

RESIDENTIAL DEVELOPMENT OPPORTUNITY

244 Units Permitted ~ 100 % Market Rate ~ 6.6 AC



LEWISTON, ME

OVERVIEW:

- Permitted Residential Units: 244
- Total Lot Size: 6.6 AC
- Market Rate: 100%
- Frontage: 800' Overlooking the Androscoggin River
- Address: 10, 35 & 37 Avon St, Lewiston, ME

LOCATION:

- Excellent Highway Access
- Minutes to Rte I-95, Rte 202
- Close Proximity:
 - Central Maine Medical Center (CMMC)
 - St. Mary's Regional Health Center
 - Bates College
 - City's Planned Riverfront Revitalization
- Directly Across the River from Auburn



OPPORTUNITY:

- Approvals and Pre-Development Work Completed
- Strong Demand for Housing
- Population Growth – More than Double the State Pace
- Employment: 3,000+ Local Healthcare jobs
- Population: Second Largest City in Maine
- TIF - Tax Increment Financing: 63% Tax Reduction for 20 Years
- Possibility for Attractive Financing with Local/Regional Banks



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