

SEASIDE BAY



A waterfront community on the Lockwood Folly River with a boat launch and dock in place.



STONE CHIMNEY ROAD

LITTLE DOE CREEK

SANCTUARY POINT

TRACTS

67A 68A 69A 70A 71A 72A 73A 74A 75A 76A

66A 65 64 63 62

130 131 132 133 134 135 136

129 128 127 126 125 124 123 137 138 139

BIG ISLAND DRIVE

143 142

COMMON GROUND

114

SOUTH WILD RICE DRIVE

103

SANCTUARY POINT

92 93 94 95 96

18B 17A 14 13 12 11 10 9 8 7A 6A

19B 20B 21A 23A 24A

COMMON GROUND

26 25 27 28A 30 32 35 36 37 38 39

COMMON GROUND

COMMON GROUND

45 49

LEVIES LAND

STONE CHIMNEY ROAD

GATED ENTRANCE

Big Island Dr SW

SOUTH WILD RICE DRIVE

SOUTH WILD RICE DR.

SQUIRREL RUN

SANDY BROOK

LEVIES LAND

ey Rd SW

Eden D



AVAILABLE LOTS

Lot 52 Seaside Bay 325 Levies Landing SW CO	184GB014 .40 acre/164x106x165x105	\$25,000
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Lot 51 Seaside Bay 331 Levies Landing SW CO	184GB013 .55 acre/224x105x224x106	\$25,000
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Lot 54B Seaside Bay 319 Levies Landing SW	184BC009 3.83 acre/See GIS	\$39,000
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Lot 57A Seaside Bay 330 Levies Landing Sw CO	184BC005 3.63 acre/See GIS	\$55,000
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Lot 45 Seaside Bay 357 Levies Landing Sw CO	184GB007 0.51 acre/162x132x224x108	\$25,000
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TRACK B Seaside Bay 589 Stone Chimney Road SW	1680001105 1.88 acre/See GIS	\$39,000
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16.18 AC DONATED TO HOA	1680001108 16.18 acre/See GIS	\$0
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Lot 103 Seaside Bay 664 Sanctuary Point SW CO	184AA043 0.30 acre /75x173x76x178	\$25,000
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Lot 37 Seaside Bay 686 Squirrel Run Drive SW CO	184GB016 0.44 acre/125x184x30x80x223	\$25,000
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Lot 53 Seaside Bay 321 Levies Landing SW CO	184GB015 0.39 acre/164x105x163x103	\$25,000
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Lot 125 Seaside Bay 382 Big Island Drive SW CO	184AA063 0.51 acre/80x232x100x276	\$30,000
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All above Lots For Sale as a package	All Parcels	\$300,000
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TO
ATLANTIC
OCEAN

**0.55 ACRE
FLOOD ZONE AE**

**TO SUPPLY,
WILMINGTON, OAK
ISLAND & HWY 17**

TO HISTORIC PORT OF SUPPLY

SEASIDE  BAY

LOT 51

BOAT LAUNCH TO INTRACOASTAL WATERWAY

TO
ATLANTIC
OCEAN

MILES TO
HOLDEN
BEACH

**.40 ACRE
FLOOD ZONE AE**

**TO SUPPLY,
WILMINGTON, OAK
ISLAND & HWY 17**

TO HISTORIC PORT OF SUPPLY

SEASIDE  BAY

LOT 52

BOAT LAUNCH TO INTRACOASTAL WATERWAY

TO
ATLANTIC
OCEAN

7 MILES TO HOLDEN BEACH

**0.39 ACRE
FLOOD ZONE AE**

7 MILES TO HOLDEN BEACH

**3.83 ACRE
FLOOD ZONE AE**

7 MILES TO HOLDEN BEACH

**LOT
57A**

**330 LEVIES
LANDING SW CO**

**3.63 ACRE
FLOOD ZONE AE**

TO SUPPLY,
WILMINGTON, OAK
ISLAND & HWY 17

TO HISTORIC PORT OF SUPPLY

LOCKWOOD FOLLY RIVER

SEASIDE BAY

A PREMIERE WATERFRONT COMMUNITY
on the Lockwood Folly River

LOT 57A

BOAT LAUNCH TO
INTRACOASTAL
WATERWAY

TO ATLANTIC
OCEAN

16.2 ACRES
MARSHLAND

STONE CHIMNEY ROAD

GATED ENTRANCE

BIG ISLAND DRIVE

7 MILES TO
HOLDEN
BEACH

SOUTH WILD RICE DR.

SQUIRE RUN

COMMON GROUND

COMMON GROUND

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**LOT
125**

**382 BIG ISLAND
DRIVE SW CO**

**0.51 ACRE
FLOOD ZONE X**

TO SUPPLY,
WILMINGTON, OAK
ISLAND & HWY 17

TO HISTORIC PORT OF SUPPLY

LOCKWOOD FOLLY RIVER

SEASIDE BAY

A PREMIERE WATERFRONT COMMUNITY
on the Lockwood Folly River

**LOT
125**

BOAT LAUNCH TO
INTRACOASTAL
WATERWAY

TO ATLANTIC
OCEAN

16.2 ACRES
MARSHLAND

STONE CHIMNEY ROAD

GATED ENTRANCE

BIG ISLAND DRIVE

7 MILES TO
HOLDEN
BEACH

SOUTH WILD RICE DR.

SQUIRE RUN

COMMON GROUND

COMMON GROUND

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**664 SANCTUARY
POINT SW CO
.30 ACRE
FLOOD ZONE X**

**TO SUPPLY,
WILMINGTON, OAK
ISLAND & HWY 17**

LOT 103

7 MILES TO HOLDEN BEACH

BOAT LAUNCH TO INTRACOASTAL WATERWAY

TO
ATLANTIC
OCEAN

**589 STONE CHIMNEY
RD SW CO
1.88 ACRE**

**TO SUPPLY,
WILMINGTON, OAK
ISLAND & HWY 17**

A PREMIERE WATERFRONT COMMUNITY
on the Lockwood Folly River

**TRACT
B**

7 MILES TO HOLDEN BEACH

BOAT LAUNCH TO INTRACOASTAL WATERWAY

TO
ATLANTIC
OCEAN

Supply Area - 28462

DEMOGRAPHICS



POPULATION

11.9K

POPULATION DENSITY
PER SQUARE MILE

322

POPULATION CHANGE
SINCE 2010

+14.5%



MEDIAN AGE
51

49%

MALE/
FEMALE
RAIO

ASSOCIATES DEGREE 32%

BACHELORS DEGREE 14%

GRAD/PROFESSIONAL DEGREE 7%



HOUSEHOLDS



HOUSEHOLDS
WITH CHILDREN



HOUSEHOLDS
WITHOUT CHILDREN

INCOME

3088

LESS THAN
50K

1865

50 TO
150K

257

MORE THAN
150K

REAL ESTATE SNAPSHOT

WHAT WILL SELL FAST & FOR THE MOST MONEY?

MARKET AVERAGES

HOLDEN BEACH MAINLAND
WATERFRONT COMMUNITIES

DOM

DAYS ON MARKET

74

SQ FT

SQUARE FOOTAGE

1,737

PRICE

SALES PRICE
PER SQ FT

\$140.56

*RESALES ONLY • NO NEW CONSTRUCTION

PRICE

SALES PRICE

\$209,400

*RESALES ONLY • NO NEW CONSTRUCTION

NIKI + JESS
RECOMMENDATIONS

DOM

DAYS ON MARKET

74

SQ FT

SQUARE FOOTAGE

1,600-2,000

PRICE

LIST PRICE
PER SQ FT

\$150-\$170

PRICE

LIST PRICE RANGE

\$240- \$300K

HELPFUL INFORMATION

WHAT CAN YOU BUILD IN SEASIDE BAY?

SQUARE FOOTAGE MINIMUM:

No less than 1,200 square feet of enclosed, finished, heated floor space

SIDING:

Hardiplank, Brick, Wood, Stone, or other natural material

EXTERIOR STRUCTURES:

Detached garage and one small storage building may be constructed as long as it matches the single-family residence on the same lot.

BUILD TIMEFRAME:

All exterior construction shall be completed within 1 year from the time any construction begins on any lot.

IMPERVIOUS:

4,300 impervious max including asphalt, gravel, concrete, brick, stone, slate, or similar material but does not include wood decking or the water surface of a swimming pool.

WATER & SEWER:

County Water and Sewer available

SETBACKS:

5 ft from Sides

25 ft from Front Right of Way

9 ft from Rear Property Line

HOA DUES: \$532 ANNUALLY

WANT TO REVIEW ALL THE
RESTRICTIVE COVENANTS?

Email Niki at niki@buildersup.com

Call Niki or Jess for more
information on Seaside Bay.



JESS
WAINWRIGHT

REALTOR® & MARKETER

910-518-5377
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NIKI
TODD

REALTOR® & MARKETER

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