



***APOLLO***  
***DEVELOPERS***

**INDIANA BASED LAND DEVELOPMENT AND  
CONSTRUCTION MANAGEMENT**

COMPANY PROFILE





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ABOUT US

# Our Company History

COMPANY PROFILE

In 2013 Ed Hamilton relocated to Indianapolis from Chicago, and after an unsuccessful search for a new home, he spotted a piece of undeveloped land. He called Neil Goradia, his old college roommate that lived in Indianapolis, to discuss the possibility of developing the property into a neighborhood, with the intent to build his dream home inside it. Combining their engineering and real estate backgrounds, Trailside Woods of Noblesville was born.

Over the next few years Ed and Neil maintained a real passion for developing land and in particular, allowing the existing natural features to play a larger role in the site design. Being good stewards of our environment has become our defining trait.

Looking forward, Apollo Developers is expanding beyond Hamilton County and also beginning to help develop for builders on a fee basis.

ABOUT US

# What we do



## Objective

Our objective is always to find the highest and best use for every piece of land and to maximize efficiency in bringing the vision of our clients to fruition with the highest integrity. We provide design, zoning, and construction management services.



## Solution

Apollo will maximize value for our clients through thoughtful site design and value engineering. We take great care in developing relationships within the municipalities in which we conduct business so that we can provide a solution that meets everyone's needs.



Value  
Engineering



ABOUT US

# Our Values

COMPANY PROFILE

## Vision

We believe the vision at Apollo Developers is a major shift in land development - to allow existing natural features to play a larger role in the site design. We aspire to prosper by embracing innovative thoughts and working hard to keep our customers and their end clients in mind from the very beginning. We are committed to taking on any new challenges in order to become a leading property developer in Indiana and beyond.

## Mission

Apollo Developers seeks to reflect a passion for life in real estate development. We see every project being undertaken as a commitment to improving people's living standards, and an opportunity to change our world for the better from aesthetic, functional and environmental aspects.

# Milestones

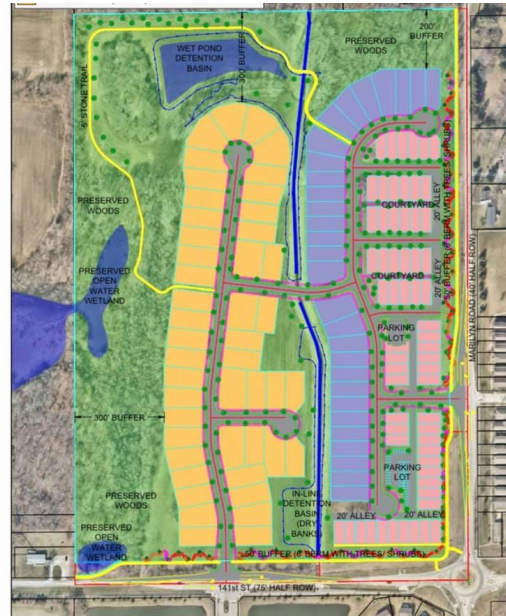
## 2015-2019

- Trailside Woods (Noblesville) – **41 SFR Lots**, Fischer Homes
- Shafer Woods (Noblesville) – **32 SFR Lots**, Drees Homes



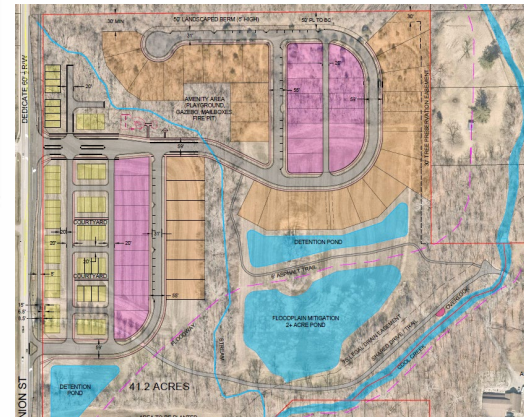
## 2020-2021

- Marilyn Woods (Noblesville) – **135 SFR Lots** with David Weekley Homes



## 2022-2023

- Springwater (Westfield) – **90 SFR & Townhome Lots** with Old Town Design Group
- Midland South (Westfield) – **49 Townhome Lots** with Old Town Design Group



## 2023-2025

- Wild Air (Zionsville) – **650 Lots**, mix of SFR, Townhomes, Multifamily, & Retail
- Retreat at Morse (Noblesville) – **94 paired villa Lots** with Beazer Homes



## PROJECT SPOTLIGHT

# Trailside Woods

Our flagship development, Trailside Woods is a completed 41 lot, luxury neighborhood in Noblesville, IN. The character of the neighborhood is to celebrate the gorgeous woods and prime location immediately adjacent to Hazel Dell Elementary school and the Midland Trace Trail. Additional site amenities include community fire pit, boardwalks, nature trail, turtle pond, and playground.

A majority of the home sites back up to mature woods. Walking paths are incorporated to allow direct access for residents to the future Midland Trace Trail. The site was laid out to minimize clearing of the trees and conservation easements are proposed to maintain a sensation the homes are in a woodsy setting. The project also employs Low Impact Development stormwater features including naturalized detention basins and a rain garden to provide a sustainable and green product. In 2019, Trailside Woods had the highest average sale price of all tract-built subdivisions in Noblesville.



## COMPANY PROFILE

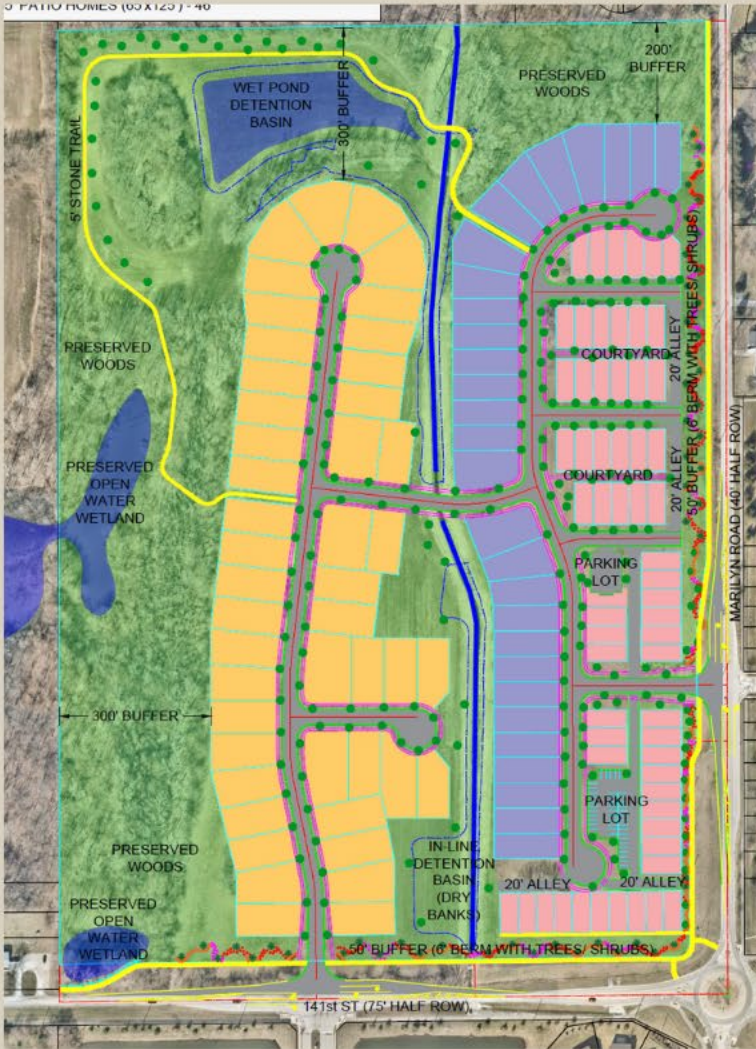
# Marilyn Woods

Marilyn Woods Subdivision of Noblesville is a proposed 56 acre single-family residential subdivision on the East side of the City. Located on 141st and Marilyn Rd, this beautiful neighborhood near Hamilton Town Center will be comprised of 135 home sites, split into 3 sections.

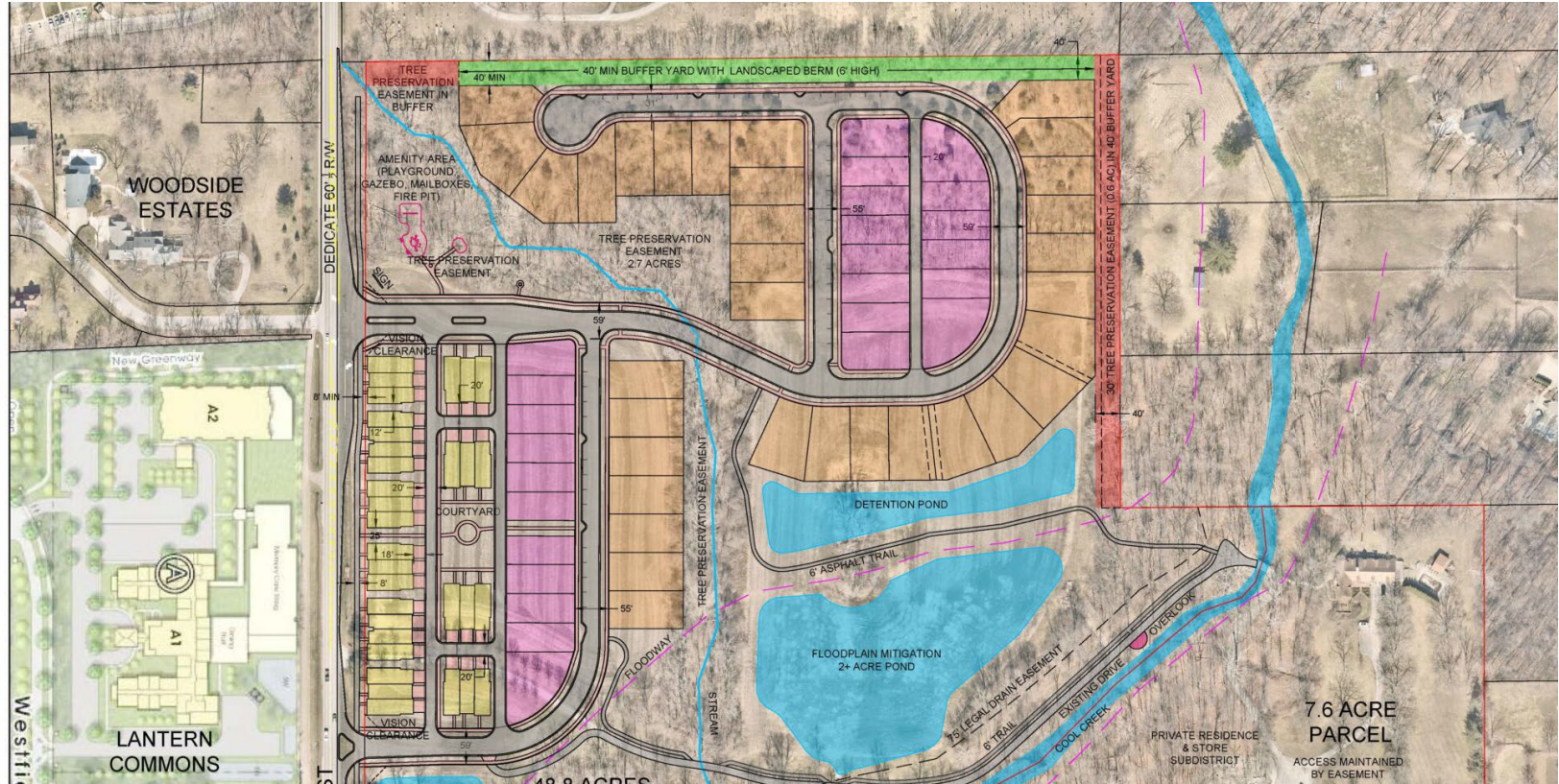
There will be a mix of alley load homes (starting from \$250's), single family homes (starting in the \$290's), and patio homes (starting in the \$350's).

We have gone to great lengths to design around the natural wetlands and woodlands surrounding this property and plan to construct a gorgeous hiking trail around the property to highlight these areas and add to the natural feel of the neighborhood.

Construction is anticipated in August of 2021 with first phase lots being available in early 2022.



## PROJECT SPOTLIGHT



# Springwater

Springwater is a new and absolutely gorgeous development along the Union St Corridor entering Downtown Westfield! The site will feature 90 residential units composed of townhomes, traditional single family, and larger single family by [Old Town Design Group](#). Transitional architecture in a park like setting along Cool Creek will define this highly anticipated modern community.

# Our Services



Preliminary Site  
Due Dilligence



Planning & Zoning



Engineering Design



Construction

Traditional Takedown, Fee Based, or Build-to-Rent  
Development structures

# Builders We Have Worked With



Sean Sullivan



Dawn Barnett



Todd Pyatt



Ann Kloc



Ed Freeman



Justin Moffett

# Our Team



Ed Hamilton, PE  
PRINCIPAL

Ed Hamilton has 20 years of experience as a design engineer, developer, and construction manager. His diverse experience in site design provides for a strong eye for the feasibility of projects which includes single family and multi-unit residential developments, retail and commercial projects, institutional projects at several schools, heavy industrial development, high rise buildings, and corporate offices of Fortune 500 companies. He has also provided turnkey owner representation on projects on the planning, permitting, design, procurement, and construction management of projects over \$100,000,000 throughout the country.

Neil is an experienced real estate investor, purchasing and brokering hundreds of single family residences, multi-unit complexes, and commercial properties in the Indianapolis market. He has nearly 20 years of experience as a broker, buy & hold investor, land developer, and engineer. Neil's prior career as an engineer has given him the ability to advance highly complicated projects that require a tremendous amount of attention to detail and effective management of project timelines.



Neil Goradia  
PRINCIPAL



# STAY IN TOUCH



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THANK YOU