

OFFERING MEMORANDUM

WATERSIDE *at Oak Island*

AN EXCLUSIVE COASTAL CAROLINA DEVELOPMENT OPPORTUNITY

32± ACRES & UP TO 345 FULLY-ENTITLED MULTIFAMILY & ATTACHED

RESIDENTIAL UNITS IN THE “NORTH POD” OF PUD

OAK ISLAND, NORTH CAROLINA | WILMINGTON MSA

bluestrand
real estate group

INVESTMENT OVERVIEW

Blue Strand Real Estate Group, LLC, exclusive agent for the Seller, is pleased to present this offering for sale of up to 345 fully-entitled units in Oak Island, North Carolina. This multi-family/residential development opportunity is the initial public offering to prospective developers, builders and investors.

Please be advised that the Seller will evaluate **ALL** offers submitted by prospective purchasers based upon (I) purchase price, (II) contract terms, (III) industry reputation, (IV) financial strength, and (V) confidence in the purchaser's ability to close the transaction.

All interested Parties should submit a Letter of Intent (LOI) including the following information:

- **Purchase Price**
- **Due Diligence Period**
- **Contingencies**
- **Earnest Money**
- **Closing Date**
- **Conditions to Close**

All offers shall be submitted in writing and emailed to **CurtisDukes12@gmail.com** prior to 5:00pm EST Friday, August 6, 2021. The Seller reserves the right to accept any offer prior to this date or to modify any or all time frames within the call for offers schedule.

CALL FOR OFFERS - FRIDAY, AUGUST 27, 2021

EXCLUSIVE REAL ESTATE BROKERAGE & MARKETING BY:

Blue Strand Real Estate Group, LLC



CURTIS DUKES, BROKER/OWNER

Direct Phone: (828) 217-2084

Office Phone: (843) 663-2084

Email: CurtisDukes12@gmail.com

1021 Sea Mountain Highway #A1

North Myrtle Beach, SC 29582



DEVELOPMENT OPPORTUNITY

EXECUTIVE SUMMARY

Opportunity to secure one of the last high-density residential development tracts on the Hwy 211 corridor with close proximity to coastal Carolina beaches and historic waterfront cities.

Blue Strand Real Estate Group is pleased to present this development opportunity to purchase 32± Acres (out of 162±) in the "North Pod" of Waterside at Oak Island, a new residential development in the town of Oak Island, NC. This site is fully entitled with the Town of Oak Island and is approved for up to 345 residential units, including a variety of residential product types (townhomes, duplexes, single-family detached, single-family attached, multi-family residential, neighborhood retail, office and/or residential, and horizontal mixed-use or vertical mixed-use).

Waterside at Oak Island is conveniently located off Southport-Supply Rd SE (Highway 211) in Brunswick County, one of the fastest-growing counties in the US. Located 30 miles from Wilmington and only 5 miles to the beaches of Oak Island, this exclusive development opportunity is conveniently positioned to attract a wide range of home buyers and long term tenants.

As new and existing housing inventory tightens, rental availability has also experienced significant constriction leading to a 12-18 month waiting list for prospective tenants. Currently, all eyes are on homebuilders and investors to provide a much-needed boost of inventory to help meet buyer and tenant demand.

ADDRESS	TBD, HWY 211, OAK ISLAND, NC
MUNICIPALITY	OAK ISLAND, NORTH CAROLINA
PARCEL ID#	A PORTION OF 20300030
APPROXIMATE ACREAGE	32± ACRES OF 162± TOTAL ACRES
CURRENT USE	UNDEVELOPED LAND
ZONING	PUD-CLD
WATER/SEWER	BRUNSWICK COUNTY WATER & SEWER
ELECTRICITY	BRUNSWICK ELECTRIC
AVAILABLE	IMMEDIATELY
FUTURE USES	SINGLE-FAMILY DETACHED SINGLE-FAMILY ATTACHED MULTI-FAMILY RESIDENTIAL
PRICING GUIDANCE	\$4,140,000 (\$12,000/APPROVED UNIT)*


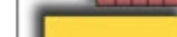
*Pricing Guidance based upon conceptual site plan illustrating 345 lots @ \$12,000/lot. Additional density shall be approved by Seller and will affect pricing.

WATERSIDE

at Oak Island

MASTER PLAN

Conceptual Development Summary:

	Townhomes:	65 Units
	Apartments:	280 Units
	Total:	345 Units
	Total Acreage:	16.7 Acres
	Density:	20.65 DU/AC



Waterside at Oak Island
Northern Pod:
Conceptual Master Plan

ST. BOURKE
Land Planning | Development
Asset Management
1123 Zonolite Road, NE Suite 28
Atlanta, GA 30306
478.855.2538 | stbourke.com

SCALE: 1"= 100'

Waterside at Oak Island (130± AC) "South Pod"

INVESTMENT HIGHLIGHTS



32± AC LOCATED IN "NORTH POD" OF SITE PLAN



LIMITED LAND SUPPLY & APARTMENT SHORTAGE IN BRUNSWICK COUNTY



PURCHASER HAS FLEXIBILITY TO ESTABLISH HOA AND ARCHITECTURAL STANDARDS FOR "NORTH POD"



UP TO 345 RESIDENTIAL UNITS ALLOWED WITHIN APPROVED PUD FOR "NORTH POD"



REVISIONS TO MASTER PLAN CAN BE ACCOMPLISHED QUICKLY WITH THE TOWN OF OAK ISLAND ADMINISTRATION



ALL PUBLIC UTILITIES ARE LOCATED ON HWY 211 AND WILL BE PROVIDED BY BRUNSWICK COUNTY WATER & SEWER. LOW IMPACT FEES FOR CONNECTION TO WATER/SEWER



OPTIMAL SUBSURFACE SOIL CONDITIONS



NC HWY 211 PROVIDES EASY ACCESS TO U.S. HWY 17



COST-SHARING UTILITY & INFRASTRUCTURE AGREEMENT WILL BE ESTABLISHED WITH "SOUTH POD"



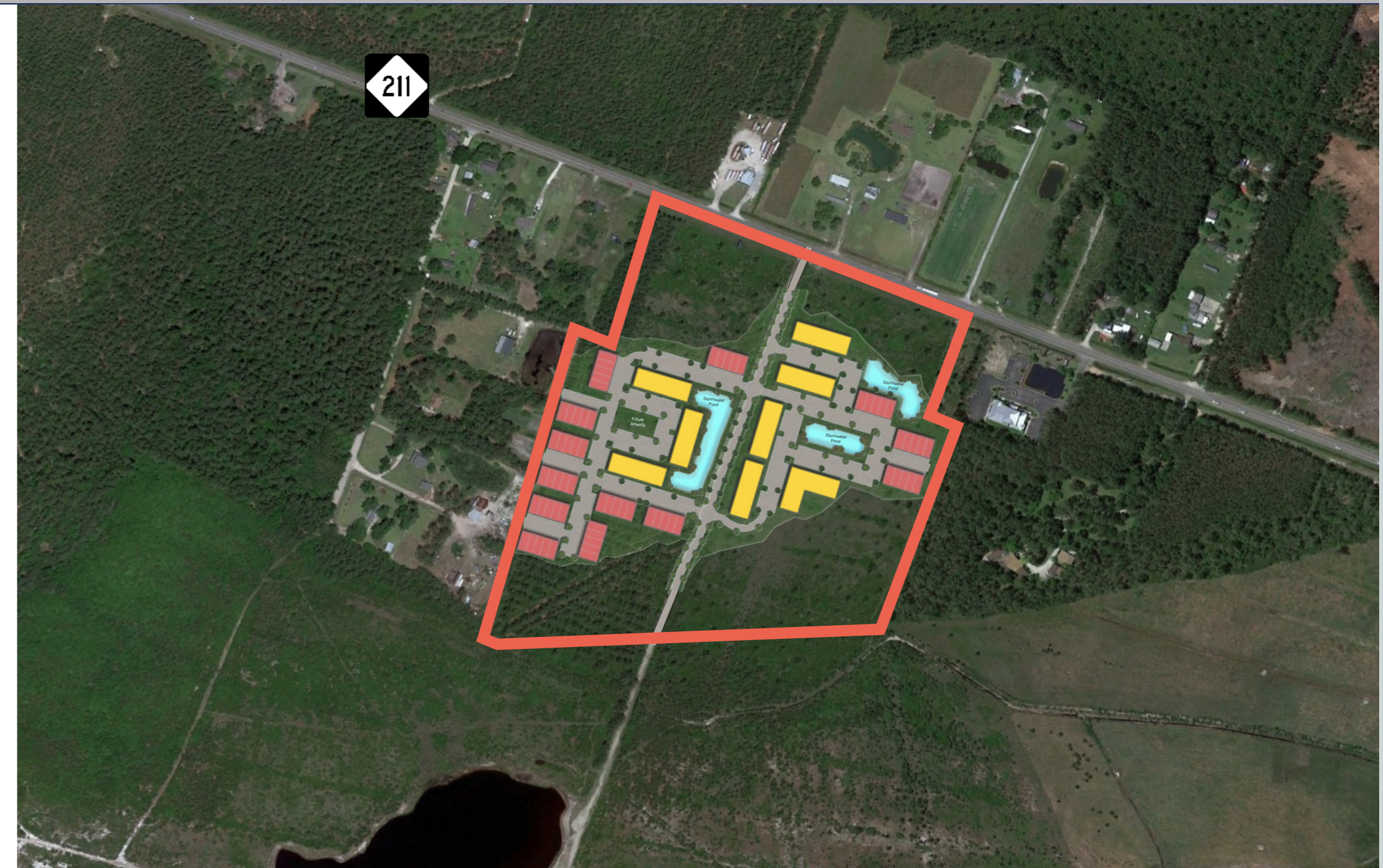
PUD ZONING APPROVED WITH VESTED RIGHTS EXTENDED THROUGH SEPTEMBER 8, 2022



"SOUTH POD" INFORMATION AVAILABLE UPON REQUEST



UPDATED ACOE WETLAND JURISDICTIONAL DETERMINATION PREPARED BY LAND MANAGEMENT GROUP IN PROGRESS. ACTIVE WETLAND J.D. WILL EXPIRE DECEMBER 2021



Waterside at Oak Island (130± AC) "South Pod"

PROPERTY OVERVIEW	
Acreage	32± Acres in "North Pod" (162± Acres including "North Pod")
Jurisdiction	Town of Oak Island
Site Conditions	Flat topography, partially wooded
Current Zoning	PUD-CLD: up to 345 units in "North Pod"
Future Land Use	Townhouses, duplexes, and single-family detached, single-family attached, multi-family residential, neighborhood retail, office and/or residential, horizontal mixed-use or vertical mixed-use
Density	The conceptual site plan provided by the Seller illustrates 280 multi-family residential apartments & 64 single-family attached townhomes. Current zoning will allow for up to 345 units to be developed in the "North Pod" of the P.U.D.
Access	The site can be accessed from Hwy 211, state of NC public road
Flood Zone	This site is NOT located in a special flood hazard area
Utilities	Water/Sewer capacities are sufficient for entire project

PROPERTY TAX OVERVIEW		SITE UTILITIES	
Tax Parcel #	20300030 (Entire 162± Acres)	Water & Sewer	Brunswick County Water & Sewer
2020 Tax Bill	\$9,624.05 (Entire 162± Acres)	Fire Protection	Sunset Harbor & St. James District
		Police Protection	Town of Oak Island

SITE DATA

SITE AREA	162.14± AC.
WETLANDS	38.1 AC. (APPROX)
PROP. UPLAND DEVELOPMENT	193.6 AC.
EXISTING ZONING:	C-LD
PROPOSED ZONING:	C-LD, PUD-C
SUMMARY OF PROJECT DENSITY	
MAX. TOTAL RETAIL/OFFICE USES:	32,000 S.F.
MAX. AVG. RESIDENTIAL DENSITY	5.8 DU/AC

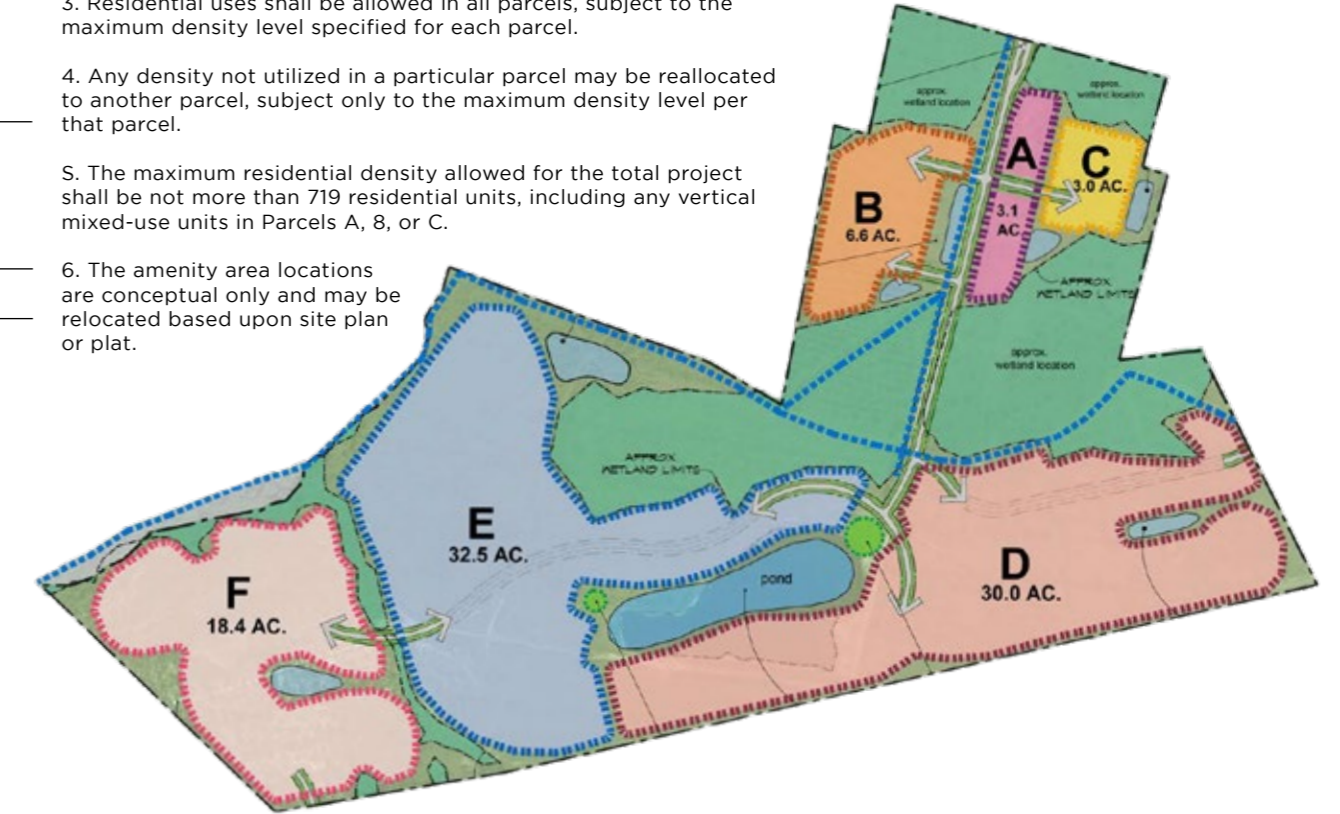
TABLE OF USES

PARCEL/SIZE	PERMITTED USES	MAX. DENSITY
A (3.1 AC ±)	NEIGHBORHOOD RETAIL, OFFICE AND/OR RESIDENTIAL, HORIZONTAL MIXED-USE OR VERTICAL MIXED-USE	32,000 S.F. RETAIL/OFFICE 16 DU/ AC.
B (6.6 AC ±)	SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED. OR MULTI-FAMILY RESIDENTIAL	16 DU/AC.
C (3.0 AC ±)	SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED. OR MULTI-FAMILY RESIDENTIAL	16 DU/AC.
D (30.0 AC ±)	SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED. OR RESIDENTIAL	8.3 DU/AC.
E (32.5 AC ±)	SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED. OR RESIDENTIAL	6 DU/AC.
F (18.4 AC ±)	SINGLE-FAMILY DETACHED RESIDENTIAL	4 DU/AC.

OPEN SPACE

OPEN SPACE REQUIRED	24.32 AC. (15%)
OPEN SPACE PROVIDED	24.32 AC. MIN. (15%)

- NOTES:**
- Zoning parcel lines are approximate only, and may be adjusted based upon field conditions, permitting, or project design requirements, or market conditions.
 - Non-residential uses shall be limited to Parcels A, B, or C only.
 - Residential uses shall be allowed in all parcels, subject to the maximum density level specified for each parcel.
 - Any density not utilized in a particular parcel may be reallocated to another parcel, subject only to the maximum density level per that parcel.
 - The maximum residential density allowed for the total project shall be not more than 719 residential units, including any vertical mixed-use units in Parcels A, B, or C.
 - The amenity area locations are conceptual only and may be relocated based upon site plan or plat.



MINIMUM LOT WIDTH (IN FT.)	FRONT SETBACK (IN FT.)	REAR SETBACK (IN FT.)	SIDE SETBACK (IN FT.)	CORNER SIDE SETBACK (IN FT.)	MIN. HEATED FLOOR AREA PER LOT (IN FT.)	MIN. LOT AREA (IN FT.)
50	25	20	5	8	1200	6,000 SQ FT
60	25	20	5	8	1400	7,500 SQ FT
70	30	20	5	8	1600	9,000 SQ FT
80	30	25	10	10	1800	10,000 SQ FT
90	30	25	10	10	2000	12,000 SQ FT

MARKET OVERVIEW

OAK ISLAND, NC | BRUNSWICK COUNTY

As the weather warms and pandemic restrictions ease across much of the country, the U.S. housing market shows little sign of cooling. Robust buyer demand, fueled by low mortgage rates and new migration patterns, continues to outpace supply, which remains near historic lows. Nationwide, inventory remains much lower than it was at this time last year, and sales prices are surging as a result.

Brunswick County's residential real estate market saw a +43.3% increase in sales volume in June 2021 compared to June 2020. The June 2021 total was the highest single-month sales volume on record, according to the Brunswick County Association of Realtors.

Brunswick County's residential real estate market is showing no signs of slowing down. Brunswick County has already topped over a billion dollars in sales this year (as of June 2021), and is on track to significantly exceed last year's total sales volume. The number of units sold jumped +20.4% and the average sale price increased by +19% to \$387,170. The number of homes sold in 2021 is likely to outpace each of the past three years.

In June 2021 the active listings in Brunswick County decreased -62% compared to June 2020. As home prices continue to soar, and the availability of single-family homes decreases, monthly rental rates have also spiked due to limited housing options and decreased affordability. The average nationwide monthly rental rate rose +9.2% in the first half of 2021 and is up an additional +2.3% in June 2021, bringing the nationwide average monthly rental rate to a record \$1,219.

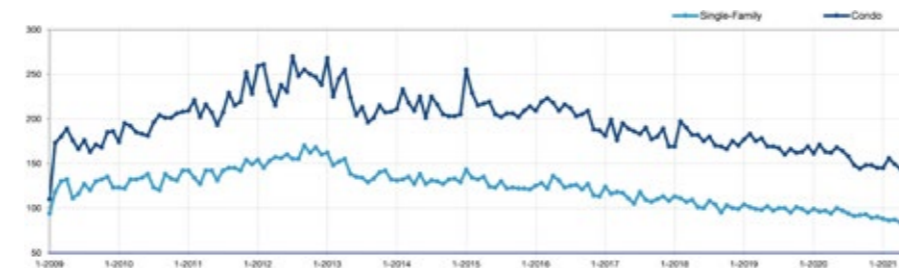
- ▶ **Strategic opportunity to create a multi-family rental community for one of the fastest-growing counties in the nation (Brunswick County).**
- ▶ **Limited Development Pipeline - no currently proposed or under construction multi-family projects on Highway 211.**
- ▶ **Low Vacancies and Limited Inventory - Brunswick County apartment communities are over 90%+ occupied (excluding projects in lease-up).**
- ▶ **Housing Affordability Index has decreased -9.7% in the last 12 months.**
- ▶ **Average monthly sale price for single family homes has increased +32.0% in the last 12 months.**

Waterside at Oak Island is positioned to capitalize on the "sweet spot" of the Brunswick County rental market. Demand for new and existing rentals and apartments in Brunswick County continues to set new records each month pushing some long-term rental wait lists up to 18 months. The product offered at Waterside will be very well positioned for those seeking to construct long term multi-family rentals in an attractive coastal area.

HOUSING AFFORDABILITY INDEX BY MONTH

Affordability Index	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Jul-2020	94	-6.0%	158	-5.4%
Aug-2020	91	-9.0%	148	-7.5%
Sep-2020	92	-3.2%	144	-13.3%
Oct-2020	93	-7.9%	148	-8.6%
Nov-2020	89	-10.1%	148	-9.2%
Dec-2020	90	-5.3%	145	-14.2%
Jan-2021	88	-11.1%	145	-9.9%
Feb-2021	86	-10.4%	156	-8.8%
Mar-2021	87	-10.3%	149	-8.6%
Apr-2021	84	-10.6%	144	-11.1%
May-2021	85	-15.0%	144	-14.3%
Jun-2021	80	-17.5%	135	-17.7%
12-Month Avg	88	-9.7%	147	-10.7%

HISTORICAL HOUSING AFFORDABILITY INDEX



PROPERTY LOCATION

POPULATION

BRUNSWICK COUNTY: 155K
TOWN OF OAK ISLAND: 9.0K

\$58K

Median Household Income

54

Median Age 2021

+43%

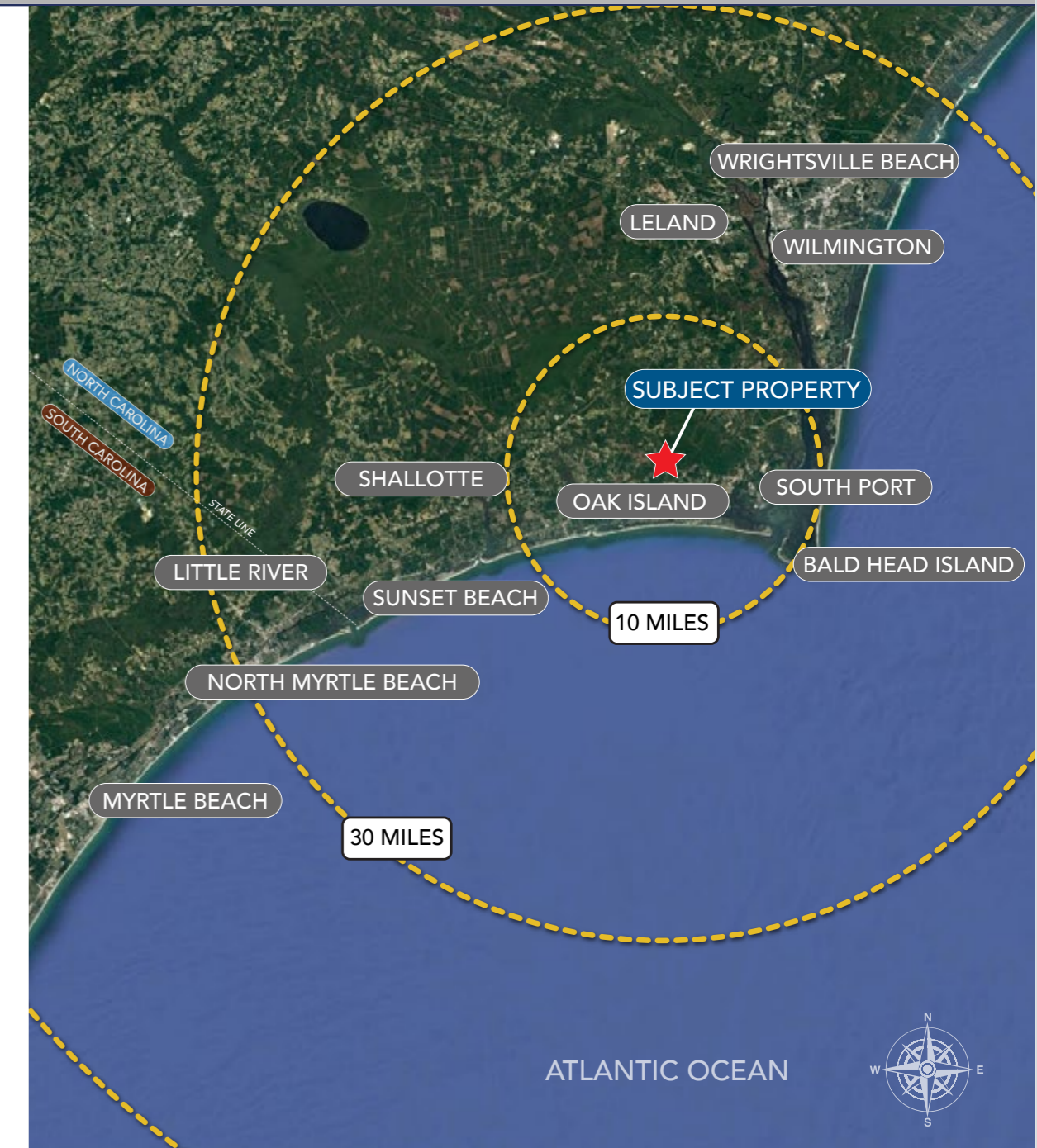
Population Growth Since 2010

HOUSEHOLDS

Number of Households: **56,056**
Home Value 12 Month: **+ 15%**

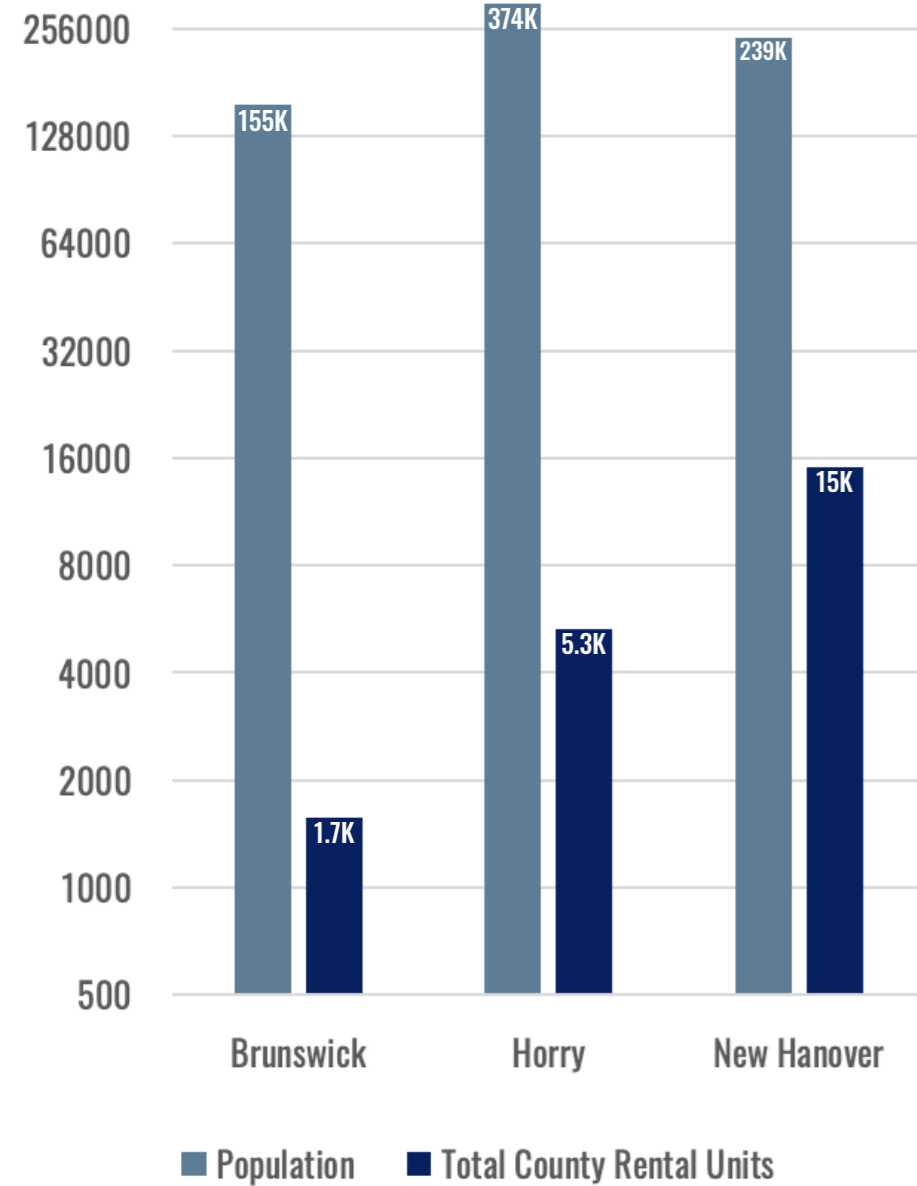
MAJOR EMPLOYERS

Brunswick County Board of Education	1000 +
County of Brunswick	1000 +
Duke Energy	1000 +
Novant Health	1000 +
PPD Development, LLC	1000 +
Progress Energy Service Co.	500-999
Brunswick Community College	250-999
Lowes Food, LLC	250-999



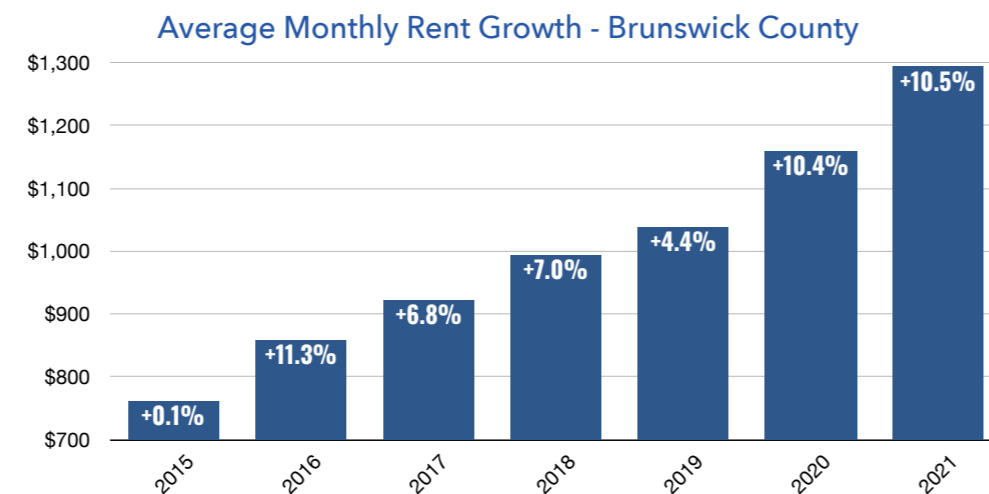
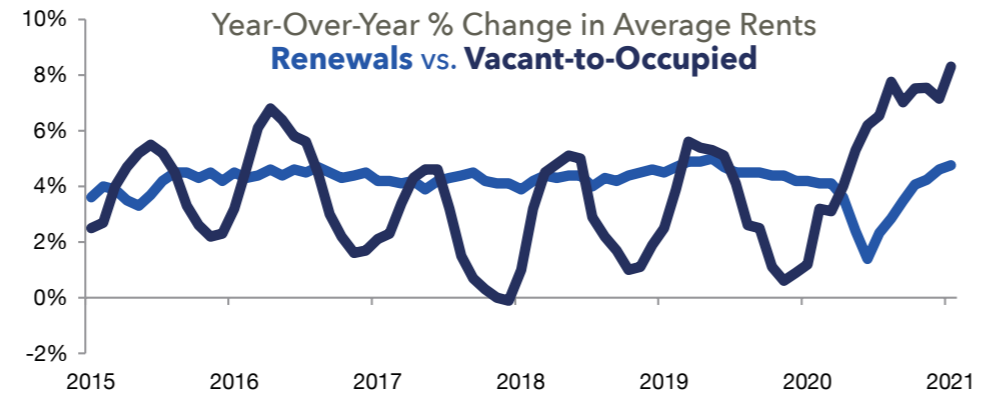
RENTAL GROWTH TRENDS

POPULATION VS AVAILABLE RENTAL UNITS



The multifamily industry had an extremely strong first half of 2021, as Brunswick County average asking rents rose 10.5% in the first six months of the year. Nationally, year-over-year asking rent growth is well above pre-pandemic performance at 6.3% as of June 2021.

Rents are driven by buyout demand. Absorption has been solid this year, with more than 173,000 units, or 1.2% of stock, nationally absorbed year-to-date and 378,000 units absorbed in the 12 months through May 2021. Absorption is almost certain to surpass 275,000 units in 2020.



SURROUNDING APARTMENT COMMUNITIES



	COMMUNITY	CITY	YR. BUILT	AVG. RENT	AVG. SF	AVG. \$/SF
1	Hawthorne at Pine Forest	Oak Island	2020	\$1,295	1,120	\$1.56
2	Egret Crossing	Southport	2002	\$1,000	850	\$1.17
3	Birch Pond Apartments	Shallotte	2002	\$1,000	995	\$1.00
4	Hawthorne at Leland	Leland	2017	\$1,360	1070	\$1.27
5	Brunswick Point Apartment Homes	Leland	2005	\$1,500	1,000	\$1.50
6	Comet Westgate	Leland	2018	\$1,500	1,100	\$1.36
7	The Park at Village Oaks	Leland	2008	\$1,200	1,080	\$1.11

Waterside at Oak Island (130+ AC) "South Pod"



Hawthorne at Pine Forest

1045 Woodsia Way
Oak Island, NC 28461
Brunswick County

Year Built: 2020
Total Units: 168
Total Area: 188,160
Occupancy: 100%

UNIT TYPE	# OF UNITS	UNIT SIZE	AVG. RENT
1 BR - 1 BA	19	777 - 789	\$1,050 - \$1,100
1 BR - 1 BA	15	795	\$1,050 - \$1,100
1 BR - 1 BA	15	859	\$1,064 - \$1,115
2 BR - 2 BA	24	1,087	\$1,265 - \$1,315
2 BR - 2 BA	24	1,092 - 1,099	\$1,265 - \$1,315
2 BR - 2 BA	24	1,104 - 1,195	\$1,375 - \$1,425
2 BR - 2 BA	24	1,213	\$1,375 - \$1,425
3 BR - 2 BA	11	1,315	\$1,475 - \$1,525
3 BR - 2 BA	12	1,327	\$1,475 - \$1,525
Total / Avg.	168	1,120	\$1,295.44

Community Amenities

- Bicycle Racks
- Breakfast/Coffee Concierge
- Business Center/Computer Lab
- Recreation Center & Game Room
- Club House
- Fitness Center
- Garages
- Lounge
- Pet Care
- Playground
- Pool
- Putting Greens
- Spa

Apartment Features

- Ceiling Fan
- Granite Countertops
- Kitchen
- Patio
- Patio or Balcony
- Smoke Free Community
- Stainless Steel Appliances
- Tub/Shower
- Walk-In Closets



Hawthorne at Leland

436 Hawthorne Loop Rd SE
Leland, NC 28451
Brunswick County

Year Built: 2017
Total Units: 171
Total Area: 182,457
Occupancy: 100%

UNIT TYPE	# OF UNITS	UNIT SIZE	AVG. RENT
1 BR - 1 BA	28	807	\$1,046 - \$1,196
1 BR - 1 BA	28	849	\$1,167 - \$1,217
2 BR - 2 BA	28	1,078	\$1,348 - \$1,423
2 BR - 2 BA	29	1,193	\$1,466 - \$1,511
2 BR - 2 BA	29	1,166	\$1,468 - \$1,543
3 BR - 2 BA	29	1,306	\$1,562 - \$1,612
Total / Avg.	171	1067	\$1,358.60

Community Amenities

- 24 Hour Availability
- Bicycle Racks
- Breakfast/Coffee Concierge
- Business Center/Computer Lab
- Club House
- Elevator
- Fitness Center
- Garages
- Gated Community
- Key Fob Entry
- Lounge
- Maintenance on site
- Picnic Area & Playground
- Pool & Grills
- Recreation Center Game Room
- Spa
- Storage Space
- Trash Pickup - Door to Door
- Walking/Biking Trails
- Wi-Fi at Pool and Clubhouse

Apartment Features

- Broadband Internet Access
- Cable or Satellite
- Disability Access
- Double Pane Windows
- Double Vanities
- Fireplace
- Island Kitchen
- Kitchen
- Patio or Balcony
- Security System
- Smoke Free Community
- Sprinkler System
- Stainless Steel Appliances
- Trash Compactor
- Tub/Shower
- View
- Vinyl Flooring
- Walk-In Closets
- Washer/Dryer in Unit
- Window Covering



Comet Westgate

5090 Tradeway Dr
Leland, NC 28451
Brunswick County

Year Built: 2019
Total Units: 266
Total Area: 283,376
Occupancy: 99.7%

UNIT TYPE	# OF UNITS	UNIT SIZE	AVG. RENT
1 BR - 1 BA, A1A	24	668	\$1,150 - \$1,325
1 BR - 1 BA, A1C	24	724	\$1,175 - \$1,398
1 BR - 1 BA, A1D	24	724	\$1,185 - \$1,518
1 BR - 1 BA, A1E	24	732	\$1,240 - \$1,430
1 BR - 1 BA, A1H	24	801	\$1,150 - \$1,367
2 BR - 2 BA, B2A	24	994	\$1,332 - \$1,571
2 BR - 2 BA, B2C	24	1,038	\$1,370 - \$1,390
2 BR - 2 BA, B2D	24	1,145	\$1,420 - \$1,455
2 BR - 2 BA, B2E	24	1,148	\$1,440 - \$1,739
2 BR - 2 BA, B2G	25	1,212	\$1,460
2 BR - 2 BA, B2H	25	1,214	\$1,500 - \$1,865
Total / Avg.	266	1,120	\$1,295.44

Community Amenities

- Concierge
- Car Charging Station
- Elevator
- Clubhouse
- Fitness Center
- Pool
- Sundeck

Apartment Features

- Ceiling Fan
- Kitchen
- Smoke Free
- Washer/Dryer Hookup
- Wi-Fi
- Walk-In Closets



Points Of Interest

Distance in Miles



Beach of Oak Island
5 Miles



Championship Golf Courses
11 Within 10 Miles



Grocery Store
0.75 - Lowes Food



Hospital
9.8 - Novant Health



Schools
All within 14mi - K-12



Airport
30 - Wilmington ILM



Oak Island, North Carolina



Oak Island's township resides in Brunswick County, NC. For several consecutive years, Brunswick County has remained the fastest-growing county in the State of North Carolina and 4th in the nation among counties with populations of 20,000 or more from 2010 - 2020. Brunswick County's Population increased 4% in CY2020 (per US Census) compared to the US growth average (0.6%) over same time frame.

Driving to and from some of coastal Carolina's most attractive and charming cities is quick and easy from Waterside at Oak Island: North Myrtle Beach is 39 miles; Shallotte is 15 miles; Southport is 9 miles; and Wilmington is located approximately 30 miles from the site.

Oak Island is an ideal location for beach combers, outdoor enthusiasts, avid boaters and anglers, elite golfers, bird watchers, and those that enjoy relaxing sunsets and nostalgic coastal living.

Modern conveniences (grocery stores, shopping, local boutiques, hardware stores, restaurants, medical and pharmacies) are located within just a few miles of Waterside at Oak Island.

▶ **OVER 30 CHAMPION GOLF COURSES**
NCBRUNSWICK.COM

▶ **NORTH CAROLINA'S FASTEST GROWING COUNTY**
BRUNSWICK COUNTY PLANNING

▶ **VOTED ONE OF THE BEST BEACHES IN THE WORLD**
NATIONAL GEOGRAPHIC

▶ **NAMED ONE OF THE BEST COASTAL SMALL TOWNS**
SOUTHERN LIVING

▶ **ONE OF THE TOP 20 MOST MAGICAL ISLAND US GETAWAYS**
COUNTRY LIVING / MSN

▶ **OAK ISLAND TOP 5 NORTH CAROLINA BEACHES**
USA TODAY



South Port



Southport is located only a few miles down the road from Waterside at Oak Island, on the coast in Southeastern NC, where the Cape Fear River meets the Atlantic Ocean. It is known for its charming waterfront scenery & restaurants, historic past, the maritime heritage of forebears, and the salubrious breezes that cast a calm and welcoming ambiance over the residents and visitors of this little slice of heaven.

Bald Head Island



With no cars and no crowds, Bald Head Island preserves the natural beauty and stress-free lifestyle of a simpler time. Explore 14 miles of pristine beaches, thousands of acres of protected salt marshes and a spectacular expanse of maritime forest. Whether you come for a round at one of the region's premier golf courses, a savory culinary experience offered at four distinct dining venues, you'll discover an island oasis of fun and relaxation with year-round activities and amenities for all ages.

Holden Beach



Holden Beach, with its distinction as one of the best family beaches in the country by National Geographic Traveler, is the obvious choice. Offering small-town charm and unspoiled beauty, Holden Beach strives to keep it family oriented, making this and surrounding areas the destination for those who seek a relaxing getaway or are ready to settle into a new, permanent home.

Wilmington



Defined by its rich past and a bright future, a vibrant riverfront city with timeless character that has preserved its historic places, while fostering an ever-evolving independent spirit. From the charm of its moss-draped, brick-lined historic district to the evolving north-end of its river district, there are new things to discover around every corner. At the center of it all is the river that inspires new experiences and fresh ideas, as seen from the local storefronts & cafes, to the film industry, & local arts & music scene.

Myrtle Beach



The City of Myrtle Beach is a residential and vacation community at the heart of South Carolina's Grand Strand coast. Our 400,000+ permanent residents and millions of visitors enjoy wide beaches, warm weather and an incredible range of entertainment and activities. The name "Myrtle Beach" comes from the wax myrtle, an abundant local shrub, and was chosen in a name-the-town contest in 1900.

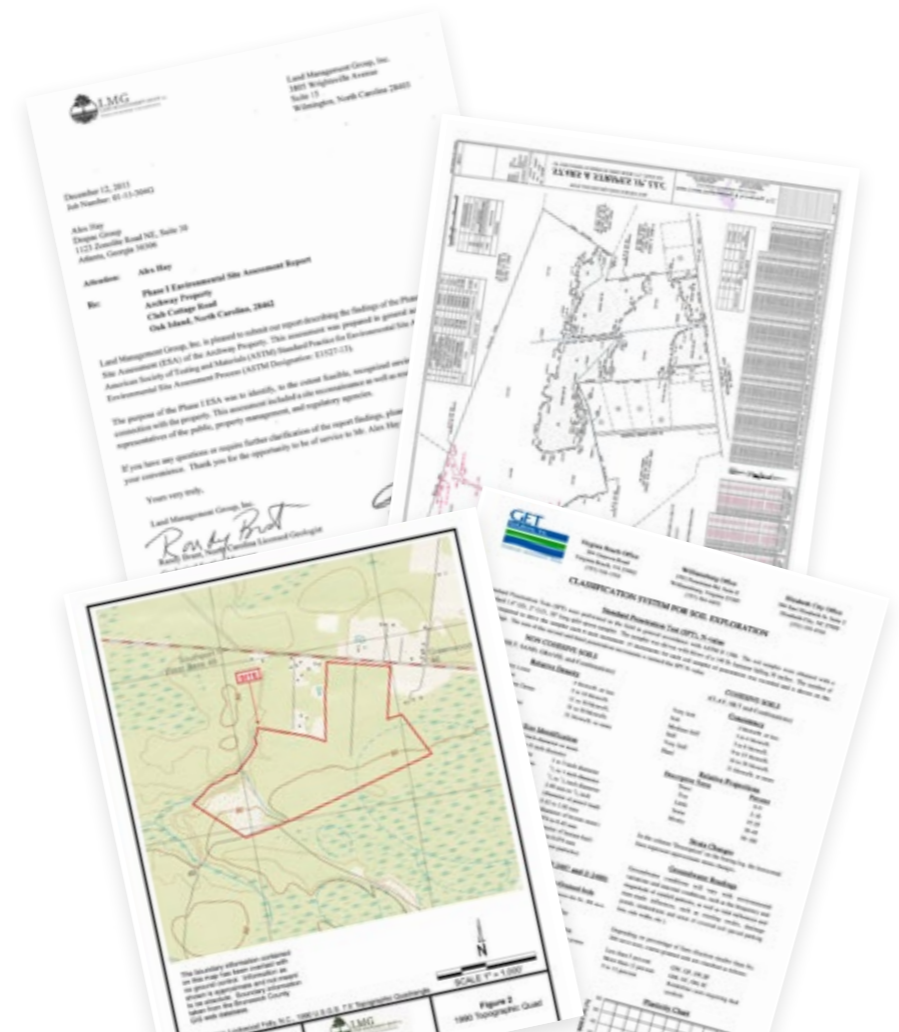
Shallotte



Shallotte's strategic central location makes it the central business hub of southern Brunswick County. Shallotte is the spot where residents & visitors from miles around come to shop, dine & enjoy entertainment. Within the town's 28 square-miles there are more than 610 businesses. While Shallotte is still considered a small town, it has a lot of amenities often found in larger cities.

DUE DILIGENCE FILES & ENTITLEMENT DOCUMENTS

- SITE PLAN, PLATS AND MAPS
- WETLANDS SURVEY AND JD LETTER
- ENVIRONMENTAL PHASE 1
- GEOTECHNICAL STUDY
- MUNICIPAL ZONING PUD
- UTILITY MAPS/AVAILABILITY
- TRAFFIC IMPACT ASSESSMENT
- DEVELOPMENT AGREEMENT
- ACCESS, UTILITY, AND SIGN EASEMENTS



[Click Here To Download](#)

CALL FOR OFFERS
FRIDAY, AUGUST 27, 2021
5:00PM EST
www.WatersideOakIsland.com

Disclaimer: The information contained in this market brochure is from the sources we deem accurate and reliable, however; it is submitted without representation or warranty and Blue Strand Real Estate Group assumes no liability for errors and omissions of any kind.



bluestrand
 real estate group

Blue Strand Real Estate Group is a full-service residential and commercial real estate company based out of North Myrtle Beach. Our primary focus is new home communities with an emphasis on developer, builder, and exclusive buyer representation. Since spring of 2012, Blue Strand Real Estate Properties has closed over 600 transactions for a total of more than \$175,000,000 in sales volume.

In an ever changing Real Estate market, we realize that no two deals are ever the same. Therefore, we tailor custom real estate marketing programs to accomplish our clients' goals. Through detailed research and constant networking, our team will provide thorough analyses of the current Real Estate market and projections on future sales activity. Although market conditions constantly change, our commitment and dedication to providing our clients with the BEST professional Real Estate services will always remain the same.

Blue Strand Real Estate Group
 1021 Sea Mountain Highway #A1
 North Myrtle Beach, SC 29582
www.BlueStrandGroup.com



Curtis Dukes, Broker/Owner
 Mobile - (828) 217-2084
 Office - (843) 663-2084
CurtisDukes12@gmail.com