

2600 SHILOH CHURCH ROAD

Davidson, NC



Offering Memorandum

Zoned Multi-Family & SFR | Land Development

ARC
REAL ESTATE LLC

CONTENTS

Executive Summary

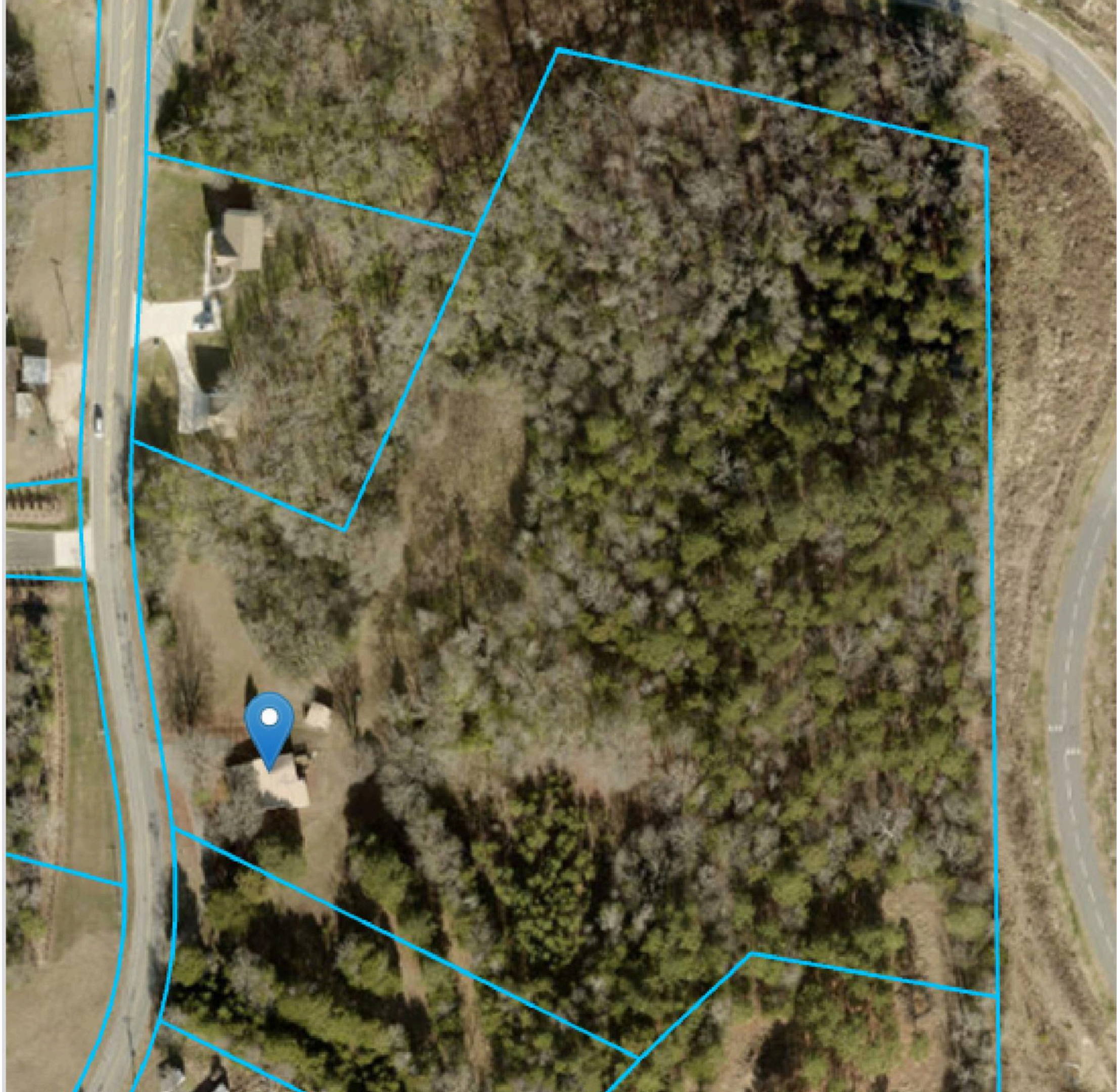
Property Details

Property Highlights

About ARC Real Estate LLC.

ARC
REAL ESTATE LLC

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CONFIDENTIALITY INFO & DISCLAIMER

ARC Real Estate LLC. has been engaged by Ownership as the exclusive agent for the sale of the King's Haven Worship Center in Fort Worth, TX. The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with ARC Real Estate LLC. as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence, for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in a strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient (s) to ARC Real Estate LLC. Seller will be responsible for any commission due to Agent in Connection with the sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent's authority to act on its behalf. If you have no interest in the property at this time, please return this Offering Memorandum immediately to:

**ARC Real Estate LLC. Andre Robert Cobbs | Principal 4800 Express Dr #19769 Charlotte, NC 28208
ph 336-210-6291
arcrestatebrokerage@gmail.com**

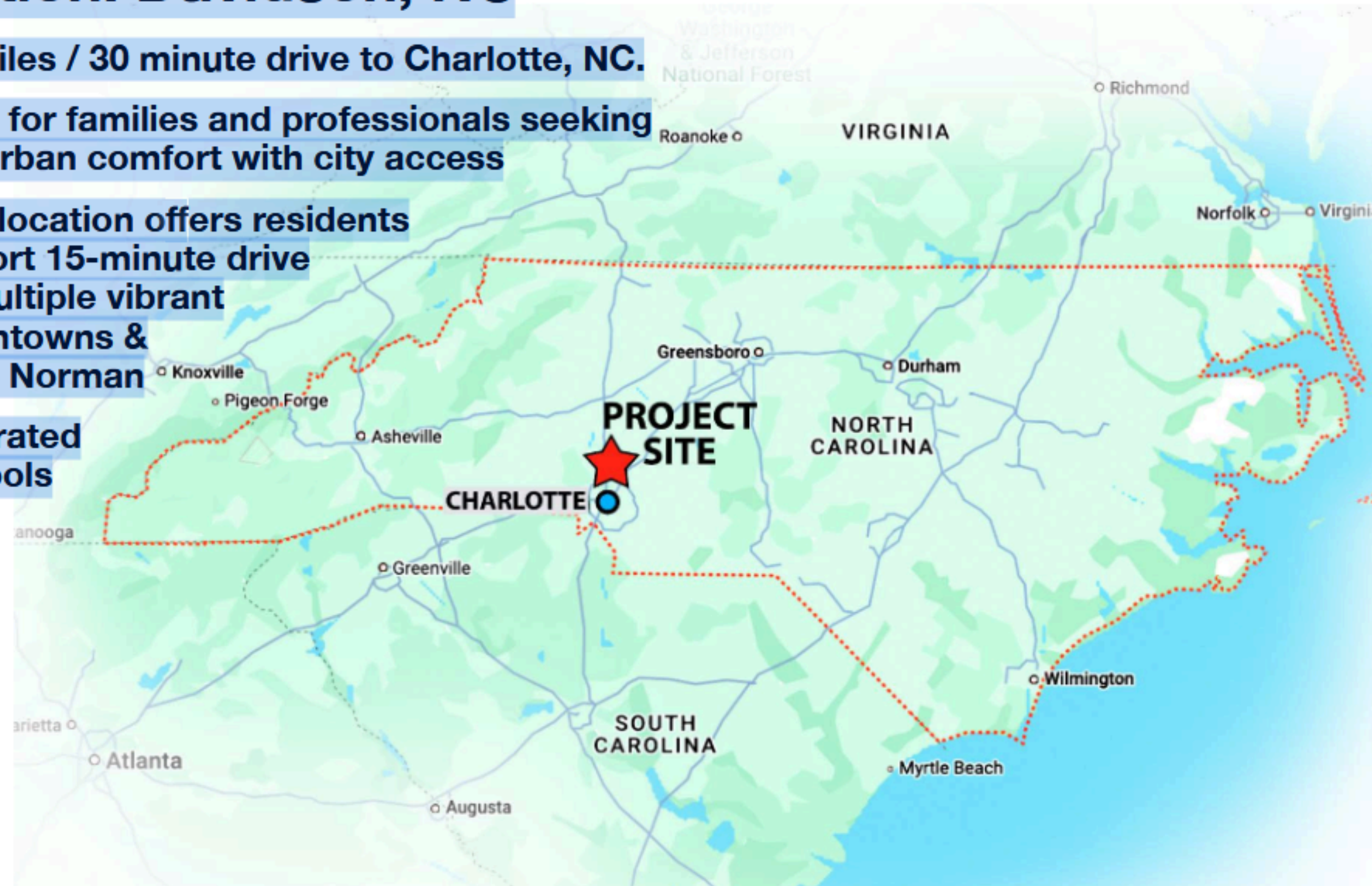
The information contained herein was obtained from sources believed to be reliable; however, ARC Real Estate LLC. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

Project Profile



Location: Davidson, NC

- 17 miles / 30 minute drive to Charlotte, NC.
- Ideal for families and professionals seeking suburban comfort with city access
- This location offers residents a short 15-minute drive to multiple vibrant downtowns & Lake Norman
- Top-rated Schools



CONCEPTUAL TOWNHOME PLAN



Lend Development | Zoned SFR & Multi-Family
Davidson, NC near {Lake Norman}

2600 Shiloh Church Rd
Davidson, NC

Approved and Permitted in Desired Area
50 Lots | 9.7 Acres | \$350K Per Acre

of 19

— + Automatic Zoom ▾

Project Profile



- Land: • 2 Parcels combine for approximately 9.7 acres
- Approximately 458 feet road frontage



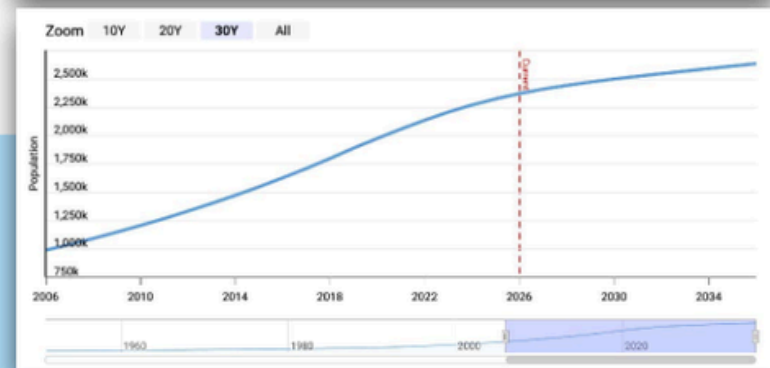
Charlotte Metro Market Overview

**One of the Fastest Growing Metros in the US
Ranked by US News as #5 Best Places to Live in the US**

<https://www.cspdailynews.com/top-10-metro-markets-grow-now-2024/7-charlotte-north-carolina>

7. CHARLOTTE, NORTH CAROLINA

While Raleigh-Durham could—and has—been on the annual list, Charlotte is making impressive strides. It's the sixth fastest-growing large metro in the United States, according to the U.S. Census Bureau. In 2023, the population clocked in at 2.3 million, a 2.9% increase from 2022. In 2024, the population is projected to reach 2.3 million, a 2.4% increase. According to U.S. Census Bureau, Charlotte, a stone's throw to popular destinations across the border in South Carolina, ranked 15th among the nation's fastest-growing cities by percentage, and fifth in numeric growth. Charlotte also ranks in the top most "moved-to big cities" in the country, according to the 2023-2024 "Migration Report" delivered by Athens, Georgia-based MoveBuddha.



<https://www.macrotrends.net/global-metrics/cities/22954/charlotte/population>

<https://www.charlottestories.com/charlotte-now-the-3rd-fastest-growing-metro-in-america-w-117-new-residents-arriving-daily/>

Charlotte Now The 3rd Fastest Growing Metro In America w/ 117 New Residents Arriving Daily

The Charlotte metro area has just surpassed 2.4 million people, making it the 22nd-largest metro in the United States and the 3rd fastest growing region in the nation, according to MacroTrends.

Charlotte, NC
#5 in Best Places to Live

A charming yet sprawling Southern city, Charlotte is a pleasant nestled in the Piedmont region of North... [Read More](#)

<https://realestate.usnews.com/places/north-carolina/charlotte>



Hospitality Hotel | Quality Inn Exmore, VA

ARC Real Estate LLC., as exclusive agent for the Seller, is pleased to present for your consideration the Quality Inn. The property is being sold fully unencumbered of management and debt and presents investors with the opportunity to acquire an economy hotels with existing in-place cash flow. The property is in the Commonwealth, within walking distance of the Eastern Shore in Exmore, VA Area. Please contact broker for more details on this opportunity.

REAL ESTATE LLC

INDEPENDENT ECONOMY PROPERTY

The Property is an independently branded Hospitality Hotel Stand-Alone building in Exmore, VA

SIGNIFICANT IN-PLACE CASH FLOW

The property is currently providing strong existing cash flow grossing \$1M Yearly. This property is in a desired location with room to grow with 1 acres of land to expand. Equipped with a Business Center and Outdoor Pool. Owner will have the opportunity to further drive revenue through a variety of strategies



PROPERTY DETAILS

INVESTMENT



APPRAISED VALUE

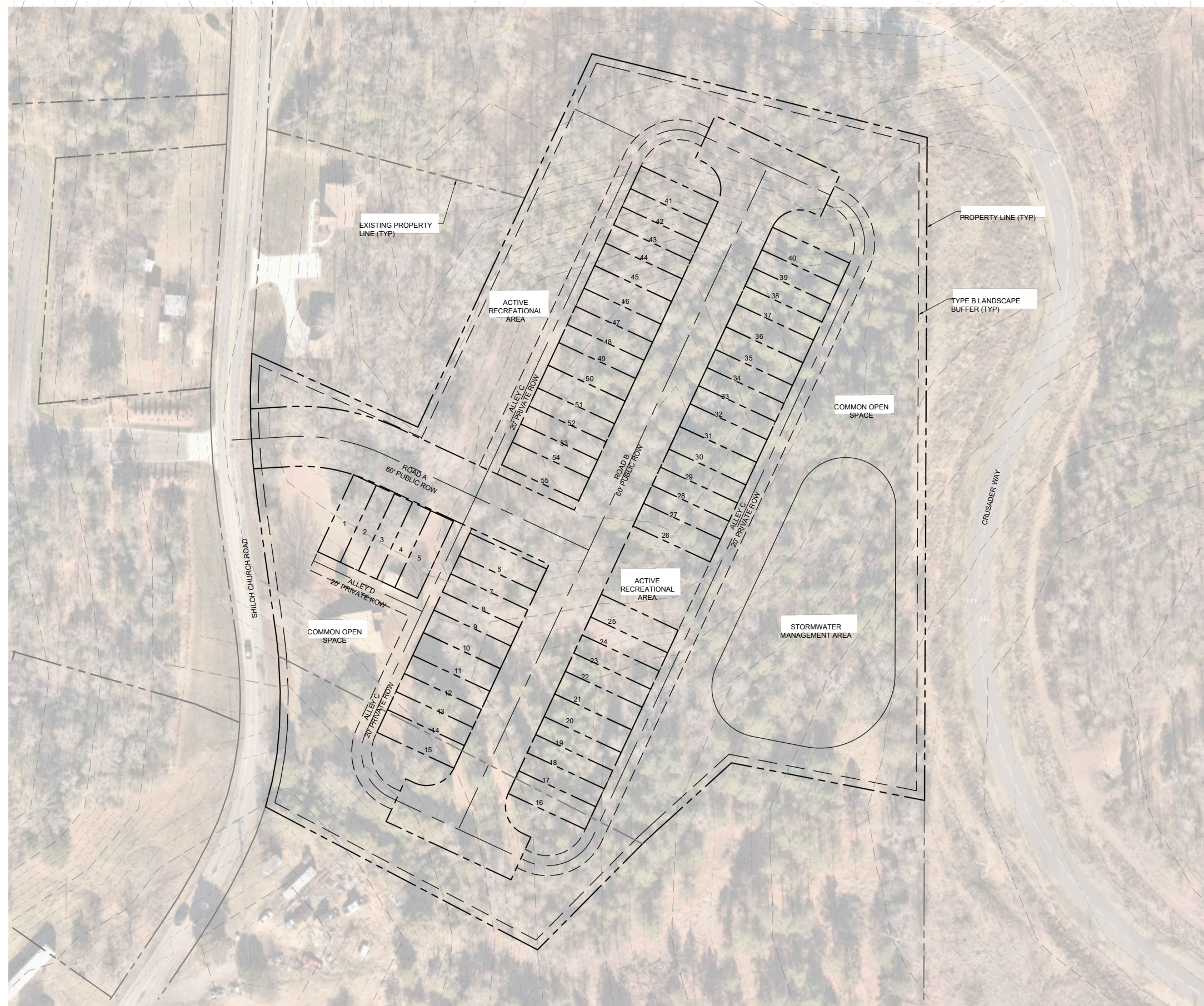
\$350K Per Acre

ACRES

9.7

APPROVED SITE PLAN

56 Lots



SITE DATA TABLE

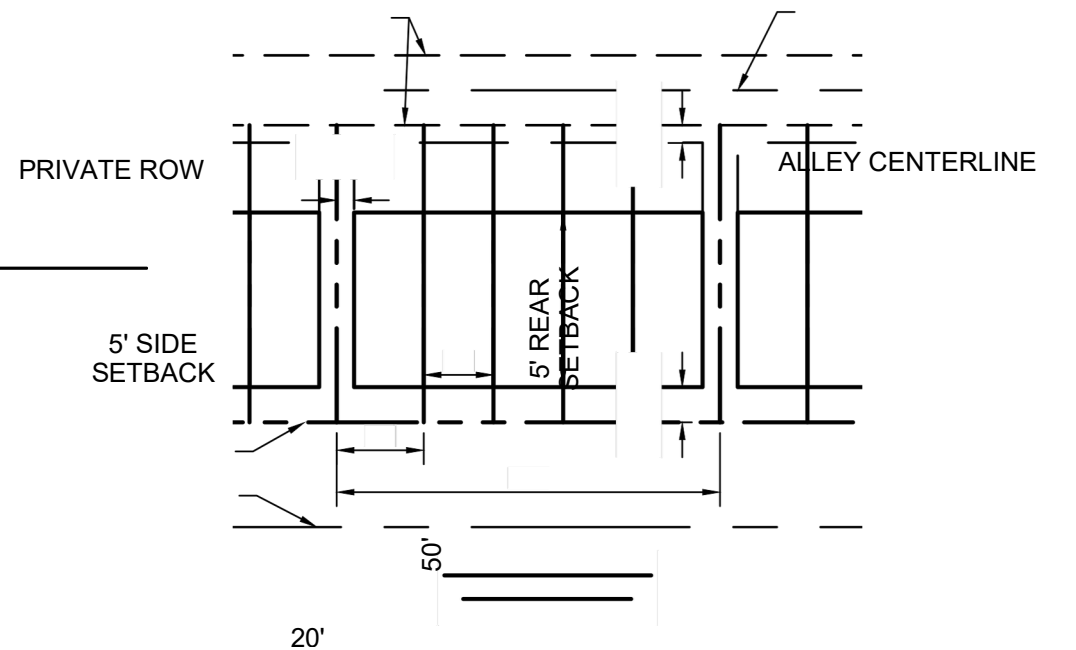
DEVELOPMENT DATA:

TAX PARCEL PIN:	46725311970000 & 46724287430000
LAND USE:	VACANT
TOTAL SITE AREA:	9.70 AC (AS PER GIS)
CURRENT ZONING:	CR (CABARRUS)
PROPOSED ZONING:	R18 (KANNAPOLIS)
TYPICAL TOWNHOME SIZE:	20' X 50'
TYPICAL LOT SIZE:	
INTERIOR	20' X 85'
EXTERIOR	25' X 85'
MINIMUM LOT WIDTH:	18'
REQUIRED COMMON OPEN SPACE:	
PROVIDED COMMON OPEN SPACE:	1.94 ± AC (20%)
REQUIRED ACTIVE RECREATIONAL AREA:	3.71 ± AC (38%)
PROVIDED ACTIVE RECREATIONAL AREA:	0.68 ± AC (35%)
SETBACKS (SINGLE-FAMILY):	0.68 ± AC (35%)

FRONT:	10' MIN.
SIDE:	5' MIN.
REAR:	5' MIN.
CORNER:	7.5' MIN.

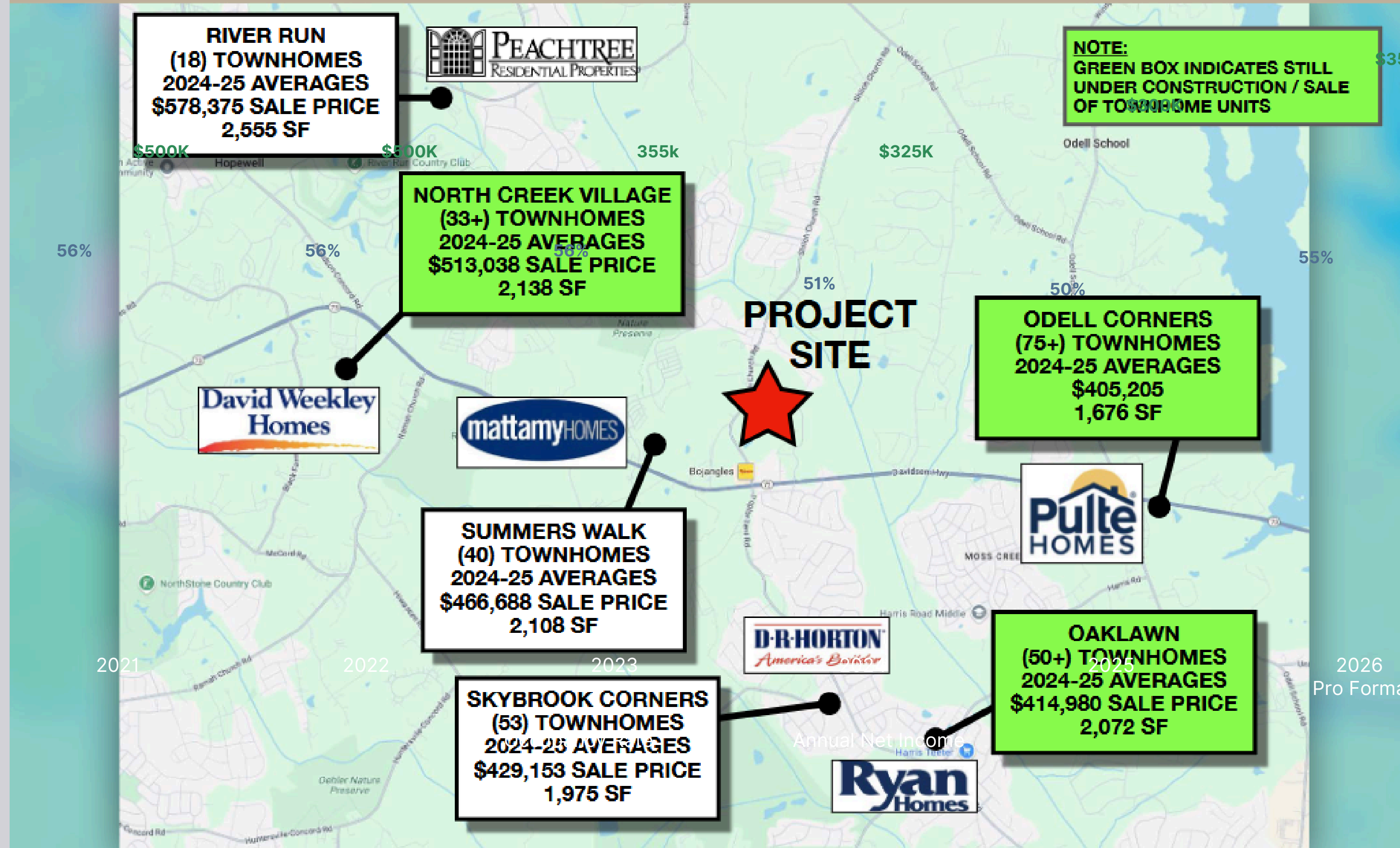
UNIT BREAKDOWN

TOTAL NUMBER OF LOTS:	55 LOTS
PROPOSED DENSITY:	5.67 DUA

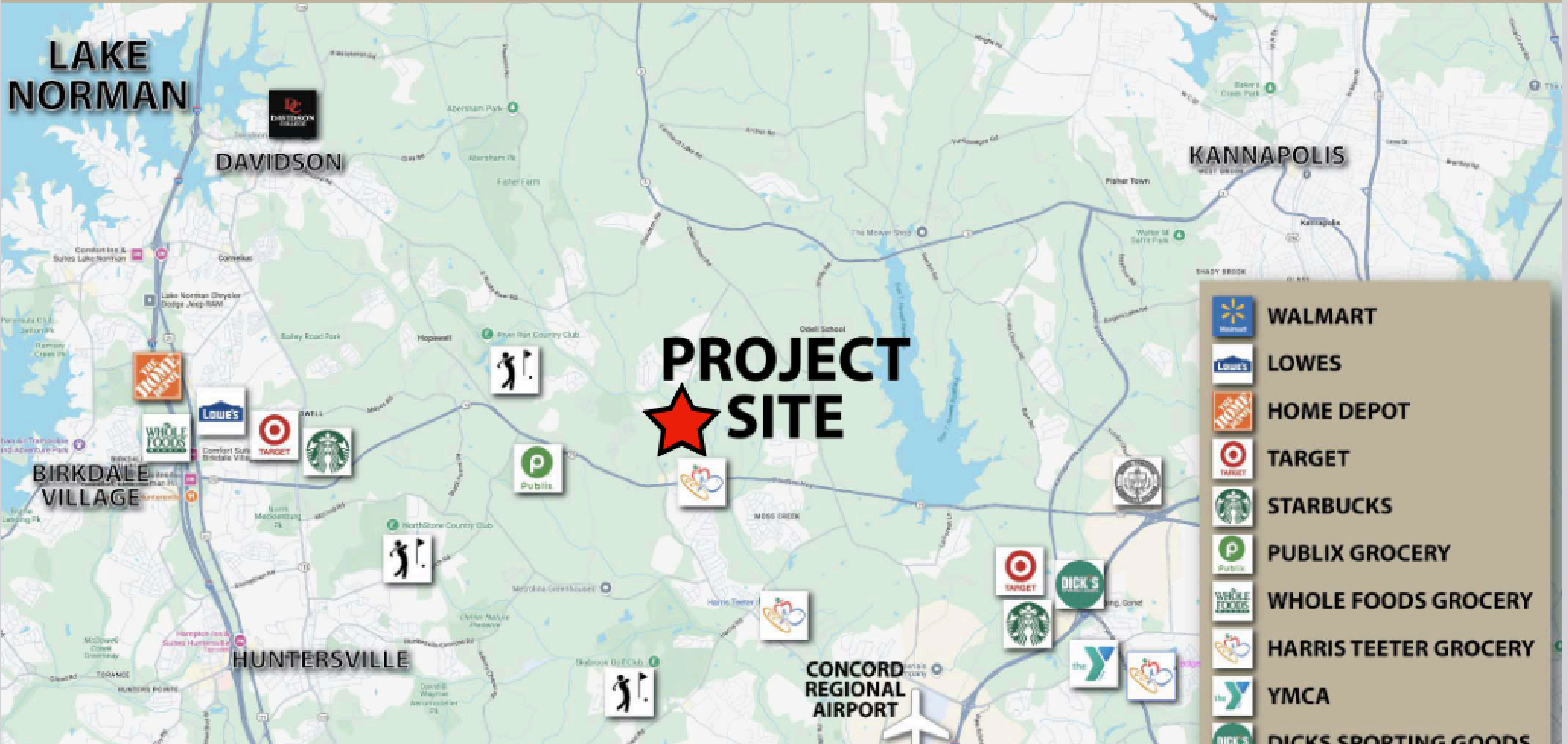


SITE PLAN

Local Market Analysis



Local Market Analysis



Zip Code Demographic Information

Current Population: 22,341

2010 Population: 14,654

Average Adjusted Gross Income (AGI) in 2020: \$172,195

Estimated Median House/Condo Value in 2023: \$688,937





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Broker/Owner
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***FOLLOW US ONLINE TO
SEE OUR LISTINGS***

www.arcrealestatellc.com



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