



MELROSE RESORT

DAUFUSKIE ISLAND

OCEANFRONT RESORT

IN SOUTH CAROLINA'S  
LOWCOUNTRY

FOR SALE

Offering Memorandum Available  
Exclusively Marketed by Bridge Commercial



BRIDGE  
COMMERCIAL



Located on Daufuskie, a remote low country island accessible only by water and situated between Hilton Head Island and Savannah, Melrose Resort is truly a world apart.

This is an opportunity to reposition the property and regain it's reputation as one of the country's most sought after vacation destinations.

## THE OFFERING

- The Inn, a 52-room Oceanfront Hotel
- Island House Conference Center, 24,000 SF
- Jack Nicklaus Signature 18-Hole Golf Course
- Equestrian Center
- Beach Club & Pools
- Seven Duplex Cottages and One Single Cottage
- Deepwater Marina on Intracoastal Waterway
- Future Development Parcels with ±400 density units

## INVESTMENT HIGHLIGHTS

### EXISTING BUILDING AND STRUCTURES

A variety of assets make up the resort. They include an oceanfront inn with 52 keys and conference center, a beach club, 18-hole championship golf course, three unique food and beverage outlets, a beautiful equestrian center and several beach front cottages.

### JACK NICKLAUS SIGNATURE GOLF COURSE

Opened in 1991 "The Melrose" is a 7,081 yard, par 72 Jack Nicklaus Signature course with three finishing holes on the Atlantic Ocean. Golf Digest has ranked the course 4.5 stars out of 5. Golf Magazine has ranked the course one of the Top Public Access Courses.

### NATURAL BEAUTY

The centerpiece of Daufuskie Island is a 1000 acre sanctuary protected by the National Ford Land Trust and the Daufuskie Island Conservancy. The natural beauty is incomparable. Nowhere else will you ever find a sea island

### DEVELOPMENT OPPORTUNITIES

Development units available in this project total close to 400 units in addition to commercial parcels with entitlements and support from local community and county government.

### BRANDING OPPORTUNITIES

Jack Nicklaus Signature Golf is a first class brand. Other branding opportunities are available for hotel flags, restaurants, spa, and equestrian activities.

### HOSPITALITY/MIXED-USE BUSINESS OPPORTUNITIES

Within Melrose Resort there are several separate and distinct business opportunities including golf, hospitality, property management, real estate sales, equestrian, marina, and utilities.







## LOCATION HIGHLIGHTS

### BEACH FRONT LOCATION

Melrose Resort has almost 1.5 miles of beach frontage on the Atlantic Ocean with the majority of this being developable land.

### STRATEGIC LOCATION

Located on the Atlantic Ocean between Hilton Head Island and Savannah, making it the finest real estate opportunity on the southeastern coastline of the United States.

### GOOD ACCESS

30+ million people live within a 5-hour driving distance. More than 10 million visitors call Savannah-Hilton Head their vacation destination each year. The resort has accessible air service at both Savannah/Hilton Head International Airport and Hilton Head Island Airport. Additionally, a new daily ferry service to downtown Savannah will reach embarkment in 21 minutes.

### HIGH-END RESORT MARKET

There are several high-end resort communities in the Hilton Head area proximate to Melrose Resort including Palmetto Bluff and Sea Pines.

Under five hours by a car separates Daufuskie Island from the 30 million people in the surrounding major metropolitan areas.

And while Daufuskie Island is for many people a “drive to” destination, an international airport in Savannah and a regional airport on nearby Hilton Head Island makes Daufuskie Island one of the most easily accessible destinations in the Southeast.





## FOR MORE INFORMATION

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