



# STONEBRIER SUBDIVISION – BUILDER OPPORTUNITY

Prime In-Town Development | 32 Total Lots | Near Pad-Ready

## OVERVIEW

32 Total Lots  
Available Now! PRIME In-Town Location (Limited Supply)

## DEVELOPMENT STATUS

Road, drainage, utilities largely complete  
Approvals secured  
Near pad-ready

## BUILDER ECONOMICS

Home Values: \$350k–\$400k  
Total Project Value: ~\$12,000,000  
Market Lot Range: \$99k–\$120k

## ABSORPTION ANALYSIS

Projected absorption: **2–4 homes per month**  
Expected sellout: **8–16 months**  
Driven by limited in-town supply and builder execution

# STONEBRIER – BUILDER PRO FORMA SNAPSHOT

## ASSUMPTIONS

Avg Sales Price: \$375,000  
Estimated Builder Margin: ~30%

## PER UNIT ESTIMATE

Revenue: \$375,000  
Estimated Profit (~30%): ~

## PROJECT TOTAL (32 HOMES)

Revenue: ~\$12,000,000  
Estimated Profit: ~\$3.6M - 4.0M

## VELOCITY IMPACT

At 2/month → 16 month sellout  
At 4/month → 8 month sellout