



EDENMOOR

LANCASTER COUNTY, SC

EDENMOOR FACT SHEET

Community Plan: Located in Lancaster County, SC, the 868-acre Edenmoor community will boast nearly 250 acres of green ways, 100,000 sq. ft. of commercial space and 1,950 single-family homes. This mixed-use development features parks, common areas, a pedestrian-friendly layout with double sidewalks and landscaped streets

Location: Edenmoor is located near Hwy 521 and Hwy 75 in South Carolina, one mile from the North Carolina border and 25 miles south of downtown Charlotte. Edenmoor is a short drive from the premier shopping district of Ballantyne, as well as renowned universities in the Charlotte area and Charlotte Douglas International Airport

Planned Residential Homesites & Homes: Single-family homes priced from the \$180s to \$600s. Home styles include Craftsman, Bungalow and Traditional

Edenmoor Homebuilder Team: Ryland Homes, Bonterra Builders, Standard Pacific Homes, Gandy Communities and Centex Homes

Planned Amenities*:

- Residents' Club that includes fitness center, fun pool with tower slide and lazy river, Jr. Olympic swimming pool
- 250 acres of green ways and open space and 17 neighborhood parks
- 100,000 sq. ft. of commercial space
- 60-acre County Park with playground, picnic areas, planned skate park, baseball and soccer fields, tennis courts

K-12 Education: Lancaster County South Carolina Public School System including Indian Land Elementary Elementary, 803-548-2916; Indian Land High School, 803-547-7571; Indian Land Middle School, 803-548-3770. School assignment is subject to change.

For more information call Lancaster School District at 803-396-8078 or visit <http://www.sciway.net/edu/k12/lancaster.html>. Private Opportunities include Carolina Christian Academy and Faith Christian School.

Postsecondary Education: University of South Carolina - Lancaster, York Technical College, University of North Carolina at Charlotte, Johnson & Wales University, The Art Institute of Charlotte, ECPI College of Technology, Brookstone College of Business, Carolina School of Broadcasting, Carolinas College of Health Sciences, Central Piedmont Community College, South Piedmont Community College, Johnson C. Smith University, Kings College, Mercy School of Nursing, Presbyterian Hospital School of Nursing, Queens University of Charlotte, Stanly Community College, Wingate University.

Entertainment: Movie Theater, Shopping & Dining: Ballantyne, Cureton Town Center, museums, restaurants and clubs at Uptown Charlotte

- Sports venues: Carolina Panthers, Charlotte Bobcats, Charlotte Sting, Charlotte Checkers
- Recreation: Andrew Jackson State Park, Springs Park
- Medical Facilities: Carolinas Medical Center in Pineville, Springs Memorial Hospital, Urgent Care facility in Ballantyne area

Public Services and Utilities: Water and Sewer by Lancaster County Water and Sewer District, 803-285-6919 or <http://www.lcwasd.org/>. Roadway Ownership & Maintenance to be provided by Lancaster County. Fire, Emergency Medical Service & Police Protection to be provided by County of Lancaster. Cable and Phone by Comporium, 903-283-9011 or <http://comporium.com/>. Electric by York Electric <http://www.yorkelectric.net/>. Lancaster County Natural Gas 803-285-2045. Amenities and common area management to be provided by the HOA. Annual dues: \$525

Management & Contact: Visit www.Edenmoor.com. Edenmoor is being developed and managed by GS Carolina of Charlotte, NC, and is owned by L.M. Sandler & Sons, Inc., Virginia Beach, VA

Edenmoor Timeline:

- Dec., 2003 - 868-acre site in Lancaster County, S.C purchased by L.M. Sandler & Sons Inc.
- May, 2005 - GS Carolina named master developer of 868-acre Edenmoor site
- Sept., 2005 - Development begins at Edenmoor
- Jan., 2007 - National and regional homebuilders begin acquiring homesites at Edenmoor
- June, 2007 – Presales begin
- June, 2007 – Construction begins on Residents’ Club at Edenmoor
- Oct., 2007 – First model homes to completed

Edenmoor Schedule:**

- Jan., 2008 – Edenmoor County Park to be completed
- May 2008 – Edenmoor Residents’ Club to be completed

ABOUT EDENMOOR:

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*Development plans are subject to change without notice

**Schedule based on development progress and is subject to change