



Davidson Pocket Neighborhood

Welcome to Davidson's First Pocket Neighborhood!



John Marshall Custom Homes is pleased to present Davidson's first pocket neighborhood. Featuring uniquely custom homes in a close-in downtown Davidson location, this neighborhood offers a rare opportunity to live in a custom home in a very walkable location in downtown Davidson, all at an affordable price.

"With a centrally located green space or commons, in lieu of a street down the middle, a collective identity is created. Before long, neighbors get to know each other and provide a support system for each other. It is the opportunities for informal interactions that allow people to get to know their neighbors, and it is these interactions that provide the roots for true community to flourish." – Sarah Susanka, author, "The Not So Big House"

What Is A Pocket Neighborhood?



- A grouping of homes in a neighborhood with common features that bring neighbors together
- Home sizes are typically no more than 2,500 square feet. No single home towers over the others.
- The exquisitely landscaped common areas provide a focus for the community, and encourage interaction amongst neighbors.
- A commons building provides a gathering space for neighbors, and can be used to host large gatherings. It can also be used as a guest cottage for overnight guests.
- The car is not the focus of a pocket neighborhood. Garages are located behind the house, or even separate from the homes.
- Community garden spaces are a typical feature of a pocket neighborhood, and will be incorporated into this pocket neighborhood.

General Description



- A neighborhood of 15 single family homes located on Delburg Street between Beaty Street and Watson Street
- Four lots that front Delburg, an existing neighborhood street
- Eleven interior lots, with houses clustered around common green spaces
- This neighborhood is a pocket neighborhood, a historic style of development that has been rediscovered with great success.
- This will be a unique subdivision in a great infill location in downtown Davidson

Where Is It?

Walk Score
85 **Very Walkable** Agree Disagree
Most errands can be accomplished on foot.

Near 328 Delburg St
Davidson, NC

Add Nearby Photos

Restaurants & Bars
Brickhouse Tavern .15 mi

Coffee
Toast Cafe .39 mi

Groceries
Healthy Home Market .17 mi

Outdoor Places
Lakeside Terrace .23 mi

Schools
Mckinney Academy .33 mi

Car & Bike Shares
RelayRides: 2004 Audi TT 4.53 mi

Street View

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Delburg Street is in the heart of downtown Davidson, and is within an easy walk to many of Davidson's attractions including Davidson College, the downtown shops, and retail at exit 30. As walkscore.com shows, the location is considered 'very walkable.'

Pedestrian friendly locations command a greater value than those that are car-dependent, and hold their value over time because there is inherently a limited supply of walkable locations.

Delburg Street is also within ½ mile of Davidson's 3 largest employers: Ingersoll-Rand, Davidson College, and MSC Industrial Supply.

The Delburg Infill project is also ½ mile from the proposed station for the light rail line.

The Delburg Infill project will have pedestrian pathways throughout that provide connectivity to adjacent neighborhoods.

Site Plan



Delburg Infill will feature 4 homes that front Delburg Street, and 11 homes clustered around a common green space in the interior of the property.

Homes will range from 1,500 to 2,500 square feet, and will be priced in the high \$200,000s to the high \$400,000s.

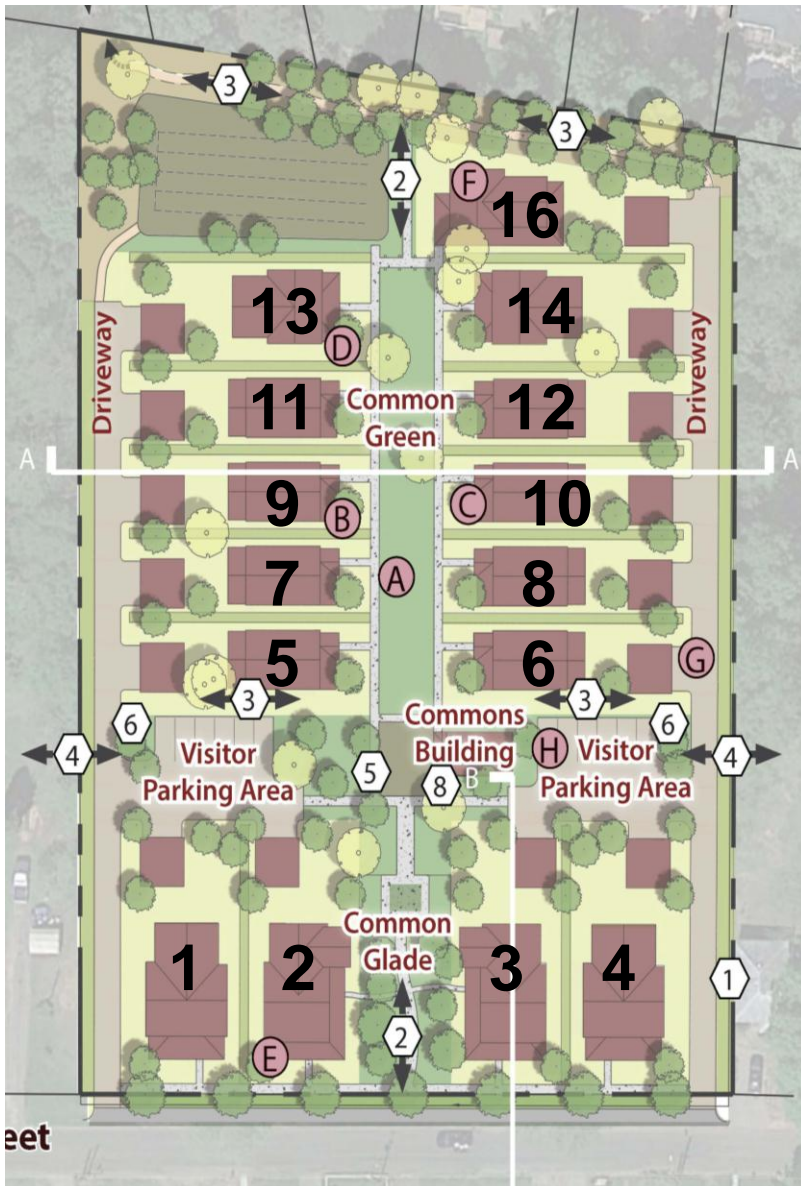
There will be no front-loaded or attached garages in Delburg Infill. Homes will be available with detached garages which are accessed from the rear.

A commons building will provide a place for neighborhood gatherings as well as overnight accommodations for guests.

Community amenities include the common green space and a community garden.

Davidson Pocket Neighborhood

Lot Descriptions



Number	Dimensions*	Maximum House Size*
1-4	53 x 110	2,500
5-12	34 x 110	1,600
13,14	44x110	2,200
16	Irregular	2,400

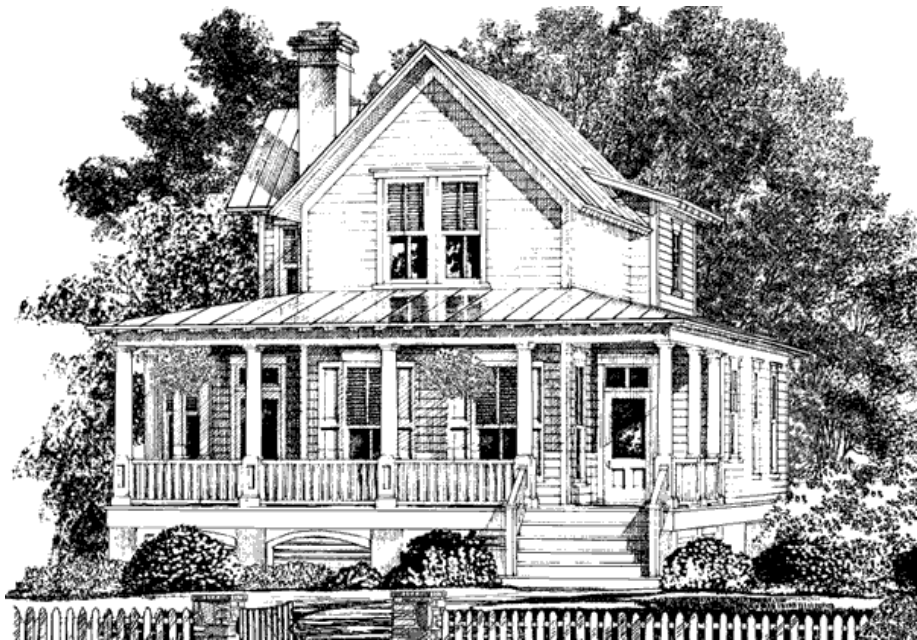
**estimated. See final plat for exact numbers*

Sample House Plans

Lots 1-4



Note: The following are examples of homes that could be built in the community. Other plans are available, and we will work with Davidson area architects to develop custom plans that meet the owners objectives and fit in with the overall style of the community.



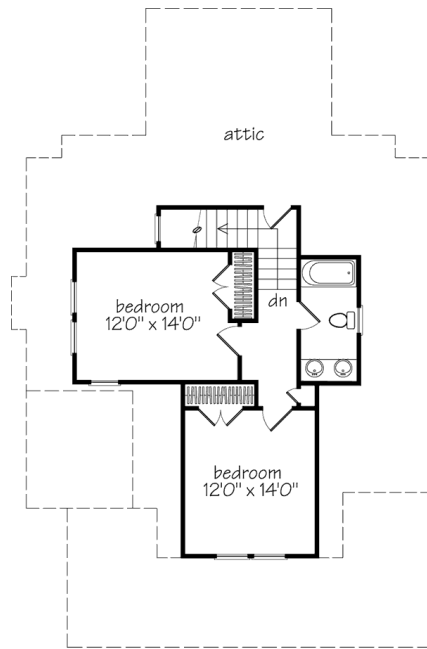
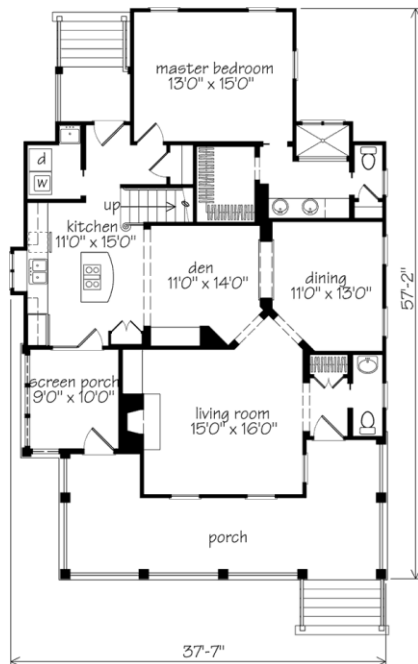
Gresham Creek Cottage

Designed by renowned architect Eric Moser of Beaufort, SC, the Gresham Creek Cottage is a perfect fit for one of the lots fronting Delburg Street. The plan is undeniably charming, yet its modesty is the perfect complement for the existing neighborhood on Delburg.

A main level master appeals to a broad range of buyers. A large porch creates a nice public/private space, and the side screened porch acknowledges the common green.

Upstairs are two bedrooms and a full bath. Walk-in attic storage space can easily be converted to additional living space. As designed, this house has 1,831 square feet of finished space.

Nicely finished, this house will be priced in the \$400s with a 2 car detached garage.





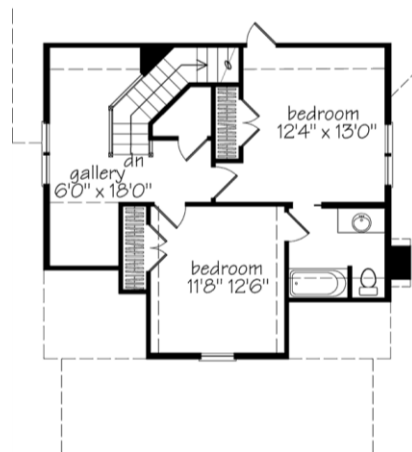
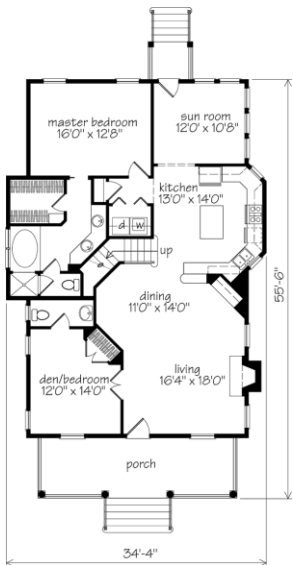
Walterboro Ridge

Also designed by Eric Moser, the Walterboro Ridge is a cottage version of a 2-story home we built in 2008 with great results.

The main level master is in demand, and a 2nd bedroom on the first floor can also serve as an office. Our buyer on the 2-story version uses this room as an office, but with a Murphy Bed in the room to instantly transform it into guest sleeping quarters.

Upstairs are two bedrooms and a full bath as well as a gallery. Total finished space is 2,051 square feet.

Nicely finished, this house will be priced in the \$400s with a 2 car detached garage.





Aberdeen Cottage

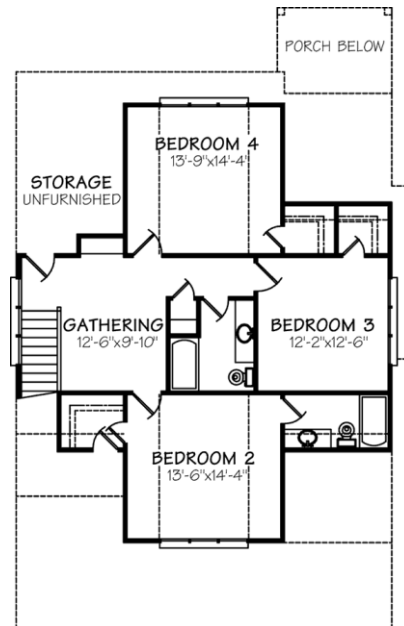
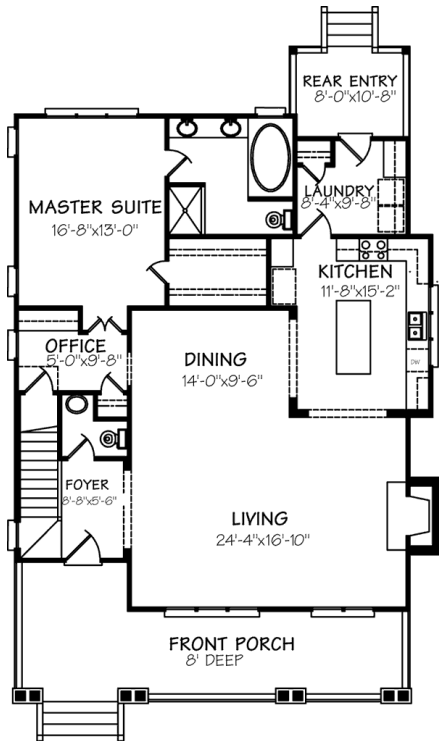
Designed by Sullivan Design, the Aberdeen Cottage is a great plan to be built on Delburg Street.

The front porch is generous, and the placement of the front door to the left results in a continuous outdoor space.

The first floor features a master suite with adjacent office, and a large kitchen.

Upstairs are 3 guest bedrooms, 2 baths, and a gathering space which can serve multiple purposes. There is also walk-in storage on the 2nd floor. All told, the Aberdeen Cottage is 2,500 heated square feet.

Nicely finished, this house will be priced in the \$400s with a 2 car detached garage.



Sample House Plans

Lots 5-16



Note: The following are examples of homes that could be built in the community. Other plans are available, and we will work with Davidson area architects to develop custom plans that meet the owners objectives and fit in with the overall style of the community.



We've worked with local architects to develop plans for lots 5 through 12 in the Davidson Pocket Neighborhood. These plans can also be used on lots 13, 14 and 16, although those lots may also utilize other house plans.

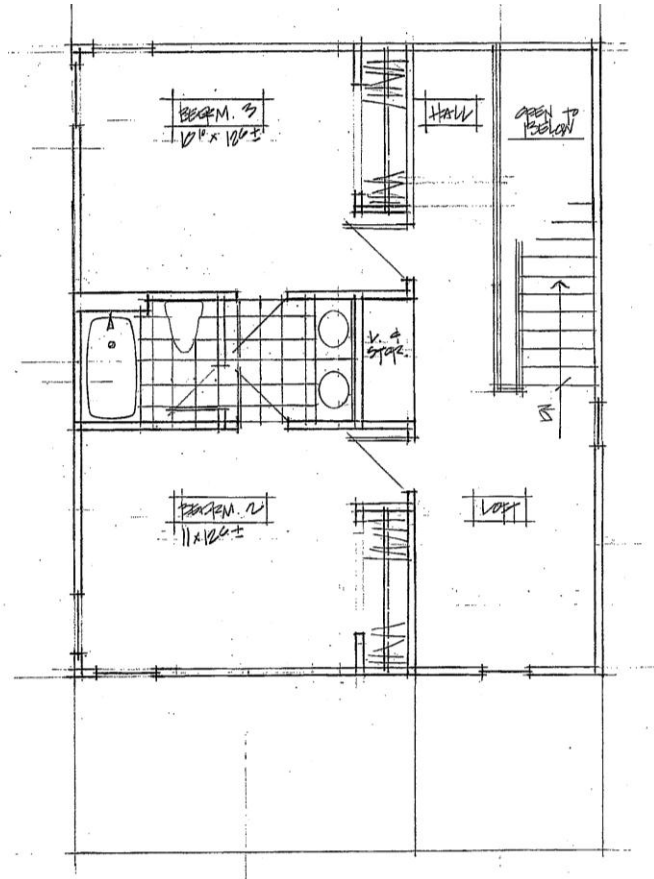
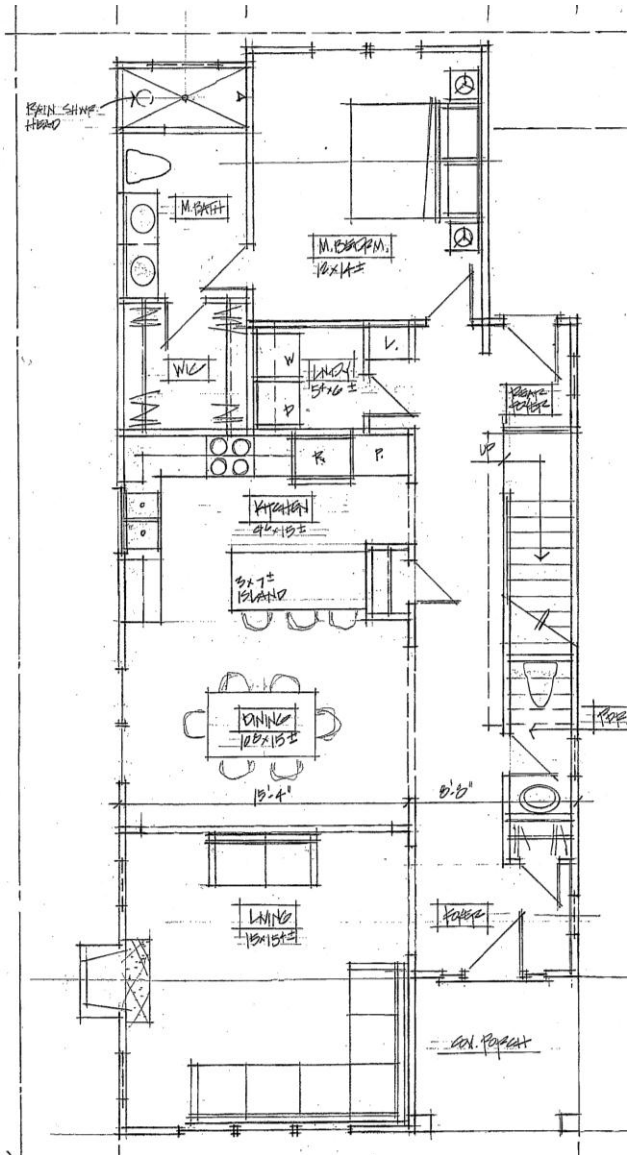
These plans all feature a main level master suite, and 2 bedrooms on the upper floor. All have a full front porch and open floor plans. All homes will be sited to provide a maximum level of privacy inside the house, and a sense of community outside of the home.

Finishes and colors may be customized for these house plans.

Front Elevation Options - Plan "A"



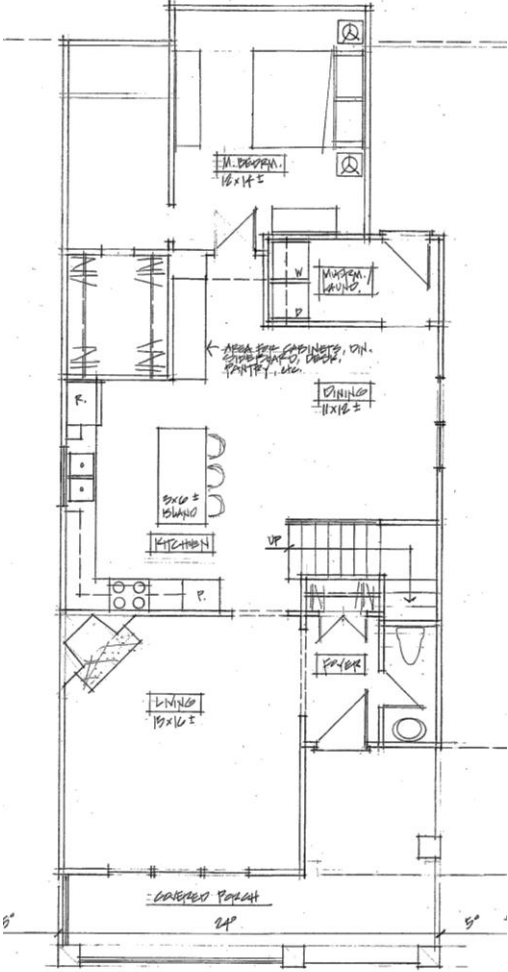
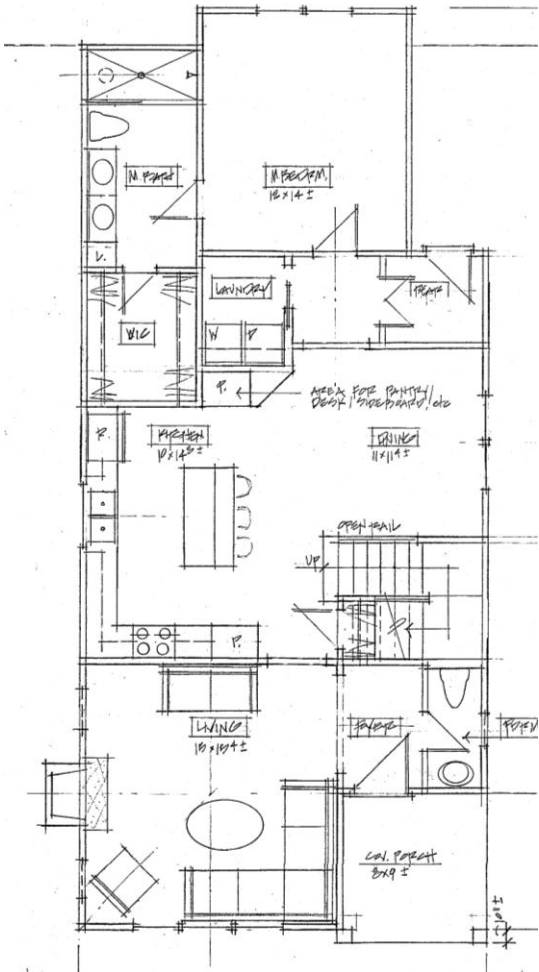
Floor Plans - Plan "A"



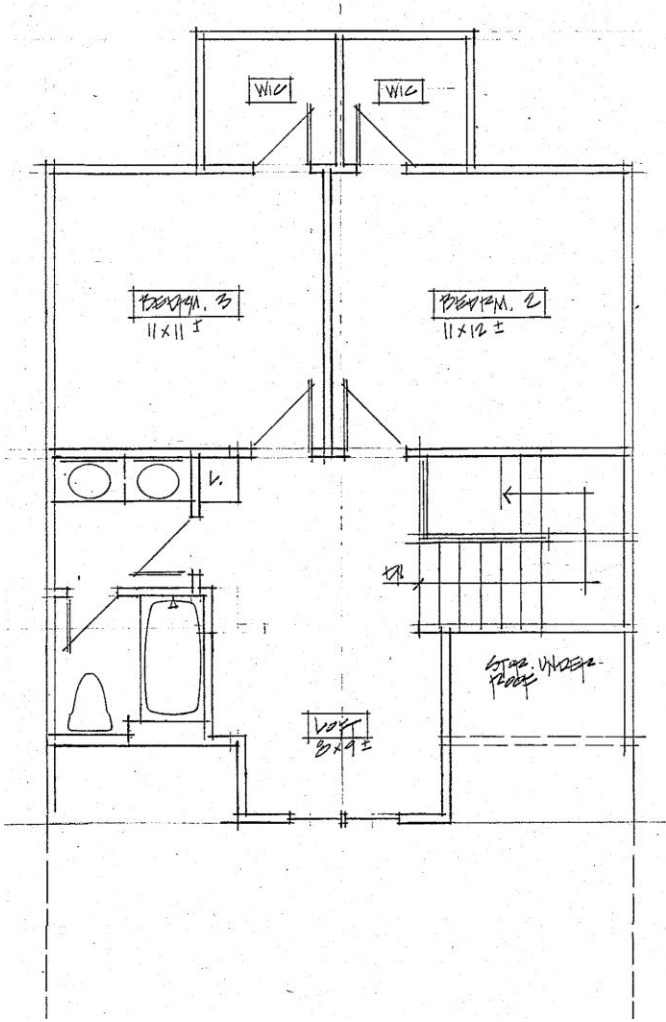
Front Elevation Options - Plan "B"



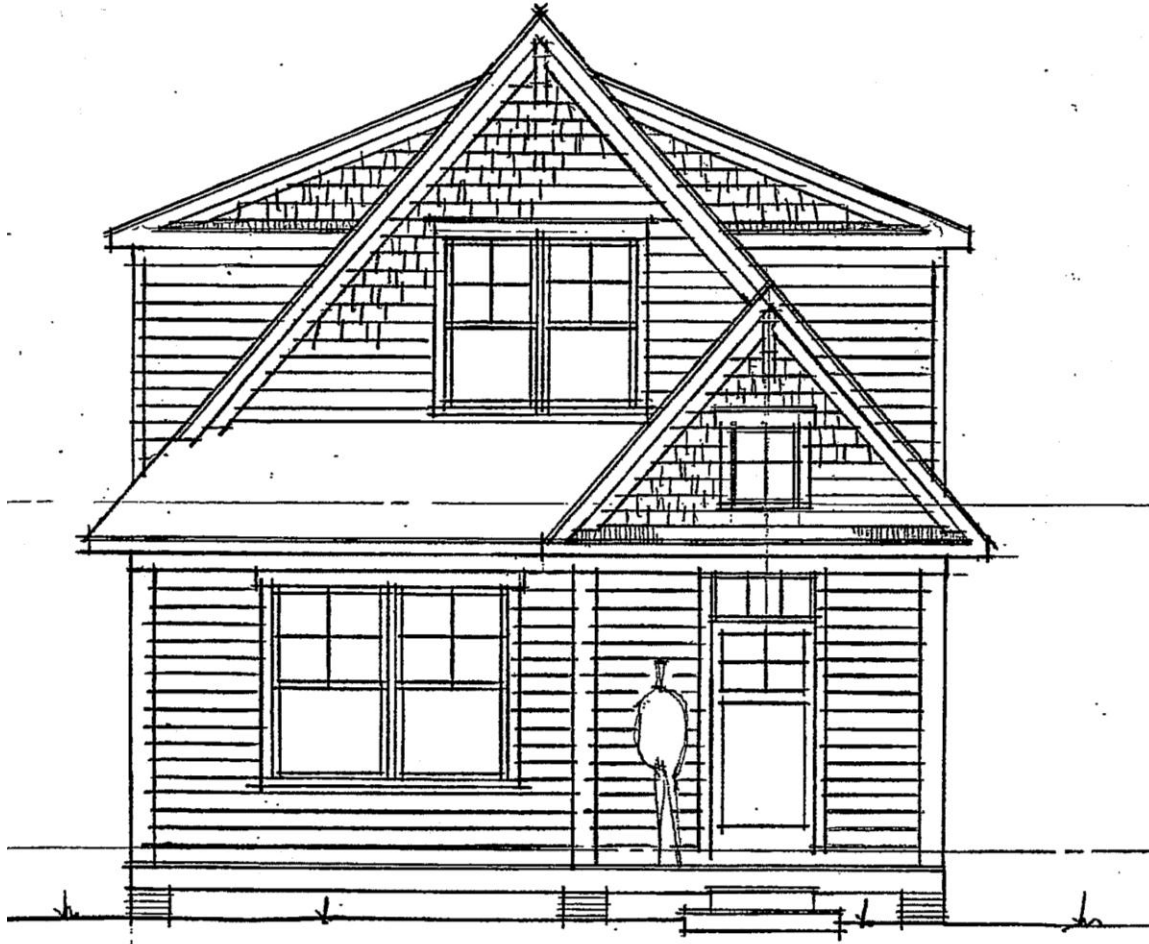
Floor Plans - Plan "B" Main Level



Floor Plan - Plan "B" Upper Level



Front Elevation - Plan "C"



Floor Plans - Plan "C"

