



Barndominium Subdivision Development Model

A Turnkey Partnership Opportunity for Landowners & Real Estate Professionals

Our development model helps property owners and real estate professionals convert acreage into high-demand barndominium communities — without requiring the landowner to build homes themselves.

Transform Raw Acreage Into a Curated Residential Community

Across the country, buyers are searching for:

- Affordable land
- Efficient homes
- Durable construction
- Flexible floor plans
- A clear path to ownership

Instead of selling raw land once, this approach positions property as a structured residential opportunity.

The Concept

We partner with property owners to:

1. Subdivide acreage into manageable homesites (.25, .50, .75, and 1-acre lots)
2. Market the property as a curated barndominium community
3. Offer a portfolio of pre-designed hybrid and steel-frame barndominiums
4. Provide buyers a streamlined path from land purchase to completed home

This creates a cohesive development rather than scattered individual builds.

Why Barndominiums?

Our homes are built using hybrid or all-steel frame systems designed for:

- Structural longevity
- Energy efficiency
- Faster build timelines
- Lower long-term maintenance
- Budget-conscious construction without sacrificing quality



Modern buyers value durability, efficiency, and smart design. This construction method delivers all three.

Flexible Design Portfolio

Each development includes a curated collection of floor plans designed to serve multiple buyer profiles.

2 Bedroom Designs

Ideal for:

- First-time homeowners
- Downsizing retirees
- Empty nesters
- Weekend retreat properties



3 Bedroom Designs

Perfect for:

- Growing families
- Rural relocation buyers
- Move-up homeowners



4 Bedroom Designs

Designed for:

- Larger families
- Multi-generational living
- Buyers wanting expanded space

Investment-Friendly Options

Select layouts can be positioned for:

- Short-term rental opportunities
- Long-term rental portfolios
- Guest house or multi-use property additions

There is something for every stage of life.



Who This Appeals To

First-Time Home Buyers

Affordable lot sizes paired with efficient home designs create an attainable path to ownership.

Families

More land. More space. Durable homes designed for long-term living.

Retirees & Empty Nesters

Low-maintenance living with simplified layouts and flexible lot sizes.

Investors

Efficient builds on manageable acreage with rental potential.

Why This Model Works for Property Owners

Instead of selling acreage as a single raw tract, this development strategy:

- Increases perceived value
- Creates architectural consistency
- Differentiates the property in the marketplace
- Appeals to a clearly defined buyer demographic

- Allows for phased lot sales

The property becomes more than land — it becomes a structured housing opportunity.

Why This Model Works for Real Estate Agents

Agents benefit from:

- Market-ready lot inventory
- Defined build options
- Clear buyer targeting
- Repeat transactions across multiple homesites
- A structured development narrative

Instead of selling dirt, you're selling a lifestyle and a home solution.

How It Works – 5 Step Development Model

Step 1: Property Evaluation & Feasibility

We evaluate acreage, utilities, terrain, access, and subdivision potential.

Step 2: Lot Layout Strategy

Property is divided into .25, .50, .75, and 1-acre homesites based on market demand.

Step 3: Design Portfolio Integration

A curated set of hybrid and steel-frame home designs is introduced for buyer selection.

Step 4: Marketing & Buyer Acquisition

Lots are marketed as part of a structured barndominium community with defined build options.

Step 5: Construction & Community Growth

Homes are built using efficient systems designed for longevity, affordability, and consistency.

The Vision

Imagine:

- A cohesive rural community
- Thoughtfully sized lots
- Modern, efficient homes
- Architectural consistency
- Buyers who know exactly what they're getting

This is not speculative development.

This is strategic rural housing designed for modern ownership.

If you're a landowner or real estate professional interested in exploring a barndominium subdivision model in your area, let's start the conversation.





Landowner Participation Model

Participation Payout Per Home

The landowner receives a participation payment for every home built within the subdivision.

- Homes under 1,500 sq ft → \$15,000 per home
- Homes 1,501–2,000 sq ft → \$20,000 per home
- Homes over 2,000 sq ft → \$25,000 per home

This model allows the landowner to benefit from every build — without managing construction.

10 Acre Development Model

Approx. 20 Homes

Projected Home Mix:

- 5 homes under 1,500 sq ft
- 10 homes between 1,501–2,000 sq ft
- 5 homes over 2,000 sq ft

Profit Breakdown

$$5 \times \$15,000 = \$75,000$$

$$10 \times \$20,000 = \$200,000$$

$$5 \times \$25,000 = \$125,000$$

Total Participation Revenue (10 Acres)

\$400,000

20 Acre Development Model

Approx. 40 Homes

(Scaled version of the 10-acre model)

Projected Home Mix:

- 10 homes under 1,500 sq ft
- 20 homes between 1,501–2,000 sq ft
- 10 homes over 2,000 sq ft

Profit Breakdown

$10 \times \$15,000 = \$150,000$

$20 \times \$20,000 = \$400,000$

$10 \times \$25,000 = \$250,000$

Total Participation Revenue (20 Acres)

\$800,000

Why This Matters

Instead of selling acreage one time, the landowner:

- Participates in every home built
- Benefits from higher-density planning
- Maintains upside as the community grows
- Generates scalable revenue tied to development success

This model creates recurring participation tied to growth — not just a one-time land sale.