

OFFERING MEMORANDUM

# CASION'S CREEK

MIXED-USE LAND FOR SALE  
2720 HOLDEN BEACH ROAD SW, SUPPLY NC 28462



# Casion's Creek

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*Exclusively Listed By*



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# CASION'S CREEK

01 ..... Executive Summary  
Investment Summary  
Location Summary



## OFFERING SUMMARY

ADDRESS **2720 Holden Beach Road SW  
Supply NC 28462**

COUNTY **Brunswick**

MARKET **Holden Beach**

OFFERING PRICE **\$13,999,000**

PRICE PSF **\$5.36**

LAND SF **2,609,680 SF**

OWNERSHIP TYPE **Fee Simple**

ZONING TYPE **MR-3200**

# OF PARCELS **1**

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2019 Population	1,964	8,942	16,711
2019 Median HH Income	\$46,911	\$45,367	\$46,169
2019 Average HH Income	\$63,859	\$64,414	\$63,888

- Preliminary site plan completed with 763 units.
- Approximately 13 units per acre by right.
- Building heights permitted for up to 6 stories.
- 1,500 foot dock with boat slips already on the property.
- Seller willing to subdivide the property.



Caslon's Creek is a one of a kind, 60 acre tract located on the intracoastal waterway in Holden Beach, NC. With over 2,000 feet of water frontage this stunning piece of property is quite a sight to see.

The property is zoned MR-3200 which allows for 13.6 units/acre or 815 units of residential mixed use. This is a perfect site for waterfront apartments, condos or single family residential. The town of Supply will also consider retail and other commercial uses.

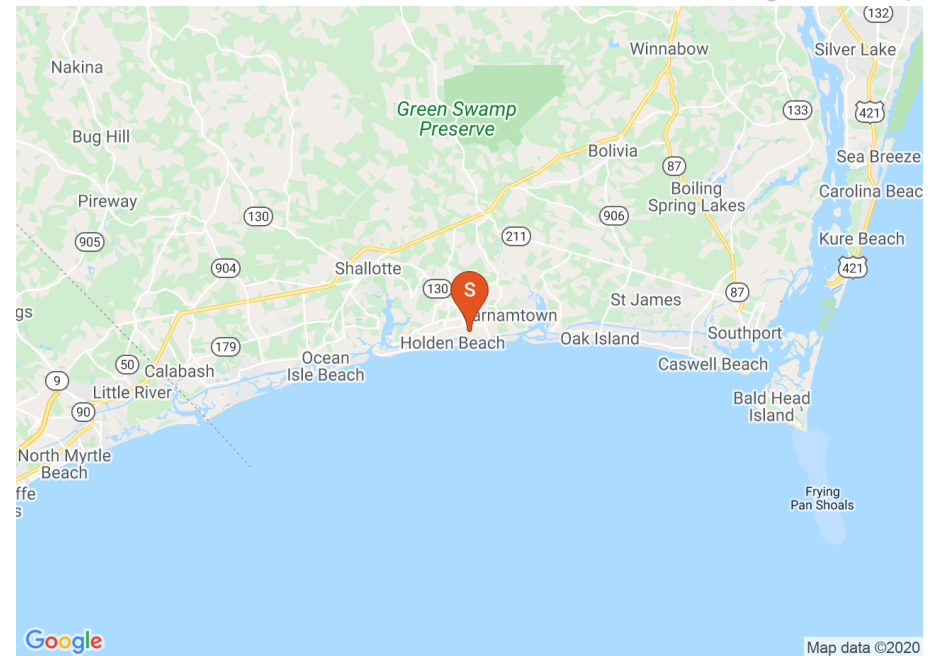
## About Holden Beach

- Ranked among the "Top 10 Family Beaches in the US" by National Geographic's, TRAVELER Magazine, Holden Beach is a barrier island, located on the southern coast of North Carolina.

Holden beach is pleasantly situated about an hour south of Wilmington, NC and an hour north of Myrtle Beach, SC. Holden Beach is a true island, surrounded by water on all sides. It is nestled between the Lockwood Folly Inlet on the east and Shallotte River on the west.

The Intracoastal Waterway is on the north and Atlantic on the south. Holden Beach's shores extend for eleven miles, making the longest shoreline of all the South Brunswick Islands.

### Regional Map



### Locator Map







02 ..... Property Description  
Property Features  
Aerial Map  
Parcel Map  
Additional Maps  
Pictures with Captions

# CASLON'S CREEK



**PROPERTY FEATURES**

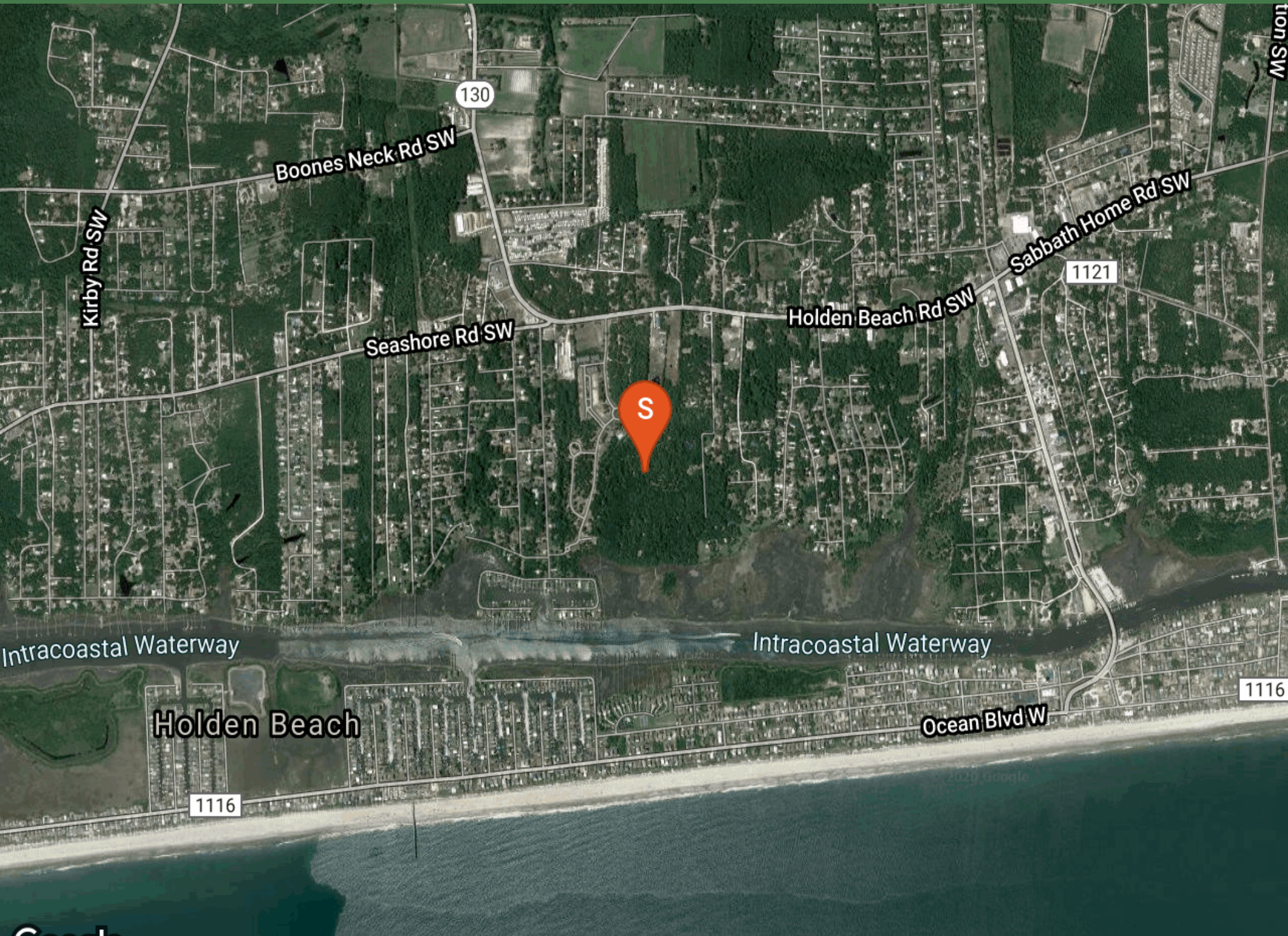
LAND SF	2,609,680
LAND ACRES	59.91
# OF PARCELS	1
ZONING TYPE	MR-3200
TOPOGRAPHY	Flat
LOCATION CLASS	A

**UTILITIES**

WATER	Yes
ELECTRICITY / POWER	Yes











TOTAL AREA=91.27 ACRES  
 TOTAL ADA AREAS=9.8 ACRES  
 HIGH-GROUND AREAS=87.47 ACRES

PARCEL "J"  
 ESTATE OF LUCIAN FULFORD  
 MAP CABNET 11, PAGE 97

PARCEL "L"  
 JUANITA COX FULFORD ESTATE  
 DEED 6028-810, PAGE 81

PARCEL "K"  
 ESTATE OF LUCIAN FULFORD  
 MAP CABNET 11, PAGE 97

PARCEL "I"  
 ESTATE OF LUCIAN FULFORD  
 MAP CABNET 11, PAGE 97

Site Tabulations

Overall acreage	91.27 ac
Existing zoning	MR3000
Allowed Density	59.7 x 13.61" = 812 units
Proposed Density	143 units
Density	2635.97 ac" = 112.7 units/acre

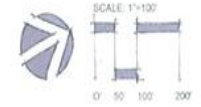
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**HadenStanziale**  
 ARCHITECTS

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Preliminary Land Use Concept  
 Remaining MR 3200 TRACT  
**Caslon's Creek**  
 Brunswick County North Carolina

This site plan is a graphic representation and should be subject to discussion and review only. This site plan does not constitute a contract or any other binding or additional property boundaries. Plan components are subject to change based upon regulatory approvals, development standards, approved soils for development of structures and/or utility applications and field conditions which all the part of the planning process. Field and final information. This shall be used only as a guide and the distribution of the above mentioned elements. High level of responsibility for financial consequences related to this planning.





# CASION'S CREEK

Demographics  
Demographic Details  
Demographic Charts

03





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,424	6,250	11,021
2010 Population	1,643	7,355	13,716
2019 Population	1,964	8,942	16,711
2024 Population	2,163	9,937	18,636
2019-2024: Population: Growth Rate	9.75 %	10.65 %	11.00 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	124	489	988
\$15,000-\$24,999	120	559	970
\$25,000-\$34,999	144	541	902
\$35,000-\$49,999	81	545	1,043
\$50,000-\$74,999	230	791	1,535
\$75,000-\$99,999	73	442	774
\$100,000-\$149,999	62	355	665
\$150,000-\$199,999	43	137	268
\$200,000 or greater	34	139	241
Median HH Income	\$46,911	\$45,367	\$46,169
Average HH Income	\$63,859	\$64,414	\$63,888

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,025	7,660	11,335
2010 Total Households	757	3,273	6,021
2019 Total Households	910	3,997	7,385
2024 Total Households	1,004	4,450	8,255
2019 Average Household Size	2.16	2.24	2.26
2000 Owner Occupied Housing	545	2,314	4,026
2000 Renter Occupied Housing	98	423	724
2019 Owner Occupied Housing	709	3,156	5,847
2019 Renter Occupied Housing	201	841	1,538
2019 Vacant Housing	1,918	7,128	9,847
2019 Total Housing	2,828	11,125	17,232
2024 Owner Occupied Housing	794	3,537	6,603
2024 Renter Occupied Housing	210	913	1,652
2024 Vacant Housing	2,104	7,824	10,845
2024 Total Housing	3,108	12,274	19,100
2019-2024: Households: Growth Rate	9.95 %	10.85 %	11.25 %





2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	83	419	806
2019 Population Age 35-39	98	425	816
2019 Population Age 40-44	88	414	768
2019 Population Age 45-49	125	539	1,001
2019 Population Age 50-54	125	540	1,030
2019 Population Age 55-59	195	769	1,415
2019 Population Age 60-64	207	901	1,673
2019 Population Age 65-69	203	982	1,789
2019 Population Age 70-74	171	807	1,445
2019 Population Age 75-79	95	447	787
2019 Population Age 80-84	57	204	391
2019 Population Age 85+	23	136	279
2019 Population Age 18+	1,659	7,520	13,988
2019 Median Age	54	53	52

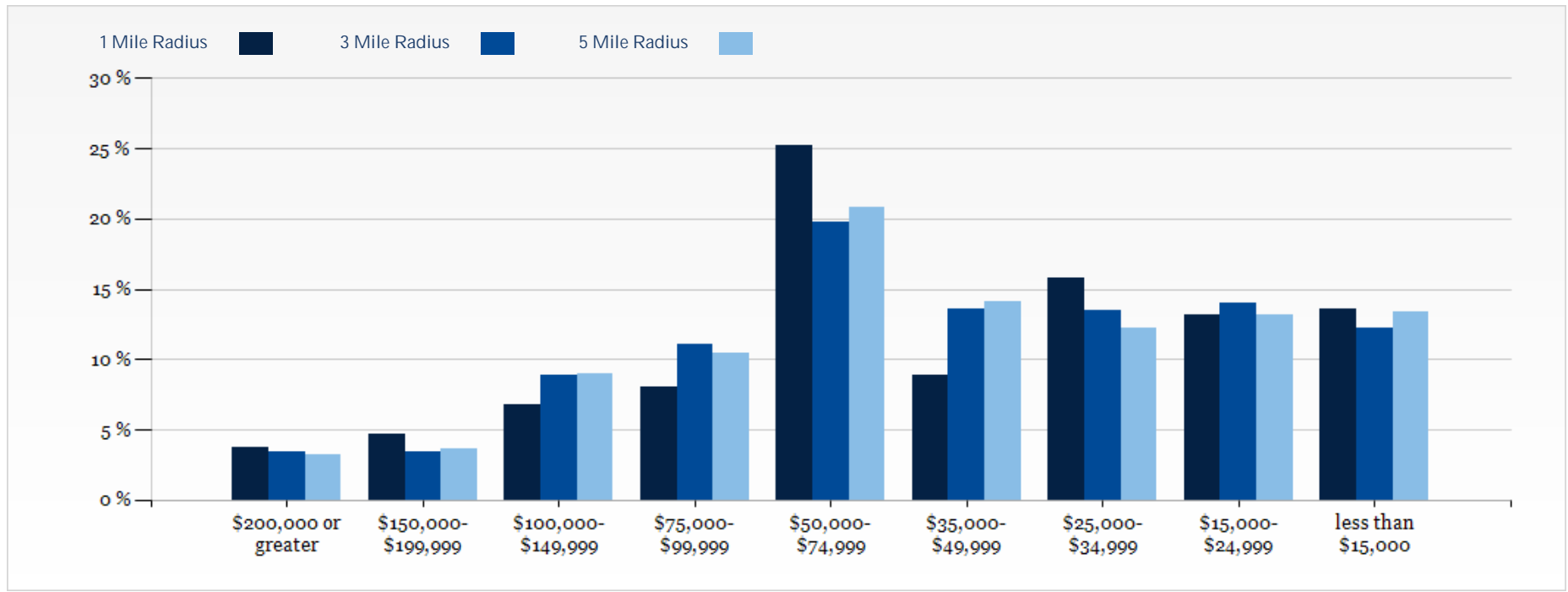
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	93	462	883
2024 Population Age 35-39	106	484	930
2024 Population Age 40-44	101	487	937
2024 Population Age 45-49	125	544	990
2024 Population Age 50-54	128	594	1,130
2024 Population Age 55-59	186	732	1,382
2024 Population Age 60-64	227	971	1,839
2024 Population Age 65-69	240	1,129	2,074
2024 Population Age 70-74	210	944	1,668
2024 Population Age 75-79	133	653	1,150
2024 Population Age 80-84	76	298	559
2024 Population Age 85+	25	163	346
2024 Population Age 18+	1,840	8,386	15,650
2024 Median Age	55	54	54

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$50,795	\$50,000	\$47,541
Average Household Income 25-34	\$71,720	\$64,819	\$62,682
Median Household Income 35-44	\$52,788	\$50,912	\$51,632
Average Household Income 35-44	\$68,231	\$65,935	\$65,964
Median Household Income 45-54	\$53,807	\$51,335	\$50,882
Average Household Income 45-54	\$74,149	\$71,020	\$69,787
Median Household Income 55-64	\$51,573	\$50,340	\$51,071
Average Household Income 55-64	\$68,258	\$68,838	\$68,019
Median Household Income 65-74	\$48,092	\$46,387	\$48,269
Average Household Income 65-74	\$60,093	\$65,944	\$66,950
Average Household Income 75+	\$42,575	\$47,826	\$47,290

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,232	\$54,583	\$53,394
Average Household Income 25-34	\$78,426	\$72,803	\$72,532
Median Household Income 35-44	\$55,700	\$56,406	\$56,868
Average Household Income 35-44	\$76,347	\$75,655	\$76,194
Median Household Income 45-54	\$58,575	\$57,820	\$56,832
Average Household Income 45-54	\$86,870	\$82,053	\$81,913
Median Household Income 55-64	\$55,660	\$54,632	\$55,900
Average Household Income 55-64	\$82,192	\$78,853	\$78,753
Median Household Income 65-74	\$52,781	\$51,774	\$53,155
Average Household Income 65-74	\$69,440	\$74,166	\$76,380
Average Household Income 75+	\$51,293	\$58,973	\$58,030

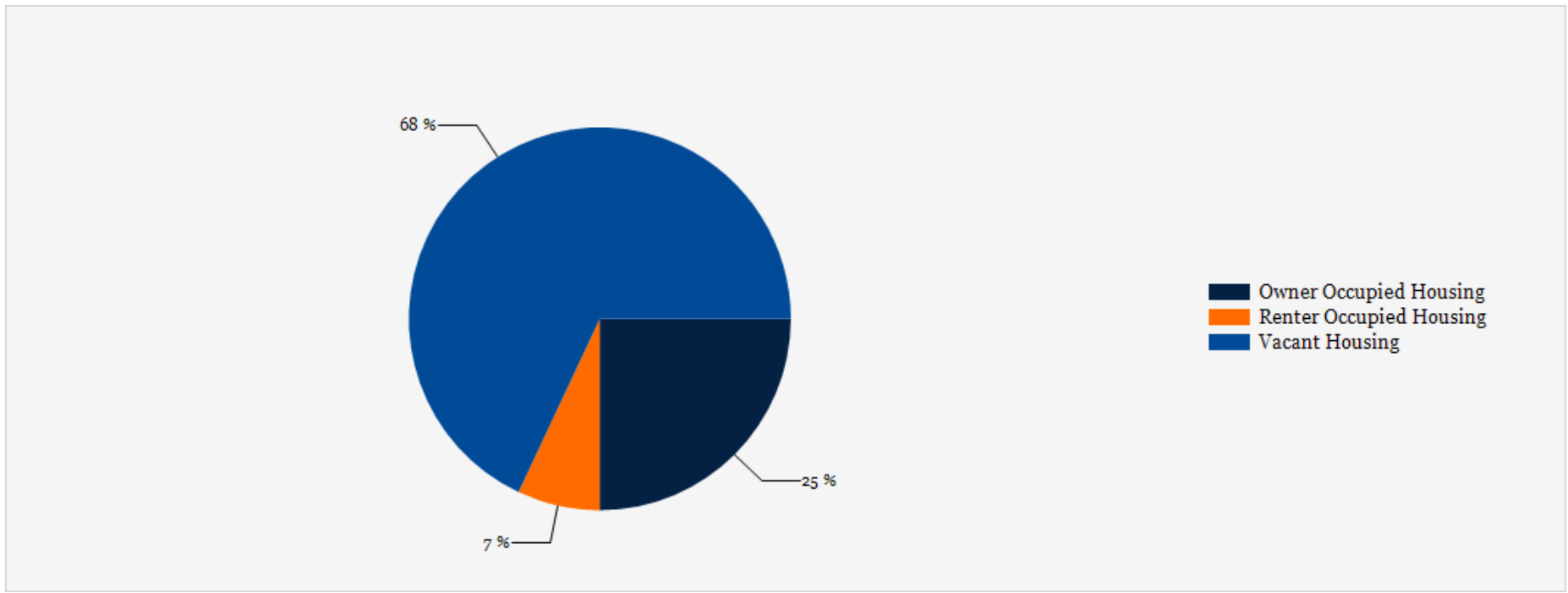


2019 Household Income

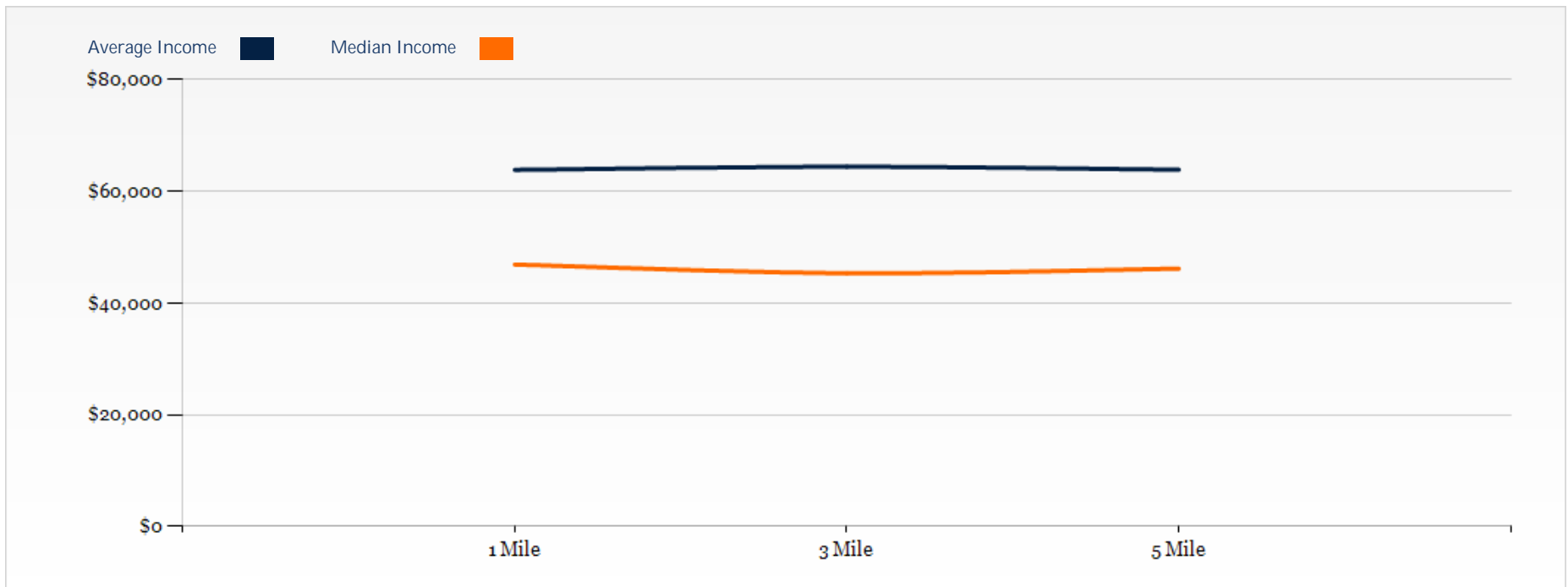




2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median





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