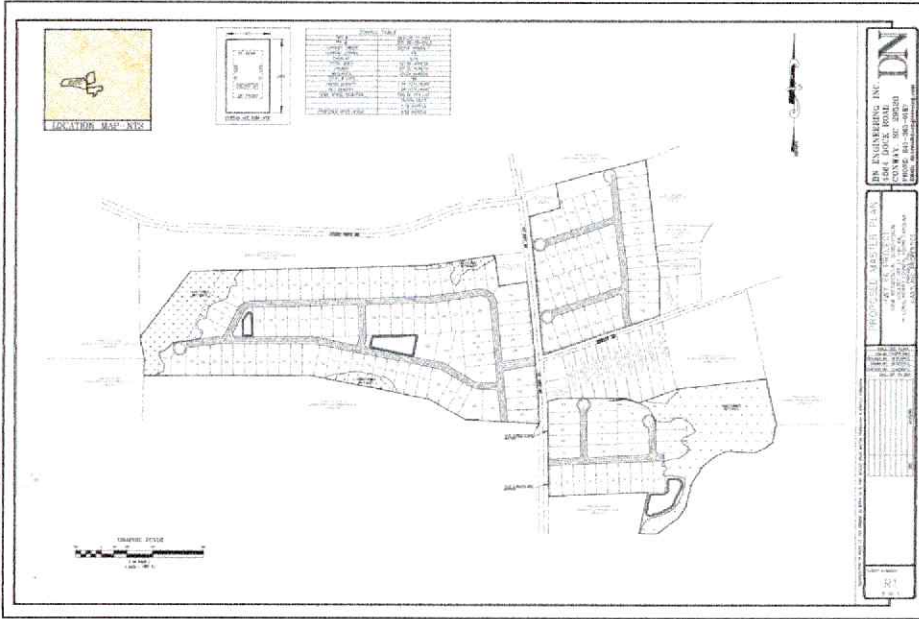
Located along W. Main Street in the heart of bustling Lexington, SC, the Subject Property offers a developer the opportunity to take down one of the largest residential tracts in the area.

Highlights

Located in Lexington County School District One Minutes from Columbia, SC

Photos





Property Details

Price	\$2,299,900
No. Unit	0
Total Lot Size	122.00 AC
Property Type	Land
Status	Active

Property Notes

Sale Notes

GREAT PROPERTY TO DEVELOP OR TO BUY AND HOLD.

Property Description

THIS PROPERTY IS CLEARED AND HIGH AND DRY , A SITE WORK DREAM, ONE PIN NUMBER BUT 3 PARCELS BROKE UP SO YOU CAN DO IN PHASES. GREAT LOCATION RIGHT ON TOP OF THE SCHOOLS AND 5 MINUTES FROM DOWNTOWN LORIS WITH A HOSPITAL AND GROCERY STORES, IT IS A QUAINT SATELLITE TOWN ONLY 25 MINUTES FROM THE ATLANTIC OCEAN AND NORTH MYRTLE BEACH AND MYRTLE BEACH! HWY 66 ONLY HAS ABOUT 1500 CARS A DAY ON IT SO IT WILL NOT CREATE A TRAFFIC PROBLEM. YOU COULD GET AS MANY AS 256 LOTS BUT IT WOULD REQUIRE A ZONING CHANGE,

Highlights

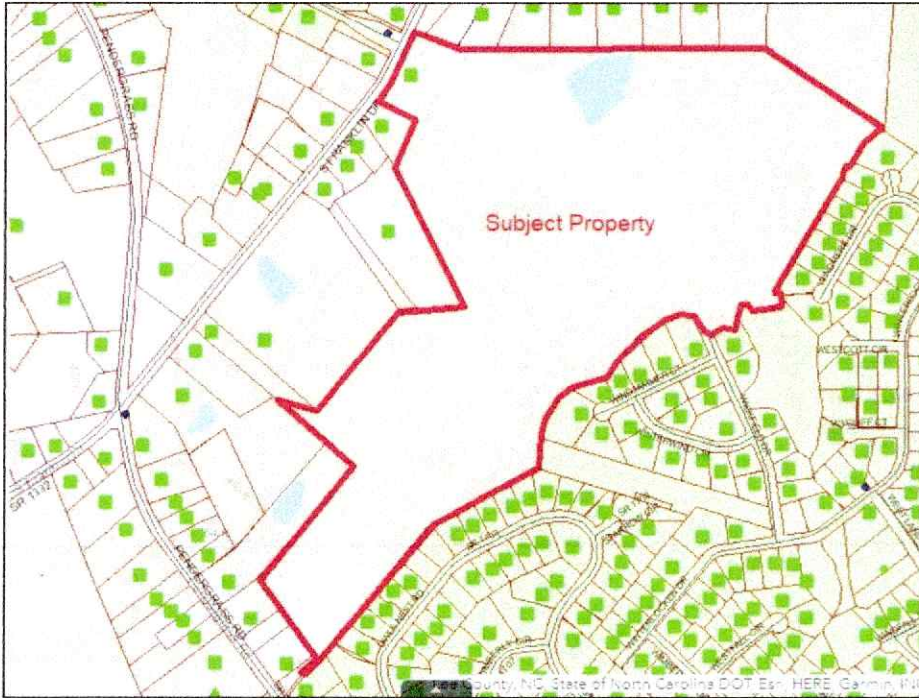
HIGH AND DRY CLEARD ACERAGE

WATER AND SEWER ON HWY 66

GREAT LOCATION 1 MINUTE TO SCHOOLS

5 MINUTES TO HOSPITAL AND GROCERY STORES

25 MINUTES TO NORTH MYRTLE BEACH & MYRTLE BEACH



Property Details

Price	\$6,500,000
No. Unit	0
Total Lot Size	106.87 AC
Property Type	Land
Status	Active

Property Notes

Property Description

Over 100 acres with sewer on site. Great location for a new upscale subdivision. Homes in an adjacent neighborhood are selling in the \$500's and \$600's. Sanford has tremendous need for new homes over the next several years.

Highlights

Desirable West Sanford / Tramway areas of Sanford

Close to Grocery Store, Pharmacies, Restaurants and more.

2 minutes to US 1.

Photos





Property Details

Price	\$5,250,000
No. Unit	0
Total Lot Size	150.00 AC
Property Type	Land
Status	Active

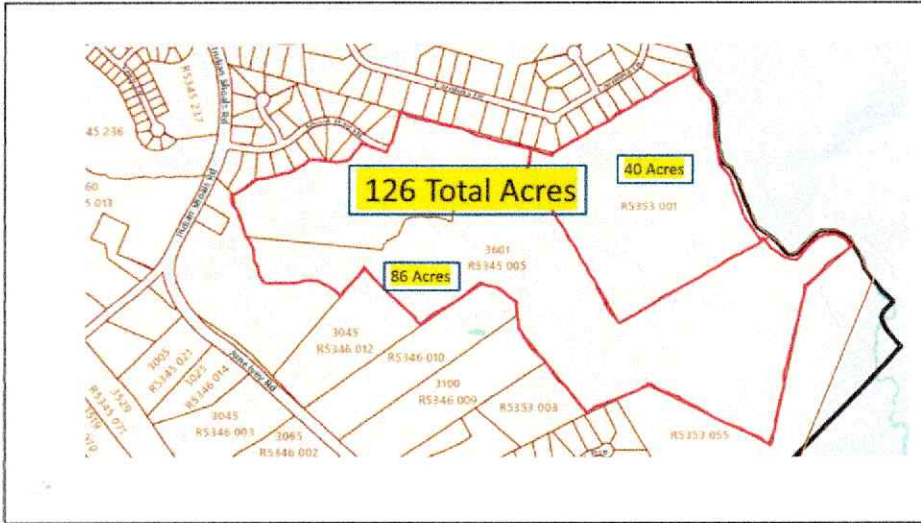
Property Notes

Sale Notes

Lakeview Homesites.
Outstanding Long-Range Views.
Estate-Sized Lots with Lake View.
Plenty of Room for Hiking Trails and/or Horse Trails.

Photos





Property Details

Price	\$2,299,150
No. Unit	0
Total Lot Size	126.00 AC
Property Type	Land
Status	Active

Property Notes

Sale Notes

Two tracts totaling 126 acres in Gwinnett County bordering the Apalachee River. Preliminary design yields 69 buildable lots R100 and RA200. Sewer lift station located nearby.

Property Description

Prime location in Gwinnett County bordering the Apalachee River and Barrow County. Minutes from the ROWAN development. Property extends beyond the Indian Shoals subdivision yielding approximately ~69 residential lots. Four additional estate lots will border June Ivey Road. Sewer and lift station is currently across the street.

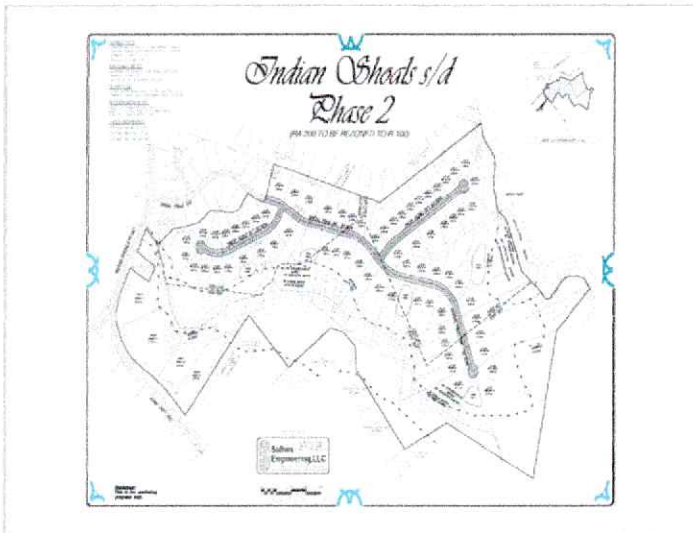
Highlights

Gwinnett County / Barrow County

Apalachee River

Residential Development

Photos



CULLOWHEE RIVER CLUB

04 **Company Profile**

Advisor Profile

04





Bill Steigerwald
Advisor / Broker

Bill is a seasoned broker having sold multi-million dollar assets, negotiated several professional office leases, contracted a major sale-leaseback with Opportunity Zone benefits, and researched dozens of development land projects. His strengths are communication, negotiation, knowledge of essential service providers, and his proactive approach. His background includes business administration, marketing, and small business management.

Raised in North Carolina, schooled at UNC-Chapel Hill, he set out to see more of the world. He worked for Marriott Hotels in Washington, DC, New Orleans, and New Jersey, then became an entrepreneur in the event production field, creating major private and public events in Houston and winning international recognition. Ultimately he and his wife built a home and moved to their dream location, western NC.

Bill is an avid woodworker, cook, reader, hiker, and traveler, and enjoys kayaking and fishing.