

1/20/2026  
Presentation



# Epcon Courtyard Homes

The Courtyards at Violet Meadows



# Epcon's Unique Design



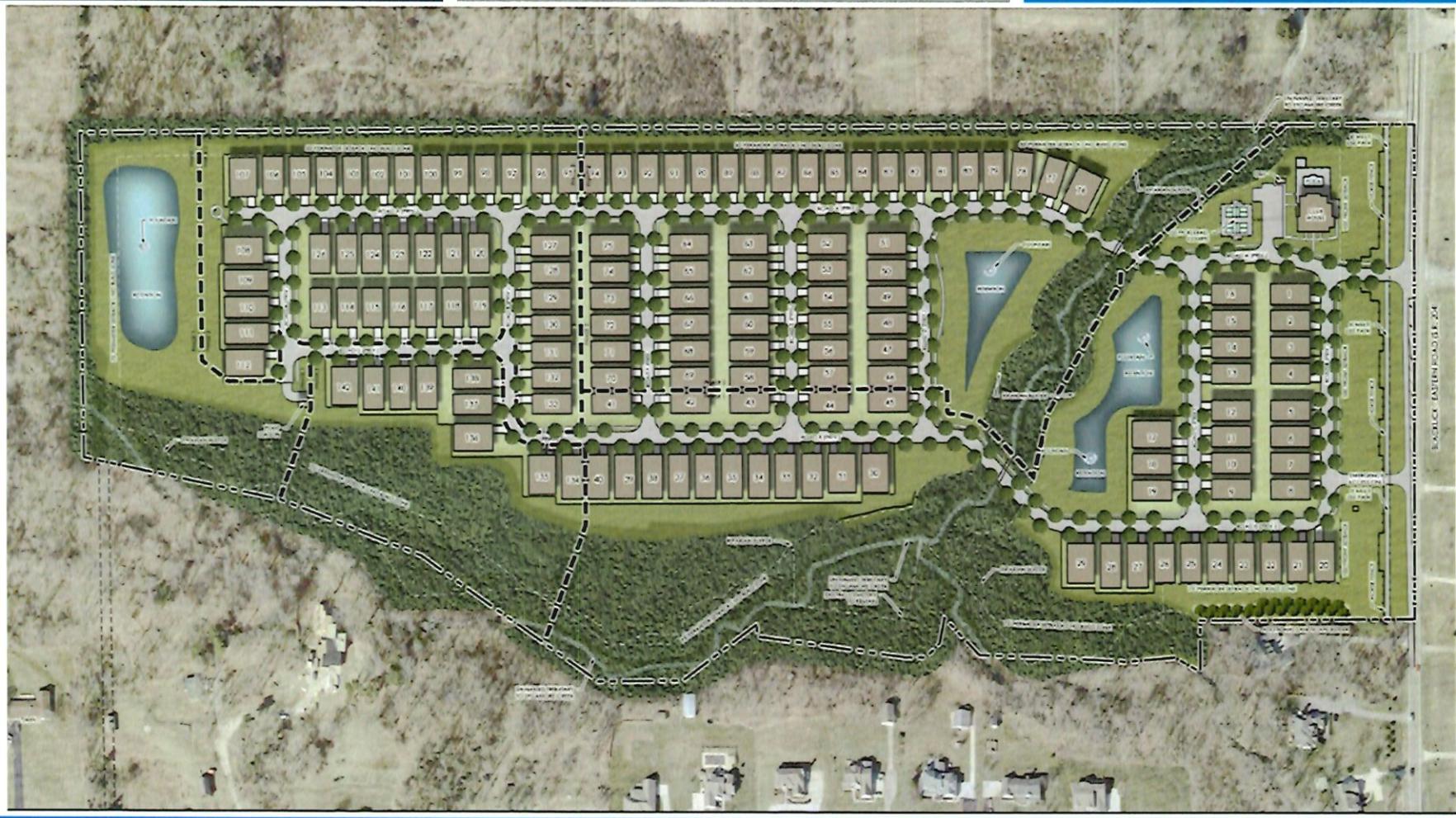
40-year history of designing and building homes and communities for active adults and empty nesters

- Single floor living
- Private, manageable outdoor space
- Low maintenance lifestyle
- Private amenities for social interactions



Private, enclosed side courtyards

# Site Plan



# Senior Housing Demand



Epcon courtyard homes will serve the Township's growing need for empty-nester housing

## Violet Township Demographics

### 2025

- Total Population 48,654
- 28% are over age 55 (13,623)

### 2030

- Total Population 50,986
- 29.5% are projected to be over age 55 (15,040)
- Over 55 population will only continue to grow

Source: ESRI data Market Profile

# Less Intensity of Use



## Fewer Residents in Our Communities

### Epcon Courtyard Community

- Epcon homes average occupancy per unit is **1.6** people
  - **142 Epcon** units x 1.6 Epcon residents/du = **228 residents**

### Violet Township

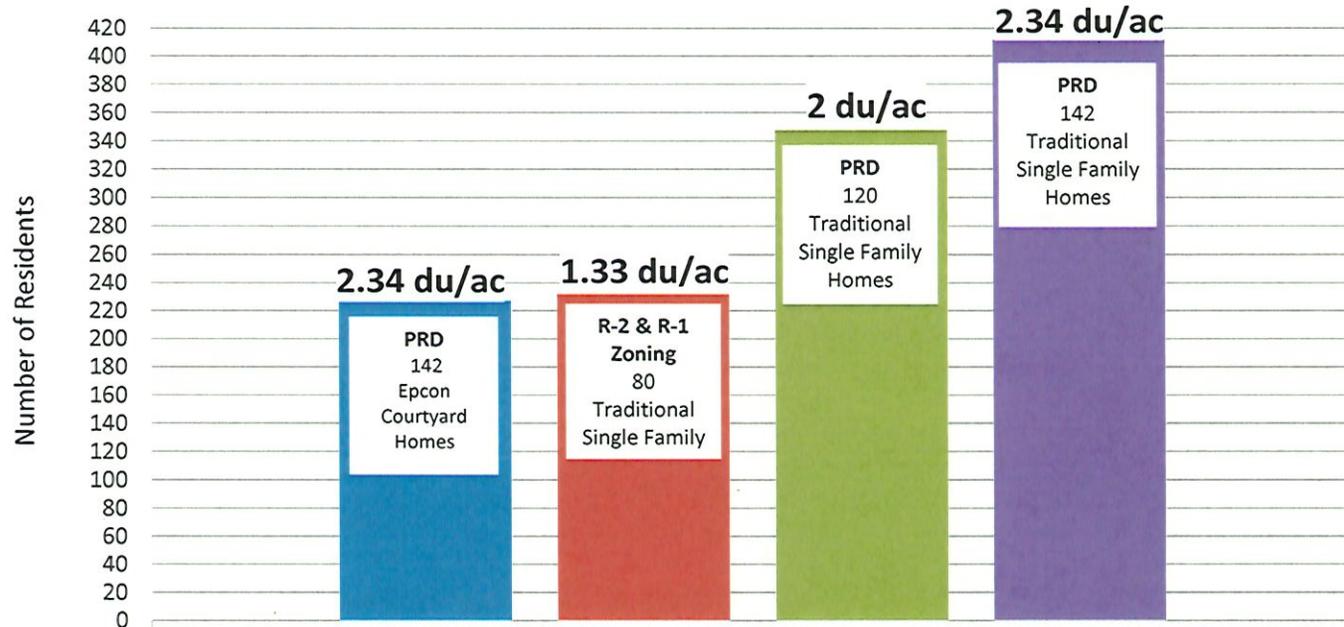
- Average household size **2.9** (US Census Data for Violet Township)
  - **142** Traditional single-family homes X 2.9 residents/du = **412 residents**
  - **120** Traditional single-family homes (at PRD code density) x 2.9 residents/du = **348 residents**
  - **80** Traditional single-family homes (estimated density R-2/R-1 code) x 2.9 residents/du = **232 residents**

Epcon's reduced occupancy compared with conventional single-family housing means less impact on traffic, infrastructure, services, and schools

# Intensity of Use Comparison



Density and Impact



■ 142 Epcon Courtyard Homes	227.2
■ 80 Traditional Single Family Homes	232
■ 120 Traditional Single Family Homes	348
■ 142 Traditional Single Family Homes	411.8

Epcon's average occupancy results in impact equivalent to 1.3 traditional single family du/ac

# Less Intensity of Use



- **Less Traffic**

- Senior Housing = Average of **5 to 6 trips** per day
  - Fewer peak hour trips
- Conventional Single Family = average of **10 trips** per day
  - More peak hour trips

- **Lower Usage of Community Assets**

- Private on-site amenities mean lower impact on community parks and recreation while providing revenue stream for these community assets

- **Lower Burden on Township**

- Private streets maintained by community result in less drain on Township's operating funds and a positive fiscal impact on township budgets

- **Schools**

- Empty Nester homes result in minimal school-age occupancy and net positive school tax revenue

**Courtyard homes will yield less traffic, fewer school age students, & less community impact while satisfying an important Township need.**

# Courtyard Homes & School Districts



## Epcon Communities' Positive Impact on School Districts

School District	Number of Courtyard Homes	School Age Children Enrolled in School District	Average Number of Children per Home
Olentangy	434	9	0.020
Dublin	417	14	0.033
Hilliard	207	5	0.024
Total	1,058	28	0.026

Source: EMIS Coordinators for OLSD, DCS & Office of Deputy Superintendent for HCS

# School Impacts



## A 142- home Epcon Community would likely have only 4 students

- Existing Epcon Communities (detached homes) in central Ohio's strongest school districts yield an average of .026 students per home
- $142 \text{ homes} \times .026 \text{ student per home} = 4 \text{ students}$

## A 142-home community would generate \$1,619,368 annually in local tax revenue and \$888,871 annually for schools

- \$675,000 est. average sale price = \$11,404
- $\$11,404 \text{ per home} \times 142 \text{ homes} = \$1,619,368 \text{ local tax revenue generated per year}$
- $\$1,619,368 \times .5489 \text{ (school portion of local taxes)} = \$888,871 \text{ generated for school district alone}$

## 142 courtyard homes would result in an estimated \$838,703 annual surplus to the school district

- Pickerington schools spend \$12,542 per student (non-capital expenditures) from local property taxes  
Source: [https://nces.ed.gov/ccd/districtsearch/district\\_detail.asp?ID2=39045689](https://nces.ed.gov/ccd/districtsearch/district_detail.asp?ID2=39045689)
- \$888,871 is equivalent to funding for 70 students in Pickerington Local Schools
- $\$888,871 - (4 \times \$12,542) = \$838,703 \text{ annual surplus to the school district}$

# Courtyard Home Craftsman Architecture



Although all floor plans, features, illustrations, and specifications of the homes and communities are believed correct at the time of publication, the right is reserved to make changes without notice or obligation. Windows, doors, ceilings, layout, colors, finishes and room sizes may vary depending on the options and elevations selected. This information is for illustrative purposes only and not part of a legal contract.

*Provenance*

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**Violet Township 2025 Average Sale Price = \$430,000**

**Epcon Communities 2025 Average Delivered Sale Price in  
Central Ohio = \$650,000**

# Epcon Home Values



## The Courtyards at Violet Meadows- Estimated Delivered Sale Price

Range	Average	Average Sq Ft	Price Per Sq Ft
\$620,000- \$940,000	\$675,000	2,200	\$306

## Violet Township Sales (1 Mile) – 22 Sales Past 12 Months

Range	Average	Average Sq Ft	Price Per Sq Ft
\$262,500-1.46M	\$671,254	3,194	\$214

Epcon's Courtyard homes in this location would be in alignment with the current average sale prices of existing homes, and Epcon offers a stronger price per sq foot- which is used for valuation and comparable analysis

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*Promenade*

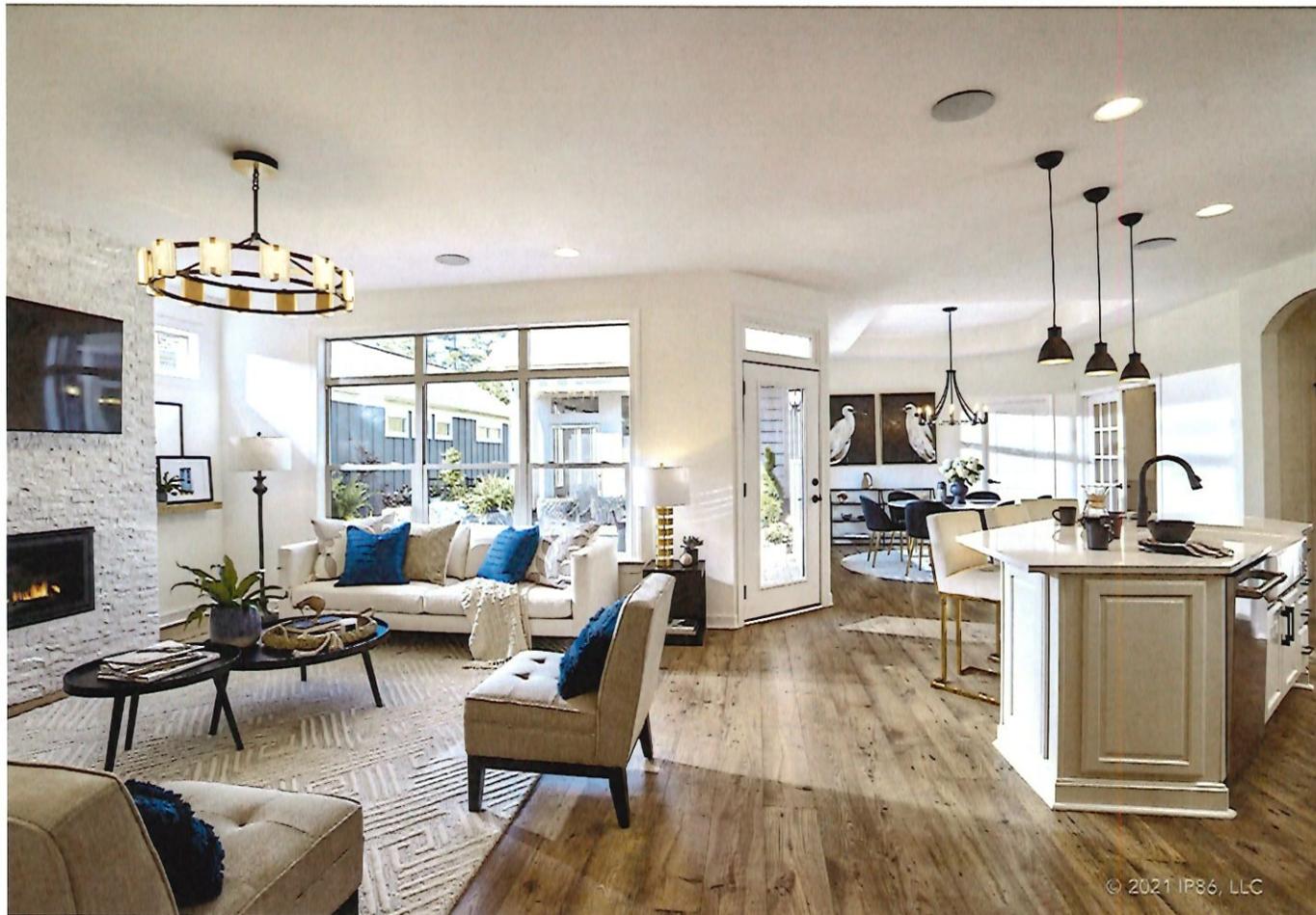
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# Street Perspective



BLACKLICK-EASTERN ROAD - LOOKING EAST

