hopper construction

# KING & NASH HILLSBOROUGH





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# KING & NASH RESIDENTIAL HOMESITES

In collaboration with experienced homebuilders, qualified architects, and designers, each high performance, custom residence is created for environmentally thoughtful homeowners who value not only how a home looks, but how it lives, feels, and performs for years to come with a focus on:

- Energy Efficiency
- Water Efficiency
- Healthy Indoor Air Quality
- Occupant Comfort
- Durability and Resiliency

And beyond your front door is Hillsborough: historic character, a vibrant downtown, locally owned restaurants and shops, arts and culture, miles of trails and greenways, and a genuine sense of community, all within easy reach of Chapel Hill, Durham, Research Triangle Park, and Raleigh.





## JEFF HOPPER

PRINCIPAL

A lifelong Orange County resident and third-generation builder, Jeff studied history and economics at UNC-Chapel Hill. Through Hopper Construction, he has led hundreds of residential, commercial, historic, and community projects, from custom homes and estates to churches, studios, and public spaces. As a PHIUS Certified Builder and Certified Green Building Professional, Jeff prioritizes energy efficiency, healthy indoor air, durability, and exceptional craftsmanship.



## KELLY HOPPER

PRINCIPAL

After earning a BS in Biology from UNC-Chapel Hill, Kelly joined Hopper Construction in 1996. She supports the firm's clients by managing office operations, maintaining detailed accounting documentation, and coordinating specifications, selections, and procurement throughout the construction process. As a Certified Aging in Place Specialist, Kelly also guides clients in choosing thoughtful accessibility features, design principles, and products that support long-term comfort and independence.



## LUKE MINCEY

PROJECT SUPERINTENDENT

Luke joined Hopper Construction in 2021, bringing dedication, steadiness, and expertise to every project. A UNC Wilmington graduate and North Carolina Teaching Fellow, he holds a BS in Middle Grades Education and is a PHIUS Certified Builder. Inspired by his father and grandfather, both draftsmen, Luke combines a lifelong love of architecture and craftsmanship with clear communication, efficient scheduling, strong trade partnerships, and careful attention to detail.

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Headquartered in Hillsborough, North Carolina, Hopper Construction was established in 1993 and has since remained in continuous operation. While the firm has grown in diversity, one core focus is maintained: To construct homes, additions, retail buildings, and commercial structures with enduring quality and performance for which both clients and Hopper Construction can be proud.

The firm places a premium on knowledge, precision, and integrity. Hopper Construction believes that positive client relations begin with exceptional communication and extensive planning. Hopper Construction has engaged the services of the same corps of talented and dedicated subcontractors, craftsmen, and artisans for many years. Strong relationships and consistency with subcontractors result in the highest level of expertise, efficiency, and teamwork. Finally, Hopper Construction offers clients superior fiscal transparency in all realms of the project: planning, selections, and billing.

Hopper Construction consistently earns an exemplary reputation for client satisfaction throughout the construction process. Attached is a list of references that reflect a variety of projects and professional relationships. The references will answer any questions that discerning clients may have about the firm's execution, timeliness, site management, style, responsiveness, and financial stewardship.

PHIUS CERTIFIED

CERTIFIED GREEN PROFESSIONAL

CAPS CERTIFIED AGING-IN-PLACE SPECIALIST NATIONAL ASSOCIATION OF HOME BUILDERS

# GETTING STARTED

When clients begin the design process, Hopper Construction is typically engaged via the Project Development Agreement to support the plan development process and collaborate with the selected architect. As needed, Hopper Construction can manage the surveying and site planning tasks, zoning approvals, well-septic/water-sewage permitting, design troubleshooting, materials and equipment specifications, systems development and selection, and other related functions. Most importantly, an itemized Cost Projection based on both project-specific proposals and historical costs data is developed, reviewed, and revised as needed to gain a comprehensive understanding of all known costs. Hopper Construction commits significant effort and expertise in order to responsibly manage the aforementioned tasks. The Project Development Agreement outlines reasonable compensation for customized research, planning, and development services.

# OUR STYLE

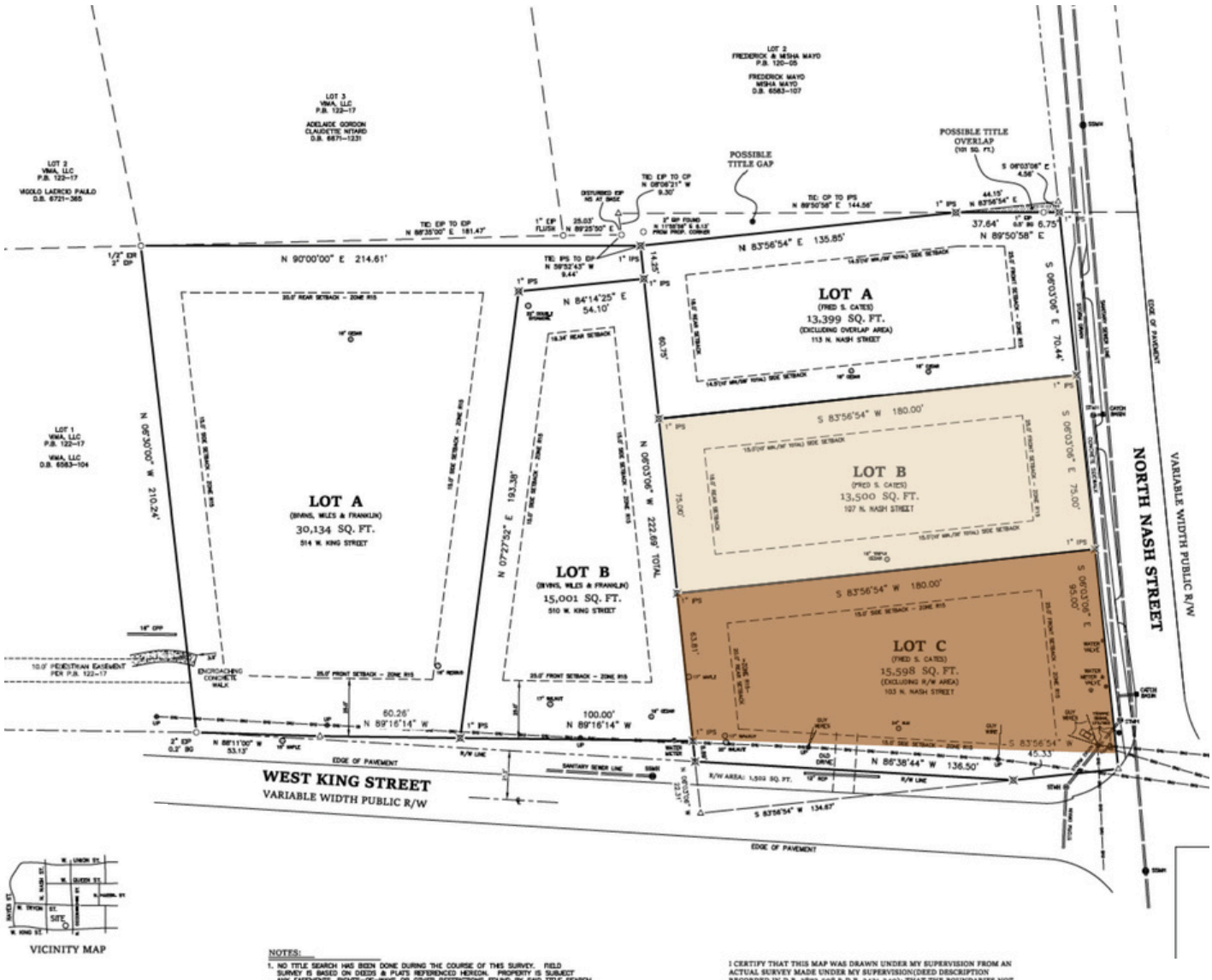
We value knowledge, precision, and integrity at Hopper Construction, Inc. Considerable diligence and expertise are required in order to comprehensively fulfill the tasks associated with the Project Development Agreement. Hopper Construction, Inc. values the time and talent of reputable subcontractors, and knowledgeable suppliers, which preclude our firm from participating in competitively bid projects that focus solely on price

.

*The sweet taste of a low price is quickly replaced*
*by the enduring bitterness of poor quality.*

We have come to understand that most competitively bid projects rarely utilize the better craftsmen, reputable suppliers, appropriate construction techniques, and unwavering ethics. Unfortunately, competitive bidding's drive to the lowest prices is often a race to the bottom of the subcontractor and supplier pools. Moreover, Hopper Construction operates in a fiscally transparent, honest manner with our clients. We refuse to participate in the exploitation of plan and specification vagueness, which promotes opportunistic change orders. Likewise, other adversarial dynamics can accompany competitively bid work, compromising both the project and the relationship between owner and general contractor. Residential projects are best organized with the owner, designer subcontractors, and building contractor collaboratively working toward a common goal.









VICINITY MAP

## LEGEND

- EXISTING IRON FOUND
- IRS – IRON REBAR SET
- CALC. CORNER
- CONC. MON.
- UP – UTILITY POLE
- SSMH – SANITARY SEWER MANHOLE
- STMH – STORM WATER MANHOLE
- OHU — OVERHEAD UTILITY LINE

NOTES:

1. NO TITLE SEARCH HAS BEEN DONE DURING THE COURSE OF THIS SURVEY. FIELD SURVEY IS BASED ON DEEDS & PLATS REFERENCED HEREON. PROPERTY IS SUBJECT ANY EASEMENTS, RIGHTS-OF-WAYS OR OTHER RESTRICTIONS FOUND BY SAID TITLE SEARCH.
2. UTILITIES SHOWN HEREON ARE BASED ON OBSERVED FIELD EVIDENCE. SURVEYOR DOES NOT CERTIFY THE LOCATION ANY UNDERGROUND UTILITIES.
3. NO EASEMENTS OF RECORD HAVE BEEN FOUND FOR THE EXISTING UTILITIES LYING WITHIN SUBJECT PROPERTY BOUNDARIES & DEPICTED HEREON.
4. LOTS A & B (FRED S. CATES), & LOT B (DIVINS, MILES & FRANKLIN) ARE NONCONFORMING LOTS & THUS SIDE & REAR SETBACKS DEPICTED HEREON PER THE TOM KING AT THE TOWN OF HILLSBOROUGH PLANNING DEPARTMENT, NOVEMBER 17, 2022.

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION(DEED DESCRIPTION RECORDED IN D.B. 3872-508 & D.B. 3431-240); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM SOURCES NOTED HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS 01st DAY OF DECEMBER, 2023.

NORTH CAROLINA PROFESSIONAL SEAL L-5132 LAND SURVEYOR SAM C. BILLINGS

SAM C. BILLINGS - PROFESSIONAL LAND SURVEYOR - L-5132

## A Blank Canvas in the Heart of Hillsborough, Built by Hopper Construction

Some opportunities don't come around twice. This is one of them: a cleared, utility-ready homesite in the heart of Hillsborough, paired with the chance to build alongside Hopper Construction — a builder who's been shaping this community's homes, and its character, for more than 30 years.

This isn't a floor plan you adapt your life to. It's the reverse. Design the kitchen that actually works for how you cook. A porch built for the neighbors who'll linger there. A home office designed for the way we work today. Rooms sized for the holidays you host and the everyday moments that end up mattering most.

What makes this lot rare isn't just the location — it's the freedom. Fewer restrictions, more room to build something genuinely yours, without trading away the immediate accessibility and community that make Hillsborough such a special place. The West Hillsborough business district, historic downtown, local shops, galleries, parks, and walking trails are all within 2 miles or less.

This is more than a build. It's a legacy in the making — a home you will grow into and grow old with.



# PASSIVE BUILDING • PASSIVE HOUSE

A “passive building” aims to passively, as opposed to actively, provide for the comfort and health of its occupants within an energy efficient, durable and resilient structure. A very important attribute of a “passive” home relates to its radically reduced overall energy use, which has the benefit of addressing both the societal costs of source energy (a.k.a. primary energy) and the existential threat of global warming. While passive building design and techniques have been pursued for millennia, we now have modern, highly-sophisticated methods available to aid us in the present pursuit. The lowered energy use targets for passive buildings can be planned and then realized via holistic approach that uses building science, energy modeling, thoughtful materials and equipment selection, and first-rate craftsmanship to not only meet those targets but to also meet the occupants’ needs in a passive, rather than active way.

Looking a bit deeper: There are various methods of achieving the goals. Many different programs and building standards are available to guide and even certify buildings that endeavor to be “passive.” A widely accepted and respected program is known as Passive House Institute of the United States (PHIUS). Collaboration with other like-minded agencies and organizations has yielded a very useful system by which any type of building can seek to be “passive” and, if desired, certified as such. Comprehensive design and implementation of a high-performance enclosure are essential, aiming to “keep the outside out and the inside in.” Four control layers are carefully specified, installed, and inspected: Bulk water control layer, air control layer, vapor control layer, thermal control layer. The successful design and implementation of each of these layers, along with carefully specified fresh air, energy-recovering ventilation, and minimal space conditioning, allows the building to be comfortable, healthy, durable, resilient, and energy-efficient. From a value proposition perspective, this outcome is ideal. When building, why would we not seek a structure that has greatly reduced energy demands, excellent indoor air quality, lower maintenance costs, and the ability to endure?

While achieving these goals may seem daunting and expensive, we now have the ability to plan, model, and build in such a way as to make it a very viable and affordable endeavor when looking beyond the initial costs. In many cases, a “passive” building may be similar in cost to a conventional, code-compliant structure on the front-end.

## ENERGY EFFICIENCY

Lowered energy use can be planned and realized via an holistic approach that uses building science, energy modeling, thoughtful materials and equipment selection, and first-rate craftsmanship to meet the desired target. Along the spectrum of energy efficiency - from current building/energy codes to net-zero - we a seek a range that radically reduces energy use. In this regard, we aim to build homes that are either net-zero energy users or net-zero ready, which has the benefit of addressing both the societal costs of fossil fuel energy production and the existential threat of global warming. We will take advantage of the expansive southern exposure for roof-mounted photovoltaic arrays and to provide adequate space for current or future storage batteries, which are steadily improving. Last, every home will have car charging accommodations.

## WATER EFFICIENCY

With thoughtfully selected fixtures and carefully planned infrastructure, we strive to significantly reduce the amount of water needed and wasted. This is especially the case with attention to a serious reduction in the delay of hot water delivery for bathing and thoughtful appliance selection.

## HEALTHY INDOOR AIR QUALITY

Because the homes will be very tightly air-sealed, special measures will be utilized to constantly ventilate with fresh air while simultaneously recovering the energy of the conditioned air to maintain comfort. Likewise, addressing the negative health impacts of our local climate's humidity (e.g., mold and mildew) is also a priority. Sealed and conditioned crawlspaces with dehumidification of living spaces will be part of the project's program. Zero-VOC products will be used whenever possible; no gas appliances will be installed.

## OCCUPANT COMFORT

Along with healthy indoor air quality, appropriately sized and designed HVAC systems will be installed to optimize the control of indoor temperatures in an evenly distributed way, thereby eliminating hot or cold spots, drafts, and stale air. Proper window specifications and placements further enhance performance and comfort.

## DURABILITY AND RESILIENCY

With the efforts that go into achieving the four aforementioned tenets, protecting those investments is paramount. Through responsible design and thoughtful selection of materials, we aspire to create homes of uncommon durability and resiliency. Protection from the elements and dramatically lowered maintenance costs inform these strategies.

# ACHIEVING THE GOALS

Many different programs and building standards are available to guide, and even certify, buildings that endeavor to be high-performance. A widely accepted and respected program is known as Passive House Institute of the United States (PHIUS). Collaboration with other like-minded agencies and organizations has yielded a very useful system for these pursuits. Comprehensive design and implementation of a high-performance enclosure are essential, aiming to "keep the outside out and the inside in." Four control layers are carefully specified, installed, and inspected: Bulk water control layer, air control layer, vapor control layer, and thermal control layer. The successful design and implementation of each of these layers, along with carefully specified fresh air, energy-recovering ventilation, and minimal space conditioning, allows the building to be comfortable, healthy, durable, resilient, and energy-efficient. From a value proposition perspective, this outcome is ideal. When building, why would we not want to seek a structure that has greatly reduced energy demands, excellent indoor air quality, lower maintenance costs, and the ability to endure? While achieving these goals may seem daunting and expensive, we now have the ability to plan, model, and build in such a way so as to make it a very viable and more affordable endeavor when looking beyond the initial costs.



# AVAILABLE LOTS

103 N Nash Street .36 Acres
107 N Nash Street .31 Acres

Lots are available for purchase upon the execution of a Custom Home Construction Agreement with Hopper Construction, Inc.

# SIZE | STYLE | PRICING

Recommended home size based on lot characteristics is 1,600 to 2,400 square feet with the possibile addition of detached garage and/or accessory dwelling unit for an in-law suite, studio, and/or office.

Part of downtown Hillsborough's charm lies in its diverse architectural styles. We envision carrying that character forward, where a charming bungalow can sit comfortably alongside a thoughtfully designed modern home.

Based upon historical cost data from the three homes already built at King & Nash, the anticipated costs for home construction - beyond the separate lot cost - With current building costs contemplated, we anticipate homes to begin at $800,000, depending upon square footage, features, equipment, and detached structures. In all cases, precise pricing will need to be developed per each custom home's design and specifications.

# NEXT STEPS

After exploring the King & Nash opportunities, we invite you to connect with us to discuss your vision for a high-performance custom home. We welcome the opportunity to answer your questions, learn more about your goals, and explore what building with Hopper Construction could look like.

You can view details at KingAndNash.com or by scanning this QR code:

Scan Me



**Frank Casadonte | Broker**
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# HILLSBOROUGH

King & Nash is ideally situated in Downtown Hillsborough between the Historic District and West End. You'll be within two miles of many of Hillsborough's most beloved destinations and experiences.

**PARKS**
Turnip Patch Park
Gold Park
Riverwalk with connection to Occoneechee Mountain State Park and the Historic Occoneechee Speedway Trail

**SHOPPING**
Paws at the Corner
Purple Crow Books
Melissa Deisgner Jewelry
Spiral Studios
Weaver Street Market
Eno River Farmers Market

**DINING**
Hillsborough BBQ
Napoli
Whit's Frozen Custard
Cup-A-Joe
Spencer's Tavern

**GALLERIES**
Hillsborough Gallery of Arts
Hillsborough Arts Council Gallery

**SERVICES**
Orange Country Public Library
Whitted Human Services Center

**EDUCATION**
Orange County Public Schools
Eno River Academy
The Expedition School
Pinewoods Montessori

**EVENTS**
Handmade Parade - April Every Other Year
Garden Tour - May Every Other Year
Hog Day - Mid-September
Last Fridays & Art Walk - April thru October
Plein Air Event - October
Riverpark Concert - October
Hillsborough Holiday Parade - Early December
Solstice Lantern Walk & Market - December

**MEDICAL SERVICES**
UNC Hopitals Hillsborough Campus
UNC Urgent Care
UNC Family Medicine
Duke Urgent Care
Duke Primary Care
Orange Family Medical Group
Village Medical Care

**NEARBY TRAVEL**
1.5 Hours - Fayetteville
2 Hours - Charlotte
2.5 Hours - Willmington
2.5 Hours - Pisgah National Forest
3 Hours - Boone, Blowing Rock, Banner Elk
3 Hours - Asheville
4 Hours - Nantahala National Forest
4 Hours Kitty Hawk

**CONVENIENTLY CONNECTED**
31 minutes  RDU Raleigh Durham International Airport
29 minutes Research Triangle Park
26 minutes The Univerity of North Carolina
18 minutes  Duke University

hillsborough
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