

OFFERING MEMORANDUM



SEAWATCH AT SUNSET HARBOR

AN EXCLUSIVE COASTAL CAROLINA BUILDING OPPORTUNITY

54 DEVELOPED & PLATTED SINGLE-FAMILY RESIDENTIAL LOTS

BOLIVIA, NORTH CAROLINA | WILMINGTON MSA

bluestrand
real estate group



INVESTMENT OVERVIEW



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

Blue Strand Real Estate Group, exclusive agent for the Seller, is pleased to present this offering for sale of fifty-four (54) developed and platted single-family residential lots in the Seawatch at Sunset Harbor community, located in Bolivia, North Carolina. This residential building opportunity is being offered to prospective 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 on TBD, 2025. 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.





SEAWATCH
AT SUNSET HARBOR

Disclaimer: The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Blue Strand Real Estate Group (BSREG) and should not be made available to any other person or entity without the written consent of BSREG. This Offering Memorandum has been prepared to provide summarized, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. BSREG has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and any improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of any improvements thereon, or the financial condition or the business prospects of any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, BSREG has not verified, and will not verify, any of the information contained herein, nor has BSREG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the Information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

EXECUTIVE SUMMARY



Opportunity to secure fifty-four (54) developed and platted residential building lots located on the Hwy 211 corridor with close proximity to Oak Island, NC and historic waterfront of Southport.

Blue Strand Real Estate Group is pleased to present this acquisition and building opportunity known as Seawatch at Sunset Harbor, an exclusive residential community in the town of Bolivia, NC. Located off Highway 211, this offering includes 54 developed and platted single-family lots.

This property is strategically positioned between the thriving cities of Wilmington (28 miles) and North Myrtle Beach (35 miles). Seawatch at Sunset Harbor is also just minutes from the charming coastal communities of Southport (7.5 miles) and Oak Island’s beaches, offering easy access to a wealth of recreational activities, including boating, fishing, and golfing, alongside historic waterfronts and vibrant cultural experiences.

Seawatch at Sunset Harbor is part of a larger 1,900+ acre master-planned coastal community in North Carolina’s fastest growing county, Brunswick County. This subdivision boasts private roads, municipal water and sewer services, and offers flexibility for future developers to create a blend of single-family and multi-family housing. With limited land supply in the area and high demand for new housing, Seawatch is well-positioned to capitalize on the area’s growing population and investment potential.

As housing and vacant lot inventory continues to tighten in our post-pandemic marketplace, all eyes are on homebuilders to provide a much needed boost of inventory to help meet buyer demand.

ADDRESS	2221 SOUTHPORT-SUPPLY RD SE
MUNICIPALITY	BOLIVIA, NORTH CAROLINA
PARCEL ID#	SEE PAGE 8
CURRENT USE	RESIDENTIAL
ZONING	R-7500 WITH PUD
WATER/SEWER	BRUNSWICK COUNTY WATER & SEWER
ELECTRICITY	BRUNSWICK ELECTRIC
AVAILABLE	IMMEDIATELY
FUTURE USES	SINGLE-FAMILY DETACHED
PRICING GUIDANCE	CALL FOR PRICING GUIDANCE



INVESTMENT HIGHLIGHTS



Subject property located in the town of Bolivia with approved PUD zoning in Brunswick County.



Limited land/lot supply in Brunswick County



54 Developed & platted lots ready for immediate use & home construction.



All public utilities are located in front of each lot provided by Brunswick County Water & Sewer.



Optimal subsurface soil conditions



NC Hwy 211 provides easy access to U.S. HWY 17



Entrance, main drive & community roads are installed

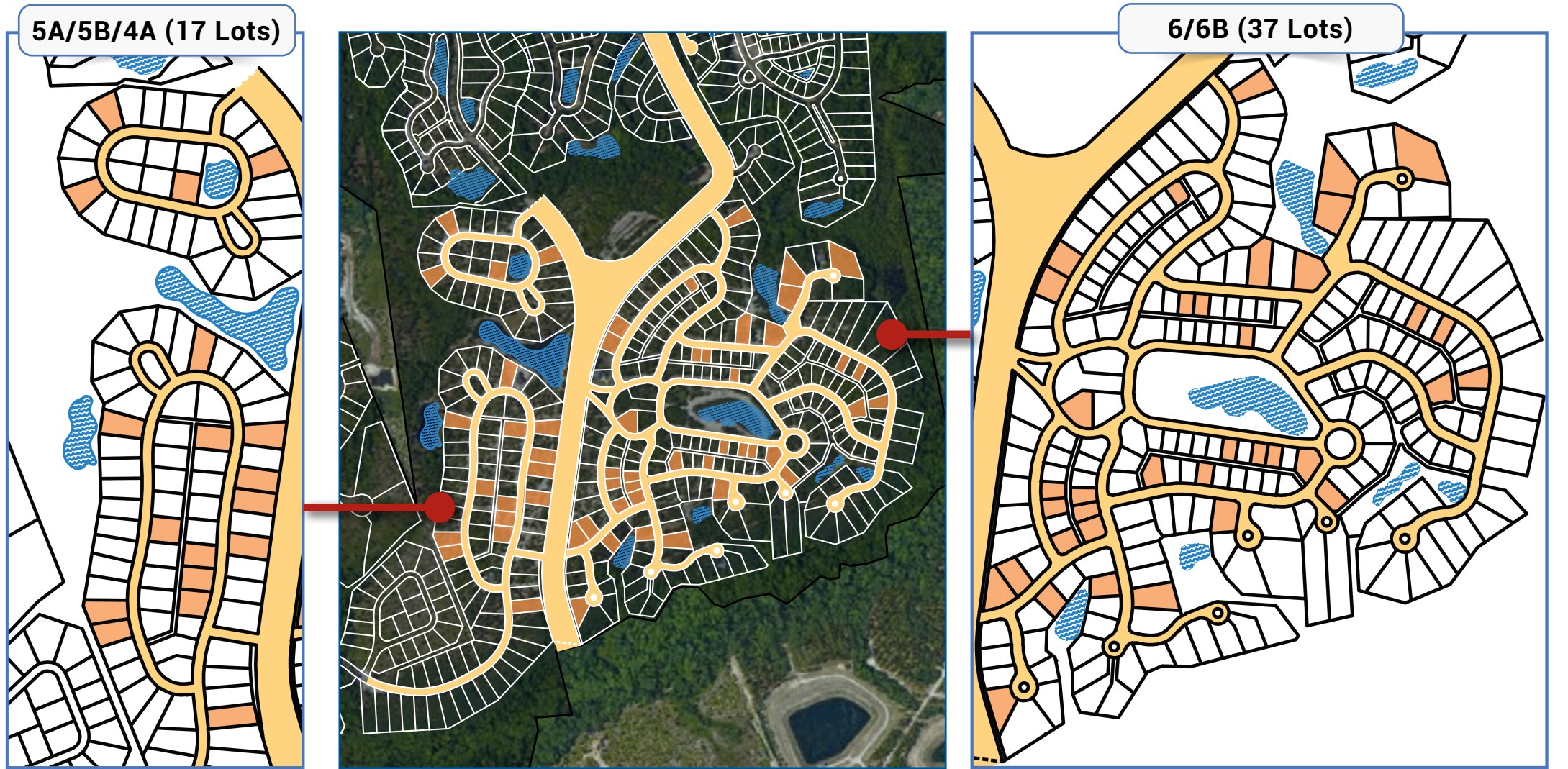


Proposed amenities include a waterfront clubhouse, crabbing pier, parks & walking/biking trails.





# OF LOTS	STATUS	PHASES
54 Lots	Developed and platted	Phase 5A (13 lots) - Phase 5B (4 lots) - Phase 6 (34) - Phase 6B (3 lots)



LEGAL DESCRIPTION & ADDRESSES

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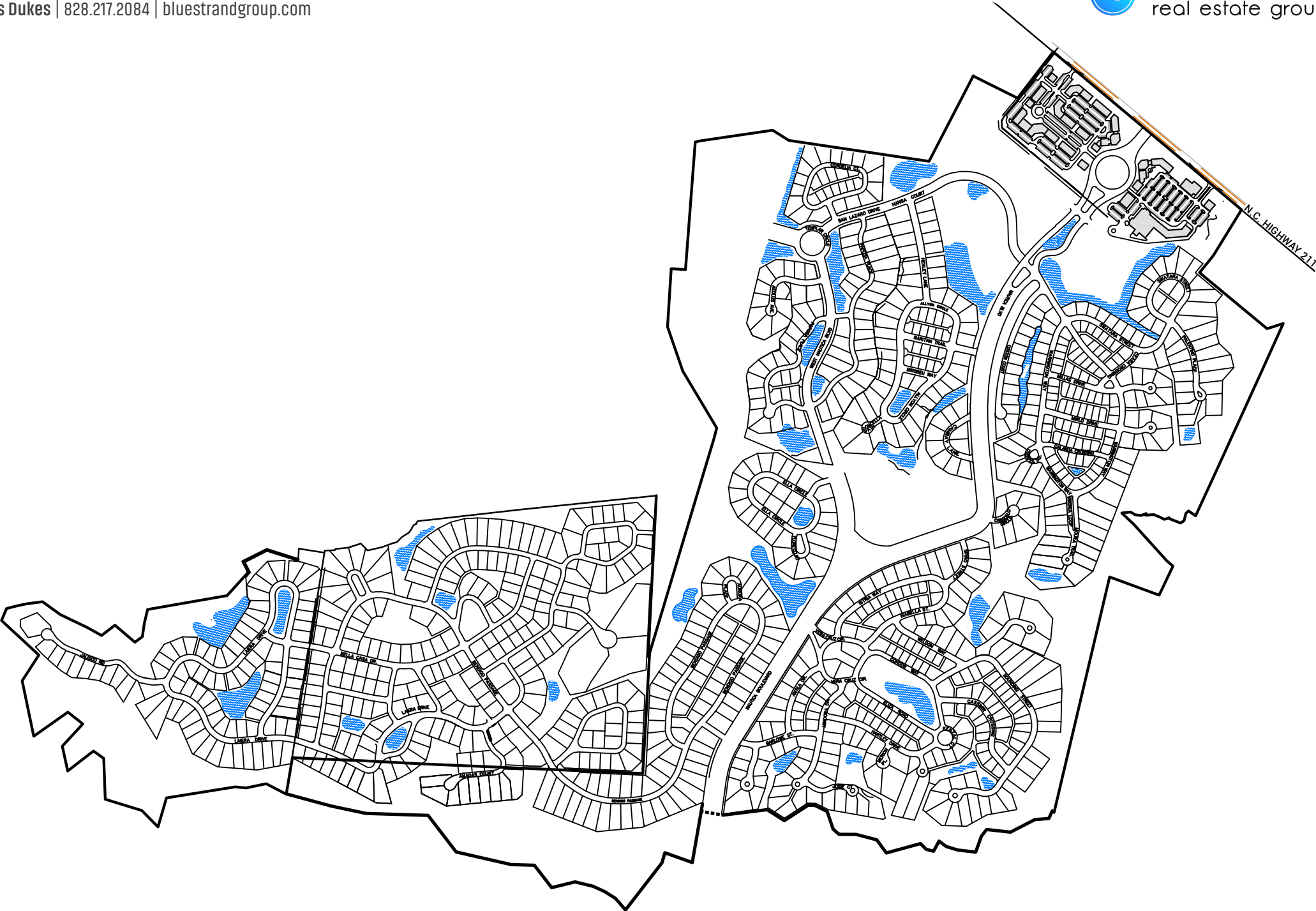
PHASE	LOT #	PARCEL ID	STREET #	STREET NAME	CITY	ZIP	PLAT BOOK	PLAT PAGE
5A	512	202GA001	576	Bendigo Passage SE	Bolivia	28422	0031	0224
5A	543	202GA036	512	Bendigo Passage SE	Bolivia	28422	0031	0224
5A	544	202GA035	514	Bendigo Passage SE	Bolivia	28422	0031	0224
5A	553	202GA026	532	Bendigo Passage SE	Bolivia	28422	0031	0225
5A	566	202GA013	550	Bendigo Passage SE	Bolivia	28422	0031	0225
5A	568	202GA011	554	Bendigo Passage SE	Bolivia	28422	0031	0224
5A	569	202GA010	556	Bendigo Passage SE	Bolivia	28422	0031	0224
5A	571	202GA008	560	Bendigo Passage SE	Bolivia	28422	0031	0224
5A	581	202GA048	521	Bendigo Passage SE	Bolivia	28422	0031	0224
5A	588	202GA055	551	Bendigo Passage SE	Bolivia	28422	0031	0225
5A	593	202GA060	561	Bendigo Passage SE	Bolivia	28422	0031	0224
5A	594	202GA061	563	Bendigo Passage SE	Bolivia	28422	0031	0224
5A	595	202GA062	565	Bendigo Passage SE	Bolivia	28422	0031	0224
5B	598	202GB003	554	Ella Circle SE	Bolivia	28422	0031	0343
5B	612	202GB017	576	Ella Circle SE	Bolivia	28422	0031	0226
5B	616	202GB021	584	Ella Circle SE	Bolivia	28422	0031	0343
5B	625	202GB031	565	Ella Circle SE	Bolivia	28422	0032	0201
6	630	202GC004	457	Istria Way SE	Bolivia	28422	0032	0476
6	641	202GC015	3024	Spiro Street SE	Bolivia	28422	0032	0476
6	654	202GC028	3014	Weldon Way SE	Bolivia	28422	0032	0476
6	656	202GC030	3026	Sounding Street SE	Bolivia	28422	0032	0476
6	684	202GC055	3057	Sounding Street SE	Bolivia	28422	0032	0477
6	688	202GC059	3047	Sounding Street SE	Bolivia	28422	0032	0477
6	690	202GC061	3043	Sounding Street SE	Bolivia	28422	0032	0477
6	703	202GC074	3007	Weldon Way SE	Bolivia	28422	0032	0476
6	704	202GC075	3005	Weldon Way SE	Bolivia	28422	0032	0476
6	715	202GC086	428	Istria Way SE	Bolivia	28422	0032	0476

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PHASE	LOT #	PARCEL ID	STREET #	STREET NAME	CITY	ZIP	PLAT BOOK	PLAT PAGE
6	733	202GC104	3024	Condor Way SE	Bolivia	28422	0032	0476
6	743	202GC114	3050	Cassimir Crossing SE	Bolivia	28422	0032	0477
6	761	202GC134	3041	Hartley Drive SE	Bolivia	28422	0032	0477
6	768	202GC141	3025	Hartley Drive SE	Bolivia	28422	0032	0478
6	776	202GC149	502	Mindora Drive SE	Bolivia	28422	0032	0478
6	791	202GC164	497	Mindora Drive SE	Bolivia	28422	0032	0478
6	794	202GC167	3009	Barlowe Street SE	Bolivia	28422	0032	0478
6	800	202GC173	513	Astoria Lane SE	Bolivia	28422	0032	0478
6	804	202GC177	3002	Barlowe Street SE	Bolivia	28422	0032	0478
6	805	202GC178	3006	Barlowe Street SE	Bolivia	28422	0032	0198
6	807	202GC180	3012	Barlowe Street SE	Bolivia	28422	0032	0196
6	808	202GC181	3018	Barlowe Street SE	Bolivia	28422	0032	0478
6	810	202GC183	3006	Hartley Drive SE	Bolivia	28422	0032	0478
6	813	202GC186	3018	Hartley Drive SE	Bolivia	28422	0032	0478
6	819	202GC192	3042	Hartley Drive SE	Bolivia	28422	0032	0478
6	821	202GC194	3037	Eliza Rd SE	Bolivia	28422	0032	0196
6	822	202GC195	3033	Eliza Rd SE	Bolivia	28422	0032	0478
6	824	202GC197	3025	Eliza Rd SE	Bolivia	28422	0032	0478
6	832	202GC205	483	Mindora Drive SE	Bolivia	28422	0032	0478
6	833	202GC206	481	Mindora Drive SE	Bolivia	28422	0032	0478
6	835	202GC208	475	Mindora Drive SE	Bolivia	28422	0032	0196
6	839	202GC212	3025	Vera Cruz Circle SE	Bolivia	28422	0032	0476
6	843	202GC216	486	Antilla Drive SE	Bolivia	28422	0032	0478
6	844	202GC217	490	Antilla Drive SE	Bolivia	28422	0032	0478
6B	1058	202GD005	435	Venore Court SE	Bolivia	28422	0033	0321
6B	1061	202GD002	445	Venore Court SE	Bolivia	28422	0033	0321
6B	1062	202GD001	447	Venore Court SE	Bolivia	28422	0033	0321



PROPERTY OVERVIEW	
# of Lots	54
Jurisdiction	Brunswick County
Site Conditions	Flat topography, partially wooded
Current Zoning	R-7500 with PUD
Current Land Use	Residential Single-Family Detached
Access	The site can be accessed from NC Hwy 211 (Southport-Supply Road SE)
Flood Zone	This site is NOT located in a special flood hazard area
Utilities	Water & Sewer services Located in front of each lot
HOA Dues	\$678 Annually

SITE UTILITIES	
Water & Sewer	Brunswick County Water & Sewer
Fire Protection	Sunset Harbor & St. James District
Police Protection	Brunswick County

PROPERTY LOCATION

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Fastest
Growing County
in North Carolina



167,020
2023
Population



+35%
Population Growth
Since 2014



\$72,820
Average
Household Income



\$402,400
Average
Home Value



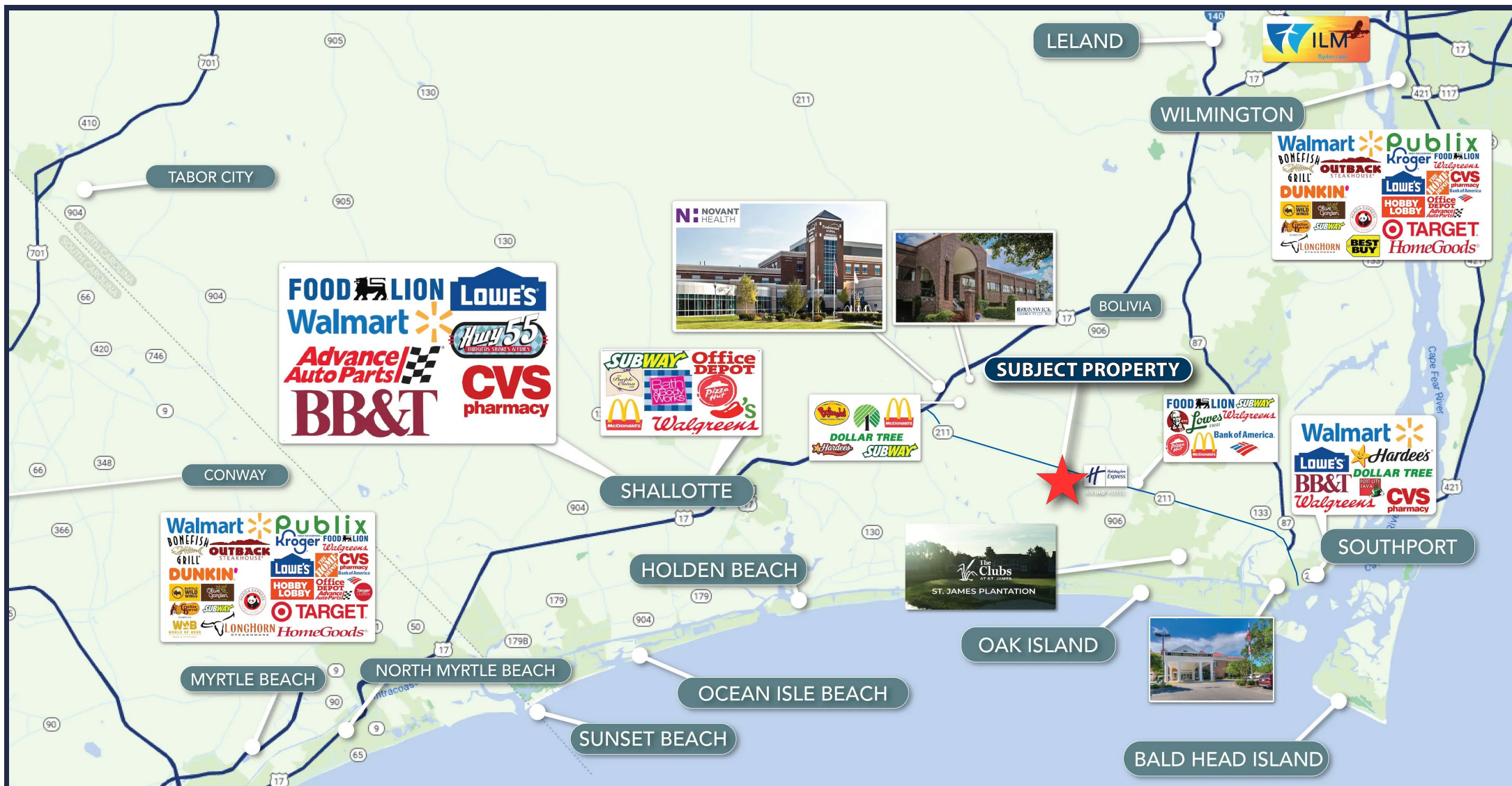
55.7
Median
Age

SURGING HOME SALES

Year	All Homes	New Homes
2020	5338	1529
2021	5856	1670
2022	4803	1732
2023	4606	1992
2024	5086	2357



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Distance in Miles



7.3 Miles



11 Within 10 Miles



2.9 - Lowes Food



7.1 - Novant Health



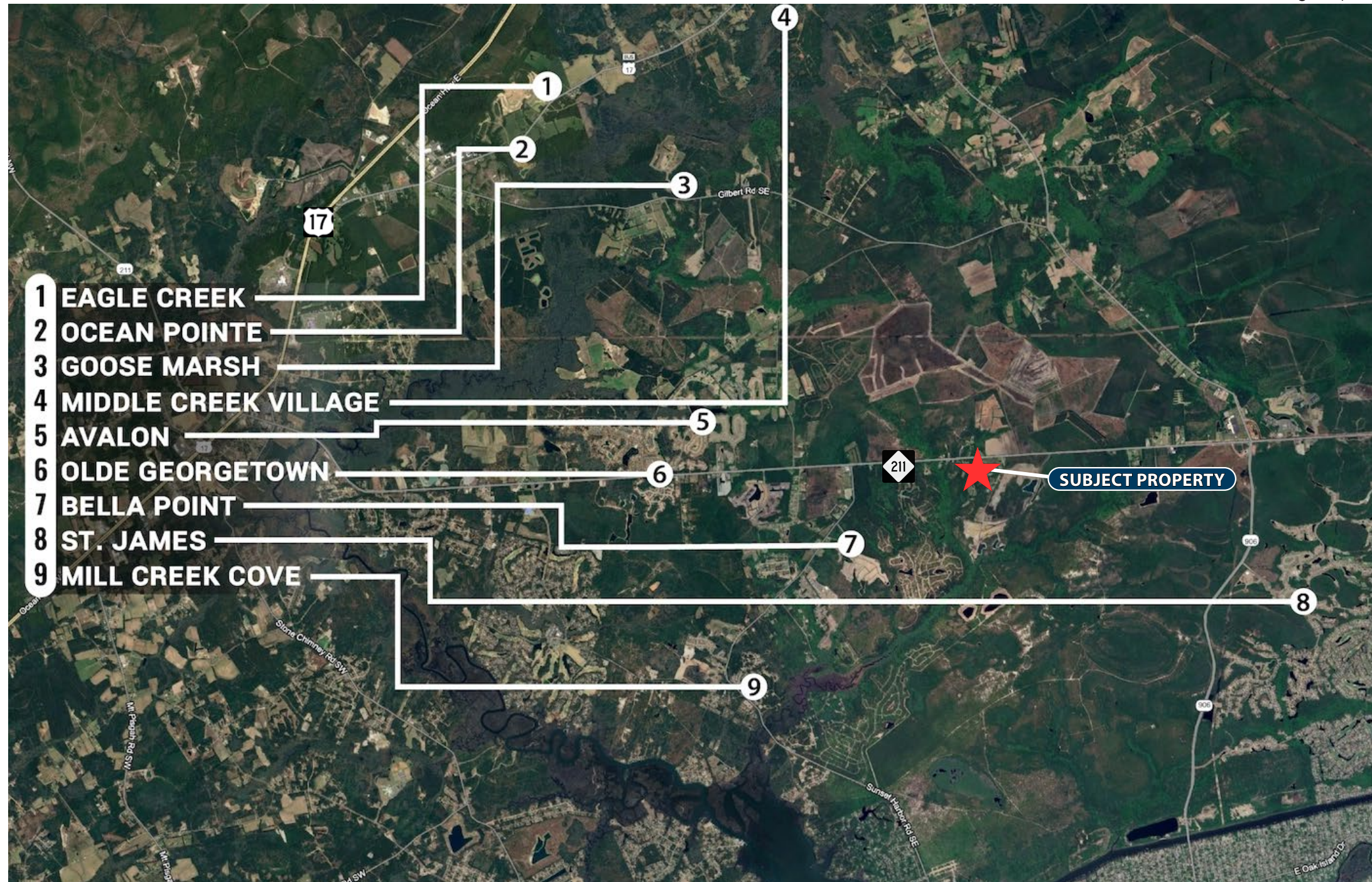
All within 15mi - K-12



36 - Wilmington ILM

COMPETITIVE SET

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Eagle Creek

Builder	D.R. Horton
Price	\$255k - \$357k
Average SF	1,673
Price Per SF	\$175

Ocean Pointe

Builder	Pulte
Price	\$280k - \$344k
Average SF	1,945
Price Per SF	\$159

Goose Marsh

Builder	Chesapeake Homes
Price	\$318k - \$468k
Average SF	2,187
Price Per SF	\$183

St. James

Builder	Multiple Builders
Price	\$579k - \$1.75m
Average SF	2,173
Price Per SF	\$339

Avalon

Builder	D.R. Horton
Price	\$250k - \$342k
Average SF	1,776
Price Per SF	\$170

Olde Georgtown

Builder	Dreamfinders
Price	\$243k - \$330k
Average SF	1,767
Price Per SF	\$162

Bella Point

Builder	D.R. Horton
Price	\$215k - \$372k
Average SF	1,435
Price Per SF	\$203

Middle Creek Village

Builder	NVR-Ryan Homes
Price	\$292k - \$432k
Average SF	1,829
Price Per SF	\$197

Mill Creek Cove

Builder	Adams Homes, Century Complete, True Homes
Price	\$274k - \$375k
Average SF	1,894
Price Per SF	\$173

MARKET HIGHLIGHTS

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Bolivia, NC, and the surrounding areas are experiencing steady economic growth, attracting new businesses and residents alike. The property's close proximity to essential amenities, including grocery stores, shopping centers, schools, healthcare facilities, and recreational areas, ensures convenience and a high quality of life for future residents.

Outdoor enthusiasts will find endless opportunities for boating, fishing, hiking, and enjoying the natural beauty of the area. Bolivia, North Carolina's serene environment and charming community make it an ideal location for those seeking a peaceful yet vibrant lifestyle.

This property represents a significant investment opportunity in a growing market with increasing demand for residential properties. With its strategic location and thriving community, this property is poised for long-term growth and prosperity.

- ▶ **The average sale price for single family homes as of December 2024 was \$484,773.**
- ▶ **Average monthly sale price for single family homes has increased +5.1% in the last 12 months.**
- ▶ **The total number of units sold in 2024 (5,747 units) increased +6.9% from 2023 (5,375 units).**
- ▶ **The Total YOY Sales Volume has increased +9.2% going from \$2,521,832,680 in 2023 to \$2,753,130,595 in 2024.**
- ▶ **Total Annual Sales Volume in December 2024 was \$224,934,891. Up +28.7% over December 2023.**
- ▶ **Absorption Rate = 3 Month supply**



Steady Economic Growth: The area is experiencing continuous economic development, attracting new businesses and residents.

Proximity to Amenities: Close to essential amenities such as grocery stores, shopping centers, schools, healthcare facilities, and recreational areas.

Outdoor Recreation: Abundant opportunities for boating, fishing, hiking, and enjoying the natural beauty of the region.

High Quality of Life: Offers a serene environment and a charming community, ideal for a peaceful yet vibrant lifestyle.

Investment Opportunity: Growing market with increasing demand for residential properties, making it a prime investment opportunity.

Strategic Location: Convenient access to nearby cities and coastal attractions.

Community Engagement: Strong sense of community with various local events and activities.

Cultural Heritage: Rich history and cultural heritage that add to the area's appeal.

Educational Excellence: Quality schools and educational institutions in the vicinity.

Healthcare Access: Close to top-notch healthcare facilities ensuring the well-being of residents.

Natural Beauty: Scenic landscapes and natural beauty that enhance the living experience.





Brunswick County

— North Carolina —

Brunswick County's real estate market saw continued strong demand in 2024, exceeding \$2 billion in sales volume year-to-date, achieving this milestone a month earlier than in 2023. In 2024, the market saw increases in new listings (+18.4%), units sold (+6.9%), and total sales volume (+9.2%). Additionally, year-to-date sales, prices and sales volume are outpacing last year's numbers, as Brunswick County remains in seller's market territory.

Driving to and from some of Coastal Carolina's most attractive and charming cities is quick and easy from Seawatch at Sunset Harbor: North Myrtle Beach is 33 miles; Shallotte is 12 miles; Southport is 9 miles; and Wilmington is located approximately 28 miles from the site.

Brunswick County's an ideal location with six island beaches, outdoor attractions and activities, historic culture, museums, over 30 championship golf courses, nature trails, local breweries, wineries and even more to come with the recent growth in this county.

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

"NORTH CAROLINA'S FASTEST GROWING COUNTY"

2023 CENSUS

"5 TOWNS VOTED IN TOP 40 COASTAL DESTINATIONS"

GOODHOUSEKEEPING.COM

"ONE OF THE 21 BEST BEACHES IN THE WORLD"

NATIONAL GEOGRAPHIC

"28TH FASTEST GROWING COUNTY IN THE U.S."

SOUTHEAST DISCOVERY



SOUTHPORT

Southport is located only a few miles down the road, 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.



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.



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.



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

Homeowner's Association: Seawatch at Sunset Harbor Property Owners Association, Inc.

Management Company: Association Management of the Carolinas, LLC

Website for HOA Information: www.poaonline.org

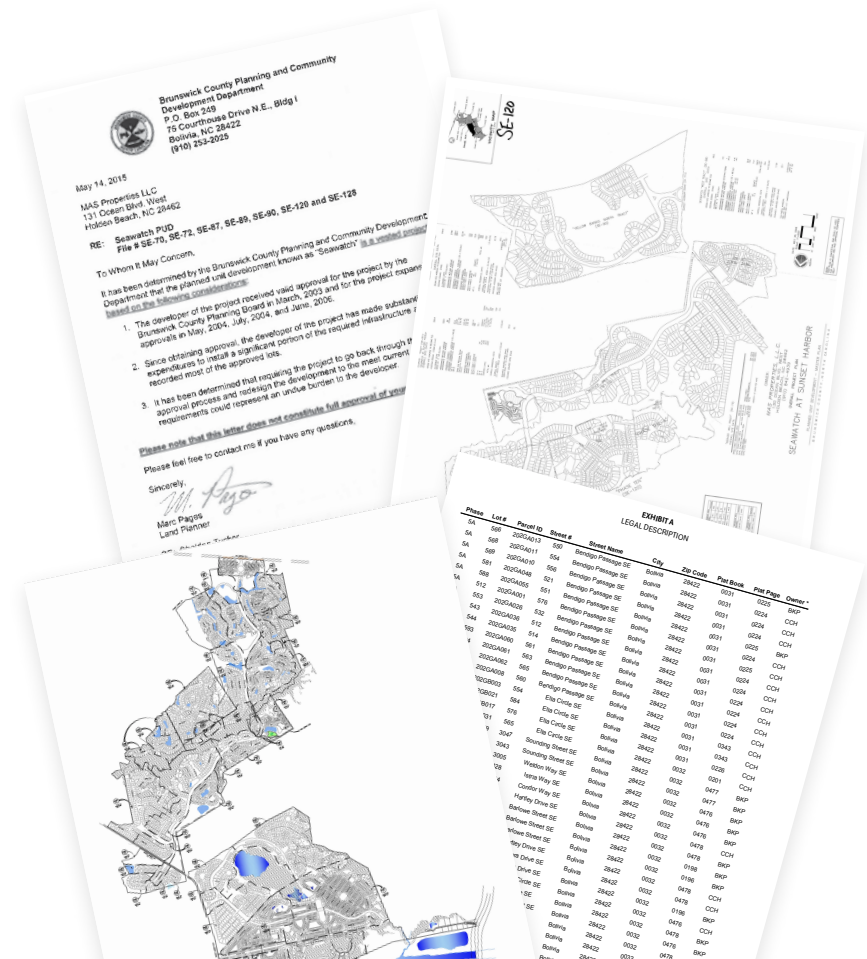
HOA Contact: Vivian Berry

Phone: 910.287.5656

Email: VBerry@amcarolinas.net

Address: 351 Ocean Ridge Parkway, Ocean Isle Beach, NC

CALL FOR OFFERS
TO BE DETERMINED



[Click Here To Download](#)

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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 1100 transactions for a total of more than \$500,000,000 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.



EXCLUSIVE REAL ESTATE BROKERAGE & MARKETING BY: **Blue Strand Real Estate Group, LLC**

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