

A Homebuyer's Guide to Relocating to Wilmington

Everything You Need to Know about
North Carolina's Best-Kept Secret, Including
the **Location**, **Costs**, and **Culture**



presented by:



There are so many things you'll love about living in **Wilmington**, but here are the essential things you should know.

THE LOCATION

THE COSTS

THE CULTURE



2021 Parade of Homes
Showcase Community



Find Your State of Shine

When you're in a Riverlights State of Shine, you "do you" with vibrant flair—lighting up our little town surrounded by coast, where water is part of the day's routine. You are part of the good energy that shines through our neighborhoods and Marina Village. It's an invitation to root yourself on the bright side of life. So, isn't it about time you found your State of Shine? Come explore our 16 model homes to start finding yours.



RiverlightsLiving.com | **(910) 405-1234**



**Single-family homes, townhomes, custom homes,
luxury apartments and 55+ living along the Cape Fear
River from \$250k - \$1M+**

109 Pier Master Point, Suite 100 | **Wilmington, NC 28412**

Home is better with a whole lot of “you” mixed in.

Our diverse home styles capture the colorful spirit of Riverlights and life on the water in a way that gives you just what you want, where you want it.



Laurel Homes

1,519 - 1,836 sq. ft.
From the mid \$200s
Sloop Model
4425 Indigo Slade Way



70 West Builders

1,760 sq. ft.
From the mid \$300s
Lenox Model
731 Edgerton Dr



H&H Homes

2,011 - 2,596 sq. ft.
From the low \$300s
Jonesy Model
235 Trawlers Way



Pulte Homes

1,841 - 2,869 sq. ft.
From the mid \$300s
Newberry Model
740 Edgerton Dr



Legacy Homes by Bill Clark*

1,453 - 2,225 sq. ft.
From the high \$300s



Trusst Builder Group

2,266 - 2,317 sq. ft.
From the low \$400s
Linville Model
831 Wharton Ave



Trusst Builder Group

2,158 - 2,656 sq. ft.
From the mid \$400s
Roanoke Model
730 Edgerton Dr



Trusst Builder Group

2,158 - 2,656 sq. ft.
From the high \$400s
Catawba Model
726 Edgerton Dr



PBC Design + Build*

2,062 - 3,171 sq. ft.
From the high \$500s



Charter Building Group

2,602 - 3,032 sq. ft.
From the high \$400s
Everton Model
520 Edgerton Dr



Del Webb**

1,262 - 2,565 sq. ft.
From the high \$200s
Dunwoody Way Model
4136 Passerine Av



AR Homes

3,868 sq. ft.
From the mid \$700s
Seascape Model
524 Edgerton Dr

*Contact Sales Representative for more information.

** 4 additional Del Webb models available to view.



Newland is the largest private developer of mixed-use communities in the United States. With our partner, North America Sekisui House, LLC, we believe it is our responsibility to create enduring, healthier communities for people to live in ways that matter most to them. newlandco.com | nashcommunities.com



NNP IV-Cape Fear River, LLC ("Fee Owner") is the owner and developer of the Riverlights Community ("Community"). Fee Owner has retained Newland Real Estate Group, LLC ("Newland") solely as the property manager for the Community. North America Sekisui House, LLC ("NASH") has an interest in one of Fee Owner's members. Homebuilders, unaffiliated with Fee Owner, Newland, NASH, or their affiliates (together, the "Released Parties") are building homes at the Community. The Released Parties are not co-developing, co-building, guarantors of, or otherwise responsible for, nor shall they incur any liability as a result of, any of the obligations or representations made to buyers by any homebuilder or other third party. Fee Owner's responsibility with respect to the Community is limited to certain infrastructure improvements (e.g., roads, sewer, etc.) and such obligations run solely to persons buying real property directly from Fee Owner. Buyers of homes waive, to the fullest extent allowed under the law, any and all rights, claims, causes of action and other rights whatsoever against the Released Parties arising from their purchase of a home or services, respectively, in the Community from homebuilders or other third party. Not an offering of the sale or lease of real property to residents of any jurisdiction where prior qualification of out-of-state real property is required unless the Community has been so qualified or an exemption is available. Any prices, sketches, renderings, and specifications contained herein are proposed only and subject, without notice, to change or withdrawal at any time. The maps contained herein are for illustrative purposes only and are based on current development concepts, which are subject to change without notice. © 2020 NNP IV-Cape Fear River, LLC. All rights reserved. EQUAL HOUSING OPPORTUNITY.

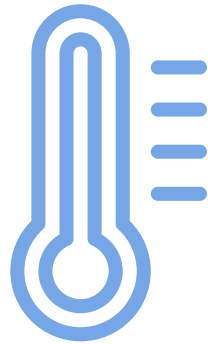


The Location

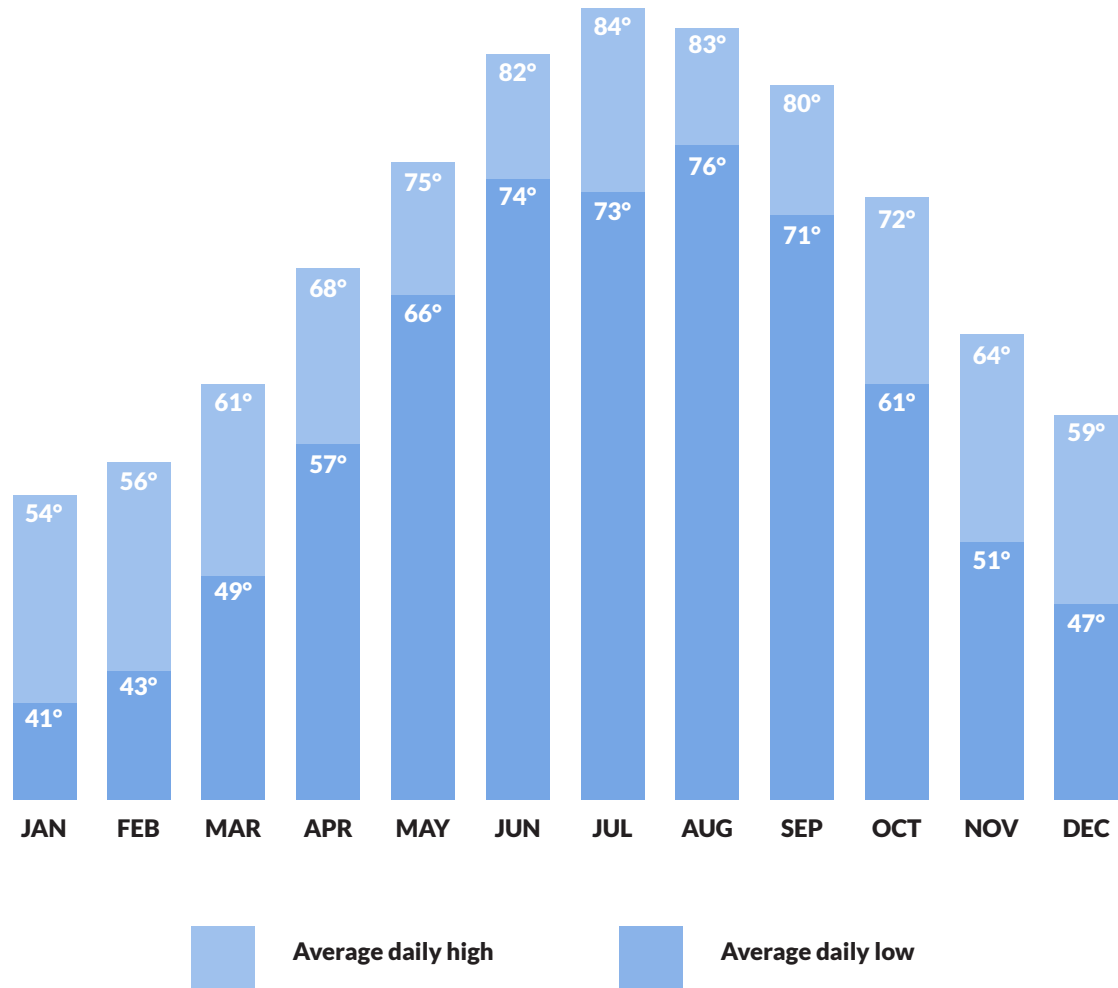
CLIMATE

Temperature

Looking for warmer climes while still enjoying a change of season? In Wilmington, you'll find the mild winters of the South with warm summer days tempered by proximity to the ocean. Long spring and autumn seasons mean plenty of opportunities to enjoy the outdoors year-round.



Average high and low temperatures in Wilmington, NC



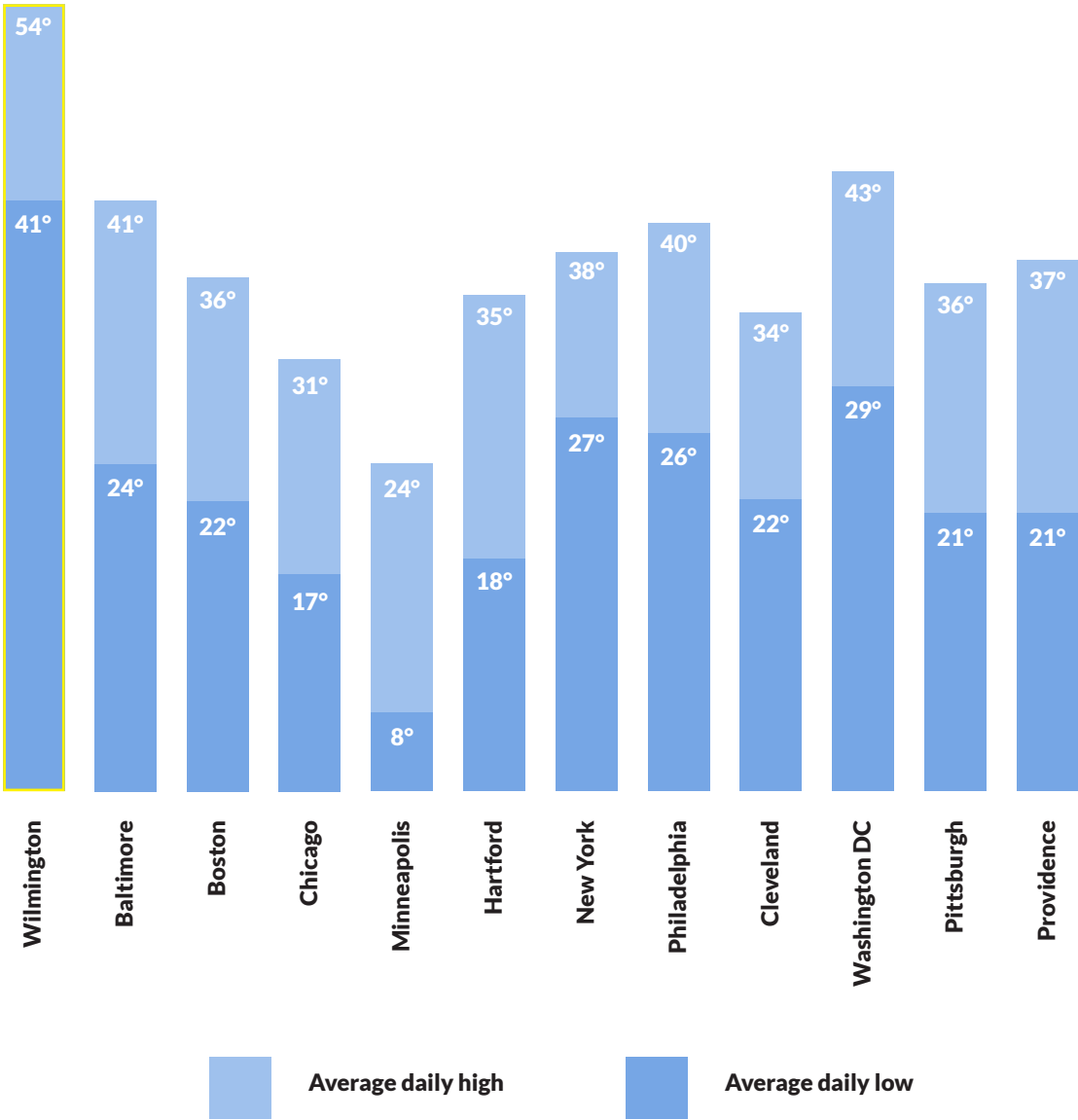
CLIMATE

Mild Winters

Trade in gloomy, frigid January days for crisp, sunny days. Wilmington’s winters are famously mild, perfect for a brisk hike or walk along the beach. And you won’t find snow here; in the rare instance of snowfall in Wilmington, it’s gone by mid-day.



Average January high and low temperatures



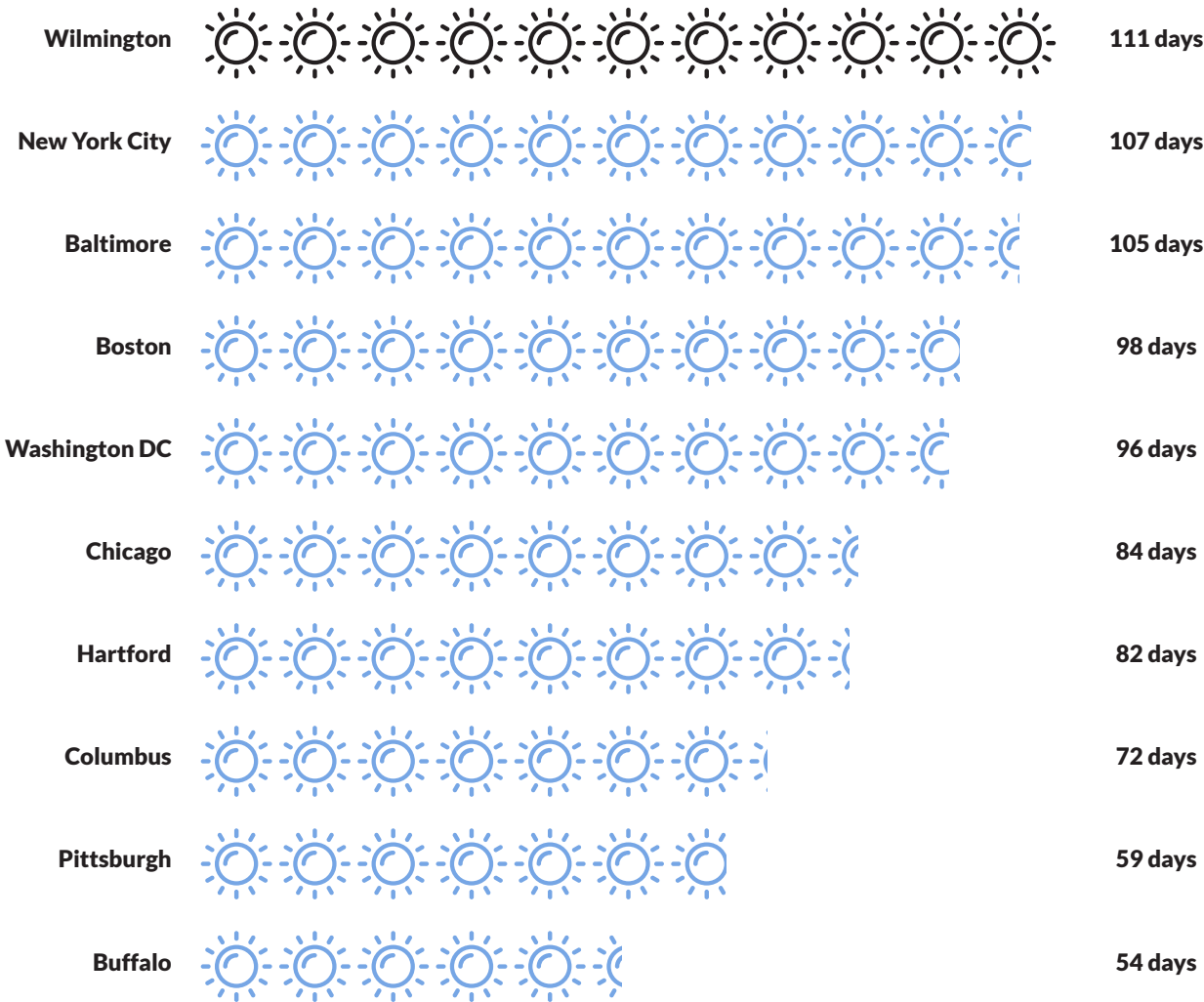
Source: NOAA

Sunny Days

Embrace the sunshine year-round.
Wilmington is one of the sunniest places
in the United States.



1 sun = 10 days



BEACHES

Wrightsville Beach



Wrightsville Beach

Just east of Wilmington along the Intracoastal Waterway lies the beachside community of Wrightsville Beach. In it, you'll find a Venetian labyrinth of beach homes, yacht-lined waterways, charming shops, and ample restaurants brimming with locals and tourists alike.



Johnnie Mercers Fishing Pier



Wrightsville Beach Intracoastal Waterway

BEACHES

The Loop at Wrightsville Beach



The Loop at Wrightsville Beach is a great way to take in the local sights. Known locally as “the Loop,” this 2.5-mile walking trail winds through the main thoroughfares of Wrightsville Beach and around some of the most scenic views on the island.

Spend your day on foot or rent a bike. End your day taking in the sunset at one of the many beachside restaurants and bars.



BEACHES

Carolina Beach



Carolina Beach

Come to Carolina Beach for the sun and sand, stay for the local culture. Home to one of America's best boardwalks, local eateries like Britt's Donuts, and Carolina Beach State Park, you'll love this ocean escape.



BEACHES

Kure Beach



Fort Fisher State Recreation Area



Fort Fisher Pier



Fort Fisher State Historic Site

Laid-back charm. Long days soaking in the sun. Kure Beach is a true beach town. Along its banks, you'll also find historic sites like the Fort Fisher Civil War Museum and the North Carolina Aquarium. Visit for a day or a week; it's just a short drive from Wilmington.

Fort Fisher State Historic Site and Civil War Museum

Learn about the biggest land and sea battle of the Civil War

NC Aquarium

Fort Fisher State Recreation Area

6 miles of beach

Fishing Pier & Boardwalk

Oceanfront Park

Ferry to Southport

At **Logan Homes** we want to provide a great experience for you and want to help make your **new home search easy and fun!**

VIEW OUR MODELS AND MOVE-IN READY HOMES
THROUGHOUT SOUTHEASTERN NC.
WE OFFER A VARIETY OF **SINGLE FAMILY HOMES** AND
PAIRED VILLAS FROM THE **\$400K'S**



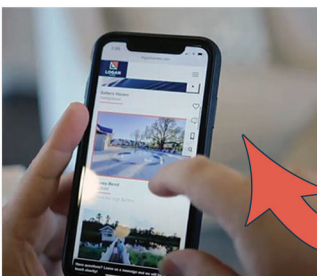
ST. JAMES PLANTATION



BRUNSWICK FOREST



COMPASS POINTE



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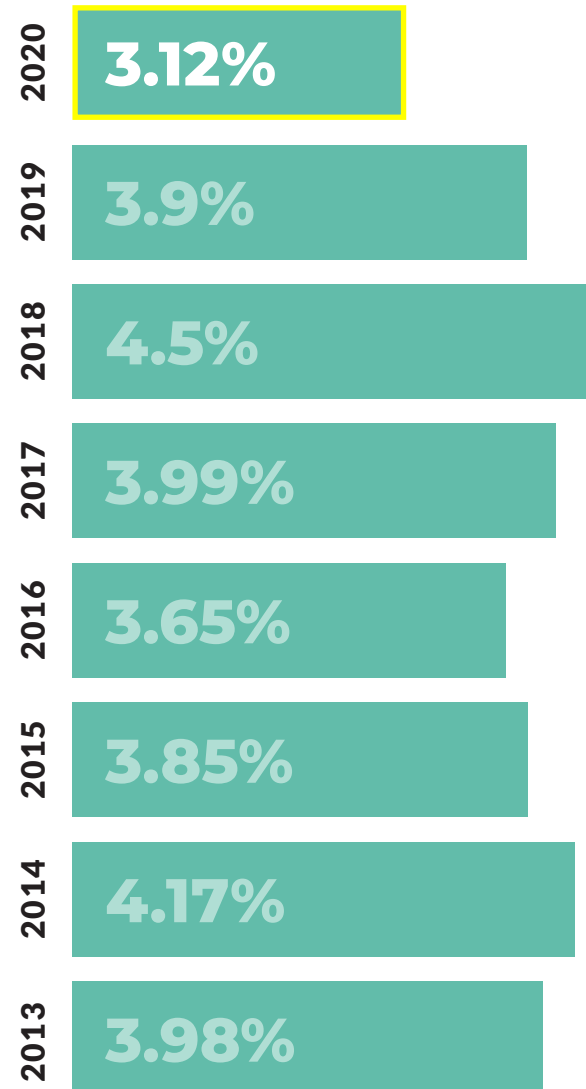


The Costs

Interest Rate Outlook

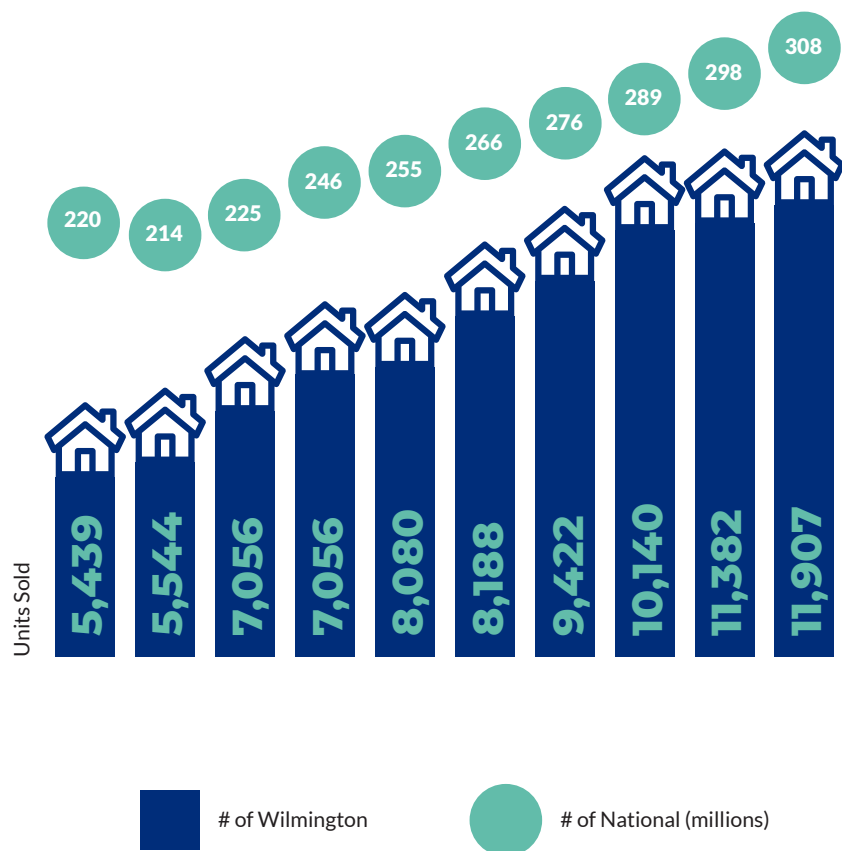
According to the 2020 Cape Fear Area Housing Report, the average mortgage rate on a conventional 30-year home mortgage was 3.12% in 2020.

Average mortgage rate on 30-year home mortgage



Cost of Homes

Wilmington Area Home Sales



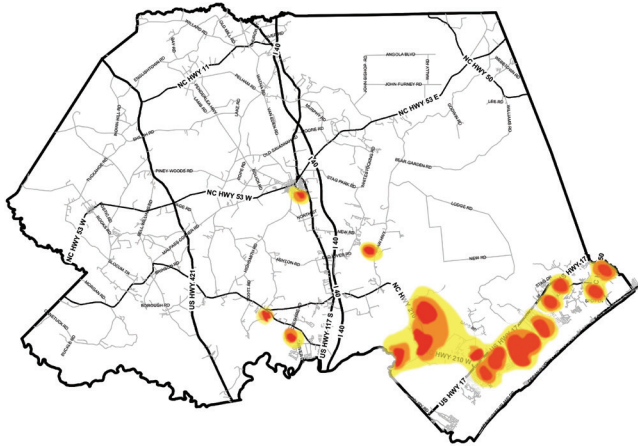
Wilmington Area Median Sales Price



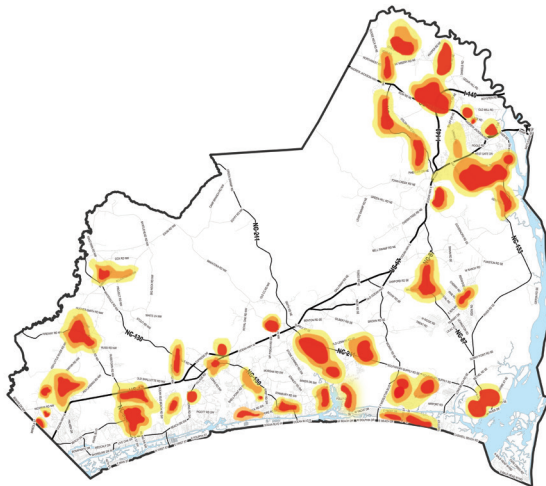
Home Construction Growth

Construction Activity Heat Maps of the Wilmington-Cape Fear Area by County

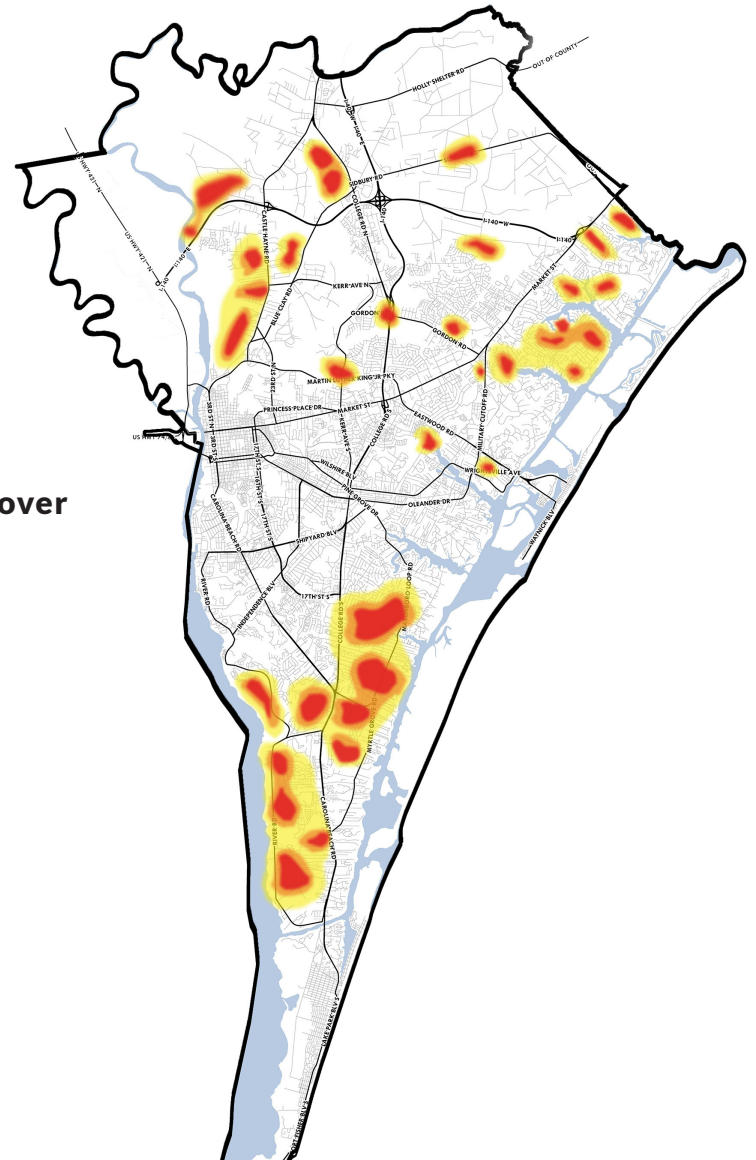
Pender County



Brunswick County

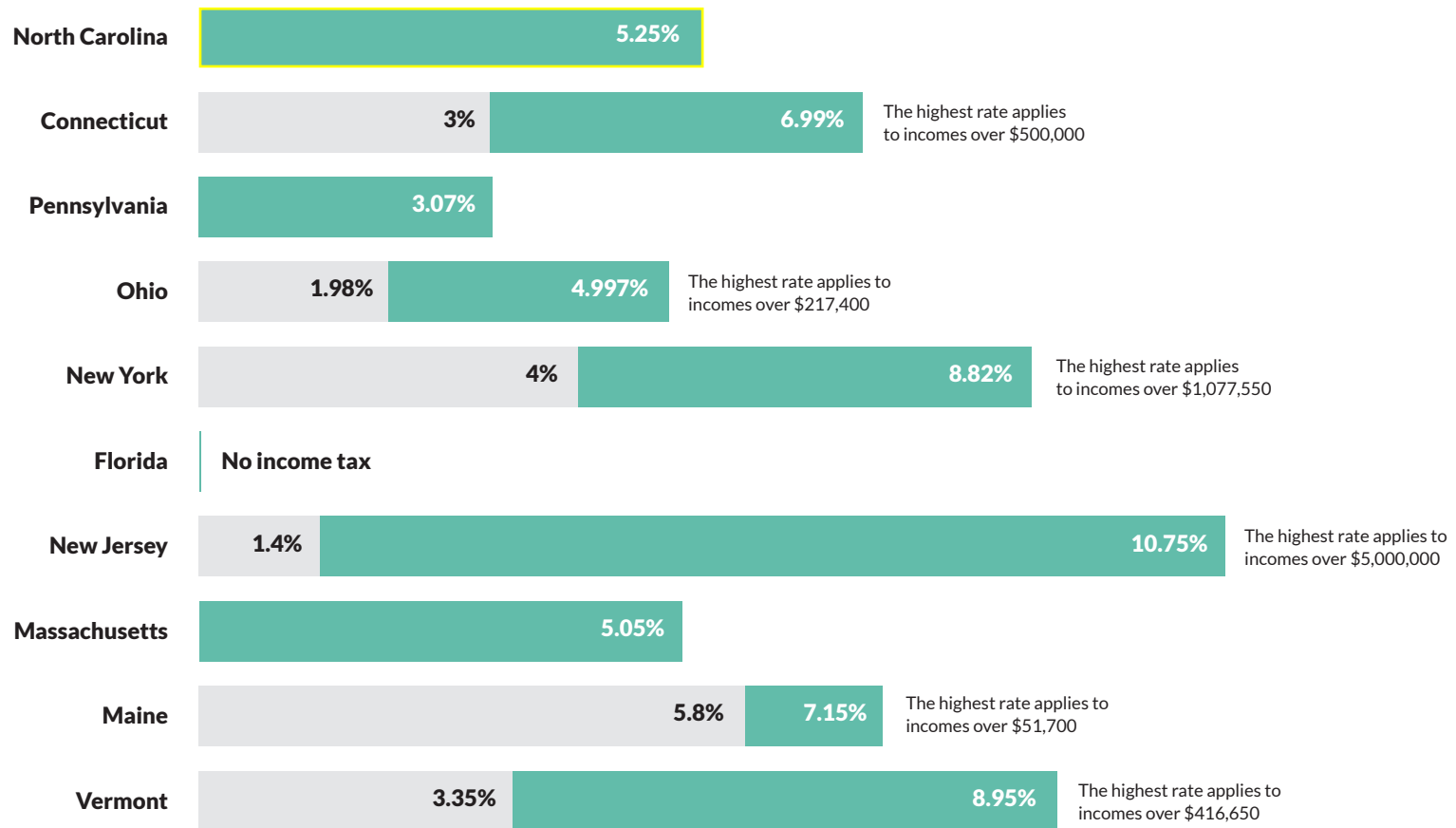


New Hanover County



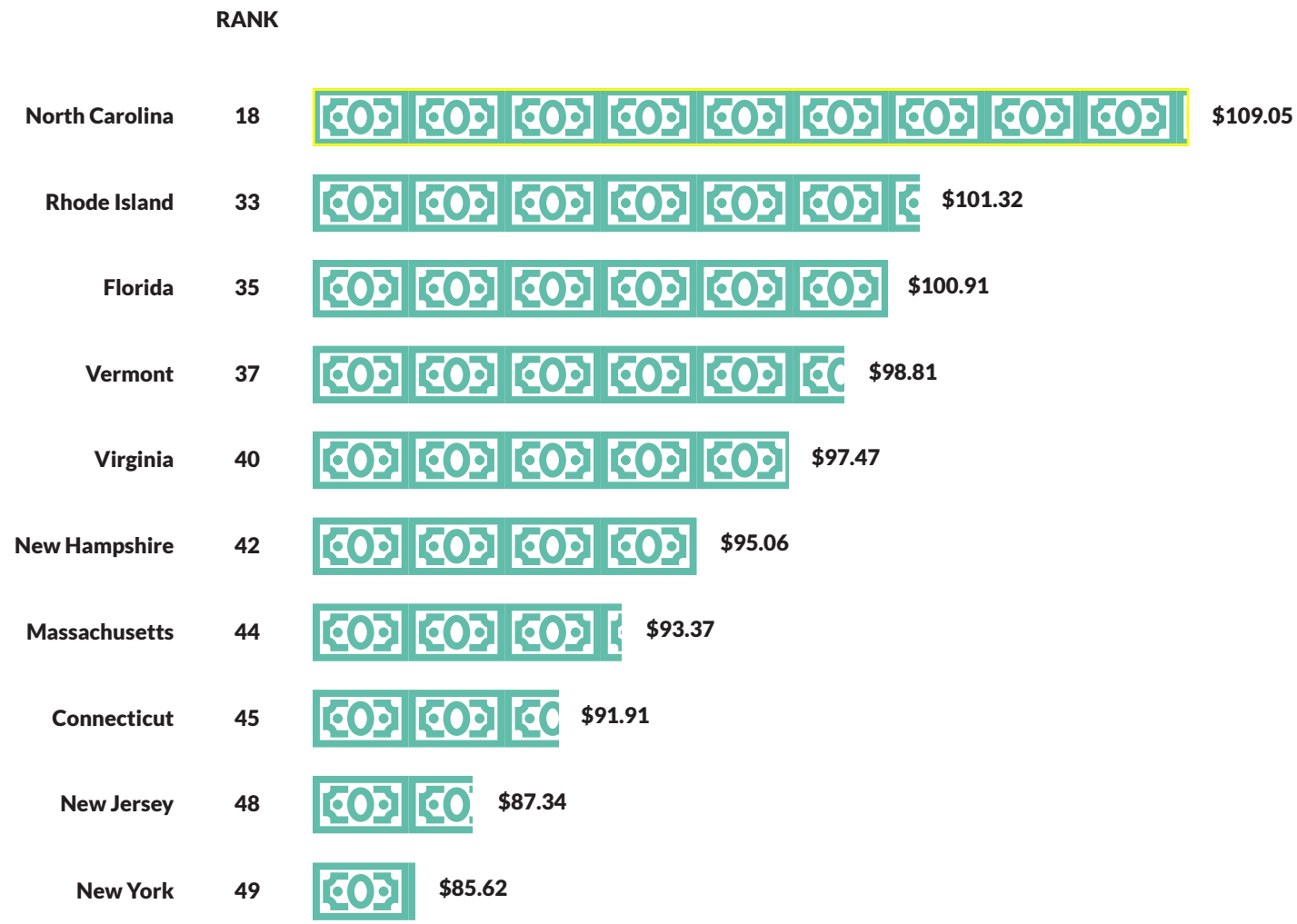
Tax Breakdown

According to SmartAsset.com, North Carolina is a “moderately tax-friendly” state. However, people relocating will find plentiful financial reasons to move here. Social Security income is not taxed in North Carolina. Low property taxes and sales taxes keep the overall cost of living low.



Real Value of \$100

How far does \$100 go in North Carolina in comparison to other states?



Annual Household Grocery Costs



1 grocery cart = \$500





TONGUE & GROOVE

DESIGN-BUILD BY *Mark Batson*



NATIONAL
CUSTOM
BUILDER
OF THE YEAR

2020

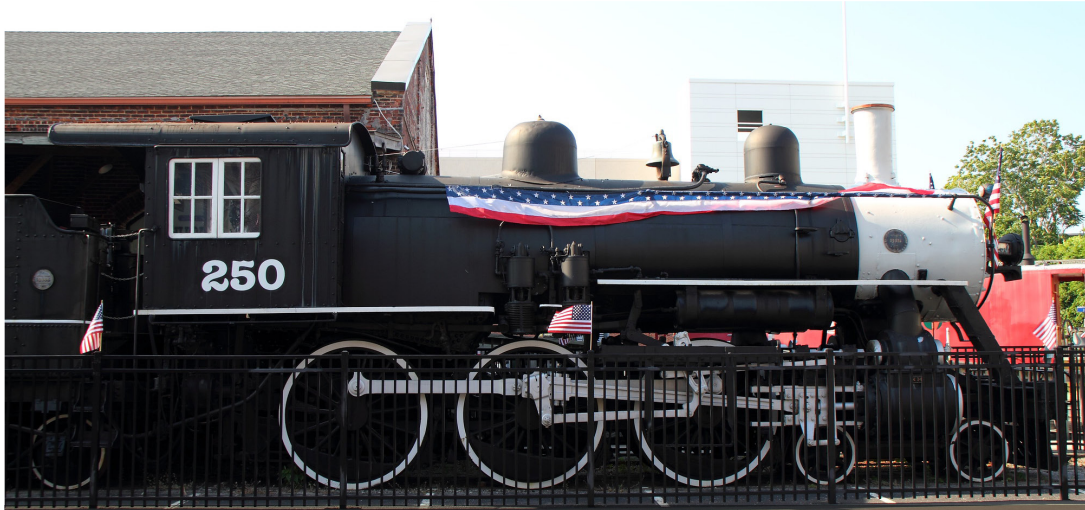
TONGUE-AND-GROOVE.COM



The Culture

SIGHTS

Attractions



Wilmington Railroad Museum

Image Credit: Mr.TinDC on Flickr



Riverwalk on Cape Fear River



Battleship North Carolina

SIGHTS

Attractions



Battleship North Carolina



Bellamy Mansion

Battleship North Carolina

Riverwalk on Cape Fear River

Airlie Gardens

Bellamy Mansion

Thalian Hall

North Carolina Aquarium at Fort Fisher

Cape Fear Museum of History & Science

Wilmington Railroad Museum

SIGHTS

Airlie Gardens



Stroll 67 acres of foliage and historic structures in this garden. Airlie is home to rotating exhibits, a butterfly house, and numerous events, such as its Summer Concert Series.



SIGHTS

Thalian Hall



In Wilmington, you'll find endless examples of Southern charm blending seamlessly with today's arts and culture.

Built in 1858, Thalian Hall is a beautiful performance hall that housed historic performances by the likes of Buffalo Bill Cody, Lillian Russell, and the Ziegfeld Follies. Today, Thalian Hall keeps its legacy alive with live theatre and music, as well as a rotating indie and foreign film series.

DINING

Local Dishes. National Recognition.



Manna

AAA Four Diamond

Catch

James Beard Award semifinalist Chef Keith Rhodes

Benny's Big Time Pizza

Chef Vivian Howard, a James Beard Award winner and star of the PBS program *A Chef's Life*



DINING

Town Favorites



Source: Yelp

The Fork n Cork

"This place offered one of the best burgers that I have had!"

- Daniel R.

Indochine

"Delicious high-quality Thai food that never disappoints."

- J.M.

Ceviche's

"Lovely Panamanian restaurant and bar. Their ceviche was bomb!"

- Angelina W.

FEATURED ON



Copper Penny

"Pub grub-check! Fast service-check! Quality draft list-check!"

- Candi M.

Sweet n Savory

"We stopped in at sweet n savory for brunch on Sunday and now have been coming back every Sunday since."

- Jennifer G.

Downtown Shopping, Food, Bars, Riverwalk



Eat. Drink. Shop. Be Merry!

Explore the heart of our vibrant riverfront city. Historic downtown Wilmington is a scenic and thriving community of cafes, shops, waterfront hotels, restaurants, and a bustling nightlife.

Take a horse-drawn carriage tour to see the area's landmarks. For the paranormal enthusiast, nightly ghost tours offer a thrilling take on Wilmington's past. Whether you're looking for a leisurely stroll along the boardwalk at sunset or want to dance the night away, downtown Wilmington offers something for everyone.



Events & Entertainment



Jungle Rapids Family Fun Park

Downtown Sundown Summer
Concert Series

Thalian Hall

Greenfield Lake Amphitheatre

Fishing Tournaments

Cucalorus Film Fest

O'Neill Sweetwater Pro-Am
Surf Competition

NC Holiday Flotilla at Wrightsville Beach

Cape Fear Kite Festival

Downtown Riverfest

Lighthouse Beer & Wine Fest

Battleship Half Marathon

NC Iron Man 70.3

Azalea Festival



The North Carolina Azalea Festival is Wilmington's premier event and draws attendance upwards of 200,000 festival-goers every April.

It features fairs, special events, and concerts from the likes of Carrie Underwood, Snoop Dogg, The Avett Brothers, Lynyrd Skynyrd, Duran Duran, Cole Swindell, Billy Currington, and more.

The Wilson Center at Cape Fear Community College



This state-of-the-art auditorium just steps from downtown is host to a variety of Broadway performances, classical concerts, and more. Recent shows include Tony Bennett, Jay Leno, Gladys Knight, and Earth, Wind, and Fire.



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Wilmington Yard | 5415 Market Street, Wilmington NC 28405 | **910.799.0986**

Wilmington Millwork | 252 S. Kerr Ave, Wilmington NC 28403 | **910.799.7910**

Southport Yard | 1609 Howe Street SE, Southport NC 28461 | **910.457.6455**

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+ BUILD

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qualified individuals with wide-ranging talents, relevant
expertise and a firm commitment to our customer's
satisfaction.

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314 walnut street, wilmington

Remodeled Home ShowcaseTM

Presented by Cape Fear Remodelers Council

OCTOBER 9TH & 10TH

**Tour in person or virtually at
RemodeledHomeShowcase.com**



Ready to plan your trip to Wilmington?



No number of photos, words, or stats can explain to you why Wilmington is a wonderful place to live. We encourage you to plan your trip to Wilmington to see what you're missing.

[PLAN YOUR TRIP](#)

COASTAL NC IS CALLING YOU *home*

Wilmington, NC's Gated Riverfront Community with new homes from
\$300's-\$1.5M+ and available lots starting at just **\$80k.**

Experience life along the Northeast Cape Fear River just a short drive from Historic Downtown Wilmington and beautiful Wrightsville Beach. River Bluffs offers something for everyone from affordable cottage-style homes, low maintenance-single story plans great for active adult living, townhomes, and even fully custom homes built alongside our beautiful riverfront. Choose your desired lot, a premier area home builder, and a floor plan that best fits your family's needs and start enjoying the River Bluffs experience.

RIVER



BLUFFS

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Amenities

- Half Mile Riverwalk
- 188-Slip Marina
- Community Pavilion & Courtyard
- Kayak & Boat Launch/Storage
- Beach-Entry Pool
- Fitness Center
- General Store
- Community Farm
- Tennis & Pickle Ball Courts
- Half Court Basketball
- Dog Park
- Naturally Preserved Open Spaces & Recreational Areas

Low HOAs:

Includes front and back yard lawn care, valet trash, and recycling services.



Tour 40+ homes in the Wilmington-Cape Fear home market

The Parade of Homes is the ultimate opportunity to view a variety of new homes built by talented local builders.

For two full weekends, the Parade of Homes showcases the best and brightest that the building industry has to offer as we work to make your real estate dreams a reality. No matter what home style you are considering, we are sure you will find what you are looking for in this year's Parade.

WHEN:

April 24-25, 2021

May 1-2, 2021

WHERE:

Across the
Wilmington-Cape Fear area

WHAT:

Tour more than 40
homes in the area

To learn more, visit: WilmingtonParadeOfHomes.com

THE HBA IS HERE TO HELP!

The Wilmington-Cape Fear Home Builders Association is your lifeline to the Wilmington housing market.
Call or email us with your questions and we'd be happy to assist you!

CALL:

(910) 799-2611

EMAIL:

info@wilmhba.org

Build Your Dream Home *wishlist.*



wishlist:

- ♥ True custom build
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- ♥ "It's Included" Mindset



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