

*Investment Opportunity
Private Marina*

TIDELINE MARINA



PREPARED BY:

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TIDELINE MARINE INC.

PROPERTY OVERVIEW

THE PROPERTY

Tideline Marina is a family owned and operated business, serving the Jacksonville community for more than thirty (30) years. Located on the banks of New River. In addition to the marina, the owner operators maintain a Ship's Store with everything necessary to meet the needs of boating enthusiasts and anglers. Being adamant in their dedication to customer service, Tideline has a reputation for providing top quality products and professional services at reasonable prices, garnering thousands of satisfied customers spanning multiple generations, and growing.



- > LOT SIZE
52,270 SF (Per Assessor)
- > GROSS BUILDING AREA
3,847 SF (Per Assessor)
- > PROPERTY ADDRESS:
159 Old Bridge Street, Jacksonville, NC
- > YEAR BUILT
1965
- > NO. OF FLOORS
One and Two Stories
- > BOAT SLIPS
22 slips

PROPERTY DETAILS

SITE

159 Old Bridge St
Jacksonville, NC 28540

PIN: 436608877895
Size: 1.55 Acres
City/County::Jacksonville/Onslow

MARKET OVERVIEW

JACKSONVILLE, NORTH CAROLINA

Jacksonville, NC is located in Eastern North Carolina. It is home to US Marine Corps Base Camp Lejeune resulting in a large military presence in the town. In 2014 Jacksonville, NC was ranked the fifth largest growing small city in the US. It has a population of over 70,000 and is the 14th largest city in North Carolina.

Camp Lejeune is a US Military training facility, located in Jacksonville, NC, approximately 5.4 miles southeast of Tideline Marina, and adjacent to New River. It constantly brings many military families and soldiers into the area to live. Built in 1941, Camp Lejeune populates approximately 137,526 marines, sailors, retirees, their families, and civilian employees. The main entrance into Camp Lejeune

HIGHLIGHTS

“5th Fastest Growing Small City in the United States” - Forbes 2014

Population of +70,000

14th Largest City in North Carolina

Home to US Marine Corps Base Camp Legune



ACCESSIBILITY

Wilmington is 57.5 miles south of Jacksonville, Greenville is 72 miles north, and Raleigh is 119 miles west of the city. Jacksonville is easily accessible through merging off of I-40 East onto Highway 24. Alternative routes to Jacksonville include Highway 17 from Wilmington or New Bern as well as Highway 256 from Kinston and Greenville. Jacksonville is located at the mouth of the New River on the southern end of the North Carolina Outer Banks.

SHOPPING, DINING, AND ENTERTAINMENT

Jacksonville Mall features over 70 specialty retailers including American Eagle Outfitters, Barnes & Noble, Bath & Body Works, Buckle, Crazy 8, Foot Locker, Forever 21, Journey’s, Lids, Reeds Jewelers, Victoria’s Secret and more. The mall’s department stores include Belk, JC Penney and Sears. Jacksonville Mall contains over 70 stores as well as a movie theater. The mall’s total square footage is 490,000 square feet. An exterior redevelopment plan of Jacksonville Mall was completed in the early part of 2009. Among other enhancements, this plan included a new entrance and entry plaza. Jacksonville contains close to 17 miles of trails for walking, jogging and bicycling. Riverwalk Crossing Park & LP Willingham Park both bring in several festivals and events each year with great views on the water in Jacksonville’s historic district. Tourist and recreation areas include Lynnwood Park Zoo and the Southern Outer Banks offer fun for the entire family.

The Riverwalk Palooza Festival is Jacksonville’s most successful annual festival in September as a celebration of the scenic New River with river activities, crafts, and vendors from all over.

Top Employers		
Number	Employer	# Of Employees
1	United States Department Of Defense	1,000+
2	Onslow County School	1,000+
3	MCCS Camp Lejeune	1,000+
4	Onslow Memorial Hospital	1,000+
5	Onslow County	1,000+
6	Walmart	1,000+
7	Coastal Carolina Community College	500-999
8	Convergys	500-999
9	City of Jacksonville	500-999

2016 Demographic and Income Profile			
	1 Mile	2 Miles	3 Miles
Population	3,364	32,610	83,201
Households	1,299	10,752	29,201
Median Household Income	\$38,016	\$39,982	\$42,918
Average Household Income	\$49,246	\$55,939	\$57,062

TRAFFIC COUNT



S. Marine Blvd	Marine Blvd	34,000 VPD
S. Marine Blvd	Sybil St	30,000 VPD
Old Bridge Street	Anne St	5,600 VPD
Marine Blvd.	Bordeaux St	34,000 VPD



TEAM BIOS & LAND TRANSACTION SUCCESS



BAXTER WALKER
Senior Vice President



Richard D. Amon, CPM
Chief Operations Officer director of Asset and property management

EXPERIENCE & EXPERTISE

Navigating through the site selection process can be tricky waters for a business, whether it is seeking a space to lease, building to purchase, or land to develop. Baxter uses his many years of experience to educate clients on how to choose the best options during these transitions. He studies the unique requirements of each client, seeing himself as a true partner in the client’s ultimate success. Having completed over 500 leasing and sales transactions, Baxter knows the formula to pursuing the best location and terms possible. His primary focus is on office space, both traditional and medical, allowing him to concentrate his knowledge and efforts where he can help clients best.

Prior to joining Colliers International, Baxter was the Senior Broker of a commercial real estate firm in Cary, NC, where he provided his clients with investment portfolio services and represented tenants in lease negotiations. Baxter’s experience also includes Sales and Project Management at Bobbitt Design-Build, Inc. in Raleigh as well as Project Management and Supervision at IBM in Research Triangle Park, NC.

Baxter understands the issues that are most important to his clients. His perspective and expertise adds value and enhances investment returns. His sector experience is also wide ranging with significant credentials in: office, industrial, retail, and mixed-use.

REGIONAL LEADERSHIP

- **Triangle Commercial Association of Realtors TCAR**

- > Million Dollar Office Leasing Club *2014, 2015, 2016*
- > TCAR Board of Directors 2007-2009
- > TACQUIRE Commercial Property Database, Board of Directors *2011 - 2014*
- > Networking Committee *2005 - 2009*
- > Chairman Community Service *2009*
- > Chairman Networking Committee *2008*

COMMUNITY INVOLVEMENT

Holly Springs NC Development Corporation *2006 - 2011*
Board of Adjustment Holly Springs *2010 - 2015*, Vice Chair *2013*, Chair *2014*
Holly Springs High School PTSA Scholarship Selection Committee *2013*
North Carolina State Employees Credit Union, Holly Springs Branch, Advisory Board Member *2012 - 2014*
Mentor for Holly Springs High School Business Alliance *2010*
Sponsor/Supporter of Holly Springs Farmers Market *2012/2013*
Samaritans Purse Disaster Relief Organization Member - Assisted in Nashville, TN flood relief
Town of Holly Springs 2015 Branding Study - Only Commercial Realtor invited to take part

PERSONAL INTERESTS

Baxter is dedicated to his family and community. In addition, he is an avid artist, volleyball player, and enjoys spending time at the coast with his family, friends, and colleagues.

- **North Carolina Real Estate Commission, Passing Score Study Advisory Board**
- **Interface Carolinas 2016 Commercial Real Estate Conference, Panelist, Raleigh/Durham NC Representative**
- Xceligent Property Database Advisor Board, 2015-Present**
- TCAR Lease Transaction of the Year, 2016**

NC Missions of Mercy (NCMON)
NC Dental Society
Clinical Volunteer Sponsor
Holly Springs NC Chamber of Commerce:

- > Board of Directors *2008 - 2010 / 2015 - present*
- > Ambassador of the Year *2014*
- > Ambassador Committee Chair *2014*
- > Ambassador *2013*
- > “Leadership in Holly Springs” Committee Member *2010, 2016*
- > Government & Business Relations Committee Member *2008, 2014-present*

SERVICES AND EXPERTISE

Richard “Rick” serves as COO and Director of Asset and Property Management for the Raleigh-Durham office of Colliers International. His role is to maximize asset values for our clients and oversee operations of the firm’s office, industrial, retail and medical portfolio. Rick’s career in real estate spans more than 20 years, primarily in the Southeast and Midwest. During this time Rick has provided real estate advisory services to institutional owners, investors, and clients across diverse asset lines, including Fortune 500 clients such as Coca-Cola, TIAA-CREF, MetLife and Sumitomo Life Realty.

EDUCATION AND CERTIFICATIONS

BS & BA, Shorter College
AS, Georgia Perimeter College

INDUSTRY EXPERIENCE

Prior to Colliers, Rick served as Regional Director for Daniel Realty Services, LLC where he was responsible for MetLife’s 3 million square foot Class “A” Office portfolio, and development of the \$1.5B 12th & Midtown mixed-use project, anchored by 1075 Peachtree and the Loews Atlanta Hotel

Similarly, as Director of Property Management at Cousins Properties, Rick was the Senior Client Services representative for the TIAA-CREF real estate portfolio. Prior to joining Cousins Properties, Amon was Vice President with Prentiss Properties, representing Sumitomo Life Realty’s portfolio, including One Atlantic Center, a \$300 million, 1.2 million square foot, Class “A” multi-tenant office building, located in Atlanta. Responsibilities included asset management, \$12MM capital and budget implementation, financial analysis and evaluation of lease economics, Midtown Alliance board representation, and management of the client relationship.

Rick served as Project Director of The Coca-Cola Company world headquarters and managed a diverse portfolio consisting of 2.7 million square feet and was responsible for the development of the facilities management organization, \$10MM capital and budget implementation, financial analysis, annual business plan presentation, development of compliance and audit standards, and facilitation of best practices.

CLIENT LIST

- The Coca-Cola Company
- MetLife
- TIAA-CREF
- Sumitomo Life Realty
- T-Mobile
- J. Walter Thompson
- Bear Stearns
- Towers Perrin Forster & Company
- Lockwood Greene
- Turner Broadcasting