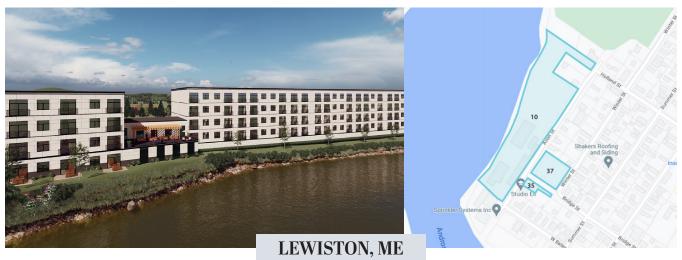
RESIDENTIAL DEVELOPMENT OPPORTUNITY

244 Units Permitted ~ 100 % Market Rate ~ 6.6 AC



OVERVIEW:

- Permitted Residential Units: 244

Total Lot Size: 6.6 ACMarket 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

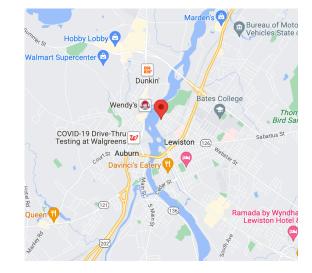
Bates College

• 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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