

Santee Shores

Offering Memorandum

June 30, 2025



Stillwater
DEVELOPMENT

Project Summary

Located at the intersection of Old Number Six Hwy and State Park Rd, and adjacent to Santee National Golf Club, Santee Shores is the latest project to be approved in the Town of Santee. With the final 74 water and sewer allocations available, Santee Shores is a great opportunity for homebuilders to get a foothold in this expanding market before there are no public utilities available. The project is expected to be shovel ready Q4, 2025.

Project Status

- All second-round submittals made to reviewing agencies mid-June 2025.
- No pump station required.
- No offsite traffic improvements required
- All utility and land disturbance permits expected Q42025.

Conceptual Plan (Overall)

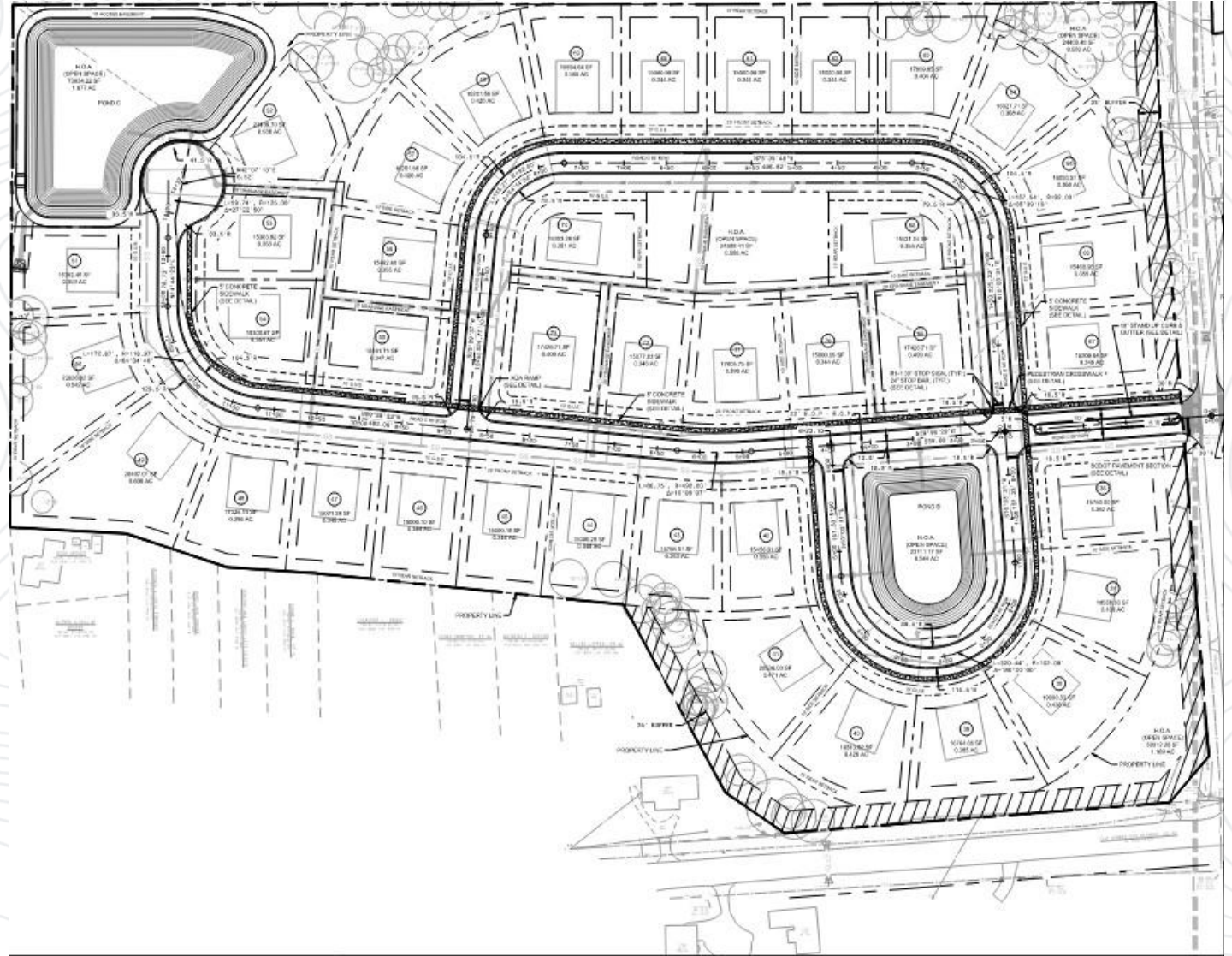


*Conceptual Plan is for illustrative purposes only and may vary from final approved plans.

Site Plan & Data (Tract A)

Site Data

- Parcel Number: 307-15-01-002
- Total Acreage: 20.414 acres
- Zoning: RS-1 (by right)
- Lot Typical: 100' x 150'
- Number of Lots: 35



Site Plan & Data (Tract B)

Site Data

- Parcel Number: 307-00-02-062
- Total Acreage: 24.324 acres
- Zoning: RS-1 (by right)
- Lot Typical: 100' x 150'
- Number of Lots: 39



Due Diligence Items

- Wetlands – COMPLETE
- Phase I ESA – COMPLETE
- Geotech - COMPLETE
- Threatened and Endangered Species – COMPLETE
- TIA – Not required

Offer Instructions

The Santee Shores project is being sold as a fully permitted, shovel ready, project. All offers should be in Letter of Intent format and emailed to josh@thestillwatercompanies.com by 4:00pm on July 31, 2025. Contact Josh for other project related questions or information.