DAVIS HOMES

FIND YOUR LAND

Serving Indianapolis Metro | NE Indiana | NW Indiana On Your Lot | Find Your Lot | Community Builds

davis
HOMES

The Land You're Looking For

Some people know exactly what they want. They just haven't found where it lives yet.

You have a vision. It probably involves acreage, space between you and your neighbors, a tree line at the edge of your property, room for the life you have been quietly imagining. Maybe it is a specific county. Maybe it is a general sense of direction away from the city. Whatever shape it takes, the vision is real, and it deserves to be taken seriously.

At Davis Homes, we take it very seriously.

We are one of the only builders in Indiana with a dedicated Land Specialist, a professional whose sole focus is helping clients like you find the right piece of land, in the right location, within a realistic budget, so that the home you have designed can become the home you actually build.

This guide will walk you through every aspect of that process, honestly, transparently, and with the respect your investment deserves. There may be moments throughout this guide that help align expectations and bring greater clarity to what lies ahead. We do that not to diminish your vision, but to protect it. Because a vision built on clarity is the only kind that survives contact with reality and we want yours to thrive.

Our role extends far beyond helping you acquire land. We are here to guide you to the right homesite and thoughtfully bring your vision to life. That distinction matters deeply to us, and we believe it will matter to you as well.

Three Generations. Seventy Years. One Commitment.

WHO WE ARE

Davis Homes was founded on a simple but powerful conviction, that the land you already own, or the land you are searching for, should never be an obstacle to building the home you deserve.

For more than 70 years, across three generations of family leadership, we have refined our approach, deepened our trade partnerships, and developed a process that consistently delivers quality homes across a wide range of land types, terrain challenges, and client visions.

Today, Davis Homes proudly serves clients across a 50-mile radius of Indianapolis as well as in the North, bringing the same generational standard of excellence to every lot, every plan, and every family we have the privilege of building for.

70+
Years in the Industry

3
Generations of Leadership

3
Markets Across Indiana

Dedicated
Land Specialist On Staff

Decades
of Trusted Trade Partnerships

We don't just build homes. We help people find the land they belong on — and then build something extraordinary there. That combination is rare. We do not take it lightly.

Start With the Home — Why Home Comes First

It may feel counterintuitive. You came here looking for land, so why are we starting with the home?

Because the home defines everything else.

The size of your home determines the footprint your land must support. The style of your home influences the terrain and setting that will complement it best. The budget for your home determines how much remains for land acquisition, site preparation, and the work required to make that land buildable.

When clients come to us with a piece of land already in mind before they have designed a home, we frequently encounter one of two outcomes, either the land cannot accommodate the home they ultimately want, or the combined cost of land and construction exceeds what their financing supports.

Starting with the home is not a process preference. It is a protection.

When you meet with our Sales and Design team first, you leave with something powerful: a defined home plan, a protected price, and a precise understanding of what your land needs to support. That clarity makes our Land Specialist dramatically more effective on your behalf, because they know exactly what they are searching for.

CLARITY	PROTECTION	PRECISION
You will know exactly what you are building; plan, elevation, options, and total investment, before a single acre is searched.	Your home price is locked for six months while the land search is underway. Rising material costs or market shifts will not affect your agreement.	Our Land Specialist searches with intention, because they know your plan, your footprint, and your must-haves before they begin.

The clients who experience the smoothest land searches, and the most seamless builds , are always the ones who came to us with their home selected first. That is not a coincidence. It is a process built from experience.

Meet Your Land Specialist

Most builders will tell you to find your own land and come back when you have it. Davis Homes takes a different approach entirely.

Our dedicated Land Specialist is a professional whose singular focus is helping Davis Homes clients locate land that is right for their home, their lifestyle, and their budget. This is not a secondary service bolted onto our sales process, it is a core part of how we serve clients who have not yet found their land.

Your Land Specialist brings deep familiarity with available parcels across our service area, an understanding of what makes land buildable and cost-effective, and the professional relationships needed to surface opportunities that never reach a public listing.

They are not a real estate agent operating independently of your build. They are a member of the Davis Homes team, working in direct coordination with your sales consultant, your design selections, and your approved home plan to find land that genuinely fits.

Deep Local Knowledge

Intimate familiarity with available land across the service area, listed and unlisted

Integrated With Your Build Team

Coordinating directly with your sales consultant to search with precision and purpose

Site Suitability Assessment

Understanding which parcels are genuinely buildable, and at what realistic cost

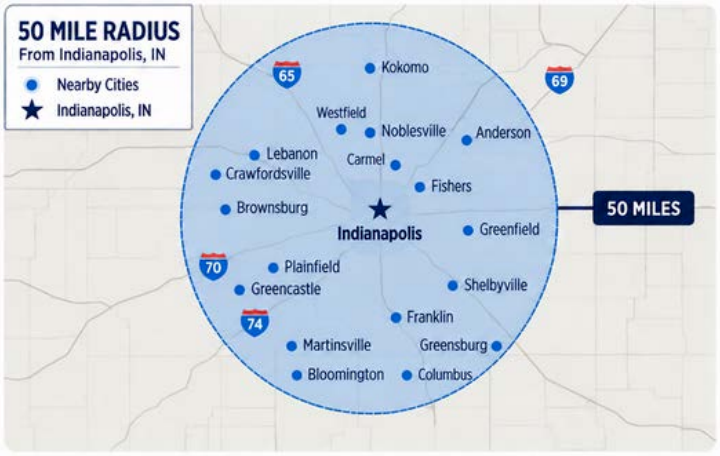
Your Time & Investment

Focused exclusively on land that aligns with your approved plan, budget, and geographic requirements

Where We Build — Our Service Area

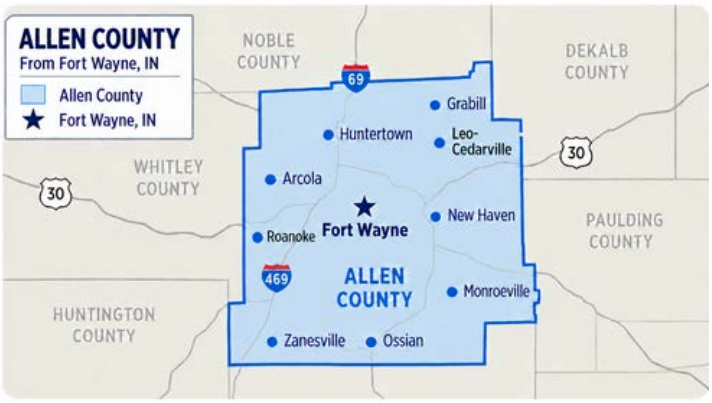
Indianapolis Metro — 50-Mile Radius

Beginning at the center of downtown Indianapolis, our primary service area extends 50 miles in every direction, covering a broad and diverse range of communities, counties, and rural parcels across Central Indiana.



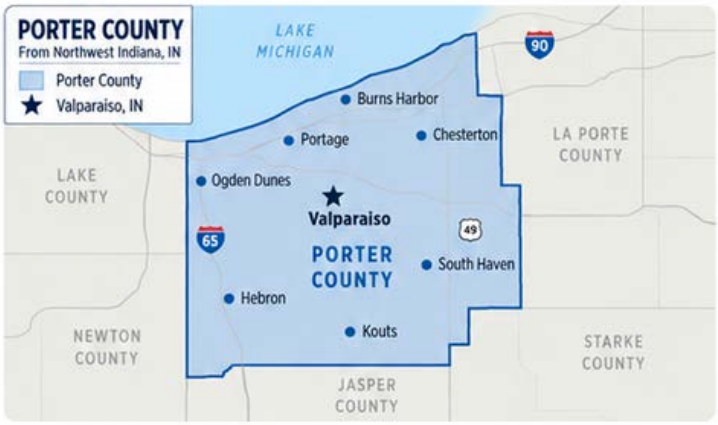
Northeast Indiana

Davis Homes also serves select areas of Northeast Indiana. If you are considering land in this region, our team will confirm service availability during your Discovery Meeting.



Northwest Indiana

Our Northwest Indiana service area extends to select communities in that region. As with all areas, specific parcel locations are confirmed with your Sales Consultant before the land search begins.



If you have your heart set on a specific area, the best first step is a conversation. Our team will give you an honest, immediate answer about whether we can serve you there, and if we cannot, we will tell you so directly and respectfully. Your time is too valuable for anything less.

Setting Honest Expectations

Built on Transparency and Trust.

The most common challenge in land searches is not availability. Land exists. The challenge is the gap between what clients envision and what their budget can realistically support, particularly when the full picture is considered.

Land has a purchase price. But land also has preparation costs. Site clearing, grading, utility connections, well and septic installation, driveway construction, and permit fees are all real costs that must be factored into your total investment.
A parcel that appears affordable can become significantly more expensive once the work required to make it buildable is properly assessed.

We say this not to discourage you. We say it because clients who understand this reality from the beginning make smarter decisions, and end up with land they love, homes within budget, and a build experience they are proud of.

COMMON MISCONCEPTIONS VS. HONEST REALITY

WHAT CLIENTS OFTEN EXPECT	WHAT WE WANT YOU TO KNOW
I can get 5+ acres, with a walk-out basement, for $100K in the area I want.	Acreage near desirable communities, especially within commuting distance of Indianapolis commands premium pricing. Land with rolling hills, can be hard find. Flexibility on location often unlocks significantly more value.
I have a very specific must-have list that I won't compromise on.	Most clients refine their must-have list once they see what is genuinely available within their budget. The best outcomes come from knowing which items are non-negotiable and which have flexibility.
I can find land myself and come back when I have it.	You absolutely can. But clients who engage our Land Specialist consistently find better land, faster and avoid costly mistakes with parcels that are not truly buildable.

The clients who finish this process most satisfied are rarely the ones who got everything on their original list. They are the ones who came in with open hands, and left with something better than they imagined.

The Land Search Process — Step by Step

1 Meet With Our Sales & Design Team

Before the land search begins, you meet with our Sales and Design team to select your home plan, review options, and establish your total investment. This defines the home the land must support, and gives our Land Specialist the precision they need to search effectively.

2 Protect Your Price & Commit to the Search

Upon signing a purchase agreement, fully contingent on finding land, your home price is locked for six months. A $5,000 earnest deposit is required at this stage, demonstrating your commitment to the search and allowing our Land Specialist to dedicate their full professional attention to finding your land.

3 Define What You're Looking For

Your Land Specialist sits down with you to understand your vision, location preferences, acreage goals, utility needs, commute tolerances, and must-have features. This is also where honest prioritization happens, identifying what is essential and where thoughtful flexibility exists.

4 The Search Begins

Your Land Specialist begins an active, dedicated search within your defined criteria and budget. They evaluate listed parcels, off-market opportunities, and their professional network to surface the right options, presenting only land that genuinely fits your approved plan and financial parameters.

5 Evaluate & Assess Each Candidate Parcel

When promising parcels are identified, a complimentary site evaluation is conducted to assess buildability, utility access, site preparation requirements, and true total cost. No land is recommended without this step.

6 Select Your Land & Begin Your Build

When the right parcel is found and selected, your $5,000 earnest deposit is applied directly to your home purchase. Your contingency is removed, your price protection is confirmed, and your build officially begins.

Protecting Your Investment — The Price Lock Program

When you choose to build with Davis Homes and commit to a land search through our team, we make a commitment in return, your home price is protected. Here is exactly how that works.

THE FOUNDATION

A Purchase Agreement — Contingent on Land

Price protection begins with a signed purchase agreement. This agreement is fully contingent on finding land within the six-month timeframe, meaning you are not committed to building until the right land is found. What the agreement does is lock your home at today's price while the search is underway, protecting you from market shifts, material changes, or cost increases during that period. Your home investment is established first so the remaining budget available for land acquisition and site preparation can be accurately determined.

YOUR COMMITMENT

$5,000 Earnest Deposit

At the time of contract signing, a $5,000 earnest deposit is required. This deposit represents your commitment to the process, and signals to our Land Specialist that the search is a serious, shared investment of time and resources. It is not a fee. It is a declaration of intent.

When land is found, this $5,000 is applied directly to your home purchase.

THE TIMELINE

Six Months of Protected Pricing

From the date of contract signing, you have six months of active land search and fully protected home pricing. Our Land Specialist is working on your behalf throughout this period, presenting options, evaluating parcels, and narrowing toward the right piece of land for your home.

IMPORTANT TO UNDERSTAND

If the Search Is Unsuccessful

If land is not found within the six-month window, your purchase agreement expires, your price protection ends, and the $5,000 earnest deposit becomes non-refundable.

We are transparent about this because we believe in clear agreements — and because this structure ensures that both parties enter the search with equal seriousness and commitment. The $5,000 represents the significant professional time and resources invested on your behalf during that period.

We designed this program because we believe that commitment should flow in both directions. We commit our Land Specialist's time and expertise to your search. We ask that you commit to the process with equal intention. That shared investment is what makes the outcome possible.

Understanding Your Financing Options

When land and home are purchased together, your financing strategy becomes even more important. Understanding how land acquisition, site preparation, and home construction come together in a single financial picture is essential, and Davis Homes works alongside Davis Mortgage who specialize in exactly this type of transaction.

Construction-to-Permanent Loan

The most common and streamlined financing solution for clients combining land acquisition and construction. A single loan covers the land purchase, site preparation, and home construction, converting automatically to your permanent mortgage at completion.

- *Close once, eliminating duplicate closing costs*
- *Covers land, site prep, and build in a single loan*
- *Interest-only payments during construction phase*
- *Converts to principal + interest upon completion*
- *Available in conventional, FHA, VA, and USDA programs*

Builder Finance

If you haven't purchased your land yet, a land loan allows you to secure your homesite now, before construction begins. This keeps your land protected while you finalize your floorplan and interior selections.

- *Finance the purchase of your land or lot*
- *Can be used before construction plans are finalized*
- *May convert into or pair with a construction home loan*
- *Consult with your lender on timing and eligibility*

Two-Time Close Construction Loan

For clients who prefer a two-step approach or require specific permanent loan products not available in single-close programs.

- *First close: construction loan covers land and build*
- *Second close: refinance into permanent mortgage*
- *Greater flexibility in permanent lender selection*
- *Well-suited for complex financial profiles*

Cash Build

For clients building without financing, we provide a milestone-based draw structure that covers both land purchase coordination and construction phases.

- *Draw schedule aligned with construction milestones*
- *Maximum scheduling flexibility and simplicity*
- *A clear, documented payment structure from land acquisition through completion*

Before your Discovery Meeting, connect with Davis Mortgage. Understanding your total buying power, across land, site preparation, and construction, allows us to search smarter and build with greater confidence from day one.

Selecting Your Home — Plans & Design Studio

Building with Davis Homes means beginning with a thoughtfully curated collection of floor plans; each designed with livability, proportion, and architectural integrity at the forefront. Within them lies meaningful opportunity for personalization, guided at every step by professionals who understand how the details come together.

PLAN MODIFICATIONS

At the appropriate stage, our team will guide you through available modifications, enhancements that reflect your vision without compromising the integrity of the design or the efficiency of the build.

- Elevation and exterior style selections
- Structural options (where available per plan)
- Interior layout adjustments within approved parameters
- Garage orientation and entry configurations

THE DESIGN STUDIO

Once your plan is selected and your contract is in place, you will be introduced to our Design Studio, a curated selection environment where your home's interior comes to life alongside our design professionals.

- Flooring, tile, and surface materials
- Cabinetry, hardware, and millwork finishes
- Countertop selections
- Fixture and lighting packages
- Exterior paint palettes

This is where vision meets material reality, and where our design team's expertise ensures that every selection works beautifully together.

The Davis Homes Client Experience

We are selective about who we build with, and we mean that with the greatest respect.

Our process works exceptionally well for clients who bring the right mindset to the relationship. Clients who trust expertise. Clients who value clear communication over constant oversight. Clients who understand that a well-managed build, protected by a disciplined process and experienced professionals, is the greatest gift a builder can give.

OUR COMMITMENT TO YOU

1. A dedicated point of contact throughout your entire build
2. Regular, proactive communication at every phase milestone
3. Rigorous quality standards applied consistently across every trade
4. Complete transparency on timeline, budget, and any changes that arise
5. A team that treats your investment with the same care they would their own

YOU ARE WHO WE BUILD FOR IF...

- You are ready to commit to a focused, professional land search, with the home you want already selected and priced
- You approach the process as a collaborative partnership with your building team
- You value expertise, process, and quality over the desire to manage every detail yourself
- You are financially prepared and have begun the financing conversation
- You understand that exceptional homes are built through disciplined process
- You want a home that reflects your vision, guided by professionals who know how to bring it to life

Your Next Step — The Discovery Meeting

You took the first step by requesting this guide. The next is a conversation, and it begins with the home. Your Discovery Meeting is where we begin to understand your vision, lifestyle, priorities, and investment goals. Together, we'll explore home plans, design possibilities, financing readiness, and the budget framework that will shape your future build.

Once your home plan and investment goals are established, we'll introduce your Land Specialist and begin refining a land search strategy built around your home, your priorities, and your budget. This approach allows us to search with precision, set realistic expectations, and help ensure the land you choose can truly support the home you envision.

Come ready to dream, and ready to build.

COME PREPARED WITH

- **Your Location Preferences**
  Counties, communities, school districts, commoute considerations, etc.
- **A General Sense of Your Budget**
  Your current financial status and overal investment goals.
- **Inspiration & Ideas**
  Floor plans, photos, architectural styles, features, and design elements.
- **Your Must-Haves & Priorities**
  The features, lifestyle needs,and goals that matter most to you and your family.

The home you build on your land should be everything you imagined built by people who have spent over 70 years learning exactly how to get you there.
– Davis Homes

SCHEDULE YOUR DISCOVERY MEETING TODAY

Your complimentary site visit will be coordinated through your Discovery Meeting.
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