



Epcon Communities
Neighborhood/Community Meeting
Town of Harrisburg
H2019.03-(R) 7800 Robinson Church Rd
November 21, 2019

Who is Epcon Communities?

- **We are a privately held home building company**
- **We build quality homes for the 55 plus population**
- **We've been building homes for the 55 plus buyer for 33 years**
- **Our communities are Age-Restricted verses Age-Targeted**
- **Actively building in Charlotte Metro area market since 2013**
- **Our communities are smaller than typical large scale age-targeted communities**

Epcon Product



EPCON[®]
Communities
Low Maintenance - Ranch Homes



Epcon Product



EPCON[®]
Communities
Low Maintenance - Ranch Homes



Promenade III
© 2018 IP86, LLC

Epcon Product



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Palazzo
© 2016 Epcon Communities Franchising, Inc.

Completed Projects

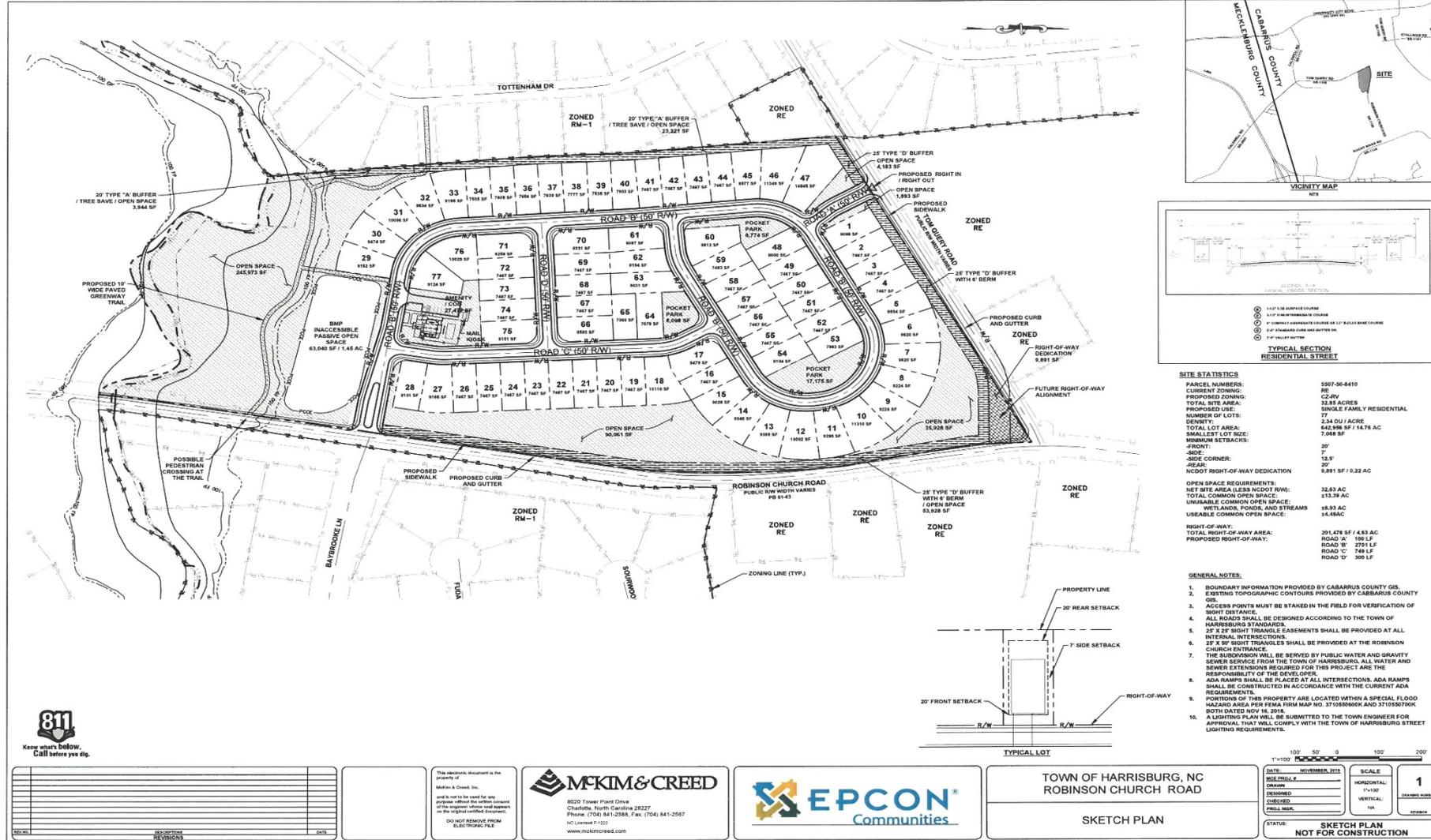


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Courtyards at Blume Point

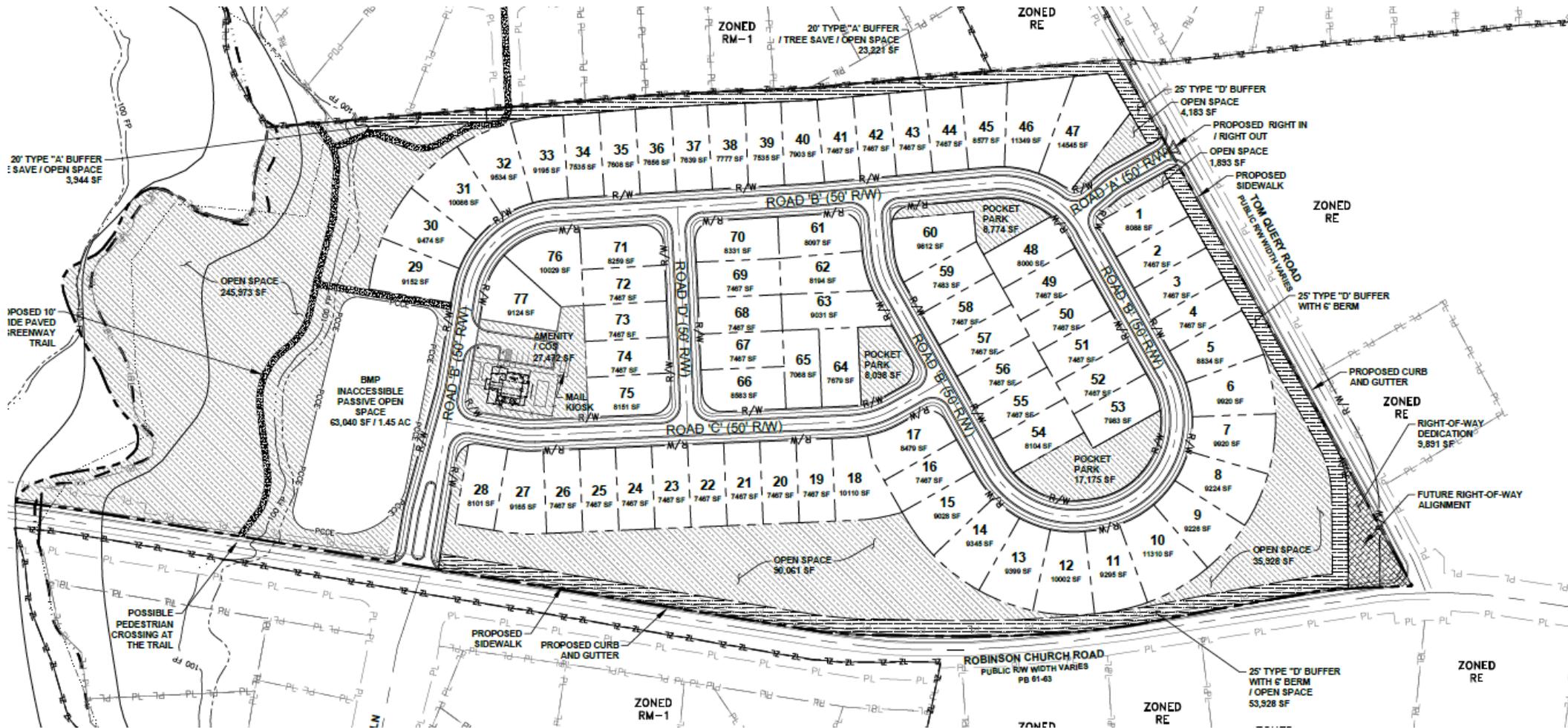
Sketch Plan



Sketch Plan – Close up



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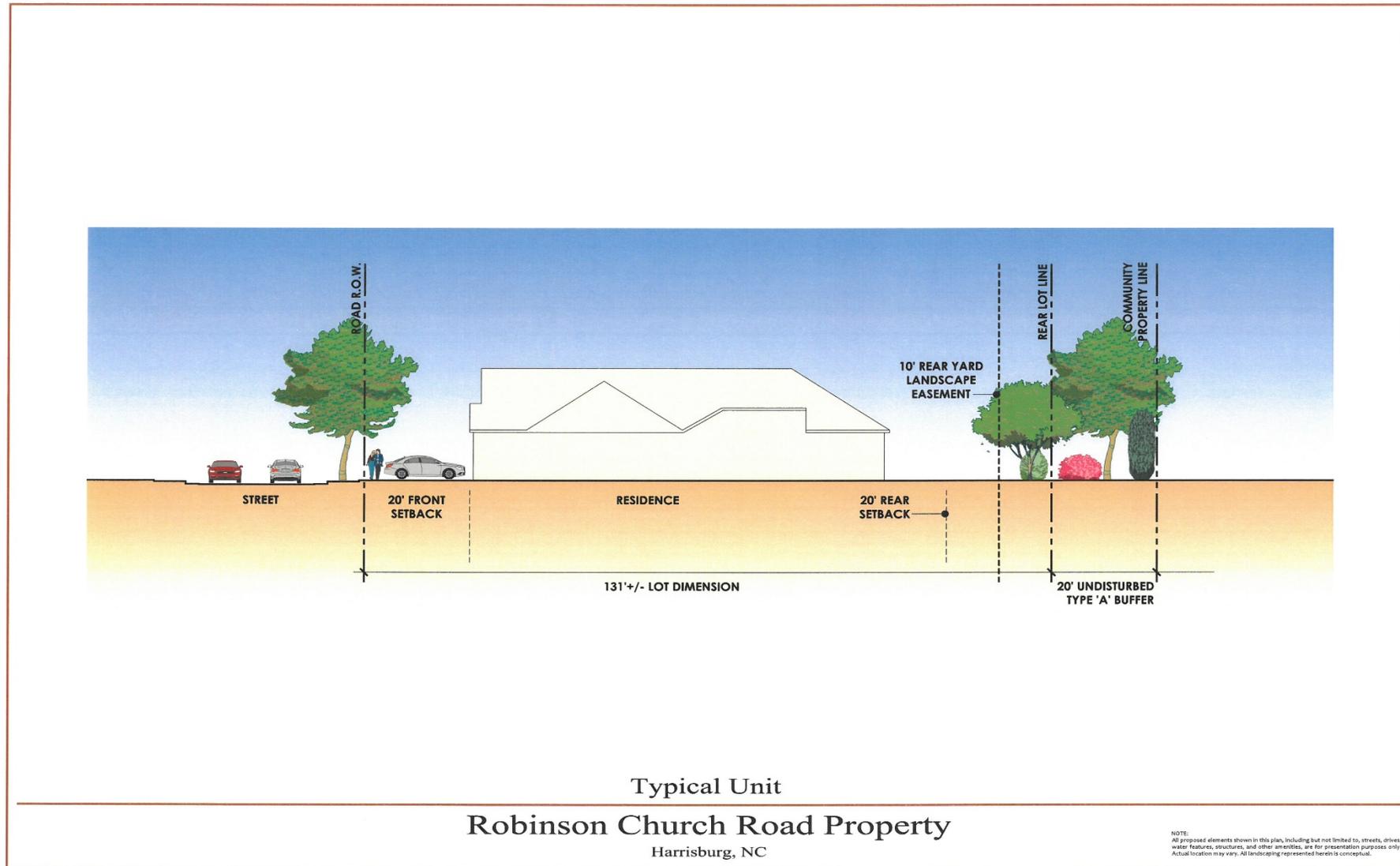
Sketch Plan – Rendering



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Typical Lot Cross Section – Fenton Dell



Aerial View of Product – Rear Yard



BIRDS EYE VIEW – COURTYARDS & HOMES



Epcon's Age Restricted Community - Benefits

- **Good Tax Revenue – Town, County and Schools benefit with high real estate tax base with low cost per household**
- **Strong Average Home Price and \$/Sq. Ft. - \$427,000, over \$200/Sq. Ft.**
- **High Quality Architectural Features – Dynamic floor plans with Painted 50 year siding, cultured stone & brick accents on variety of elevations and 30 year architectural shingles to name a few**
- **Good for Local Economy – 55+ buyers support local businesses, restaurants and services near where they live**
- **Community Involvement – 55+ demographic typically donates more time and money towards charities and community causes**

Epcon's Community - Less Impact

- **Less Traffic – 50% less trips/day than traditional single family homes and reduce travel during peak hours (age-restricted source – ITE Manual)**
- **Less Services Impact - Typical single family household has 3.36 people per home verses 1.7 for an age restricted household (source – ERSI Business Analyst Online)**
- **Less School Impact – Less than 3% historically have school age children**
- **Lower Crime Rate – Less crime with Epcon community**

Questions?