



MILLBRIDGE FACT SHEET

Community Plan: Located in Waxhaw, NC, Millbridge spans approximately 920 acres and includes 2,243 single-family homesites. This mixed-use development features a pedestrian-friendly layout with double sidewalks, parks, common squares and greenway systems, and over 250 acres of green space and trails.

Location: Millbridge is situated on the Southern edge of Union County, just 12 miles South of downtown Charlotte, and a short drive from the renowned universities in the Charlotte area as well as Charlotte Douglas International Airport.

Planned Residential Homesites & Homes: Single-family homes priced from the \$280s to over \$3 Million. Home styles include Craftsman / Bungalow, Queen Anne, Victorian and Classical Revival, which combine to create the feel of a classic Southern traditional neighborhood

Millbridge Homebuilder Team: Mattamy Homes, Ryland Homes, Bonterra Builders, Centex Homes and custom homebuilders TBD

Planned Amenities*:

- Residents' Center with 9,000 sq. ft. clubhouse that includes Jr. Olympic swimming pool, family fun pool, fitness center, movie theater room, flexible meeting areas and a catering kitchen
- 60-acre Town Park with nine soccer fields, four baseball fields, playground and picnic areas
- Neighborhood elementary school
- Charlotte area's only covered bridge, complete with mill and functioning water wheel, crossing 12-mile Creek leading into community

K-12 Education: Union County Public School System including Kensington Elementary School. School assignment is subject to change. For more information visit www.ucps.k12.nc.us

- Private Opportunities include K-12 Catholic and private schools in Union County

Postsecondary Education: 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. For more information visit www.co.union.nc.us/2nd_pages/education/edu.htm

Water, Sewer & Power Services: Water & Sewer by Union County. Roadway Ownership & Maintenance to be provided by the Town of Waxhaw; Fire, Emergency Medical Service & Police Protection to be provided by the Town of Waxhaw; Amenities & Common Areas Management to be provided by the HOA, Dues: \$550 Annually

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

Millbridge Contact: Visit www.millbridgenc.com

Millbridge Timeline:

- Dec., 2003 – 785-acre site purchased by L.M. Sandler & Sons Inc.
- May, 2005 – GS Carolina named master developer of 785-acre site
- June, 2005 – 785-acre Waxhaw site named Millbridge
- Sept., 2005 – Development begins at Millbridge
- Jan., 2007 – National and regional homebuilders begin acquiring homesites at Millbridge
- March 15, 2007 – Millbridge community bridge entryway completed and unveiled
- February, 2007 – Construction begins at Residents’ Club at Millbridge
- March, 2007 – Presales commenced
- April, 2007 – First home models completed

Millbridge Schedule:**

- Spring, 2008 – Completion of Residents’ Club at Millbridge, community grand opening
- Spring, 2008 – Harvey Clay Nesbit Town Park Dedication

ABOUT TOWN OF WAXHAW, NC:

Waxhaw was founded in the 1700s and is named for both the area and the Indian tribe that once inhabited it. It gained prosperity after the addition of a railroad and was dependent upon cotton until the early 1960s. During this time the pattern of neighborhoods developed and the heritage that is Waxhaw was born. Today it remains and forms a historic district that includes over 700 acres and 97 buildings and structures. This cherished legacy and the architectural heritage is the foundation of Millbridge. For more information about Waxhaw, visit www.waxhaw.com.

ABOUT MILLBRIDGE:

Located in Waxhaw, NC, Millbridge is a mixed-use community that inherits the rich traditions and architectural history found in the historic Town of Waxhaw. Millbridge features the Charlotte area’s only functioning covered mill bridge. The community spans approximately 920 acres and includes 2,243 single-family homesites. The community is set in a pedestrian-friendly layout with double sidewalks, parks, common squares and greenway systems, and over 250 acres of green space and trails. Millbridge is owned by L.M. Sandler and Sons Inc. of Virginia Beach, VA, and is being developed and managed by GS Carolina of Charlotte, NC. For more information visit www.MillbridgeNC.com.

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*Development plans are subject to change without notice

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