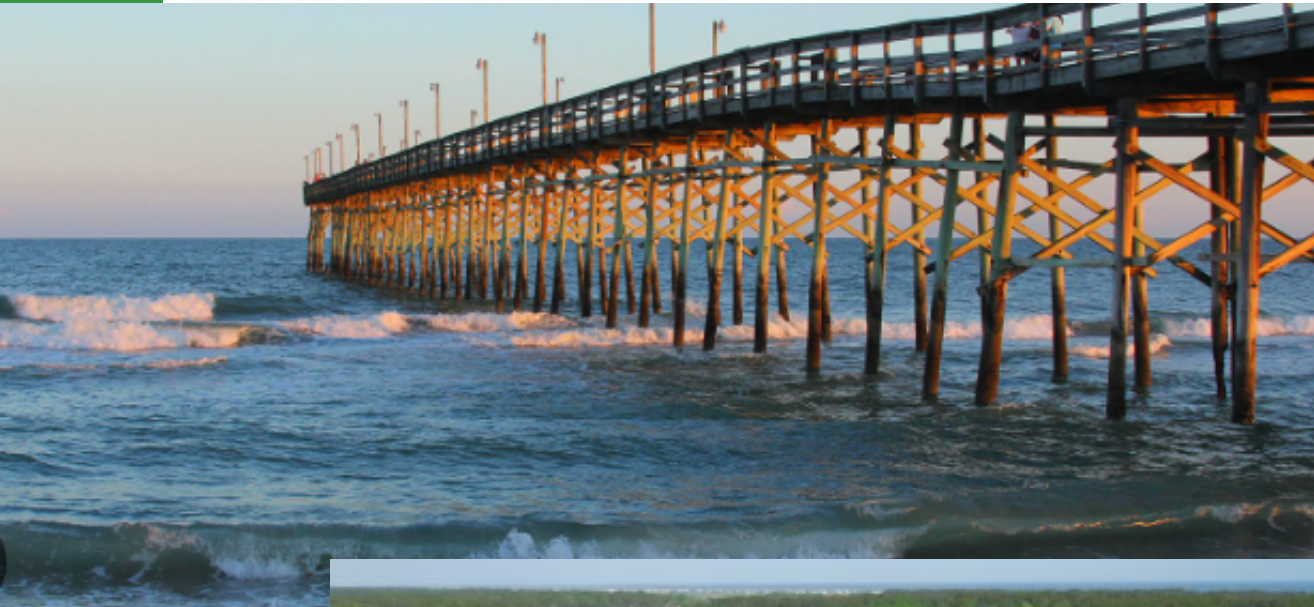


# Brick Landing Plantation



## **Economic Analysis and Development Information**

Colie Dooley/Principal - CELL (828) 216-6529  
// Wilmington , NC // [greenhybridhabitats@gmail.com](mailto:greenhybridhabitats@gmail.com)



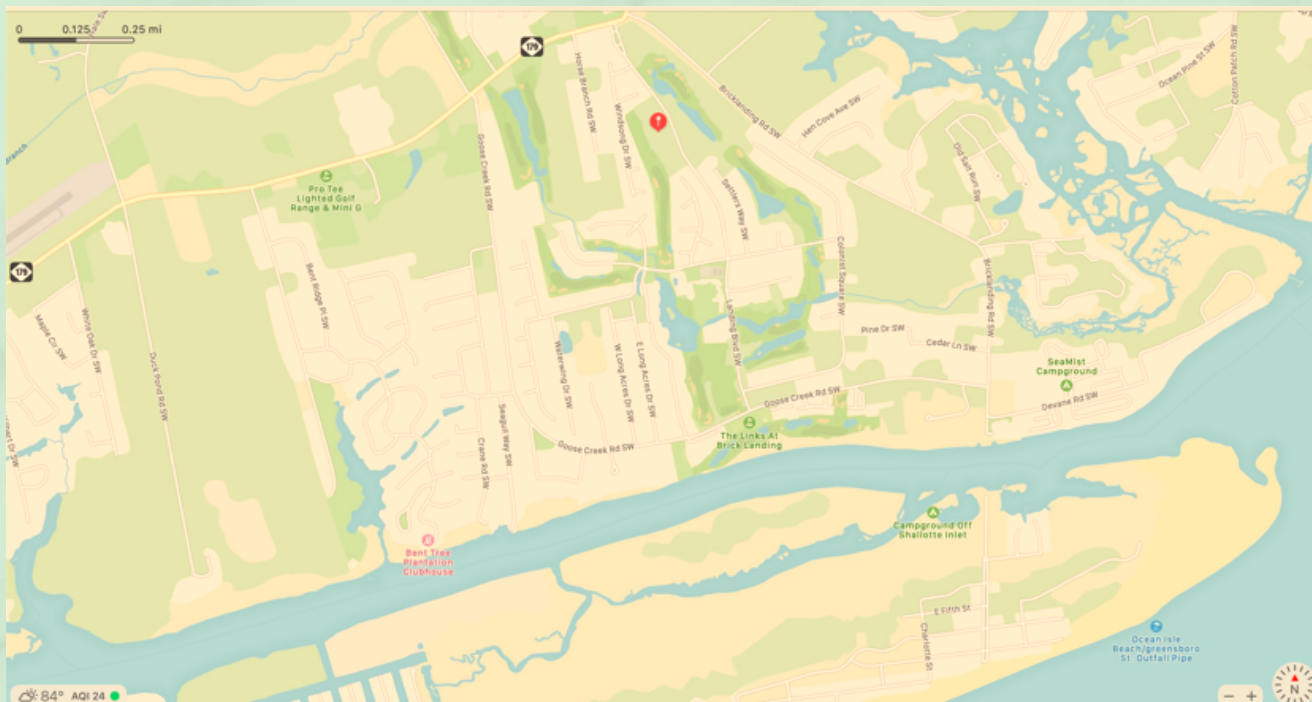
# Property Overview/Description



**20.75 +/- acres. (58-73 lots) INCREDIBLE BEAUTIFUL GOLF COURSE FRONTAGE  
in BRICK LANDING PLANTATION**

The Brick Landing Clubhouse is the *only* clubhouse in Brunswick County located on the Intracoastal Waterway. Membership is affordable. Enjoy sitting on the veranda sipping your favorite beverage and having panoramic views to the East, West and South. You can see the far east end of Ocean Isle Beach and far west to Holden Beach, The Shallotte Inlet & Atlantic Ocean. There is also a huge pool complex. This community & golf course is in the best location!! Only 3 miles to the pristine white sandy shoreline of the best family beach in the southeast, *Ocean Isle Beach* and 8-9 minutes to *Sunset Beach*. We enjoy fishing, golfing, boating, tennis and pickleball 12 months a year. Eat fresh seafood 12 months a year. Two International airports are one hour south (Myrtle Beach) & one hour north (Wilmington). We're surrounded by wonderful southern hospitality, y'all is a proper noun around here. This land, locale, amenities, and community make this a buyers dream-come-true.

**\*\*This community is gated and manned by security guards until 7 pm. \*\***

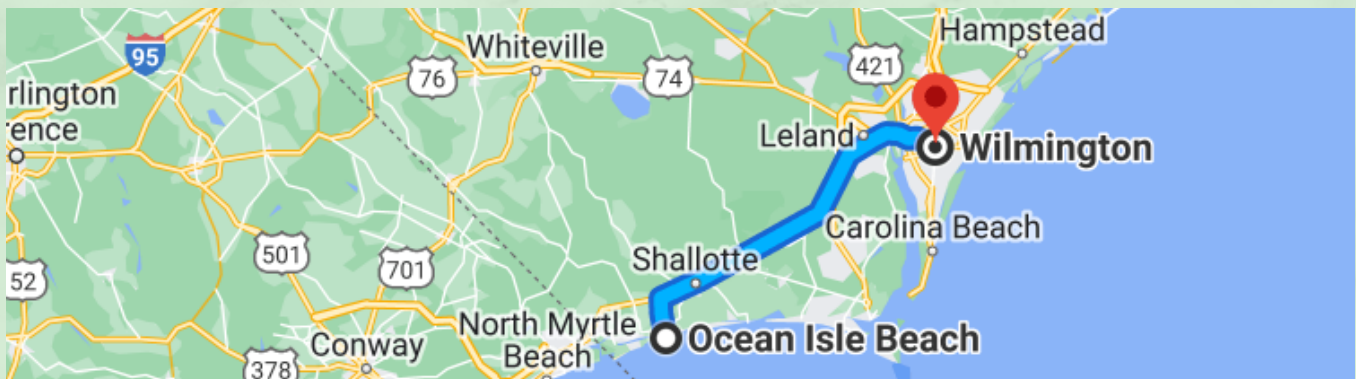
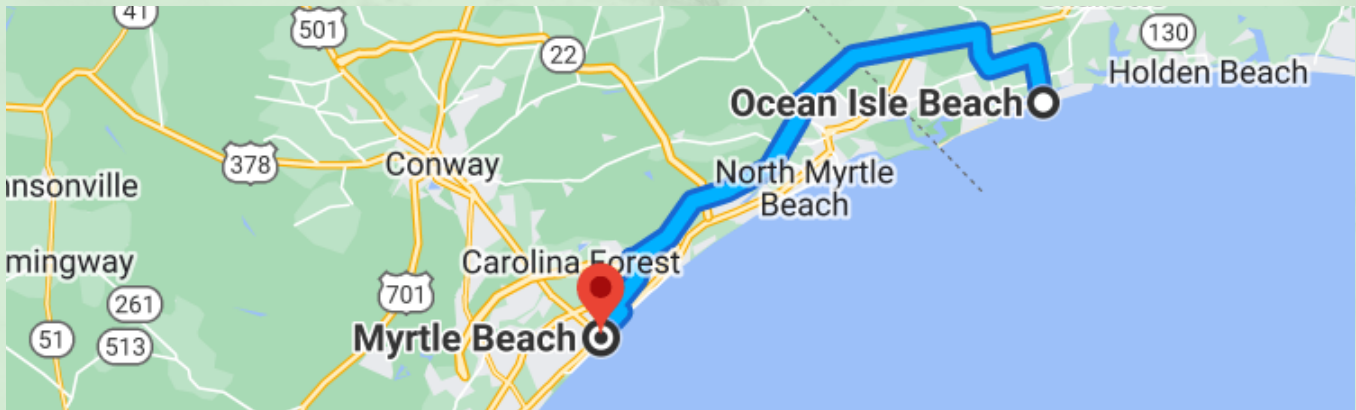


Brick Landing proximity to Ocean Isle Beach is 3 miles,  
8-9 Miles to family friendly Sunset Beach.





Brick Landing Community Aerial Overview



Additionally, nestled **46 miles South of Wilmington** and **41 Miles North of Myrtle Beach** this gorgeous property is located within the PUD of the gated community of Brick Landing Plantation, a lovely golf course community with outstanding amenities. This community has NOT been clear cut. The mature trees are stately. This property offers phenomenal golf course views to potentially 90% of the proposed home sites. There are three tracts.

# Economic Summary

## Green Hybrid Habitats, LLC

4608 Cedar Avenue Suite 113  
Wilmington, NC 28403 // (828) 216-6529

27 July 2023  
Brick Landing Plantation

### OVERVIEW

Green Hybrid Habitats is currently under contract to purchase 20.74 acres of land located in an established gated community. This beautiful golf course frontage property is undeveloped and divided into 3 separate parcels of land. The project will be known as the "Three Unique Villages of Brick Landing Plantation."

Parcel "A" is 4.35 acres. This section will be named "Charlestowne Landing." It will have homes reminiscent of the "Holy City." Parcel "B" is 4.76 acres. This plat of land will have country cottages and be referred to as "Carolina Country Cottages" The third parcel of land will be named "Tres' Pointe", in memory of Colie's son, who spent his life exploring and appreciating the beauty and wonders of the ocean. Parcel "C" is 11.63 acres. This section will contain a variety of coastal-style homes.

Green Hybrid Habitats employed the services of a site planner to conduct a Preliminary Lot Drawing. To our delight, after several revisions, a completed plat survey plotted 53 homesites. Initially, Parcel "A", located north of the fairway, has 12 homesites. Parcel "B", located south of another fairway, has 15 homesites. Parcel "C", just north of the same fairway and adjacent to an exterior road, has a total of 26 homesites. A majority of plot dimensions measure 56' x 129' for smaller lots and 75' x 134' for larger lots. Currently, one dozen lots have irregular dimensions.

Green Hybrid Habitats recently acquire an alternate Preliminary Sketch of the properties. This Preliminary Delineation Sketch identified a total of 19.5 acres of "Uplands" and ONLY 1.3 acres of "Wetlands." The surveyor did make note "all boundaries and distances are considered approximate. This represents a preliminary sketch prepared from field notes. A survey of delineated areas and review and approval by the U.S. Army Corps of Engineers is recommended prior to specific site planning."

Presently, our team is in the process of establishing if the 3.4 acres of land, located within Parcel "C" which we believed to be "Wetlands," may actually be zoned to support primary housing. If this land is deemed available after consulting with the U.S. Army Corps of Engineers, our surveyor is confident some additional lots could be added to the survey, possibly advancing the total number of lots in Parcel "C" to 35.







# HOME RENDERINGS



2257 SQ FT



2282 SQ FT



2178 SQ FT



3156 SQ FT



2629 SQ FT



1871 SQ FT



1866 SQ FT



1997 SQ FT



# COMP LOTS

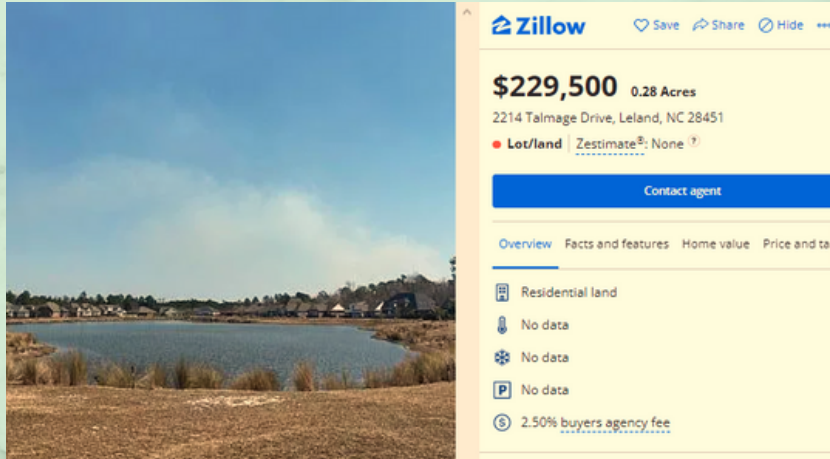
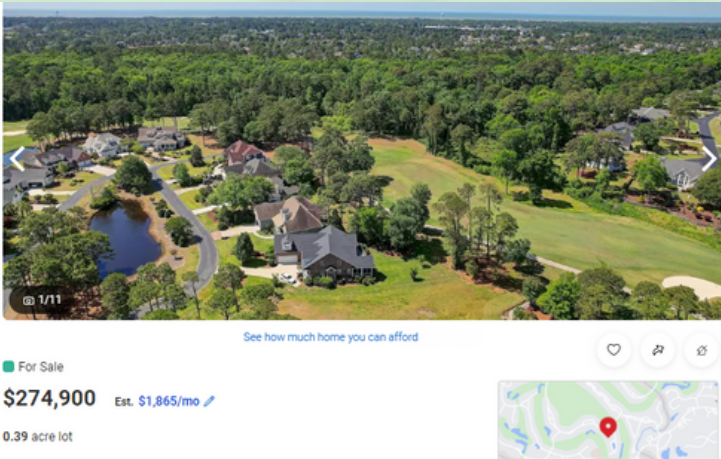
## Lots on or near golf course

**Lot #1-** 3473 23 Haskell Lane SE Southport, NC = **12 miles to BLP**

**Lot #2-** 2214 Talmage Drive Leland, NC = **22 miles to BLP**

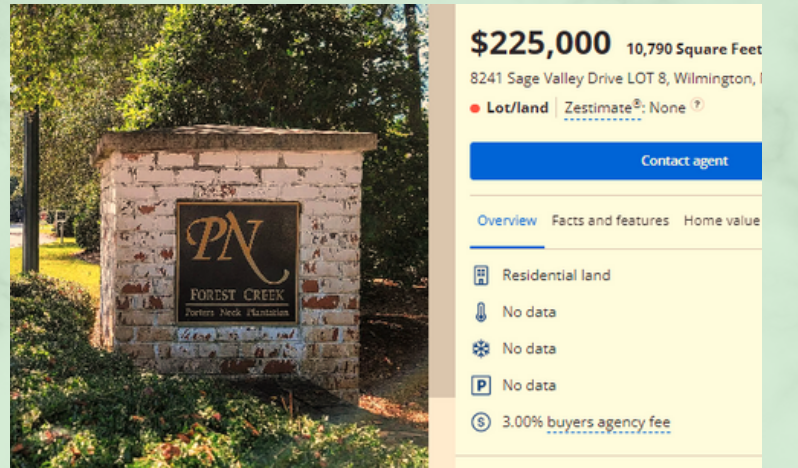
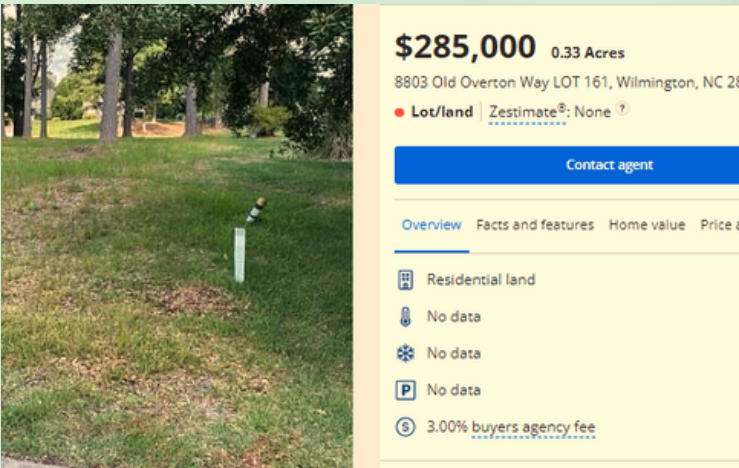
**Lot #3-** 8803 Overton Way Lot 161 Wilmington, NC = **52 miles to BLP**

**Lot #4-** 8241 Sage Valley Dr. Lot 8 Wilmington, NC= **52 miles to BLP**



**LOT #1**

**Lot #2**



**Lot #3**

**Lot #4**



# Comp Houses

\*\* (Listings DO NOT have the Intracoastal waterway or beaches close by)

## Houses on or near golf courses:

1711 Colonist Square SW Ocean Isle **\$279 SF/HA** in BLP

1567 Colonist Square SW Ocean Isle **\$218 SF/HA** in BLP (**cheap not custom**)

5087 Creswell Drive Leland, NC Brunswick Forest subdivision **22 miles to BLP \$319 SF/HA**

2040 Chartwell Ct Leland, NC Brunswick Forest subdivision **22 miles to BLP \$314 SF/HA**

5083 Creswell Drive Leland, NC Brunswick Forest subdivision **22 miles to BLP \$258 SF/HA**

1102 Corn Hill Cove Leland, NC Brunswick Forest subdivision **22 miles to BLP \$355 SF/HA**

8661 Compass Pointe West Wynd NE Compass Pointe subdivision **20 Miles to BLP \$334 SF/HA**

2296 Compass Point South Wynd NE Compass Pointe subdivision **20 Miles to BLP \$260 SF/HA**

2664 Crooked Stick Ln Mount Pleasant, SC **\$317 SF/HA**



**\$775,000** 3 bd | 3 ba | 2,780 sqft  
 1711 Colonist Square SW, Ocean Isle Beach, NC 28469  
 For sale Zestimate®: \$770,500  
 Est. payment: \$4,885/mo Get pre-qualified  
 Request a tour as early as today at 1:30 pm Contact agent  
 Overview Facts and features Home value Price and tax  
 Likely to sell faster than 94% nearby. Schedule a tour  
 Single family residence



Veterans: Check 2023 VA Loan Requirements | See how much home you can afford  
 For Sale  
**\$1,495,000** Est. \$8,765/mo  
 4 bed 3.5+ bath 4,018 sqft 0.25 acre lot  
 2664 Crooked Stick Ln, Mount Pleasant, SC 29466

1711 Colonist Square SW Ocean Isle

2664 Crooked Stick Ln Mount Pleasant, SC



For Sale  
**\$849,900** Est. \$5,294/mo  
 4 bed 3 bath 3,257 sqft 0.3 acre lot  
 See how much home you can afford



**\$979,000** 4 bd | 4 ba | 3,785 sqft  
 5083 Creswell Drive, Leland, NC 28451  
 New construction Zestimate®: \$948,400  
 Est. payment: \$6,217/mo Get pre-qualified  
 Request a tour as early as today at 1:30 pm  
 Overview Facts and features Home value Price  
 Single family residence  
 Built in 2023  
 Heat pump  
 Central air  
 2 Attached garage spaces

5083 Creswell Drive Leland, NC

2296 Compass Point South Wynd NE



3 bd | 3 ba | 2,644 sqft  
 8661 Compass Pointe West Wynd NE, Leland, NC 28451  
 Sold: \$885,000 | Sold on 06/06/23 | Zestimate®: \$889,600  
 Est. refi payment: \$5,448/mo Refinance your loan  
 Home value Owner tools Home details Neighborhood details



For Sale  
**\$780,000** Est. \$4,786/mo  
 5 bed 3 bath 3,576 sqft 0.43 acre lot  
 1567 Colonist Sq SW, Ocean Isle Beach, NC 28469

8661 Compass Pointe West Wynd NE

1567 Colonist Square SW



# Discerning Spaces







## Colie Dooley Bio

In 2019, Colie L Dooley launched Green Hybrid Habitat as a legacy project. Based in Wilmington, NC, he's spent nearly fifty years mastering the art of developing, designing, building, and selling residential real estate.

Entering the residential real estate market as a sales associate in his mid 20's. Over the next decade, he acquired his NC Real Estate Broker's License, NC Building Contractors License, and the prestigious Graduate Realtor Institute (GRI) designation from UNC-Chapel Hill. Colie converted this expertise into success as a 'niche' builder by implementing revolutionary and unconventional building methods, designs and techniques other local builders soon adopted.

Throughout his career, Colie has built approximately 400 custom homes. All that experience is now poured into GHH.



## Green Hybrid Habitat Mission Statement

Green Hybrid Habitats: Our GOAL is to construct premier high-performance, energy-efficient custom homes that offer *extreme* weather-resistance. We take a proactive approach to constructing fortified homes, capable of withstanding up to 200 mph winds.



## Eco-Intelligent-Smart Homes<sup>®</sup>™

Green Hybrid Habitats is incorporating an assortment of green building products and materials, coupled with eco-smart innovations and design in the construction of our homes.

Green building is an integrated process of creating and sustaining structures that minimally impact our environment. From installing Energy Star Certified Heat Pump Water Heaters (HPWH) and UV-C Whole Home Air Purification Systems, to using carbon negative LP Smartside Trim & Siding, the goal is to conserve our natural resources, while helping the homeowner gain more control over rising energy costs.

Green Hybrid Habitats homes are equipped with eco-smart technology to achieve the highest standards of sustainable practices. Integrated smart technology or home automation is a system of monitoring and managing appliances and electronic devices with wireless connectivity.

Home security, lighting, irrigation, air quality and temperature control are among the most notable types of smart-connected devices. The Samsung SmartThings app is one example of a home monitoring system. The system links smart technology with a mobile device, allowing the homeowner to automatically control, monitor and secure all smart-connected devices in the residence from any location.

Green Hybrid Habitat is striving to achieve the goal of sustainable building by implementing a low-maintenance, low-energy, eco-smart and healthy living environment for the next generation of homeowners, today!



# MARKET STUDY

Our recommended base prices on lots range from \$120,000 to \$235,000. Homes range from \$375,000 to \$712,000 and range in size from 1805 to 3410 square feet (SF). Current demand for housing has risen considerably. A growing percentage of homes sell in a buyer competitive offer/bid situation. This market has outstanding velocity.

People flocked to North Carolina in 2022. The state's population grew by another 1.3 percent last year – one of the largest increases in the nation – according to estimates from the U.S. Census Bureau. North Carolina has a diverse climate, with mild winters in the east and colder winters in the west due to the Appalachian Mountains. North Carolina has a low cost of living compared to the national average, making it a popular destination for retirees.

**Brunswick County, NC** population increased by 8,250 from 2021 to 2022, according to Census Bureau estimates. That's a growth rate of 5.7%, the highest in North Carolina. Brunswick County has a median home price of \$399,337, an increase of 6.1% since last year.

**Horry County (Myrtle Beach)**, South Carolina's estimated 2023 population is 375,551 with a growth rate of 2.22% in the past year according to the most recent United States census data. Horry County has a median price of \$317,494, an increase of 11.6% since last year.

**New Hanover County, NC** population is 232,316, presenting a growth rate of 1%. The median home price in 2022 was \$411,201, representing a 14% increase. 2023 has seen that number tick up to \$439K representing an additional 5.7% increase.

Some developers have compared the expected Brunswick County growth curve to "take off" as did Fort Myers Beach and Clearwater, FL. How much have property values increased in Florida?

Over the past decade, Florida's real estate has risen %174.83, which equates to an annual home appreciation rate of %10.64, according to the data collected by [NeighborhoodScout](#).

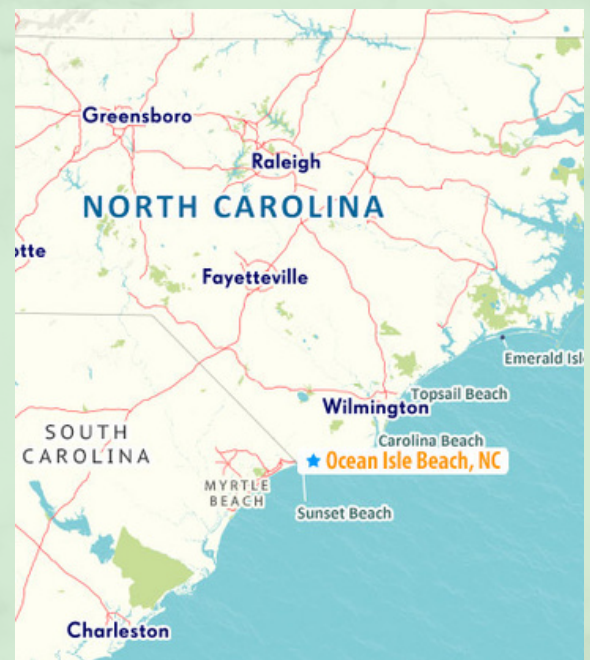
## New data: Brunswick population growth among highest in country, outpacing New Hanover



Jamey Cross

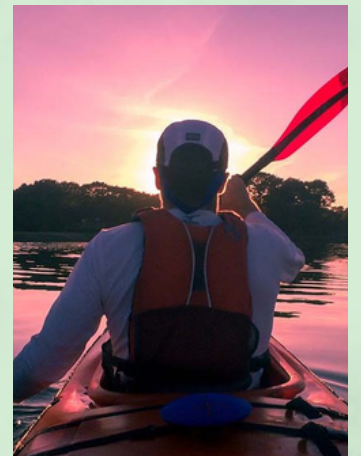
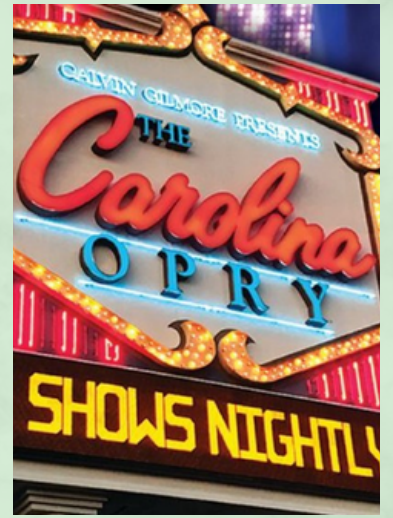
Wilmington StarNews

Published 5:01 a.m. ET April 20, 2023



North Carolina Real Estate has serious velocity!











**The ASK:** GHH is seeking a capital investment of \$3.2 MM. This amount will enable the development of Tracts A, B and C simultaneously, jet-packing the opportunity to completion. NOTE: Additional GHH equity will be included as part of the benefit to the investor.

NOTE: Estimated project completion is 24 Months and pay back is at a 2x investment. (\$6.4MM) The additional equity is defined as 10% of GHH moving forward on all future GHH projects/Developments.

**GHH has upwards of \$100MM in desired development opportunities in their pipeline.**

## Confidentiality Agreement

THIS IS A *CONFIDENTIAL* OFFERING MEMORANDUM intended solely for your own limited use in considering whether to pursue an equity investment in “Brick Landing Plantation”.

The sponsors expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers and expressly reserve the right, at their sole discretion, to terminate discussions with any person or entity at any time with or without notice.

This Offering Memorandum is confidential. By accepting the email or other communication containing this Offering Memorandum, you agree (i) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate or forward any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the seller, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the interest of the seller or the sponsors.

This material does not constitute an offer to sell nor a solicitation of an offer to buy any security. The offering to which this presentation relates involves various risk factors, conflicts of interest, affiliate transactions and compensation to management. Neither the Securities and Exchange Commission nor any state securities administrator has passed on or endorsed the merits of this offer. Any misrepresentation to the contrary is unlawful. Past results should not be taken as an indication or guarantee of future results. Opinions and estimates reflect a judgment at original date of publication and are subject to change.

As with any investment, there is a potential for loss of your investment, in whole or in part. It is the investor’s responsibility to review this investment summary and any supporting information to its satisfaction and reach its own conclusions as to whether the prospective investment is sound. We do not warrant the information contained in this investment package, or assume any liability for errors and omissions that may affect the outcome of this investment.

This investment package has been compiled based on information provided by brokers, Seller and other third-party resources. While we have made best efforts to confirm the validity of the information that we have received and procured, we do not warrant the accuracy of any information provided as it affects the cash flow and other projections contained herein.

We have thoroughly reviewed the Due Diligence material in connection with the Property and will continue to review all of the available information with respect to the Property until the transaction closes. As of the date of this presentation, we know of no material environmental or engineering related issues at the Property.

Each investor must make its own determination as to the feasibility of the investment outcomes summarized herein and to consider that evaluation versus the inherent risks associated with projects of this size and nature. While we are confident that the PROPOSED TRANSACTION is a sound investment and the projections HEREIN are conservative and obtainable, there is no assurance that there will be cash flows or return of capital to investors.