

South Carolina Greater Upper Coastal

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**HUNTER BROWN  
DEVELOPMENT, LLC**  
We Only Look Expensive



# Hunter Brown Development, LLC We Only Look Expensive

By Peggy Mishoe

**W**ITH A TEAM that shares a passion for perfection, Hunter Brown Development, LLC, blends nature with luxury to create communities and lifestyles that go beyond the dreams of new homeowners.

Founded by Hunter Brown in 1994, this award-winning company

provides high-quality homes and lots at lower prices than homeowners expect to pay to live in some of the Lowcountry's most beautiful places.

Hunter Brown Development is focused on managing communities for or partnering with strong landowners. The majority of the communities that Hunter Brown

**Hunter Brown in the sales center in Magnolia Beach West. "I love what I do. It's so fulfilling to put people in new homes, especially right now because we can do it at such great values. We're getting so much better value now than we were a couple of years ago because the cost of construction and our land costs are so much less," he says.**



The Magnolia Beach West community in Litchfield

Development chooses to affiliate with are debt free or low leverage.

Brown says, "I love what I do. It's so fulfilling to put people in houses, especially right now because we can do it at such great values. We're getting so much better value now than we were a couple of years ago because the cost of construction and our land costs are so much less."

Current interest rates offer another incentive to homebuyers.

Brown says, "Most everybody agrees that interest rates are probably not going to go any lower."

Turning troubled assets of others into positives for his customers, Brown and his team are placing families in high-quality homes located in unique, family-friendly neighborhoods in the Murrells Inlet/Litchfield area and in other locations in Horry and Georgetown counties.

Patrick Moore, Director of Sales and Leasing, says, "Our goal is to provide an outstanding living environment for our friends and families and to make sure our customers are getting an investment that will significantly increase in value over the next five years."

Moore says some home/lot packages the company recently sold were appraised thousands of dollars higher than the selling price.



Homeowner Kevin McCallum, who purchased the model home in South Bay Village in Murrells Inlet, concurs.

“The price was amazing. My house appraised at about \$50,000 more than I paid for it,” he says. “It’s a better house than I imagined buying.”

McCallum was thinking of purchasing a home that was priced about \$100,000 more before he found Hunter Brown and South Bay Village.

He says, “South Bay Village is a much nicer neighborhood with fountains and fencing. It’s a lot less expensive, and the location is fantastic.”

South Bay Village has 31 home sites surrounded by elegant masonry and wrought-iron fencing. Snuggled in a natural setting, it is within walking distance of some of the area’s best restaurants, the marshes and the calming waters of the inlet.

McCallum works at home and often runs on the bike path from Murrells Inlet to Huntington Beach, where he also enjoys kayaking.

Because McCallum purchased his home before it was completely finished, he was

**The Magnolia Beach West community is an example of the smaller, more affordable homes that Hunter Brown strongly feels are attracting a large majority of today’s potential homeowners.**







The view of South Bay Village in Murrells Inlet, SC. Jimmy and Jacque Richardson decided to build a home in this community. "Everyone who works with Hunter has been excellent. They made it so easy. They just walked us through the whole process. It has been a delightful experience," says Jacque.

The entrance to Hunter's Grove on Prince Creek Parkway in Murrells Inlet, SC.



able to make some choices, including the color for his marble countertops and the stain for the floors.

Brown and Moore are very laidback and customer-oriented, McCallum says, and they walked him through everything.

Homeowner Jacque Richardson loves her new home in South Bay Village.

"It's like a little piece of heaven," she says.

Jacque and her husband, Jimmy, are excited about living in a community where they can enjoy their lives in a beautiful setting and provide a safe place for their grandchildren to visit and play.

When Jacque's job transferred her from North Myrtle Beach to the Litchfield area, she and Jimmy were looking for an existing home closer to her work, and they had no intention of going through a building process.

While they were looking, they saw that Hunter Brown Development was having a grand opening at South Bay Village and stopped to see it.

Jacque says, "We found that it was cheaper to build what we wanted. It was a great value for the money. Everybody was





The Bays at Litchfield has a 4-acre lake with walking trails and bridges.

The view from the Tradition Golf Course looking back toward The Bays at Litchfield community







The entrance to Woodlawn Plantation. Hunter Brown developed this community in 2007. A major appeal of Woodlawn Plantation is the 20-acre lake in the center.



Hunter Brown (left) talks with homeowner Kevin McCallum in the "Inlet Breeze" model at South Bay Village.

so personable and nice that day. I made a decision in less than 24 hours."

Throughout the entire process, Jacque and Jimmy were glad they chose to build.

She says, "Everyone who works with Hunter has been excellent. They made it so easy. They just walked us through the whole process. It's been a delightful experience."

Hunter Brown Development is a full-service real estate company with experience in residential, commercial and industrial development and construction, in addition to property management in the Myrtle Beach, Murrells Inlet and Georgetown areas.

Brown's distinctive vision for the area has led to many unique and beautiful communities.

To make his visions realities, he surrounded himself with a dedicated team of professionals, including general manager Kathi Diamond, who homeowners say is always very helpful and responsive.

Moore, a Pawleys Island native, shares Brown's commitment to preserving the environment and the natural beauty of the area.

Both Brown and Moore are married, have children and are dedicated to their families.

They rely on some of the area's best and most trusted engineering firms, infrastructure and site experts, and environmental agencies to ensure keen attention to detail, architectural integrity, high-quality products and warm, family ambiance.

As a result, Hunter Brown Development's clients are finding extraordinary places to live, play and call their own, as well as the peace that a more-than-satisfactory building or buying experience can bring.

Hunter's Grove of Prince Creek is a gated, family-oriented neighborhood with sidewalks, lakes and numerous other amenities. Several house plans are available.

The Bays at Litchfield, located in the heart of Litchfield, is a quaint, private neighborhood that has become one of the area's most sought-after addresses for homeowners.

Homeowners such as Harley and Jane Brown are quick to praise Brown and his team.

Harley says, "It was a pleasure to do business with Hunter. He did everything he said he would do and more. He's a real gentleman, a fellow with very high integrity. He's a wonderful family man, and he gives a lot of his time to the church.

"We fell in love with this house," Harley adds. "This is a high-quality home, and it's beautifully laid out."

If you are dreaming of a new home, the current financial situation in America is providing the perfect time to buy it. This is the time to get your "little piece of heaven," and the Hunter Brown Development team is ready to help you find or create it, whatever you deem it to be.

For further information on Hunter Brown Development, please call (843) 651-9766 or visit [www.hunterbrown.com](http://www.hunterbrown.com). ■