



Henry Chapel Road



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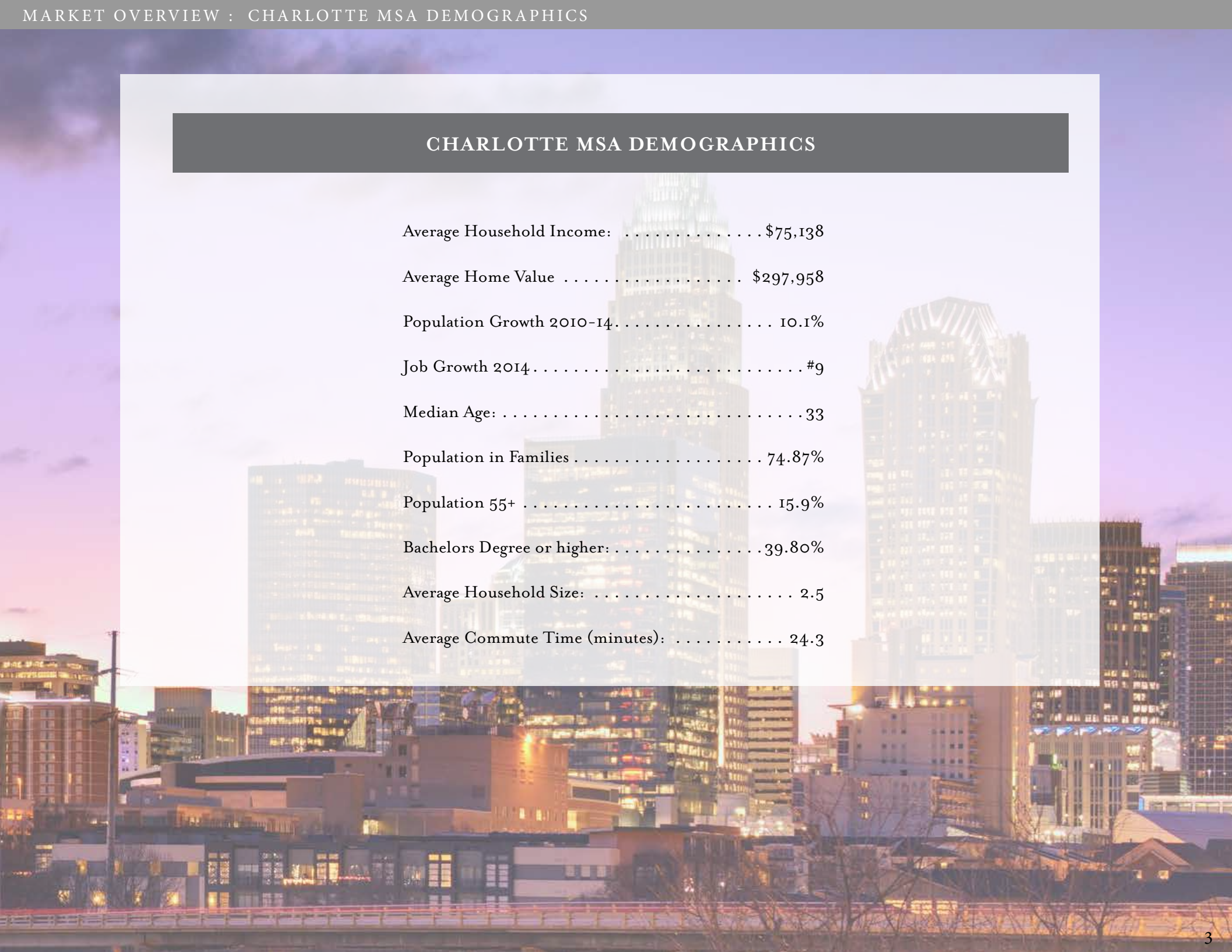
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CHARLOTTE MSA DEMOGRAPHICS



Average Household Income:	\$75,138
Average Home Value	\$297,958
Population Growth 2010-14	10.1%
Job Growth 2014	#9
Median Age:	33
Population in Families	74.87%
Population 55+	15.9%
Bachelors Degree or higher:	39.80%
Average Household Size:	2.5
Average Commute Time (minutes):	24.3

BELMONT

Belmont is an historic textile town in Gaston County with a population of 10,412. Located approximately 20 minutes west of Charlotte, Belmont offers convenient access to Uptown Charlotte, Ballantyne, and Charlotte Douglas International Airport. In recent years Belmont has experienced a renaissance, particularly in their downtown district, attracting various restaurants, shops, and other community amenities. All of the activity has led to the City receiving numerous awards including the 2015 “Great Main Street” award from the North Carolina chapter of the American Planning Association’s ‘Great Places Initiative’ as well as a planning award for their ‘Build a Better Boulevard’ campaign which envisions the future of Wilkinson Blvd -- a main corridor linking Belmont with the greater Charlotte MSA.

BELMONT BY THE NUMBERS

Total Population - Belmont.....	10,412
Population in Families.....	78.4%
Homeownership Rate.....	72.1%
Average Age.....	36.6
Average Household Income.....	\$75,287
Average Home Value.....	\$228,950



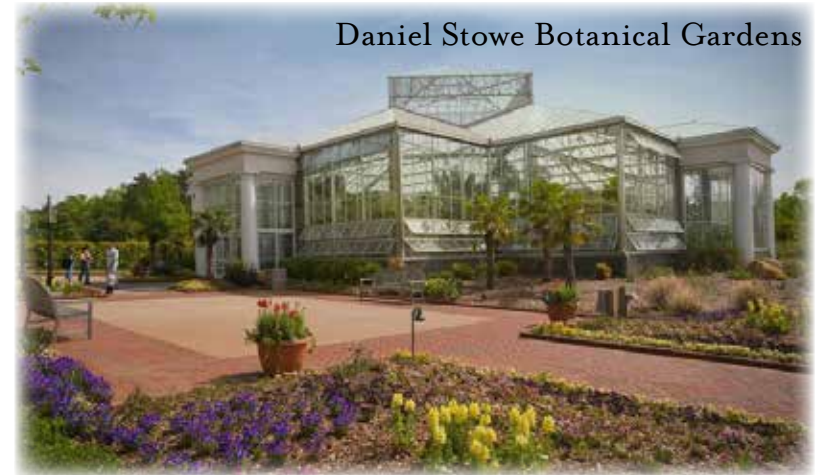
AREA ATTRACTIONS:

- Daniel Stowe Botanical Gardens
- Belmont Abbey College
- Lake Wylie/Catawba River
- Historic Downtown Main Street
- Belmont Historical Society
- The Chronicle Mill - Refurbished Historic Stowe Mill
- Seven Oaks Nature Preserve - Carolina Thread Trail
- Crowders Mountain State Park
- Christmastown, USA - adjacent to Belmont
- US National Whitewater Center
- Jonas Brothers Owned Nellie's Southern Kitchen

Belmont Main Street



Daniel Stowe Botanical Gardens



Belmont Abbey College





★ Kinmere Village

★ Eagle Park

★ Stowe Manor

★ Stowe Point

★ Vineyards

★ HENRY CHAPEL

CATAWBA RIVER

✈ CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT

SINGLE FAMILY COMP DETAIL

COMMUNITY DETAILS

No.	Community	Builder	Total Lots	Remaining Lots	Lot Width	Average HSF	Avg. Sales Price
1	Vineyards	DR Horton	343	45	65'-80'	3,056	\$303,955
2	Stowe Manor Village	DR Horton	38	0	37'-62'	2,659	\$265,361
3	Stowe Pointe	Lennar	168	0	75'	3,012	\$298,104
4	Kinmere Village	Lennar	166	126	60'-90'	2,966	\$250,858
5	Eagle Park	Weekley	201	51	44'-63'	2,434	\$307,639

2014 STARTS AND CLOSINGS

No.	Community	Builder	Starts	Closings	Built Out?	Average Monthly Sales	Months of Inventory
1	Vineyards	DR Horton	50	66	No	5.5	10.8
2	Stowe Manor Village	DR Horton	11	18 (9 mo.)	Yes	2.0	0.0
3	Stowe Pointe	Lennar	16	21 (10 mo.)	Yes	2.1	0.0
4	Kinmere Village	Lennar	40	29 (9 mo.)	No	3.22	21.3
5	Eagle Park	Weekley	47	37	No	3.1	13.0

55s - 222

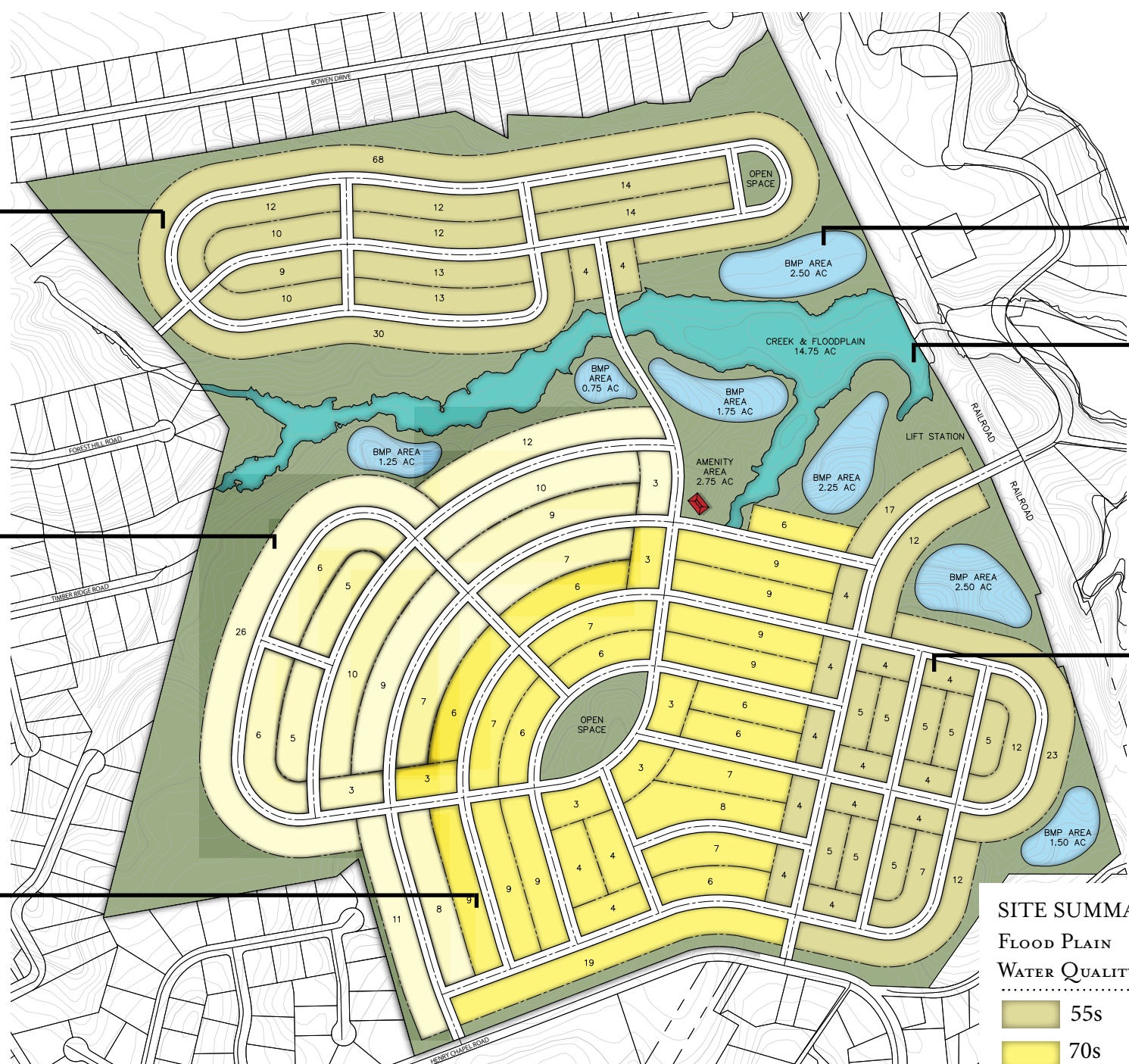
Water Quality BMPs
12.82 AC

Flood Plain 14.75 AC

85s - 137

55s - 174

70s - 196



SITE SUMMARY	
FLOOD PLAIN	14.75 AC
WATER QUALITY BMPs	12.82 AC

55s	396
70s	193
85s	137
Total	726

CONCEPT PLAN

Utilities Detail

- City of Belmont is utility provider.
- A regional pump station to be built by developer to replace Graystone pump station, as indicated on the Water/Sewer Master Plan. This will include force main extending from the pump station to the City's existing 16" force main at Amanda Lane, north of Deas Drive as shown on the master plan.
- Limited reimbursements may be made to the developer, provided the regional pump station is sized for other areas outside of the site.
- The Water/Sewer Master Plan calls for a 12" water line to run through the site. The required 12" water main must extend from the intersection of South Point Road/Henry Chapel Road up to the existing 12" water main on Amanda Lane at Deas Drive as shown on the master plan.
- The City of Belmont will assist in obtaining any necessary easements.
- The existing water plant is just north of the site, and water pressures are sufficient to the site.
- The City of Belmont can handle the additional sewer capacity created with the addition of the regional pump station.

