



**DAVIS**  
DEVELOPMENT

# HISTORY

- Family Business  
Founded in 1995
- Headquartered in  
Stockbridge, GA
- Vertically Integrated
  - Development
  - Construction
  - Management
  - Equity



# FINANCES

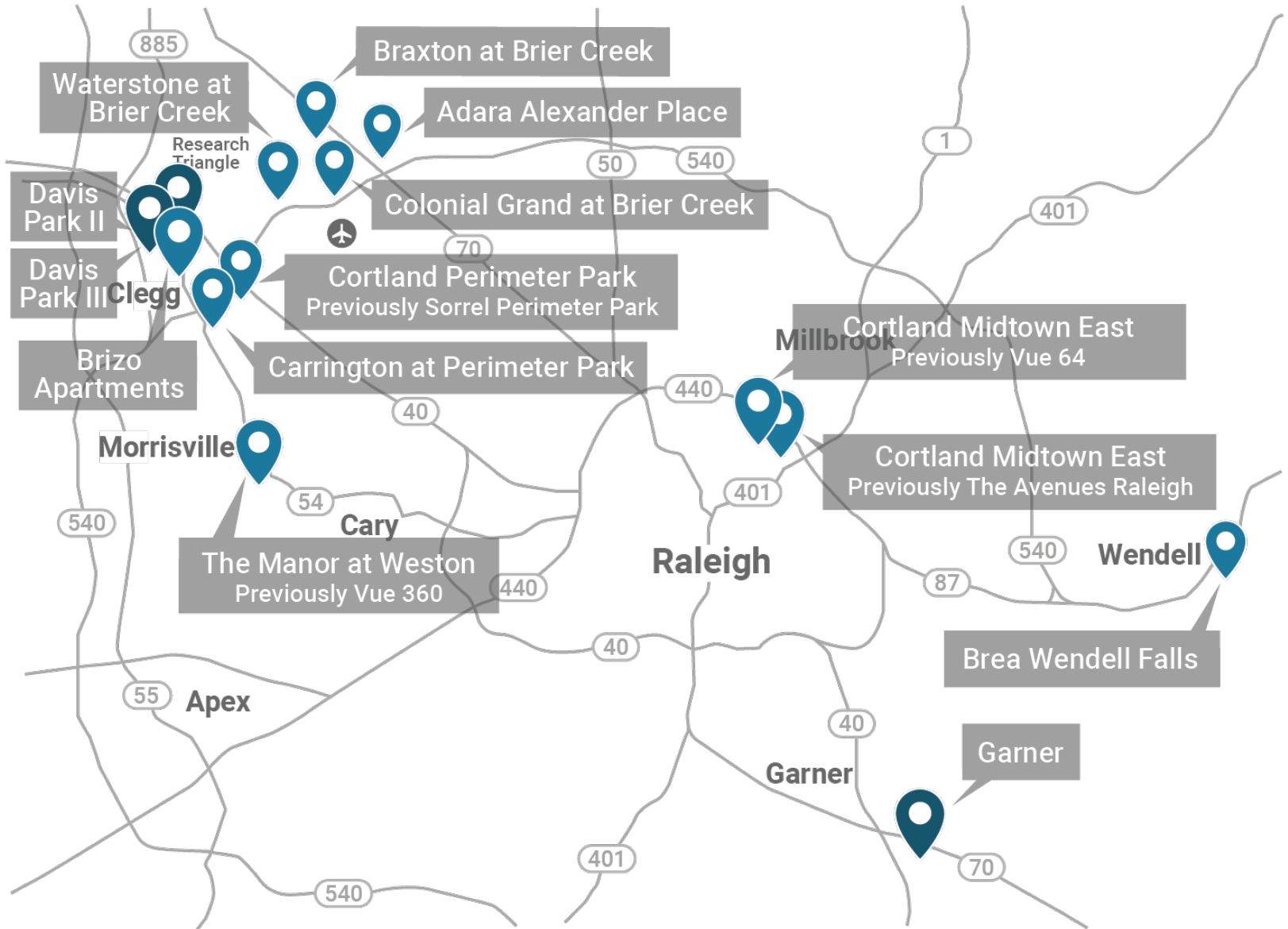
- Traditional Construction Loans
- 100% of Equity Provided Internally
- Fannie Mae & Freddie Mac
- Over 50,000 Units Constructed

# ACTIVE STATES

- GEORGIA
- FLORIDA
- COLORADO
- ARKANSAS
- TENNESSEE
- FLORIDA
- NORTH CAROLINA
- SOUTH CAROLINA
- TEXAS
- OKLAHOMA
- KANSAS
- MISSOURI
- ARIZONA



# CHAPEL HILL | RALEIGH | DURHAM DEVELOPMENTS



# SITE LOCATION

**Acres:** 8.415

**Existing Zoning:** R1

**Proposed Zoning:** R6

**Proposed Number of Units:** 338

**Density:** +/- 40 units per acre

**Estimated Unit Mix:**

55% One Bedrooms

38 % Two Bedrooms

7% Three Bedroom

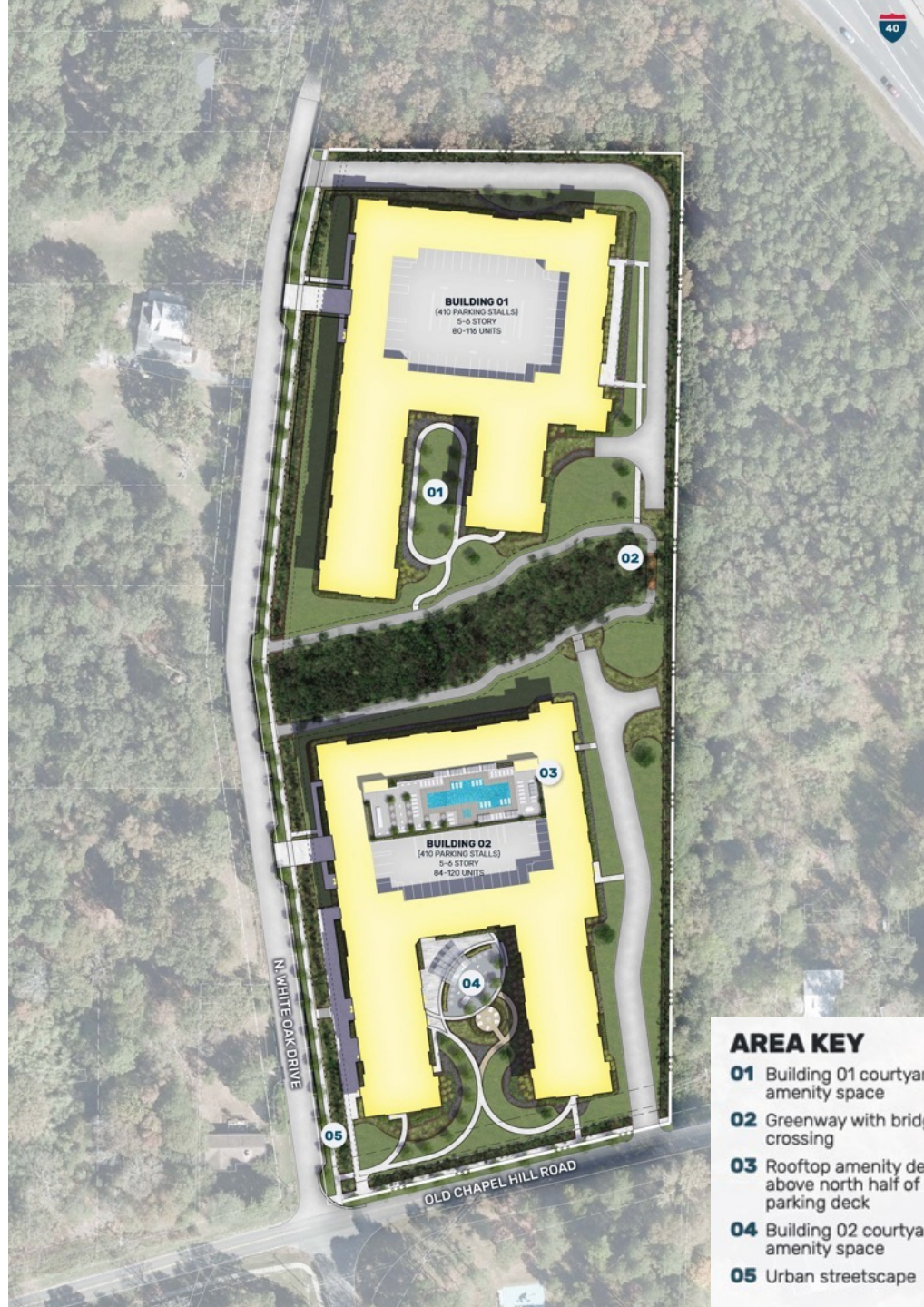


# SITE FEATURES

- Fully screened parking decks
- Pool amenity on top of the parking deck
- Open courtyard amenity spaces that will incorporate grills areas and other outdoor activity spaces
- First class amenities such as fitness and business centers, clubroom, game room, outdoor grilling area, coffee station, bike repair room, dog park and pet washing station



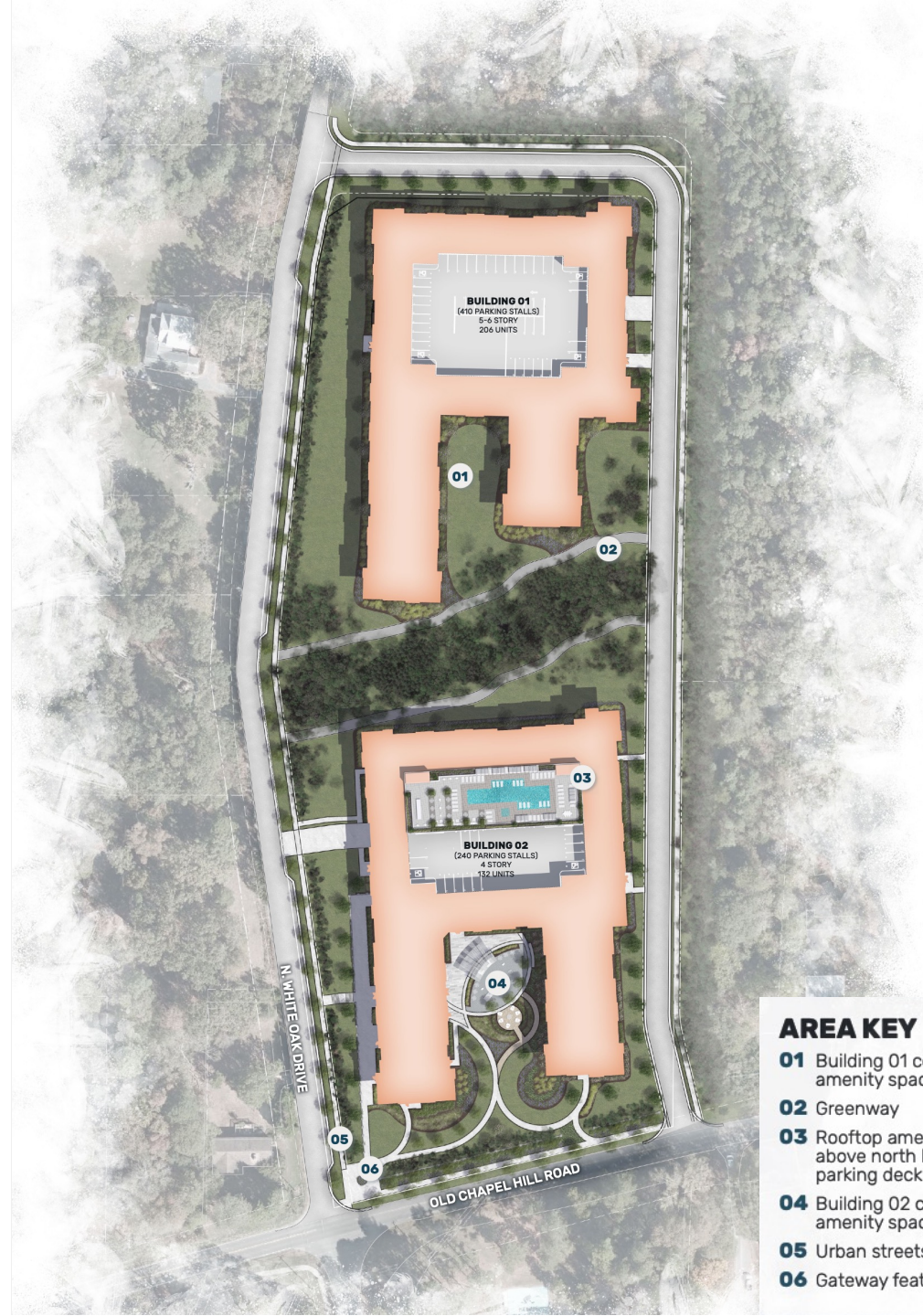
# OLD CONCEPT SITE PLAN



## AREA KEY

- 01** Building 01 courtyard amenity space
- 02** Greenway with bridge crossing
- 03** Rooftop amenity deck above north half of parking deck
- 04** Building 02 courtyard amenity space
- 05** Urban streetscape

# NEW CONCEPT SITE PLAN



## AREA KEY

- 01** Building 01 courtyard amenity space
- 02** Greenway
- 03** Rooftop amenity deck above north half of parking deck
- 04** Building 02 courtyard amenity space
- 05** Urban streetscape
- 06** Gateway feature



# CONCEPT ELEVATION

INTERSECTION OF N. WHITE OAK DRIVE &  
OLD CHAPEL HILL RD.



# CONCEPT ELEVATION

GREENWAY VIEW SOUTH ALONG  
N. WHITE OAK DRIVE.



# AREA MAP



The background of the slide is a dark blue color with a faint, light blue architectural floor plan overlaid. The floor plan shows various rooms, corridors, and structural elements, including what appears to be a kitchen area with a sink and stove, and several bedrooms with beds and wardrobes. The lines of the floor plan are thin and light, creating a subtle pattern across the entire slide.

# AMENITIES: ROOFTOP POOL

DAVIS DEVELOPMENT COMMUNITIES

# INKWELL WATTERS CREEK

Allen, Texas



# CUE GALATYN STATION

Richardson, Texas



The background of the slide is a dark blue color with a faint, light blue architectural floor plan overlaid. The floor plan shows various rooms, corridors, and structural elements, including what appears to be a central courtyard area. The lines of the floor plan are thin and light, creating a subtle pattern across the entire page.

# AMENITIES: COURTYARD

DAVIS DEVELOPMENT COMMUNITIES

# ADLEY CITY SPRINGS

Atlanta, Georgia





# ARTESIA BIG CREEK

Atlanta, Georgia



The background of the entire page is a light blue architectural floor plan. The lines of the plan are thin and white, showing various rooms, corridors, and structural elements. The plan is oriented diagonally, with the top-right corner of the image being the top-right of the floor plan.

# **EXTERIORS: DESIGN**

DAVIS DEVELOPMENT COMMUNITIES

# ARCOS LINCOLN STATION

Lone Tree, Colorado

