



WATERBROOK WOODS

OCEAN ISLE BEACH, NC

47 DEVELOPED LOTS IN FULLY AMENITIZED, MASTER-PLANNED COMMUNITY

WATERBROOK WOODS

EXECUTIVE SUMMARY

A 47-LOT OFFERING

Foundry Commercial is pleased to present the sale of 47 developed single-family residential lots within the Waterbrook Woods neighborhood in Brunswick County, Ocean Isle Beach, NC. Waterbrook Woods is part of the successful master-planned Ocean Ridge Plantation which features first class resort style amenities, including a private ocean front beach club, two gourmet restaurants, four golf courses, a fitness center, an amenity center with an indoor and outdoor pool, tennis courts, walking/biking trails, nature parks, a fishing pond, and community gardens.

Located just 25 minutes from Myrtle Beach, SC and 45 minutes from Historic Wilmington, NC, the area offers small town charm with modern city conveniences. Homes in Ocean Ridge Plantation have sold from the \$300's to over \$1 Million, and this offering allows a builder or investor to deliver homes at an attractive entry-level price point.

All roads are installed and recently paved. Utilities are in place, offering a turn-key lot package ready to build on.



WATERBROOK WOODS

PROPERTY INFORMATION

COUNTY	Brunswick County
MUNICIPALITY	Town of Ocean Isle Beach
ZONING	R7500 with a PUD
UTILITIES	Municipal Water and Sewer
LOT COUNT	47
ACREAGE	0.2 - 0.32 acres
LOT DETAILS	Typical lots are 65' wide while some are larger.
SETBACKS	Front - 15' Side - 5' Rear - 9'
HOA	Ocean Ridge
HOA MONTHLY DUES	\$125
PURCHASE PRICE (BULK)	\$1,645,000 or \$35,000 per lot



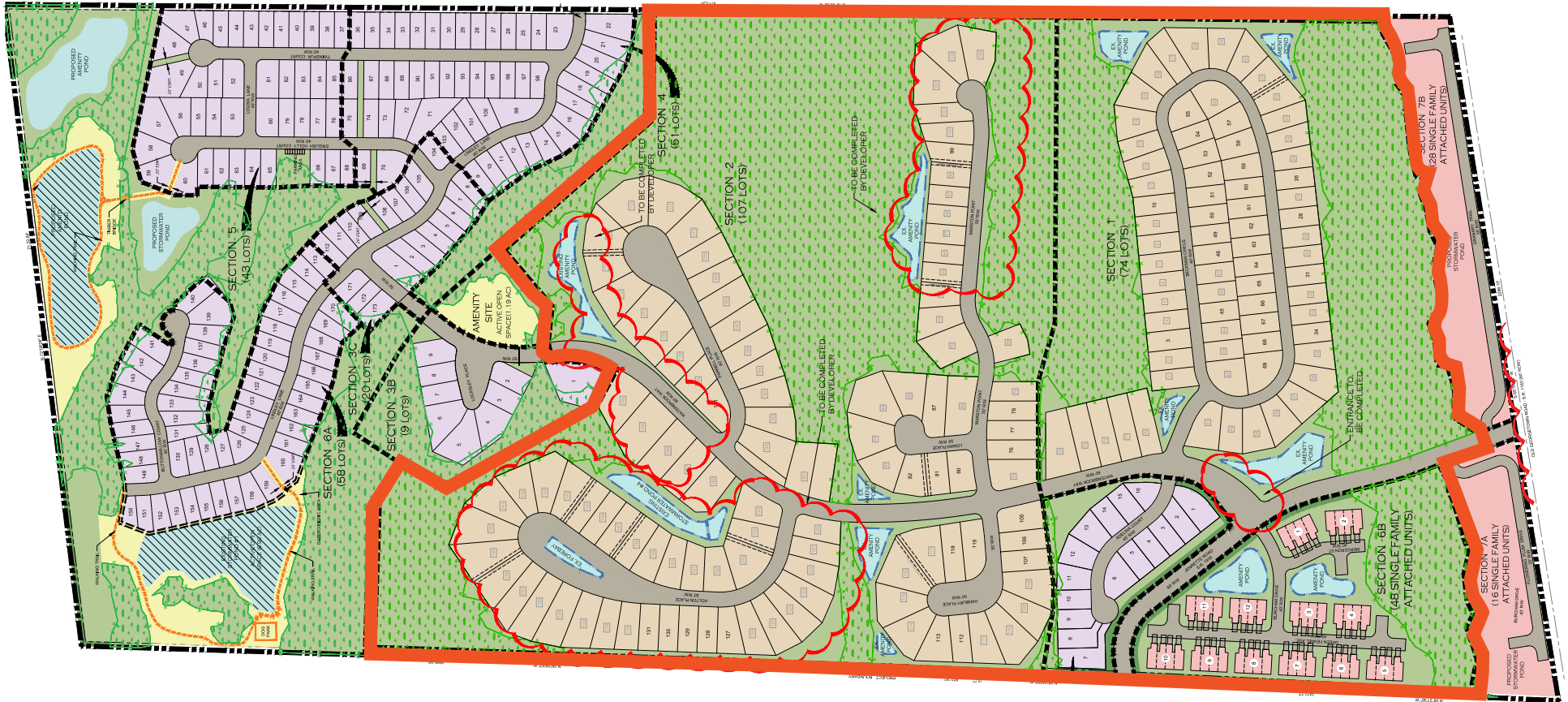
DEMOGRAPHICS



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2019 ESTIMATED POPULATION	988	9,082	17,100
2024 PROJECTED POPULATION	1,148	10,783	20,592
2019 ESTIMATED HOUSEHOLDS	496	4,618	8,607
2024 PROJECTED HOUSEHOLDS	537	5,122	9,698
AVERAGE HH INCOME	\$79,413	\$73,863	\$69,394
MEDIAN HH INCOME	\$78,778	\$64,918	\$60,658
2019 TOTAL BUSINESSES	28	504	759
2019 TOTAL EMPLOYEES	188	4,416	5,847

SITE PLAN



AVAILABLE LOTS

BECKMAN CIRCLE				
Lot #	PIN Number	Parcel ID	Address	Acreage
10	106603016677	228IB010	6868	0.2
26	106603024191	228IB026	6836	0.2
28	106603026115	228IB028	6832	0.2
31	106603028201	228IB031	6826	0.2
34	106603029287	228IB034	6820	0.2
48	106603017899	228IB048	6875	0.2
49	106603017837	228IB049	6873	0.2
50	106603016875	228IB050	6871	0.2
51	106603016803	228IB051	6869	0.2
52	106603015841	228IB052	6867	0.2
53	106603014778	228IB053	6865	0.2
54	106603014714	228IB054	6863	0.2
55	106603013741	228IB055	6857	0.32
57	106603013846	228IB057	6843	0.2
58	106603014819	228IB058	6839	0.2
59	106603014983	228IB059	6837	0.2
60	106603015955	228IB060	6835	0.2
61	106603016927	228IB061	6833	0.2
62	106603016989	228IB062	6831	0.2
63	106603027041	228IB063	6829	0.2
64	106603028003	228IB064	6827	0.2
65	106603028065	228IB065	6825	0.2
66	106603029037	228IB066	6823	0.2
67	106603029099	228IB067	6821	0.2
68	106603120151	228IB068	6819	0.2
69	106603121142	228IB069	6811	0.32

HANBURY PLACE				
Lot #	PIN Number	Parcel ID	Address	Acreage
105	106603117483	243AB031	6798	0.26
106	106603118455	243AB032	6796	0.24
107	106603119427	243AB033	6794	0.24
112	106603212311	243AB038	6784	0.24
113	106603212234	243AB039	6782	0.3
118	106603119243	243AB044	6787	0.32
119	106603119320	243AB045	6795	0.32

HOLTON PLACE				
Lot #	PIN Number	Parcel ID	Address	Acreage
127	106603203545	243AB053	6784	0.24
128	106603203457	243AB054	6782	0.24
129	106603203461	243AB055	6780	0.24
130	106603203375	243AB056	6778	0.24
131	106603203288	243AB057	6776	0.24

LOMAN PLACE				
Lot #	PIN Number	Parcel ID	Address	Acreage
80	106603116271	243AB006	6502	0.24
81	106603116193	243AB007	6504	0.24
82	106603117015	243AB008	6506	0.24
87	106603114077	243AB013	6503	0.24

MARSTON POINT				
Lot #	PIN Number	Parcel ID	Address	Acreage
76	106603115366	243AB002	6804	0.24
77	106603115305	243AB003	6806	0.24
78	106603114344	243AB004	6808	0.24
99	106603006936	243AB025	6835	0.24

PARNELL PLACE				
Lot #	PIN Number	Parcel ID	Address	Acreage
181	106603106314	243AB107	6805	0.24

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106	106603118455	243AB032	6796	0.24
107	106603119427	243AB033	6794	0.24
112	106603212311	243AB038	6784	0.24
113	106603212234	243AB039	6782	0.3
118	106603119243	243AB044	6787	0.32
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129	106603203461	243AB055	6780	0.24
130	106603203375	243AB056	6778	0.24
131	106603203288	243AB057	6776	0.24

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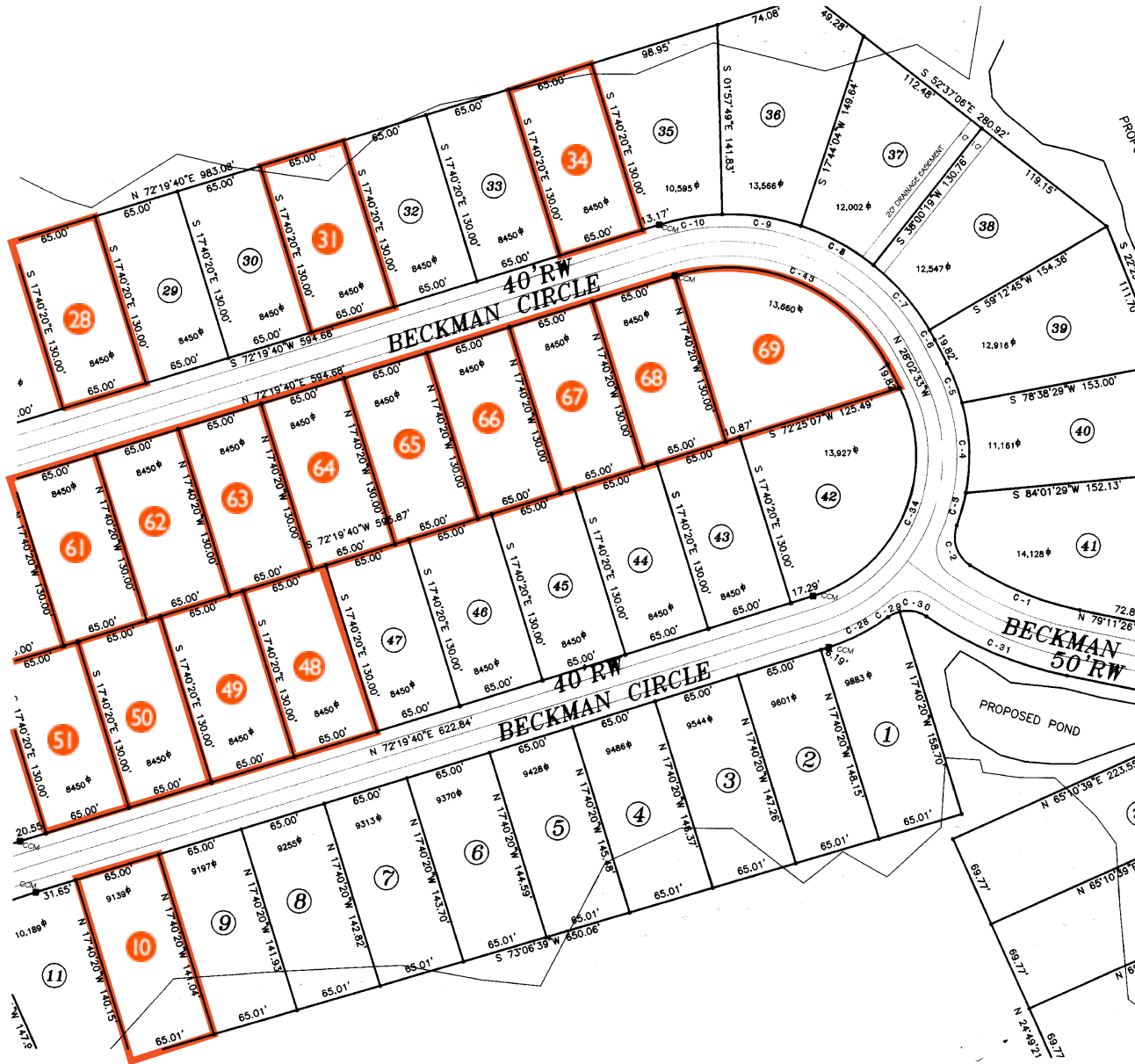
AVAILABLE LOTS



MARSTON POINT

Lot #	PIN Number	Parcel ID	Address	Acreage
99	106603006936	243AB025	6835	0.24

AVAILABLE LOTS

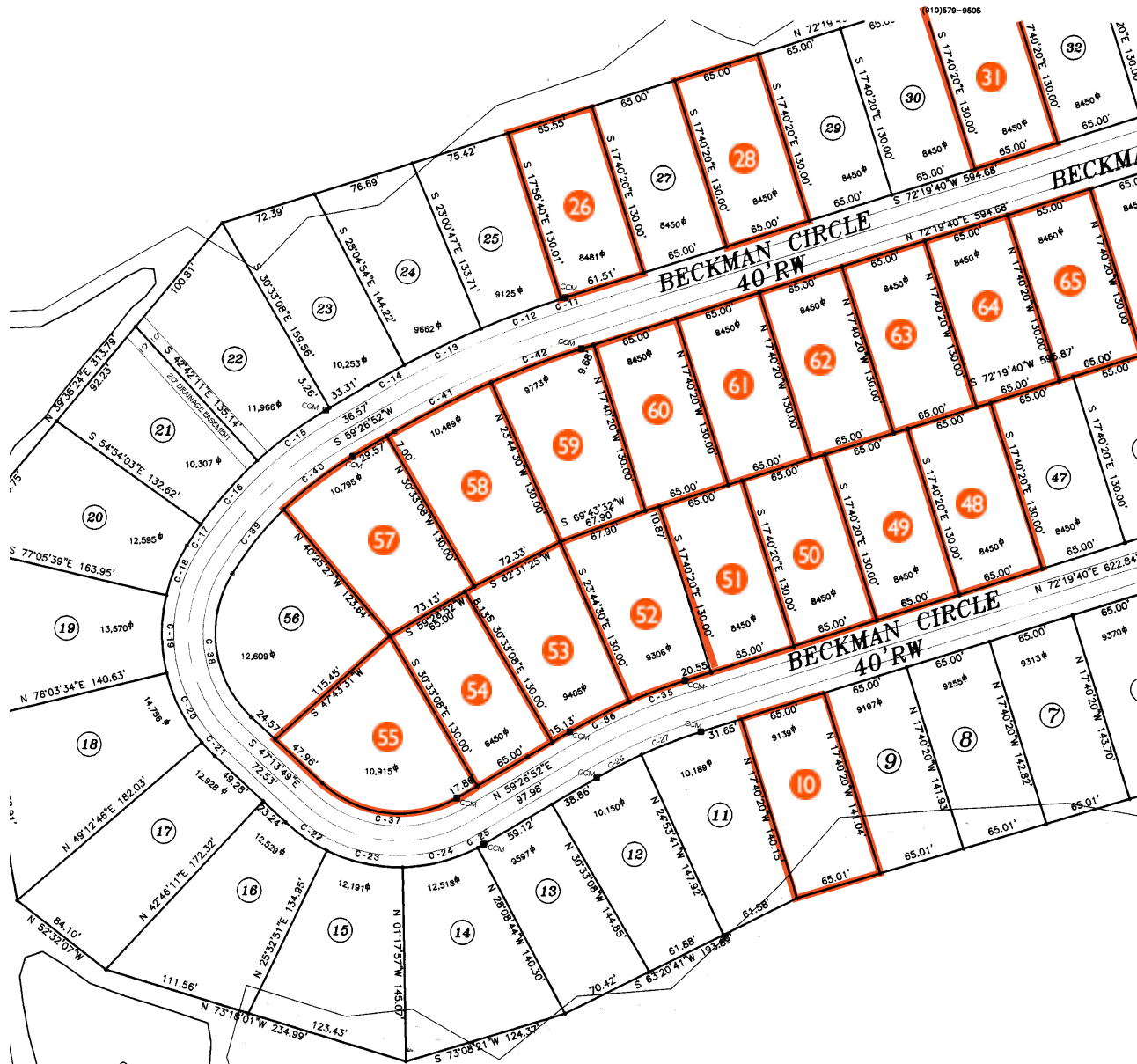


BECKMAN CIRCLE

Lot #	PIN Number	Parcel ID	Address	Acreage
10	106603016677	228IB010	6868	0.2
28	106603026115	228IB028	6832	0.2
31	106603028201	228IB031	6826	0.2
34	106603029287	228IB034	6820	0.2
48	106603017899	228IB048	6875	0.2
49	106603017837	228IB049	6873	0.2
50	106603016875	228IB050	6871	0.2
51	106603016803	228IB051	6869	0.2
61	106603016927	228IB061	6833	0.2
62	106603016989	228IB062	6831	0.2
63	106603027041	228IB063	6829	0.2
64	106603028003	228IB064	6827	0.2
65	106603028065	228IB065	6825	0.2
66	106603029037	228IB066	6823	0.2
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68	106603120151	228IB068	6819	0.2
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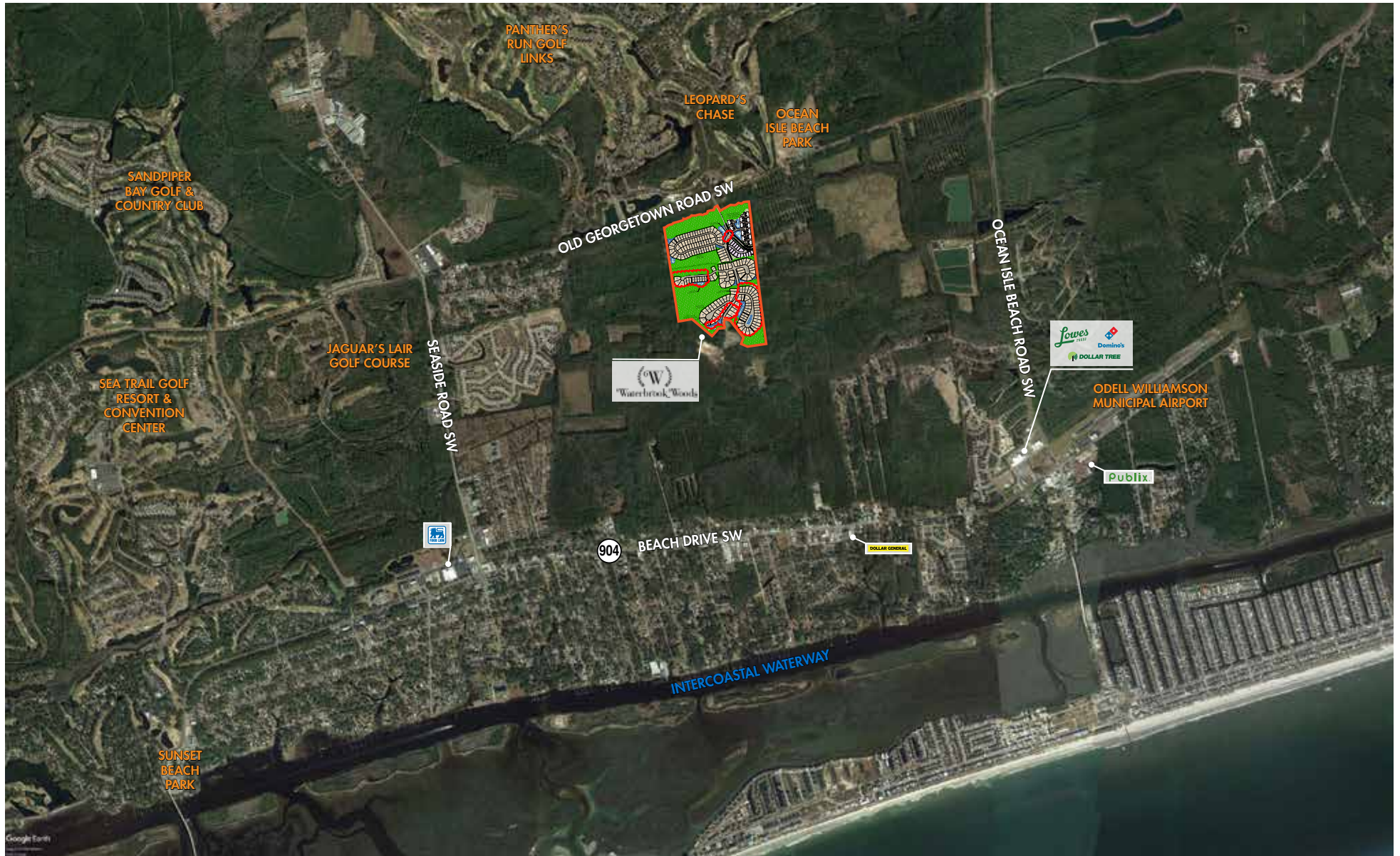
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62	106603016989	228IB062	6831	0.2
63	106603027041	228IB063	6829	0.2
64	106603028003	228IB064	6827	0.2
65	106603028065	228IB065	6825	0.2

AREA AMENITIES





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