



Company Overview & Performance

2025



About Us

A.C. Development is a real estate development firm specializing in infill residential projects, new construction, and community-focused developments. We manage every aspect of the development process, including site acquisition, entitlement, permitting, construction management, and marketing. As a licensed builder, we also perform construction on our projects, emphasizing high-performance, sustainable homes. With expertise in Insulated Concrete Form (ICF) construction, we are a licensed BuildBlock ICF dealer in both Maryland and the U.S. Virgin Islands, delivering durable, energy-efficient homes built to withstand extreme conditions. Our portfolio includes custom homes and infill developments, all designed with modern building practices that prioritize efficiency, sustainability, and resilience.

One of our premier projects, *The Residences at 340 North*, is a master-planned, 11-acre community on St. Thomas in the U.S. Virgin Islands. This development includes 80 residential units—28 twenty-foot-wide townhomes, 34 twenty-four-foot-wide townhomes, and 15 single-family homes—designed for modern, disaster-resilient living with features such as ICF construction, smart home automation, and net-zero-ready capabilities.

In addition to our owned projects, A.C. Development provides consulting services for large-scale Planned Unit Developments (PUDs) and mixed-use communities in Maryland, Florida, and West Virginia. Our consulting work includes leading multidisciplinary teams, coordinating with government agencies and local jurisdictions, securing zoning approvals and funding, and managing engineering teams to create development improvement plans. We also collaborate with national homebuilders to manage and deliver vertical construction, ensuring the successful completion of residential communities. This comprehensive approach allows us to transform land into vibrant, high-performing communities that meet market needs and enhance long-term value.

Project Overview – 705 S Decker Ave. Baltimore, MD

Project Specifics

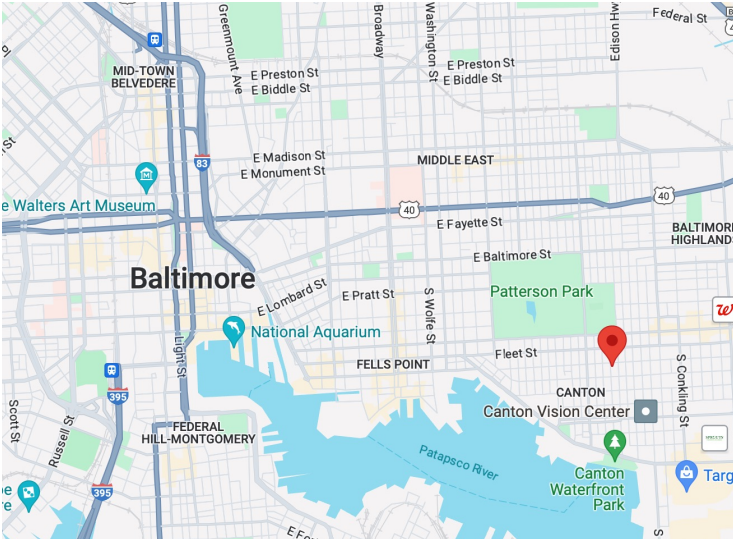
Project Details

Asset Class: Townhome
Type: Home Renovation
Year Built: 1910
Size: 1,390 sq. ft.
Layout: 3 bedroom x 3 bathroom
Acquisition: February 6, 2023
Purchase Price: \$150,000
Sold: August 10, 2023
Price Sold: \$447,000
Time on Market: 1 day

Renovation Scope

- 2-Story Roof Top Deck
- Extension of building footprint
- Interior Painting
- Exterior Painting
- HVAC Installation
- Framing
- Drywall
- Insulation
- Electrical
- Plumbing

Location Map



Project Overview – 705 S Decker Ave. Baltimore, MD

Before



After



Project Overview – 2238 E Bank St. Baltimore, MD

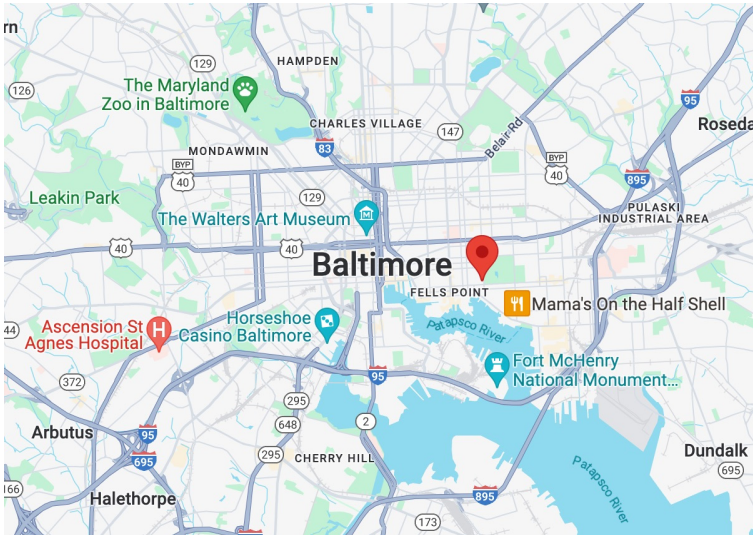
Project Specifics

Project Details

Home Type: Townhome
Type: Home Renovation
Year Built: 1910
Size: 1,590 sq. ft.
Layout: 3 bedroom x 3 bathroom
Acquisition: February 2, 2021
Purchase Price: \$124,000
Sold: February 11, 2022
Price Sold: \$325,900
Time on Market: 13 days

- Renovation Scope**
- Basement Underpinning
 - 2-Story Rear Addition
 - Interior Painting
 - Exterior Painting
 - HVAC Installation
 - Framing
 - Drywall
 - Insulation
 - Electrical
 - Plumbing

Location Map



Project Overview – 2238 E Bank St. Baltimore, MD

Before



After

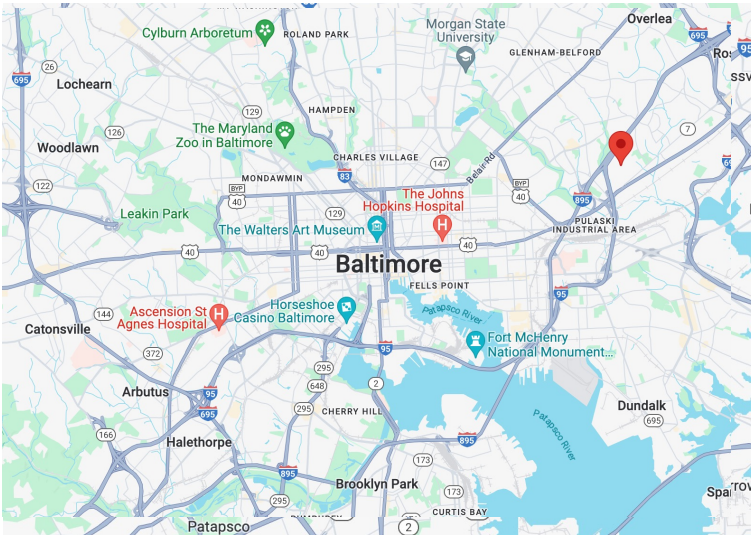


Project Overview – 2103 Summit Ave Baltimore, MD

Project Specifics

Project Details	Asset Class: Single Family Residential
	Type: Home Renovation
	Year Built: 1973
	Size: 1,900 sq. ft.
	Layout: 4 bedroom x 3 bathroom
	Acquisition: March 11, 2021
	Purchase Price: \$110,000
Renovation Scope	Sold on: August 6, 2021
	Price Sold: \$275,500
	Time on Market: 2 days
	- Basement Waterproofing
	- Roof Repair
	- Interior Painting
	- Exterior Painting
	- HVAC Installation
	- Framing
	- Drywall
	- Insulation
	- Electrical
	- Plumbing

Location Map



Project Overview – 2103 Summit Ave Baltimore, MD

Before



After

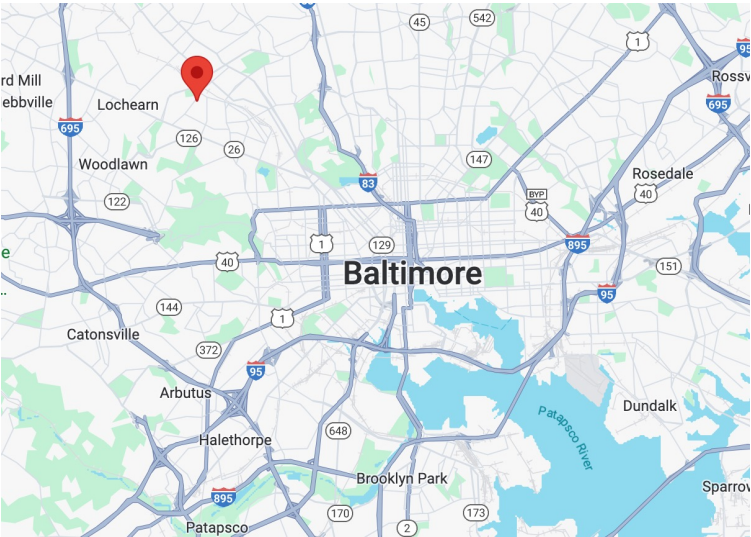


Project Overview – 4310 N Rogers Ave Baltimore, MD

Project Specifics

Project Details	Asset Class: Single Family Residential
	Type: Home Renovation
	Year Built: 1955
	Size: 1,635 sq. ft.
	Layout: 3 bedroom x 3 bathroom
	Acquisition: June 21, 2021
	Purchase Price: \$81,000
	Sold on: January 31, 2022
	Price sold: \$277,500
	Time on Market: 12 days
Renovation Scope	- Large Deck
	- Interior Painting
	- Exterior Painting
	- HVAC Installation
	- Framing
	- Drywall
	- Insulation
	- Electrical
	- Plumbing

Location Map



Project Overview – 4310 N Rogers Ave Baltimore, MD

Before



After



Project Overview – 1618 & 1620 McHenry St. Baltimore, MD

Project Specifics

Project Details

Asset Class: Single Family Residential

Type: Infill Construction

Year Built: 1920

Size: 1,800 sq. ft.

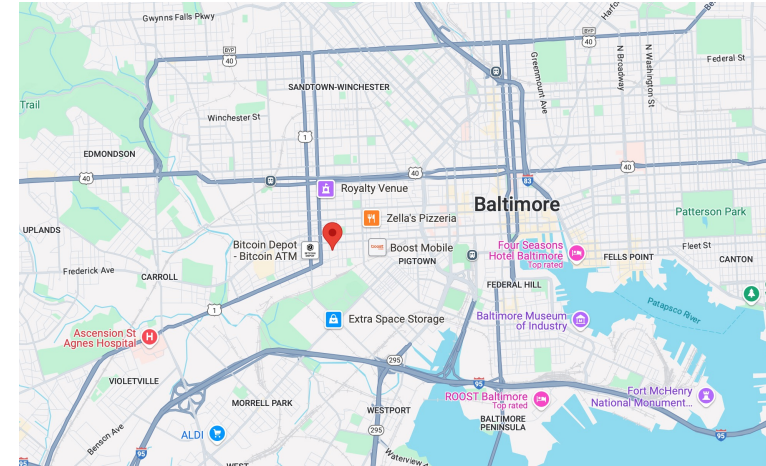
Layout: 3 bedroom x 2.5 bathroom

Construction Scope

Development Consultant

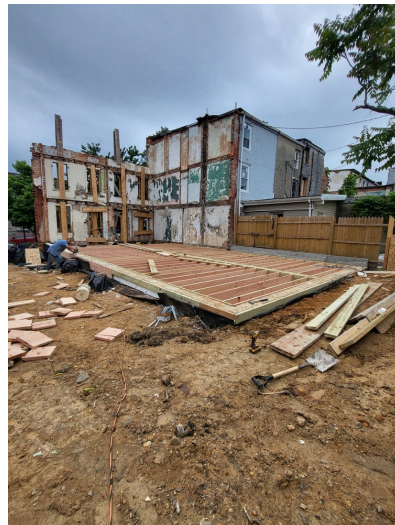
- **ICF** Foundation and Stem walls
- Construction Oversight

Location Map



Project Overview – 1618 & 1620 McHenry St. Baltimore, MD

Construction Overview



Project Overview – 13231 Mockingbird Lane Bowie, MD

Project Specifics

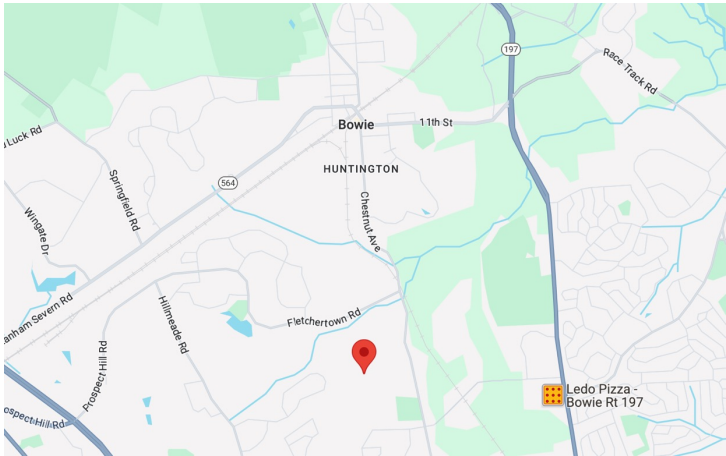
Project Details

Asset Class: Single Family
Type: New Construction
Size: 4,500 sq. ft.
Lot: 0.46 acres
Layout: 5 bedroom x 4 bathroom
Acquisition: January 2023
Purchase Price: \$85,000
Construction Start: September 2023
Sold on: July 2024
Price sold: \$924,900
Time on Market: 3 days

Construction Scope

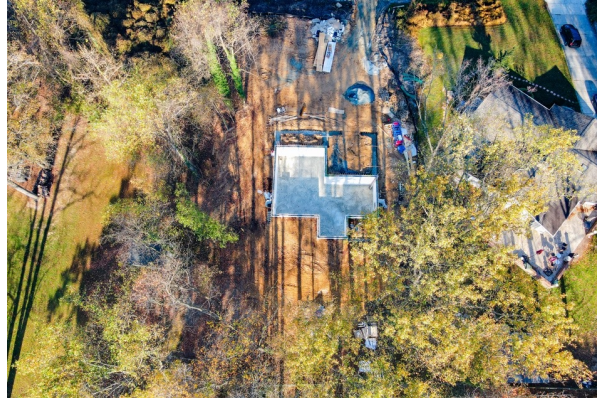
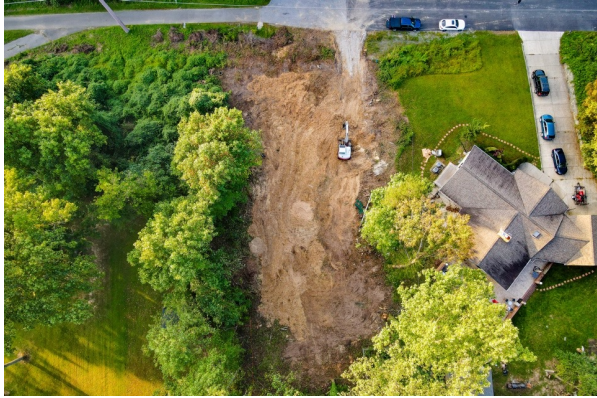
- Site Selection
- Engineering and Building Plans
- Permitting and Approvals
- Site Preparation (Clearing, Grading, Layout)
- **ICF** Foundation and Exterior Walls
- Mechanical, Plumbing and Electrical
- Insulation and Drywall
- Finish Work
- Exterior Work
- Landscaping

Location Map



Project Overview – 13231 Mockingbird Lane Bowie, MD

Construction Overview



Project Overview – 4615 Deer Park Rd Owings Mills, MD

Project Specifics

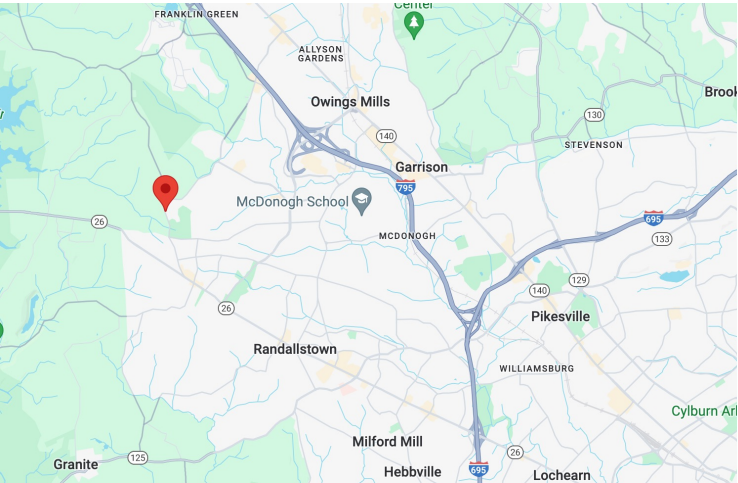
Project Details

Asset Class: Single Family
Type: New Construction
Size: 4,500 sq. ft.
Lot: 1.11 acres
Layout: 5 bedroom x 4 bathroom
Acquisition: October 24, 2023
Purchase Price: \$125,000
Construction Start: October 2024
Estimated Sale Price: \$950,000
Estimated Completion: April 2025

Construction Scope

- Site Selection
- Engineering and Building Plans
- Permitting and Approvals
- Site Preparation (Clearing, Grading, Layout)
- **ICF** Foundation and Wood Exterior Walls
- Mechanical, Plumbing and Electrical
- Insulation and Drywall
- Finish Work
- Exterior Work
- Landscaping

Location Map



Project Overview – 4615 Deer Park Rd Owings Mills, MD

In Progress



Project Overview – Southfields of Elkton: Elkton, MD

Project Specifics

Project Details

Subject: PUD Mixed-Use Development

Type: Land Development and Infrastructure Construction

Construction Start: October 2023

Construction Completion: February 2025

Construction Cost: \$14,000,000

Scope of Work

Development Consultant

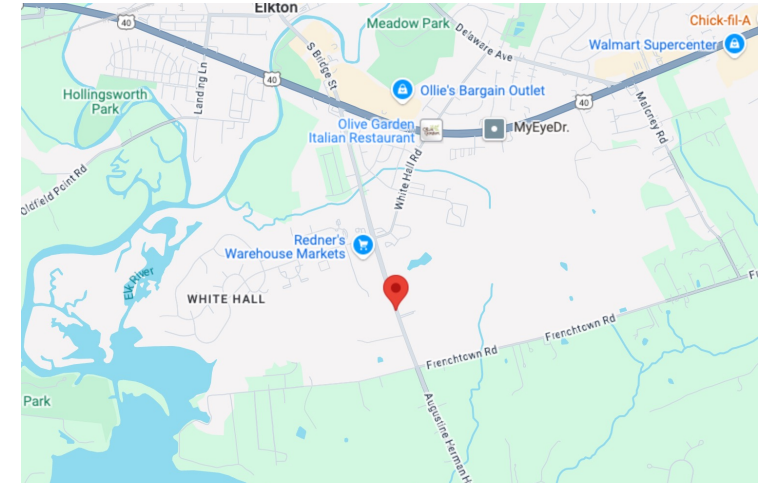
- Manage Entitlements
- Special Tax District (Bond of Public Improvements)

Construction Management

\$3.5 million 600,000gal Water Tower

\$10.5 million site infrastructure (Water, Sewer, Pump Station, & Roads)

Location Map



Project Overview – Southfields of Elkton: Elkton, MD

Construction Overview



Project Overview – The Preserve at Southfields: Elkton MD

Project Specifics

Project Details

Subject: Residential Subdivision

Type: Land Development

Anticipated Start: March 2025

Estimated Completion: March 2027

Estimated Construction Cost: \$9,000,000

Size: 60 acres

Scope of Work

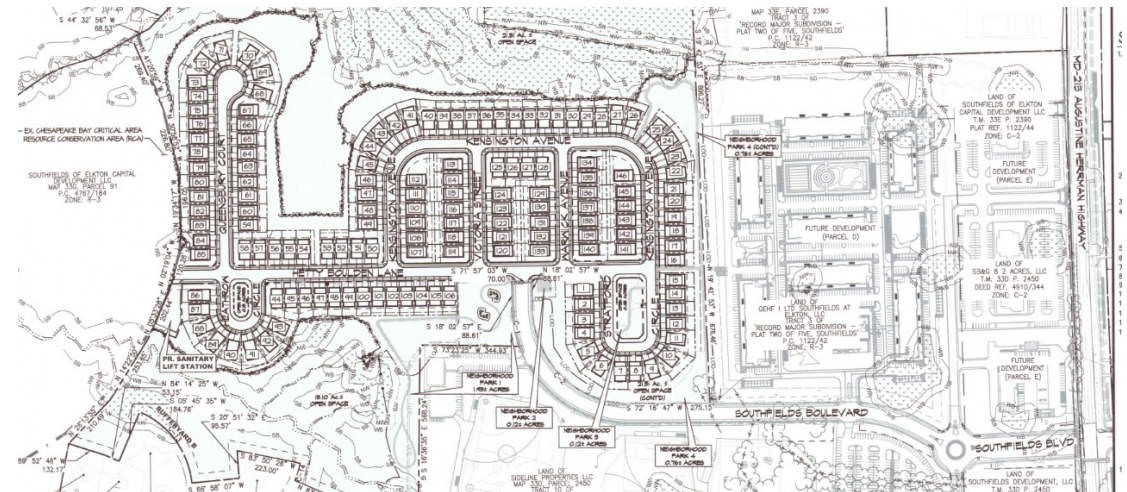
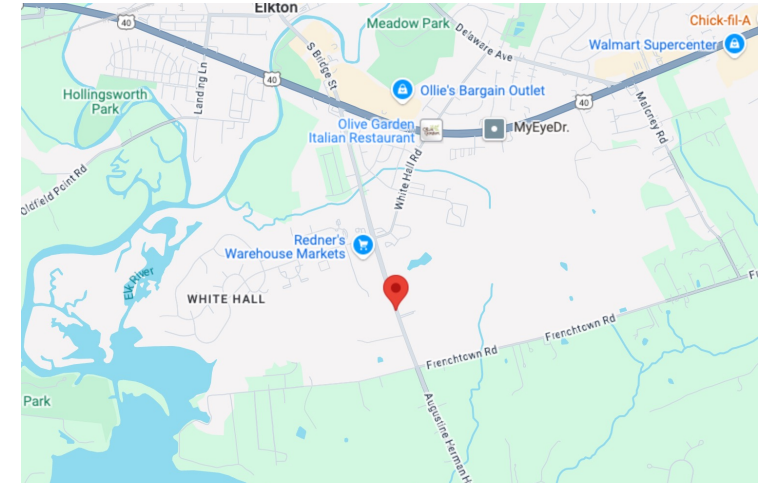
Development Consultant

- Manage Entitlements
- Liaison with DR Horton
- Pro Forma Modeling

Construction Management

- \$9 million site development (Water, Sewer, Roads, Lot Grading)
- Sell finished lots to DR Horton for vertical construction

Location Map



Project Overview – One Westport: Baltimore, MD

Project Specifics

Project Details

Subject: PUD Mixed-Use Development
Type: Land Development and Infrastructure Construction
Construction Start: July 2024
Estimated Completion: June 2025
Construction Cost: \$8,000,000
Size: 42 acres

Scope of Work

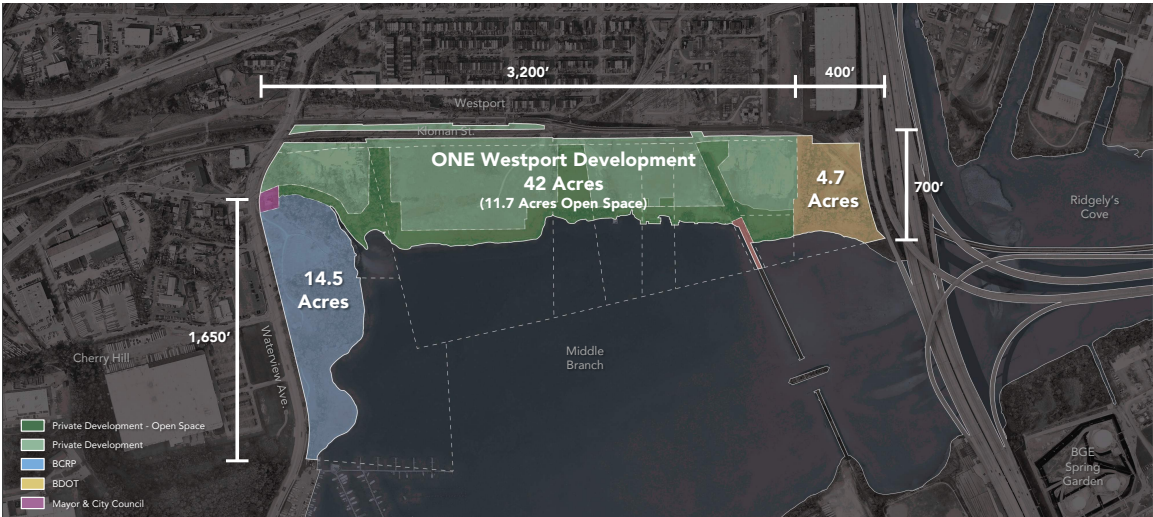
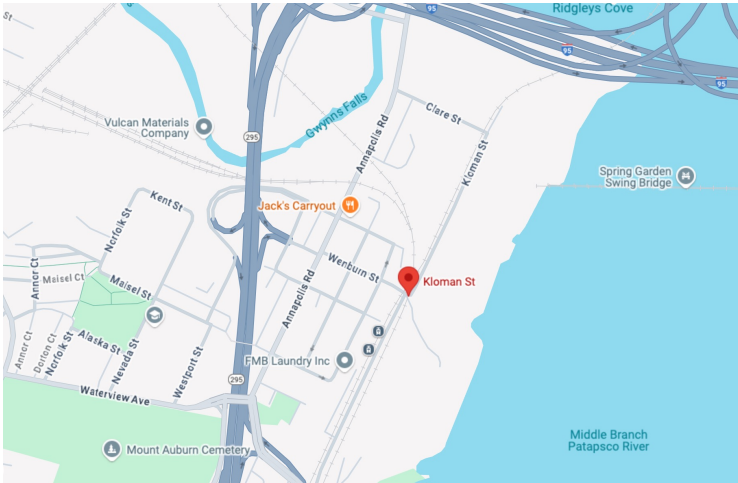
Development Consultant

- Manage Entitlements
- Public Park Organization
- Shoreline Restoration

Construction Management

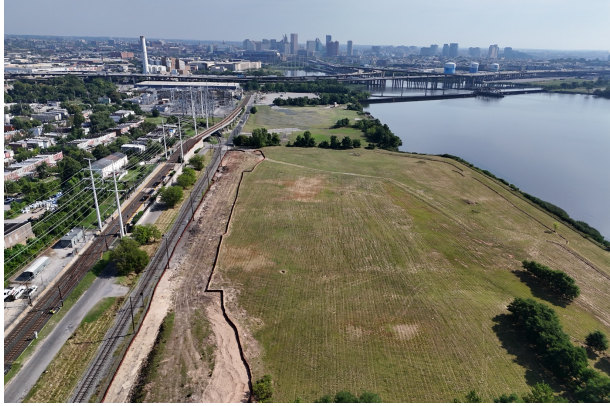
\$9 million site infrastructure (Water, Sewer, Pump Station, & Roads)

Location Map



Project Overview – One Westport: Baltimore, MD

Progress Timeline



Project Overview – Hurricane, West Virginia

Project Specifics

Project Details

Subject: Planned Residential Development

Type: Land Development

Development Start: October 2024

Estimated Completion: January 2026

Estimated Site Development Cost: \$7,000,000

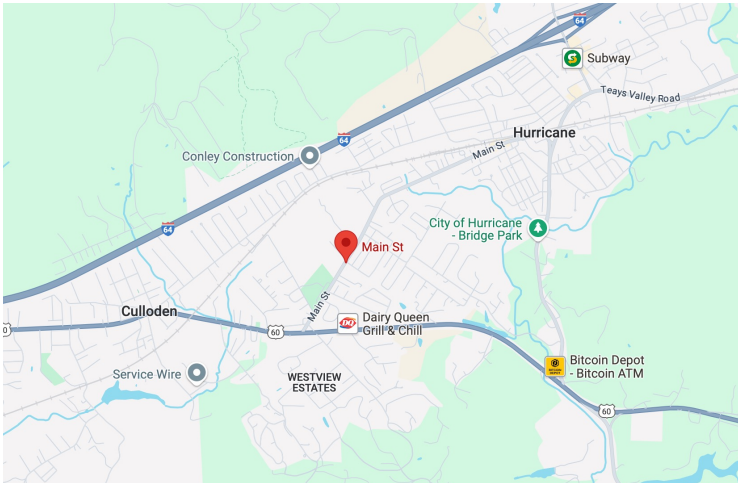
Size: 76 acres

Scope of Work

Development Consultant

- Manage Entitlements
- Engineering Oversight
- Liaison with Putnam Development Authority
- Liaison with National Home Builders (DR Horton)
- Pro Forma Modeling

Location Map



Project Overview – Ocala, Florida

Project Specifics

Project Details

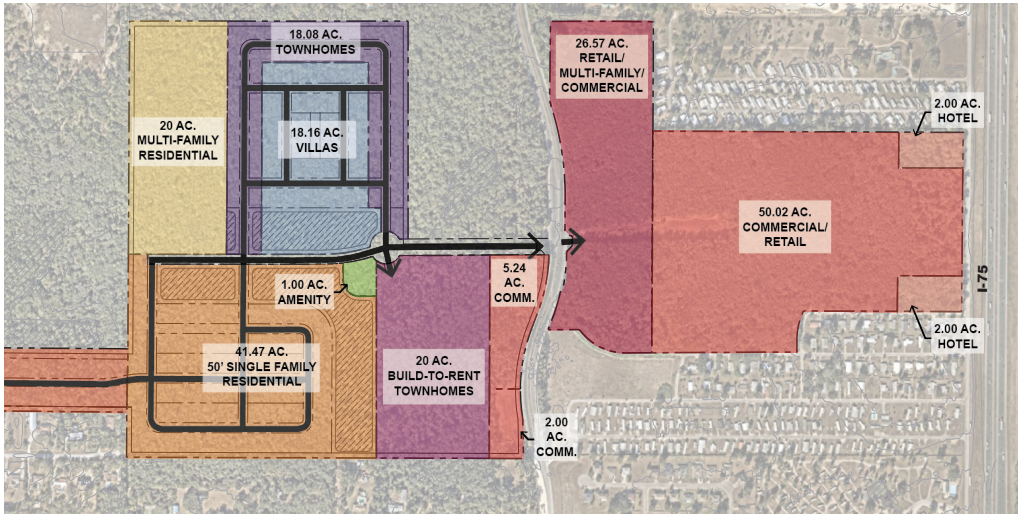
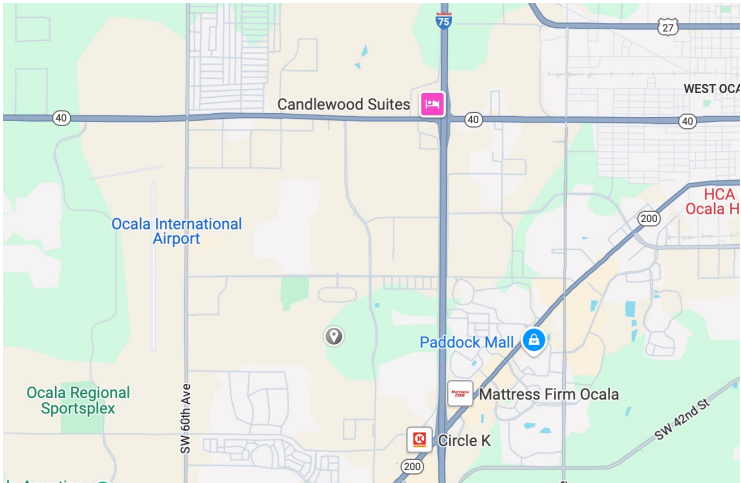
Subject: Mixed-Use Development
Type: Land Development
Development Start: November 2024
Estimated Completion: March 2026
Estimated Construction Cost: \$30,000,000 (Residential Phase)
Size: 249 acres

Scope of Work

Development Consultant

- Manage Entitlements
- Engineering Oversight
- Liaison with National Home Builders (DR Horton, Lennar, NVR)
- Establish CDD (Community Development District)
- Pro Forma Modeling

Location Map



Project Overview – The Residences at 340 North: USVI

Project Specifics

Project Details

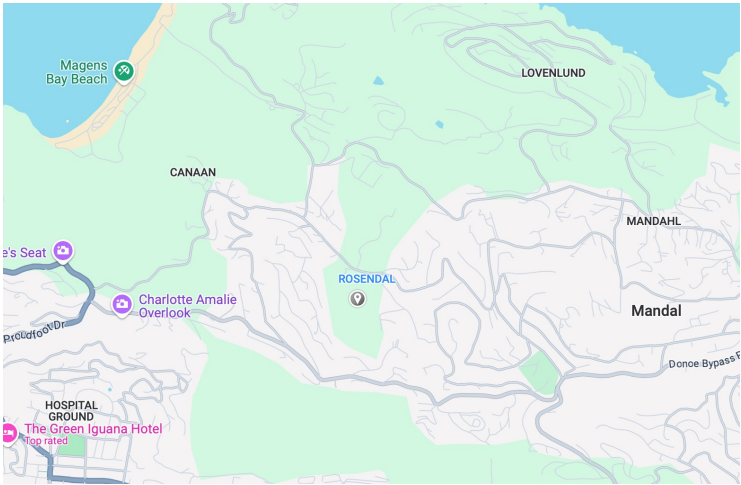
Subject: PAD – Residential Development
Type: Land Development and Infrastructure Construction
Anticipated Start: July 2025
Estimated Completion: December 2026 (Phase 1)
Construction Cost: \$35,000,000

Scope of Work

Master Developer

A.C. Development is addressing the critical need for affordable housing in the U.S. Virgin Islands through The Residences at 340 North, an 11-acre site on St. Thomas with 80 residential units, including 28 twenty-foot-wide townhomes, 36 twenty-four-foot-wide townhomes, and 16 single-family detached homes. Phase 1 focuses on 21 units, with 9 units reserved for moderate-income households in the 80–120% Area Median Income (AMI) range, aligning with Virgin Islands Affordable Housing Program standards. The development emphasizes modern, sustainable, and disaster-resilient living, featuring ICF construction for durability, high-performance windows, smart home automation, and energy-efficient appliances. Homes are net-zero-ready, with the capability to integrate solar panels and battery storage systems for enhanced energy efficiency and resilience.

Location Map



Project Overview – The Residences at 340 North: USVI

Development Overview

