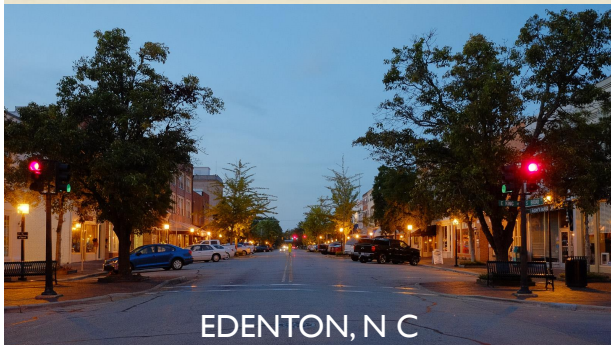
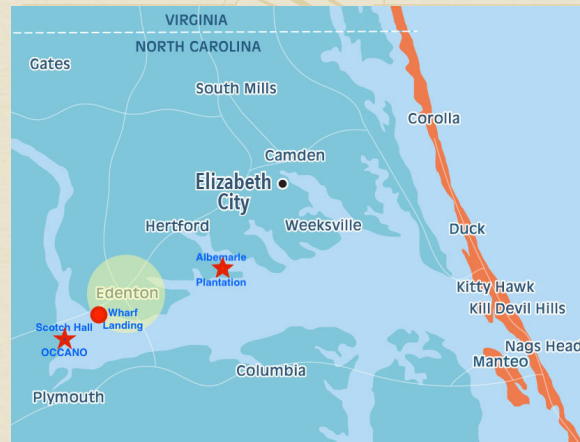


Life on the Albemarle Sound is “*True Carolina Living*”. It’s a place where you can enjoy writing your own story as you relax in your coastal cottage, vacation home, or private custom built residence.

Edenton today is home to a diverse collection of restaurants, boutique shops, family-owned businesses, medical facilities and centuries of historical milestones in U.S. History, along with convenience centers catering to all of your everyday shopping needs. Forbes Magazine called Edenton, “*The Prettiest Small Town In The South*”.



EDENTON, N C



LOCATION

- 4.5 hours drive from D.C, and within 9 hours of the tristate area of NJ-NY-CT
- Within 2 hours of the Raleigh / Triangle Region
- Under 1.5 hours from Norfolk, Virginia Beach, and Nags Head Beaches
- Greenville, NC, East Carolina University and it’s Medical Center only 1 hour away



Gerald Whitley - BIC
 148 Wharf Landing Dr. Ste. F, Edenton, NC 27932
 ☎ (252) 301-7342 ☎ (919) 809-4450
 EMAIL: gwhitley24aspa@gmail.com

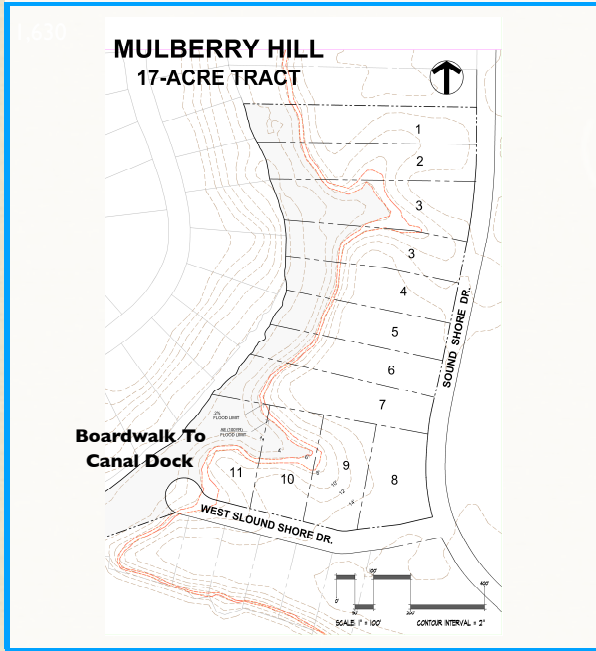
DESTINATION ALBEMARLE SOUND



SOUND INVESTMENT
 OPPORTUNITIES

**INCREDIBLE
INVESTMENT/DEVELOPMENT
OPPORTUNITY**

Offered at \$695,000



These 12 homesites backup to a navigable canal out to the Albemarle Sound, representing a viable investment scenario. This presents an amazing opportunity to create a neighborhood waterfront oasis within the established Mulberry Hill community, combining natural beauty, outdoor recreation, water and golf. If you're looking for sound real estate investment potential, look no further. This represents one of the best waterside investment opportunities you will find anywhere in the region.

Standout Features:

- Minimal development costs
- Existing paved roads | county water
- Individual septic systems | Lots to be perked
- Surveyed | ready to be plated & recorded
- Development plan & team assistance available
- Sales revenue \$1,500,000 (\$125k ave.)
- ROI projected range 40-45%

ALBEMARLE SOUND PROPERTY ADVISORS (ASPA)

Fall

BEST INVESTMENT OPPORTUNITIES

2024

Whether you're seeking a real estate development opportunity, or a good waterfront property, the Albemarle Sound and the Northeastern North Carolina Region offer some of the best hidden gems you'll find anywhere. Towns like Edenton, Hertford and Elizabeth City and the successful residential communities of Albemarle Plantation, Scotch Hall / Occano, Pelican Point and Mulberry Hill have demonstrated the regions allure. Seize "your opportunity" here!

(Ask about other viable investment properties not listed below i.e Wades Point 43 acres with 2,000 feet of sound front)

BEST BUY UNDER \$100,000

Offered at \$79,900

You won't find a better value in Occano than this 0.56 acre low maintenance homesite 60. Featuring a sunset view over water and view of the future clubhouse, this level custom lot enjoys a spectacular rear view over Avoca Pond and a front view of the Albemarle Sound. As one of the lowest priced lots in Occano, lot 60 offers an attractive upside investment potential.



Pond View

*Occano
Lot 60 - Phase 1
\$79,900*



Front View

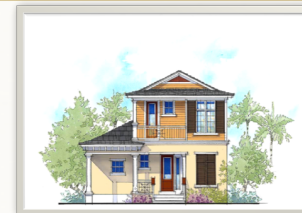
*Occano
Lot 60 - Phase 1
\$79,900*

WATERFRONT BEST BUYS

Salmon Creek Beach Cottage * | \$644,920 **

This to-be-built spec home on lot 151 is the best priced waterfront property available in Occano. Nestled on the sought-after Salmon Creek, this setting represents an incredible investment opportunity and value enhancement.

DISCLAIMER: Subject to Occano's Design Guidelines & approval by the Architectural Review Committee. Specifications, features & pricing are subject to change without notice. Costs estimates may vary by builder selected and timing of construction. The plan purchased from Energy Smart Homes is only representative of what could be built..



*Salmon Creek Beach Cottage
1,853 Total Sq.Ft. | 2 Master Suites
1-Car Carport | 2 Floors
\$395,020 ***



*Salmon Creek Sunset
Occano
Lot 151 - Phase 2
\$249,900*

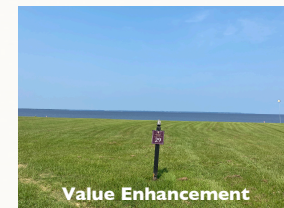
PREMIER SOUNDFRONT BUYS

PH I Lot 29 | Was \$388,000 | Now \$350,000

Lot 29 - One of the best soundfront settings in Occano. This 3/4 acre custom lot boast 168 feet on the Albemarle Sound.

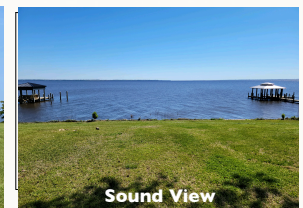
PH I Lot 16 | 0.9 Acres w/120' Waterfront | \$338,900

A level homesite featuring 120 feet of waterfront, bulkhead, and spans 0.9 acres, providing ample space for your home, patio / fire pit, and ability to build a private dock.



Value Enhancement

*Occano
Lot 29 - Phase 1
~~\$388,000~~
\$350,000*



Sound View

*Occano
Lot 16 - Phase 1
\$338,900*