

HOLDEN BEACH WATERFRONT TRACT

± 46.5 ACRES ICW FRONT W/ A MARINA POSSIBILITY

HOLDEN BEACH, BRUNSWICK COUNTY, NORTH CAROLINA





OUR TEAM

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SUMMARY

Cape Fear Commercial is pleased to present this unique opportunity to purchase in an intracoastal waterfront tract with riparian rights to construct a marina.

Located in Holden Beach, Brunswick County, NC, the Subject is an assemblage consisting of over 46 acres, spanning from Seashore Road SW to the Intracoastal Waterway and abutting Randall's Run Creek on part of the western boundary.

HIGHLIGHTS

- Waterfront
- Boat ramp in-place
- Marina possibility (see page 8 for further comments)
- Located in high growth submarket
- Favorable zoning in-place @ 7.3 units per acre
- Potential for over 350+ units with a PD

DUE DILIGENCE

- Title Commitment - February / March 2023
- Wetlands - November 2022
- Survey - December 2022
- Phase I ESA's - dated April and December 2022
- Soil & Groundwater - dated May & June 2022

ADDRESS	Seashore Road SW & Pirate Shores Drive SW Holden Beach, Brunswick County, NC
PARCEL IDs	23100049; 2310004702; 231LE02301; 231LE023; 231MA008; 231MA006; 231LE02302; and TBD *See page 7 for further details
ACREAGE	± 46.5 Acres *See page 7 for breakdown
ZONING	R-6000 (County) - 7.3 units/ac MR-3200 (County) - 13.6 units/ac *See page 11 for further details
UTILITIES	<ul style="list-style-type: none">• Water - Municipal 6" line (onsite)• Sewer - Municipal 18" (Holden Beach & Seashore Rd SW)
WETLANDS	See page 9
FLOOD ZONE	See page 10
PRICE	Please Inquire
TRANSACTION	Seller has assembled and is under contract to purchase the Property. Seller will assign rights to the contracts upon Buyer's payment of assignment fee.

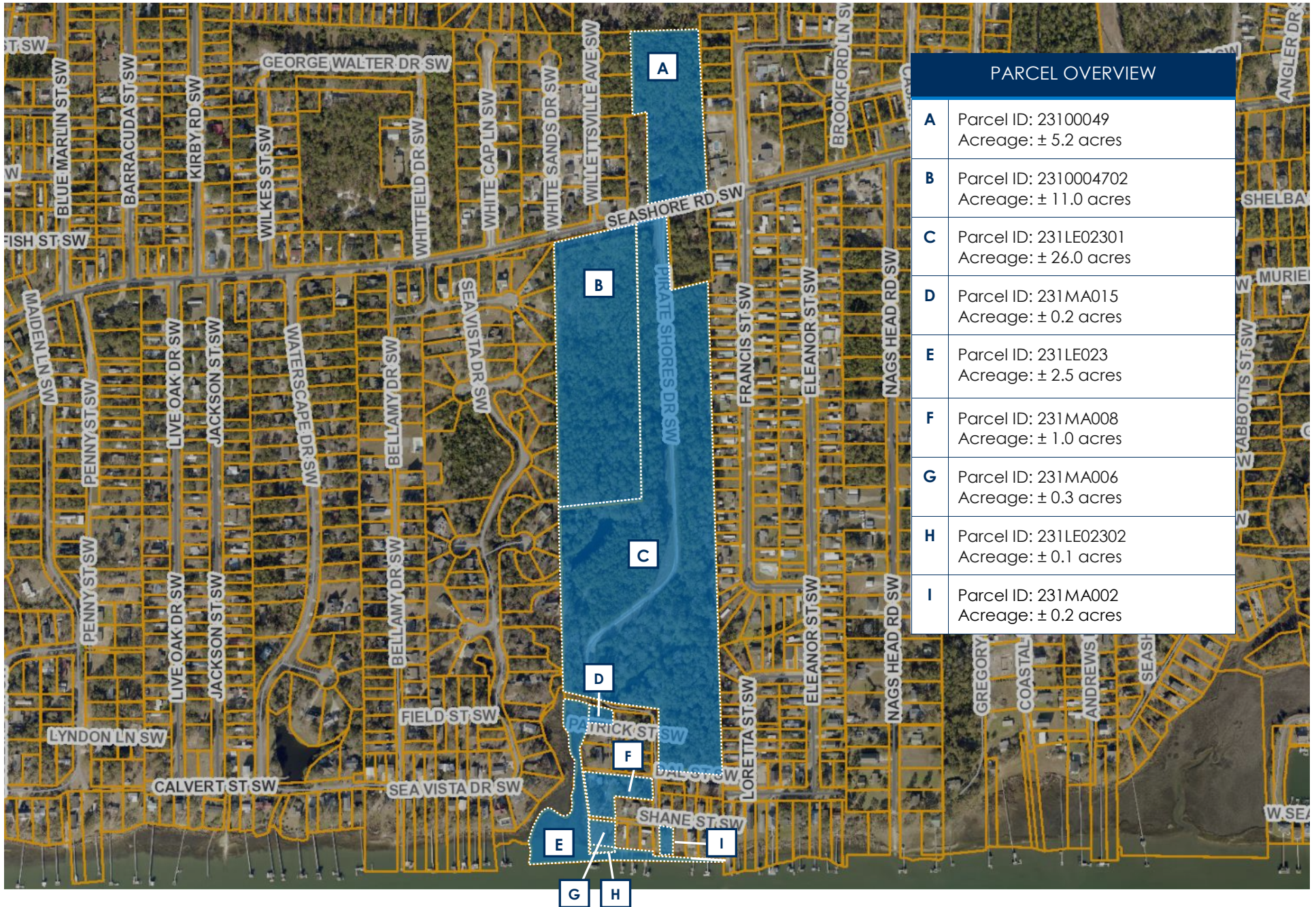
PROPERTY PHOTOS



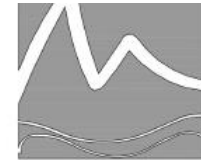
PROPERTY PHOTOS



GIS AERIAL



CONCEPTUAL SITE PLAN



MIHALY
LAND DESIGN

PLANNING + LANDSCAPE ARCHITECTURE
330 Military Cutoff Rd. Suite A1
Wilmington, NC 28403 910.392.4351

SITE DATA

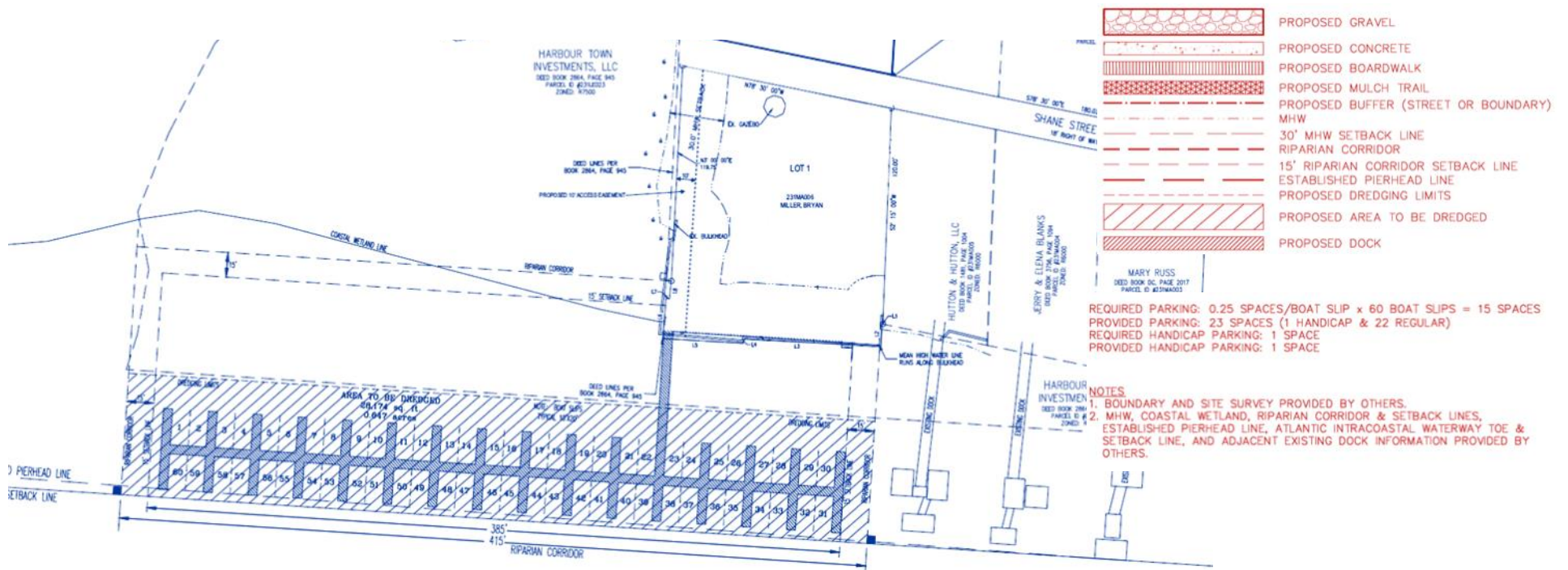
TOTAL PROJECT AREA:	±45 AC.
SINGLE FAMILY LOTS (100'x35):	130
TOWNHOMES (50'x35):	235
TOTAL UNITS:	365
TOTAL PROPOSED DENSITY:	7.89 UNITS/AC
TOTAL ALLOWED DENSITY:	13.6 UNITS/AC
PARKING:	2 PARKS/UNIT

MARINA (POTENTIAL)

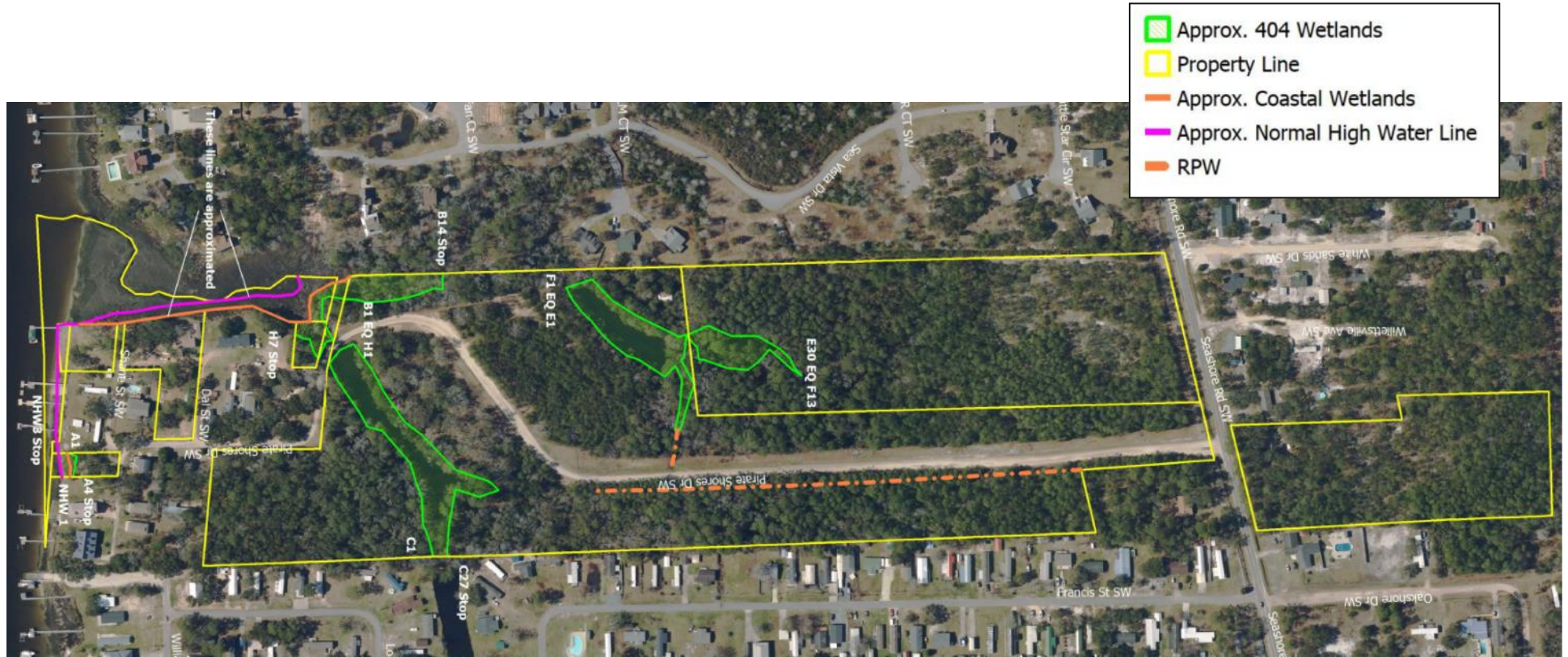
The Subject Property has unique characteristics that make it a prime candidate for a marina development, including:

1. The configuration of the shoreline, which extends from the origin of Randall's Run Creek to its confluence with the ICWW and then along the intracoastal waterway. The presence of two navigable waters abutting the provides for a rather large riparian corridor and a good sized marina footprint (i.e., 50-60 slips);
2. The waters in this area are permanently closed to shell fishing , thus placement of a marina would not cause a shellfish closure;
3. This waterbody is not designated as a primary nursery area, thus dredging is permissible; and
4. The waterbody is classified as High Quality Water (HQW) and, therefore, placement of a marina in this area would not cause a need to reclassify the waterbody.

Any marina development would likely need to be for the sole use and tied to any residential subdivision on the land (i.e. not a 3rd party, commercial marina).



WETLANDS MAP



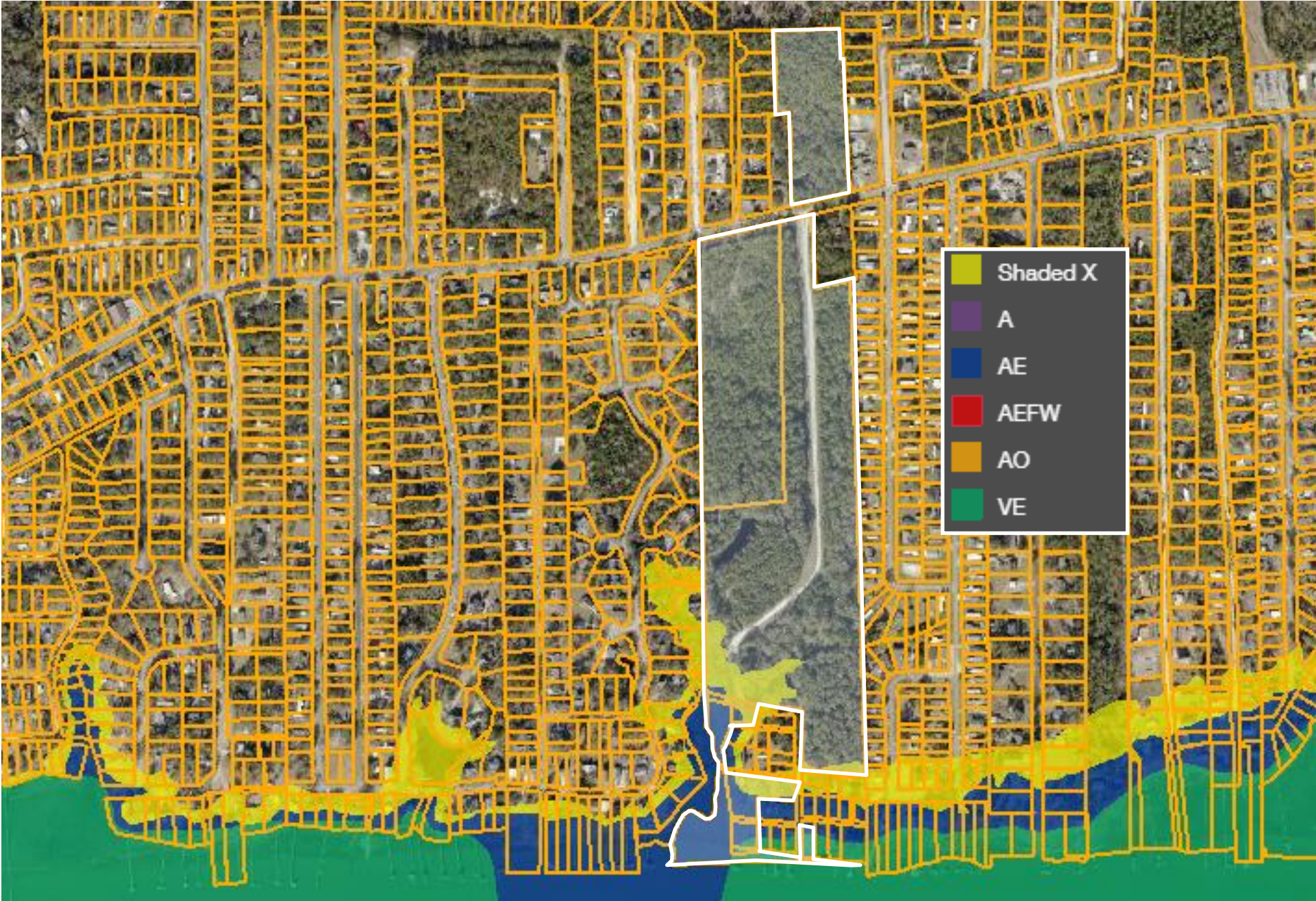
Map Source: 2020 NC Statewide Orthoimagery

All lines are approximate and should be used for planning purposes only.

Field Sketch of Wetlands
 Pirates Shores Tracts
 Supply, Brunswick Co., N.C.
 11/21/2022 08-013.02



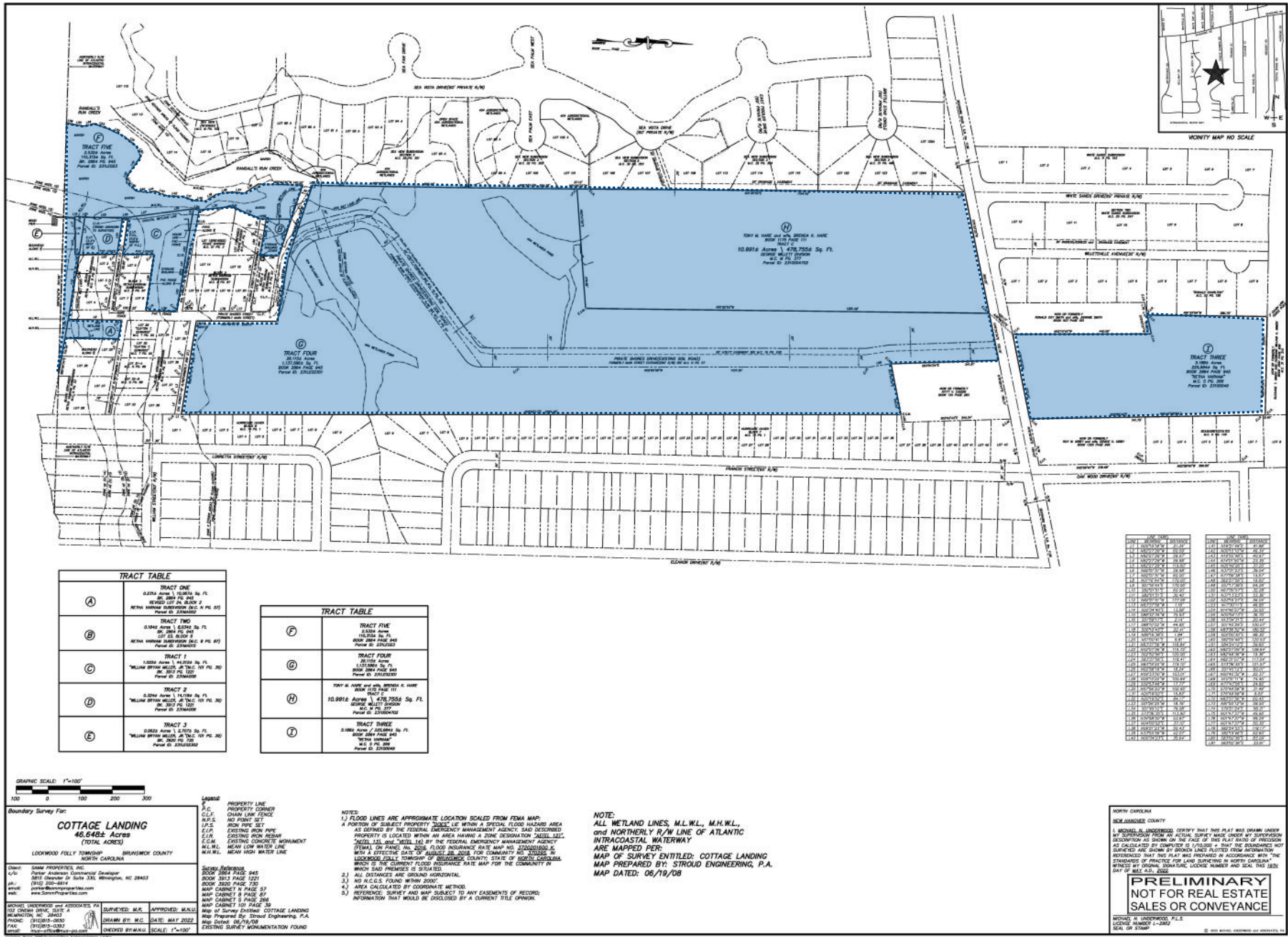
FLOOD MAP



ZONING



BOUNDARY SURVEY



TRACT	DESCRIPTION
A	TRACT ONE 0.828± Acres / 35,974± Sq. Ft. NEAR NORMAL SUBDIVISION (M.C. # PG. 85) Parcel ID: 23104253
B	TRACT TWO 0.944± Acres / 37,924± Sq. Ft. NEAR NORMAL SUBDIVISION (M.C. # PG. 85) Parcel ID: 23104254
C	TRACT I 1.828± Acres / 71,178± Sq. Ft. NEAR NORMAL SUBDIVISION (M.C. # PG. 85) Parcel ID: 23104255
D	TRACT 2 0.824± Acres / 32,738± Sq. Ft. NEAR NORMAL SUBDIVISION (M.C. # PG. 85) Parcel ID: 23104256
E	TRACT 3 0.882± Acres / 34,275± Sq. Ft. NEAR NORMAL SUBDIVISION (M.C. # PG. 85) Parcel ID: 23104257

TRACT	DESCRIPTION
F	TRACT FIVE 0.124± Acres BOOK 3812 PAGE 121 BOOK 3812 PAGE 122 Parcel ID: 23104258
G	TRACT FOUR 0.124± Acres BOOK 3812 PAGE 121 BOOK 3812 PAGE 122 Parcel ID: 23104259
H	TRACT H 10.891± Acres / 478,755± Sq. Ft. BOOK 3812 PAGE 121 BOOK 3812 PAGE 122 Parcel ID: 23104260
I	TRACT THREE 0.824± Acres / 32,738± Sq. Ft. BOOK 3812 PAGE 121 BOOK 3812 PAGE 122 Parcel ID: 23104261

TRACT	AREA (ACRES)	AREA (SQ. FT.)
A	0.828	35,974
B	0.944	37,924
C	1.828	71,178
D	0.824	32,738
E	0.882	34,275
F	0.124	5,378
G	0.124	5,378
H	10.891	478,755
I	0.824	32,738



BOUNDARY SURVEY FOR:
COTTAGE LANDING
48.84± Acres
(TOTAL ACRES)
LOOKWOOD HILLS TOWNSHIP BRUNSWICK COUNTY
NORTH CAROLINA

Client: **SEAN PROPPER'S, INC.**
Owner: American Commercial Developer
101 CREEK CREEK DRIVE #
WELLSVILLE, NC 28087
PHONE: (704) 255-6511
WWW: www.SeansProppers.com

Surveyed by: M.E. APPROVED: M.A.L.
DRAWN BY: M.C. DATE: MAY 2022
CHECKED BY: M.A.L. SCALE: 1"=100'

LEGEND:
PROPERTY LINE
PROPERTY CORNER
CHAIN LINK FENCE
NO POINT SET
I.P.S. IRON PIPE SET
I.P.S. IRON PIPE
EXISTING IRON PIPE
EXISTING CONCRETE MONUMENT
M.L.W. NEAR LOW WATER LINE
M.H.W. NEAR HIGH WATER LINE

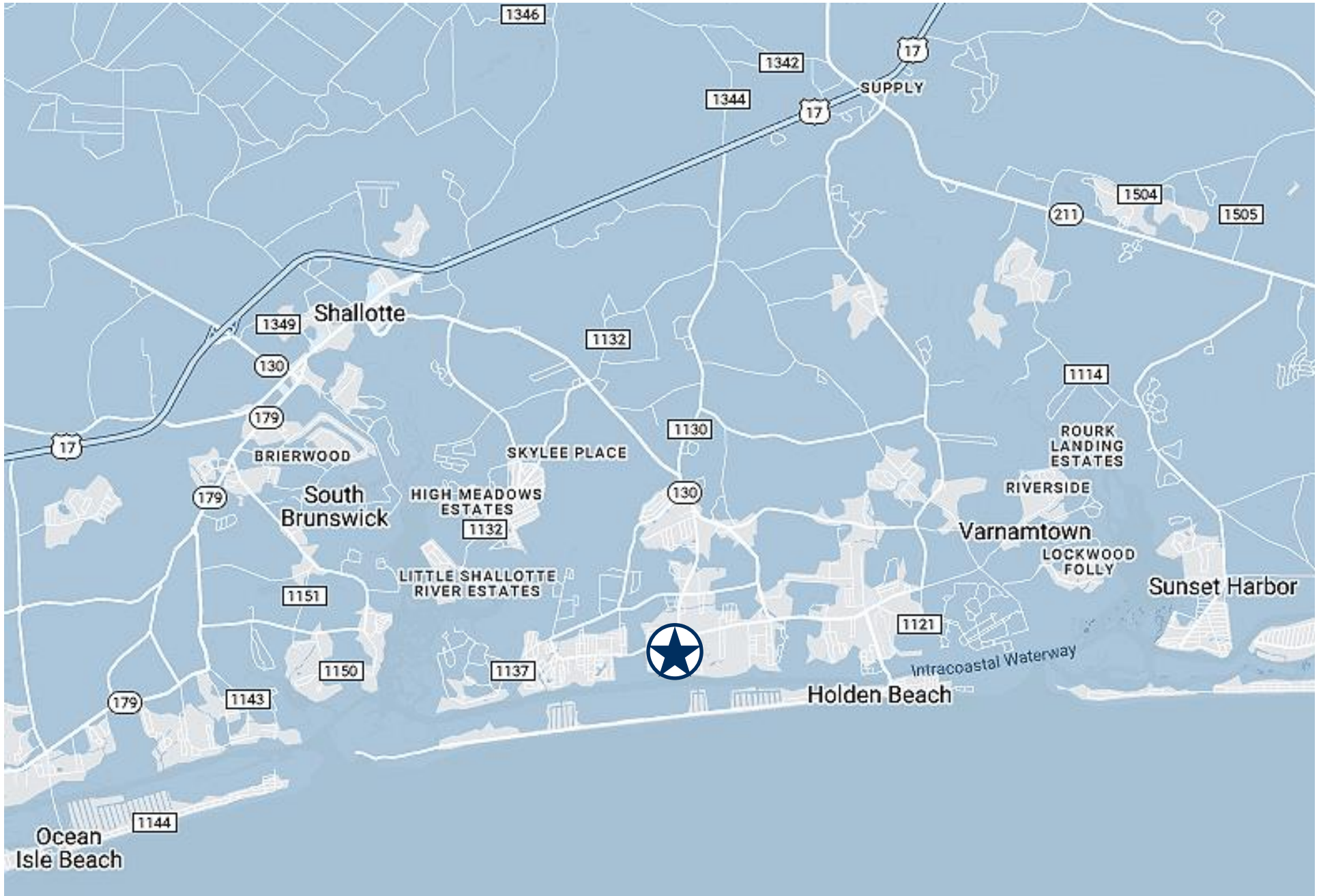
NOTES:
1.) FLOOD LINES ARE APPROXIMATE LOCATION SCALED FROM FEMA MAP.
A PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SAID DESIGNATED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "AE1", "AE2", "AE3", "AE4", "AE5", "AE6", "AE7", "AE8", "AE9", "AE10", "AE11", "AE12", "AE13", "AE14", "AE15", "AE16", "AE17", "AE18", "AE19", "AE20", "AE21", "AE22", "AE23", "AE24", "AE25", "AE26", "AE27", "AE28", "AE29", "AE30", "AE31", "AE32", "AE33", "AE34", "AE35", "AE36", "AE37", "AE38", "AE39", "AE40", "AE41", "AE42", "AE43", "AE44", "AE45", "AE46", "AE47", "AE48", "AE49", "AE50", "AE51", "AE52", "AE53", "AE54", "AE55", "AE56", "AE57", "AE58", "AE59", "AE60", "AE61", "AE62", "AE63", "AE64", "AE65", "AE66", "AE67", "AE68", "AE69", "AE70", "AE71", "AE72", "AE73", "AE74", "AE75", "AE76", "AE77", "AE78", "AE79", "AE80", "AE81", "AE82", "AE83", "AE84", "AE85", "AE86", "AE87", "AE88", "AE89", "AE90", "AE91", "AE92", "AE93", "AE94", "AE95", "AE96", "AE97", "AE98", "AE99", "AE100".

PROPERTY INFORMATION:
BOOK 3812 PAGE 121
BOOK 3812 PAGE 122
MAP CABINET 8 PAGE 87
MAP CABINET 8 PAGE 88
MAP CABINET 101 PAGE 38

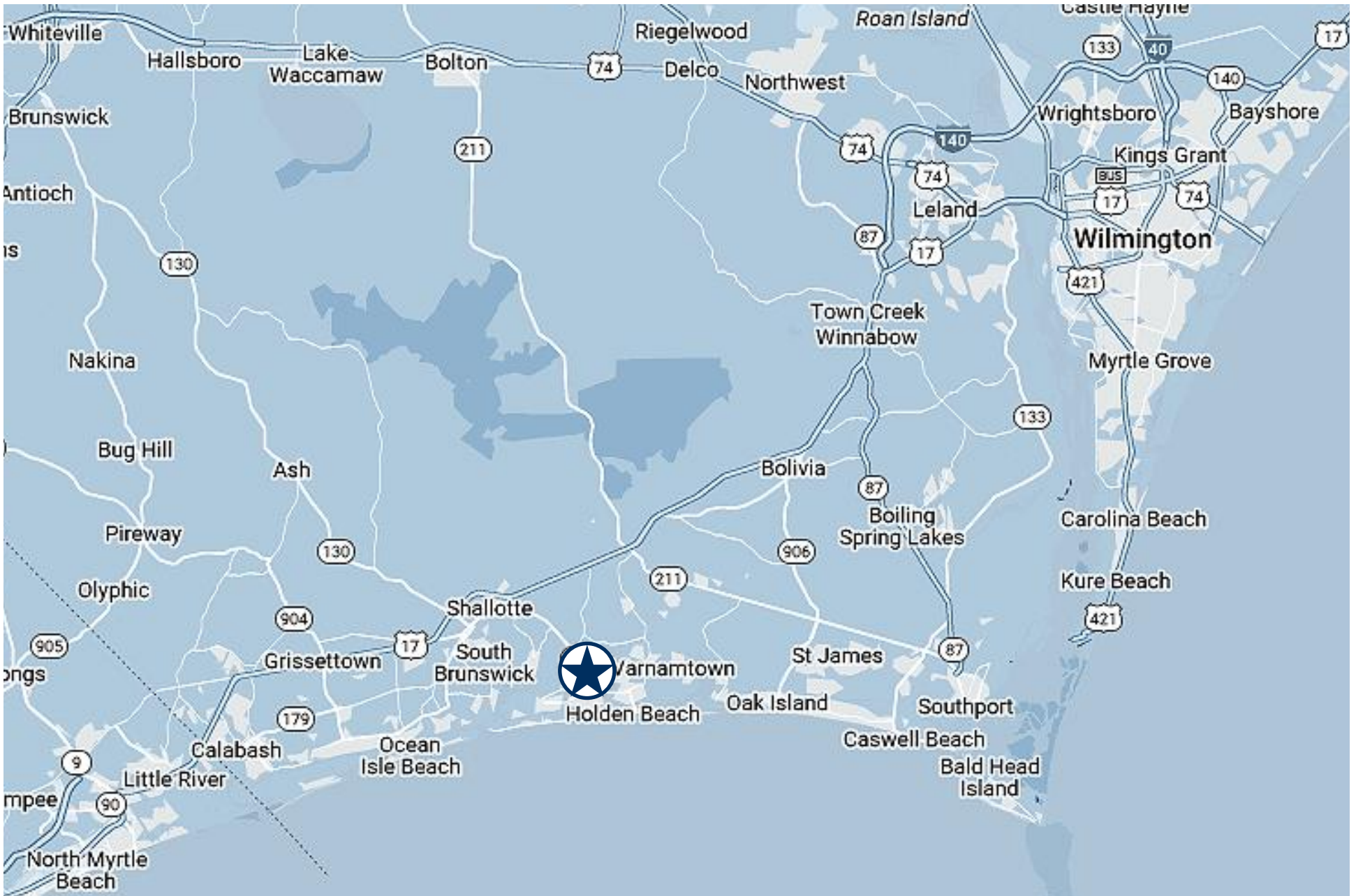
NOTE:
ALL WETLAND LINES, M.L.W.L., M.H.W.L., OR/NORTHERLY R/W LINE OF ATLANTIC INTRACOASTAL WATERWAY ARE MAPPED PER:
MAP OF SURVEY ENTITLED: COTTAGE LANDING
MAP PREPARED BY: STROUD ENGINEERING, P.A.
MAP DATED: 06/19/08

NEIGHBORHOOD CERTIFICATION
I, MICHAEL W. ANDERWOOD, P.L.E., LICENSE NUMBER 1-2862, SEAL OR STAMP
PRELIMINARY
NOT FOR REAL ESTATE SALES OR CONVEYANCE

LOCATION MAP



REGIONAL LOCATION MAP





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