



*Building Waterfront Memories
One Shoreline at a Time*

2024 WATERFRONT COMMUNITIES



It's where you want to be.

Life is a whole different pace for those lucky enough to live by the water. It turns down the volume of our busy lives and allows us to measure the quality in our days.

It encourages time spent outdoors and getting your steps in. Whether you enjoy bird watching, gardening, hiking, swimming, kayaking, paddleboarding, fishing, or boating, there's always something to do by the water.

You'll be drawn to taking your coffee out on the back deck, bonfires at sunset, and afternoon strolls with your pup by the sandy shoreline overlooking breathtaking views. It's your haven to relax, unwind, reconnect, and recharge.

Life on the water increases your levels of peace and contentment, and encourages more quality time on your own as well as with family and friends. Adventures experienced by the water with those you love will likely be the memories you'll cherish for a lifetime.

It's simply where you want to be.

Whether you're looking to buy or sell waterfront property, trust in American Land Holdings' experience and expertise to best achieve your goals.

VIRGINIA | NORTH CAROLINA | SOUTH CAROLINA | TENNESSEE | ALABAMA



Kennedy Shores

LAKESIDE LIVING YOU'VE BEEN WAITING FOR.

Nestled in Union Hall on 7,000 feet of central Virginia's pristine Smith Mountain Lake shoreline lies some of the last undeveloped and most sought after premier waterfront property—Kennedy Shores. Gorgeous, panoramic Smith Mountain vistas reflecting off the clear, deep blue waters of the lake are showcased on the 110+ acre property by the naturally gentle, sloping land elevations with mature hardwood and evergreen tree coverage along the perimeters of the fields and meadows.

Located at "Bull Run", the legendary hot spot is well-known for some of the best fishing on Smith Mountain Lake. Consistently ranked as one of the nation's top bass lakes by Bassmaster Magazine, Smith Mountain Lake is popular among professional and amateur anglers. With a maximum depth of up to 250 feet and stripers caught in excess of 50 lbs, Smith Mountain Lake is one of the nation's best spots for world-class freshwater fishing.

- Waterfront & lake access lots
- Deep, dockable waterfronts
- Private community beach
- Private lakeside covered pavilion
- Private boat launch with tending pier
- Naturally gentle, slopes to water—easy walk to water



Smith Mountain Lake is a short 45 minute drive from Roanoke, VA and convenient 2 hour drive from Charlottesville, VA and Winston-Salem/Greensboro, NC.



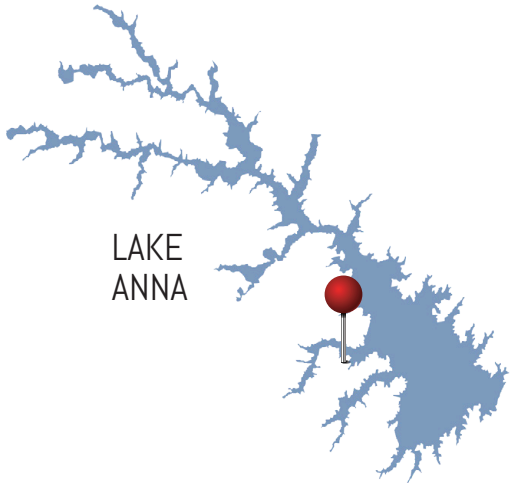
Rock Island Landing

THE LAKE LIFESTYLE MEANT TO BE LIVED.

Along over 2 miles of Lake Anna's shoreline with deep dockable frontage, you'll find some of the most desired new waterfront property—Rock Island Landing. Magnificent lakefront views are showcased on the 80-acre property by the naturally gentle, sloping land elevations along open pastoral meadows. With privacy, green living and exceptional wide-open views, Rock Island Landing creates a lasting impression of living in harmony with nature without sacrificing the necessary trappings of modern living.

This fabulous location offers a mild year-round climate, making water activities possible virtually all year long, including sailing, boating, wakesurfing, paddle boarding, and so much more. Nestled in historic Mineral, VA, Lake Anna is close to vineyards, shopping, restaurants, golf, historic sites, theme parks, and hiking trails.

- Waterfront & lake access lots
- Deep, dockable waterfronts
- Private community lakeside picnic area
- Private lakeside covered pavilion
- Deeded covered community boat slips with electricity
- Community dock
- Naturally gentle, slopes to water—easy walk to water



Located in central Virginia, Rock Island Landing is some of the most easily accessible land—less than an hour from Charlottesville, Fredericksburg, and Richmond and a convenient 1.5 hour drive from Northern Virginia/DC. Lake Anna is only 18 miles west of I-95 and is convenient from points west via I-64.



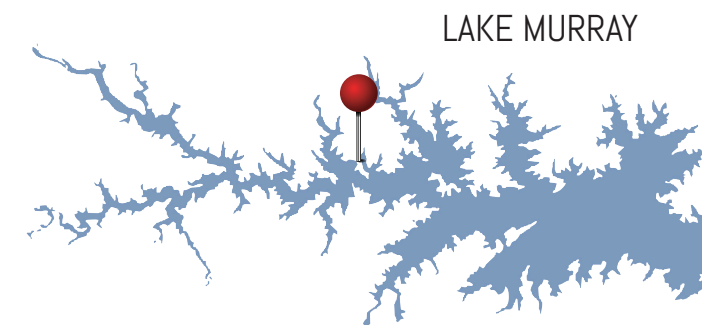
Stewart Landing

BRINGING LOWCOUNTRY RESORT-STYLE COASTAL LIVING TO SOUTH CAROLINA'S AWARD-WINNING LAKE MURRAY.

Stewart Landing is unlike any other community on the lake. The master planned community is bringing lowcountry resort-style coastal living to South Carolina's award-winning Lake Murray with amenities to suit everyone's lifestyle. It expands your living space beyond your property and creates a lifestyle centered around the one-of-a-kind community features.

At Lake Murray, enjoy recreational activities, such as fishing, swimming, boating, kayaking, paddle boarding, camping, hiking, flyboarding, wakeboarding, knee boarding, water skiing, and tubing. This fabulous location offers a mild year-round climate, making water activities possible year-round on the fully recreational lake. Lake Murray offers shopping, restaurants, entertainment, local parks, and wineries.

- Waterfront & lake access lots
- Deep, dockable waterfronts
- Naturally gentle, slopes to water—easy walk to water
- Fully restored, 180-year-old historic clubhouse
- State-of-the-art private interactive community smart gym
- Amphitheater overlooking lake views of the point
- Private 110-slip community marina with power & water
- Private community boat ramp & day dock
- Private boat storage area



Stewart Landing is located between Columbia and Greenville, and in close proximity to Lexington in historic Newberry, a town recognized for its small-town charm and beauty, along with the convenience of the "big city" less than an hour away.



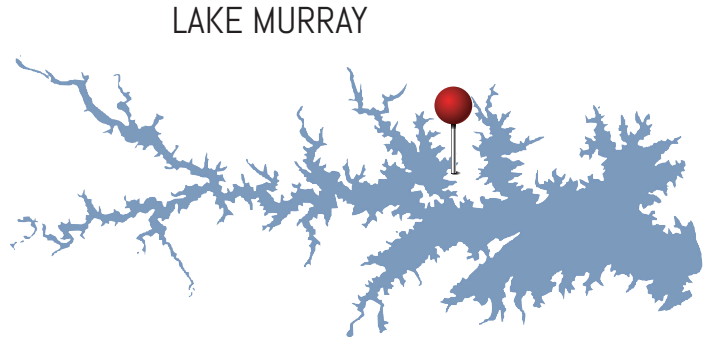
WhiteWater Landing

LAKE MURRAY'S MOST ANTICIPATED CUSTOM HOME LAKEFRONT COMMUNITY HAS IT ALL—LOCATION, AMENITIES & VALUE.

WhiteWater Landing offers primary residential and second-home buyers the opportunity to purchase affordable waterfront, golf course frontage, and interior lots with long range water views in a community designed around the lakeshore lifestyle. Gorgeous hardwoods create a tall canopy throughout Lake Murray's newest 52-acre custom home lakefront community located in Chapin, South Carolina.

Lake Murray is ideal for families and couples, as well as retirees who desire the lakefront living lifestyle. Recently named one of the "Top Southern Destinations" by Forbes Magazine, Lake Murray is noted for "artfully combining historic charm while bursting with every modern necessity, not to mention some of the south's finest food." "The Jewel of South Carolina" offers shopping, mouthwatering restaurants, high-end marinas, legendary entertainment, local parks, wineries, and so much more.

- Waterfront, golf course frontage & interior lots
- Deep, dockable waterfronts
- Resort-style pool with gathering areas
- Pool house with full-service kitchen & entertainment room
- Acres of natural green space
- Gentle slope to water
- Private boat storage area



Located on the northern part of the 50,000 acre lake with over 650 miles of shoreline, Chapin, SC's WhiteWater Landing is less than 30 minutes from Columbia and a convenient drive to Charlotte, NC.



Accolade

ISLAND LIVING AT ITS FINEST.

ACCOLADE is one of the most anticipated master-planned communities occupying prime coastal Topsail Island location along North Carolina's intracoastal waterway. Practically step out your front door right onto the beautiful sandy beaches of the Atlantic Ocean. Mature live oaks with Spanish moss tower throughout the sensitively developed resort-style community. Dockable soundfront lots and ocean view lots overlooking the ocean and expansive Topsail Sound make ACCOLADE quite simply the coastal south's location and lifestyle you've been looking for.

Conveniently located equidistant between Topsail Beach and Surf City, ACCOLADE is perfectly situated within walking distance of two beach access locations. Living on Topsail Island offers a rural beach feel while still offering a variety of grocery, shops, restaurants, coffee shops, microbreweries, and bars. It's the ideal spot to make the move to island life with the local community infrastructure that will suit you and your family's lifestyle. Mouthwatering local seafood, full beach activities, a mild climate, and overall quality of living that's second to none—ACCOLADE is a must see for beach lovers.

- Dockable soundfronts
- Ocean view lots
- Interior lots overlooking intracoastal waterway
- Resort-style pool
- Open air covered pool cabana with full outdoor kitchen & double-sided fireplace
- Convenient beach access



Historic downtown Wilmington, NC along the Cape Fear River is just a short 25-minute drive from the ACCOLADE community.



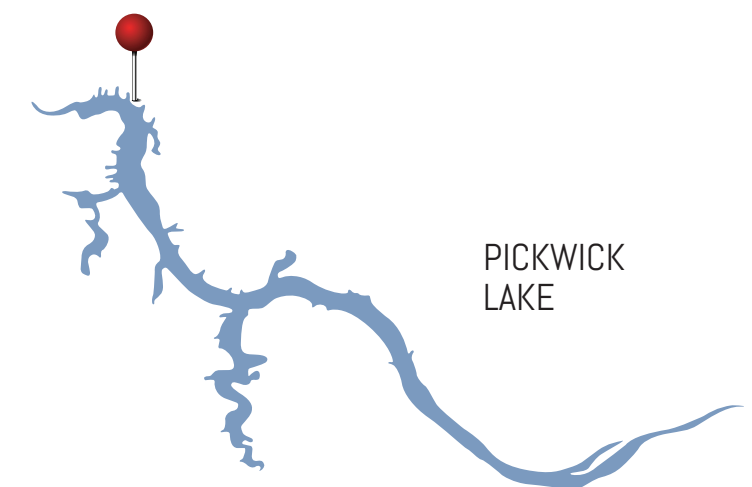
The Preserve at Pickwick Lake

ALL YOU NEED TO ENJOY THE ULTIMATE LAKE LIFESTYLE IS NESTLED WITHIN THE PRESERVE AT PICKWICK LAKE.

The Preserve at Pickwick Lake is the luxury resort lakefront community. Retirees, investors, and secondary homebuilders are flocking to Tennessee for the favorable year-round climate on the fully recreational lake. From the moment you pull through the gated entrance and meander along the paved roads with tall oak trees canopying your journey, follow along to reveal spectacular lake views at the elegantly designed community clubhouse, multi-tiered pools, covered hot tub, and outdoor seating overlooking Pickwick Lake from an elevation of over 700'. With one-of-a-kind amenities, there's something for everyone to make The Preserve at Pickwick the only place you'll want to be.

Pickwick Lake encompasses 47,500 acres and 490 miles of shoreline. As part of the 234-mile-long waterway connecting to the Gulf of Mexico, Pickwick Lake meets the Tombigbee Waterway, Mobile Bay, and Tennessee River. Pickwick Lake one of the few lakes in Tennessee with little fluctuation throughout the year and one of the best year-round boating opportunities with world-class fishing. As a result, Pickwick Lake is a major vacation spot and magnet for recreational boaters and anglers.

- Elegantly designed community clubhouse with 3 stone decks at over 700' elevation overlooking spectacular lake views
- Golf simulator room
- Multi-tiered pools with rock wall & bench entry
- Separate pool with slide and covered in-ground hot tub
- Movie theater with stadium seating
- Beautifully landscaped secure gated entrance with brick paver entry, a waterfall feature & guard house
- Private marina with boat slips and boat launch
- Covered RV/boat storage
- Pickleball, tennis & racquetball courts
- Bocce, cornhole & putting green
- Dog park—and much more!



The Preserve at Pickwick is an easy drive from Memphis, Nashville, NW Alabama, and NE Mississippi.



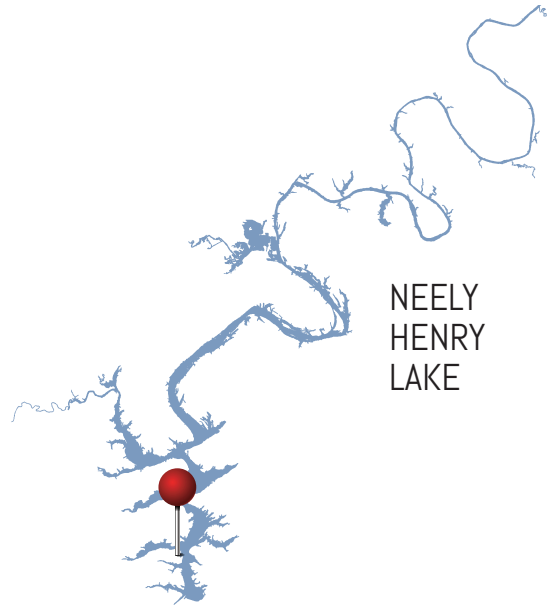
Lakeview Estates

LAKESIDE MEMORIES—WHERE LIFE SLOWS DOWN & FRIENDS STAY LONGER.

Situated along Neely Henry Lake lies Lakeview Estates, Alabama's newest waterfront community. Large estate lots boast big, bold water and panoramic views. Waterfront lot owners will appreciate the deep, dockable homesites. All lots are ready to build with paved streets and utilities.

Neely Henry Lake offers some of the most amazing fishing, boating, and swimming on the Coosa River and is known as the bass tournament mecca. Composed of 11,200 acres of freshwater and 339 miles of shoreline, the lake is stocked with small and largemouth bass, bluegill, crappie, striped bass, sunfish, and catfish.

- Waterfront & lake access lots
- Mature hardwoods throughout the community
- Rolling topography
- Breathtaking water views



Lakeview Estates is less than an hour away from Birmingham, AL and a short drive from Chattanooga, TN, Huntsville, AL, and Atlanta, GA.



Integrity is one of the cornerstones of American Land Holdings' continued ability to deliver communities best suited for the lifestyle of our land buyers. The partners of American Land Holdings are motivated by a passion and commitment to create high quality, thoughtfully designed, waterfront communities while preserving the natural beauty of the land. We focus on our land buyers' needs and develop master-planned communities with the modern conveniences on their "waterfront lifestyle checklist".

American Land Holdings has developed longstanding relationships with local real estate brokers, title companies, and mortgage bankers to prepare the best solutions with our buyers in mind. The turnkey land development company collectively possesses over a century of combined experience in the acquisition, development, marketing, and closings of over \$1 billion in waterfront lot sales.



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