

Charlotte, North Carolina



Preconstruction Home/Land Packages



FLOOR PLANS

We currently offer three floor plans to our investors ranging in size from 1219 sq. ft. to 1648 sq. ft. Our floor plans are chosen based on features that we find to be popular among buyers.

The Lincoln is our smallest investor floor plan. It features three bedrooms, two bathrooms and a two car garage with 1219 heated sq. ft.

The Hamilton is our most popular investor floor plan. It features three bedrooms, two bathrooms and a two car garage. The split ranch style and spacious, open living areas make this floor plan popular. The Hamilton is 1502 heated sq. ft.

The Franklin is our largest investor floor plan. It is a two story home featuring three bedrooms, two and a half bathrooms and a two car garage. The Franklin is 1648 heated sq. ft.

Neighborhoods



OVERVIEW

Southern Home Builders Group builds throughout the Greater Charlotte Area and the surrounding counties. Southern chooses neighborhoods based on owner-occupied ratios, the health of the surrounding market, the health of the rental market and the amenities the area offers.

We are currently focusing on NE Charlotte and surrounding suburbs. Huntersville, Concord, Ft. Mill, Kannapolis, Harrisburg, Matthews and Mint Hill are all examples of suburbs that are hot beds for real estate activity right now – and we don't want to miss out on the action! More and more people are moving away from Uptown Charlotte because, from any of the suburbs listed above, you can be in Uptown in thirty minutes or less using Charlotte's highways and interstates. People are drawn to these areas because of lower taxes, better schools and a slower pace of life.

Each of the suburbs listed above has a particular draw. Ft. Mill is in South Carolina - just barely over the border. Taxes are much lower and Ft. Mill is in the best school district in the state. Kannapolis is just NE of Charlotte and a multi-billion dollar bio-tech research facility is under construction right now that will bring thousands of jobs to the area. Huntersville is located along the banks of Mountain Island Lake and Lake Norman making this area extremely popular for families.

Huntersville



BILTMORE PARK

We have a few lots left in Biltmore Park in Huntersville, NC. Biltmore Park is located less than a mile from public lake access and is minutes to I-485. This area is extremely popular.



FAST FACTS:

- Minutes to I-485 and I-85.
- Minutes to the elementary, middle and high school. High school located almost directly across the street.
- Within walking distance to Mountain Island Lake from Biltmore Park!
- Twenty minutes or less to Uptown Charlotte.
- Less than 20 minutes to Charlotte/Douglas International Airport.
- Custom home community neighbors Biltmore Park.
- Our pricing is well below market value in this area!

Charlotte



REEDY CREEK

We have ten lots available in Reedy Creek – these are the last lots in the subdivision! Reedy Creek is located in East Charlotte right off of the I-485 loop. This is a very family friendly area!



FAST FACTS:

- Less than 2 minutes to I-485 and less than 10 minutes to I-85.
- Elementary school located directly across the street from Reedy Creek.
- Reedy Creek Nature Preserve – a public Charlotte park – is less than 2 minutes away. Seven acre public lake located in Reedy Creek Park and Nature Preserve.
- Commuters can be in Uptown Charlotte within 20 minutes.
- The University of North Carolina at Charlotte is less than 10 minutes away. UNCC is the fastest growing public university in North Carolina.
- Shopping and restaurants less than 5 minutes away.

Charlotte



WITHROW DOWNS

Last 17 lots in Withrow Downs! Extremely popular NE Charlotte location. Within minutes from any amenity you could possibly want! Hot market area with great rental and re-sale potential.



FAST FACTS:

- Less than 5 minutes to I-485 and I-85 making commuting a breeze.
- Less than 10 minutes to Lowe's Motor Speedway. A HUGE attraction in Charlotte!
- Less than 10 minutes to Concord Mills Mall, grocery stores, shopping and other conveniences.
- Large neighborhood with homes ranging from the \$170's to the \$400's!
- Swimming pool, clubhouse, sidewalks, landscaping and common areas are included in HOA fee.
- Less than 10 minutes to the University of North Carolina at Charlotte.

Concord



MERIDIAN

Can't get a better Concord location than Meridian! 16 lots available. Would be perfect for immediate re-sale. This area is HOT!



FAST FACTS:

- Great school system and lower taxes in Cabarrus county.
- Concord is an All-America city award winner!
- 10 minutes or less to Lowe's Motor Speedway, Concord Mills Mall, restaurants, activities, grocery stores and more.
- \$150k-200k homes sell very quickly in this area. Very popular for young professionals and families.
- 30 minutes via I-85 to Uptown Charlotte makes commuting from Concord to Charlotte a breeze.
- Home to Lowe's Motor Speedway & Concord Motorsport Park.

Kannapolis



VARIOUS SUBDIVISIONS

What an exciting time for Kannapolis and the real estate market. The new bio-tech facility is bringing millions to the economy and jobs to the area making Kannapolis a hot bed for activity. We have exclusive access to lots throughout many subdivisions all over Kannapolis!



PERSPECTIVE OF CENTRAL CAMPUS

Castle & Cooke

NORTH CAROLINA RESEARCH CAMPUS
KANNAPOLIS, NORTH CAROLINA



FAST FACTS:

- Located right off of I-85 just North of Charlotte. Approximately a 30 minute commute to Uptown Charlotte via 85.
- Home of the brand new, multi-billion dollar bio-tech research facility.
- The new North Carolina Research Campus will provide as many as 30,000 jobs to the area!
- The first phase is expected to open in May with other phases following shortly thereafter.
- Kannapolis is home to the Kannapolis Intimidators, a class-A affiliate of the Chicago White Sox.

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