



WE TAKE COMMERCIAL
REAL ESTATE PERSONALLY

Building 7 Proposal

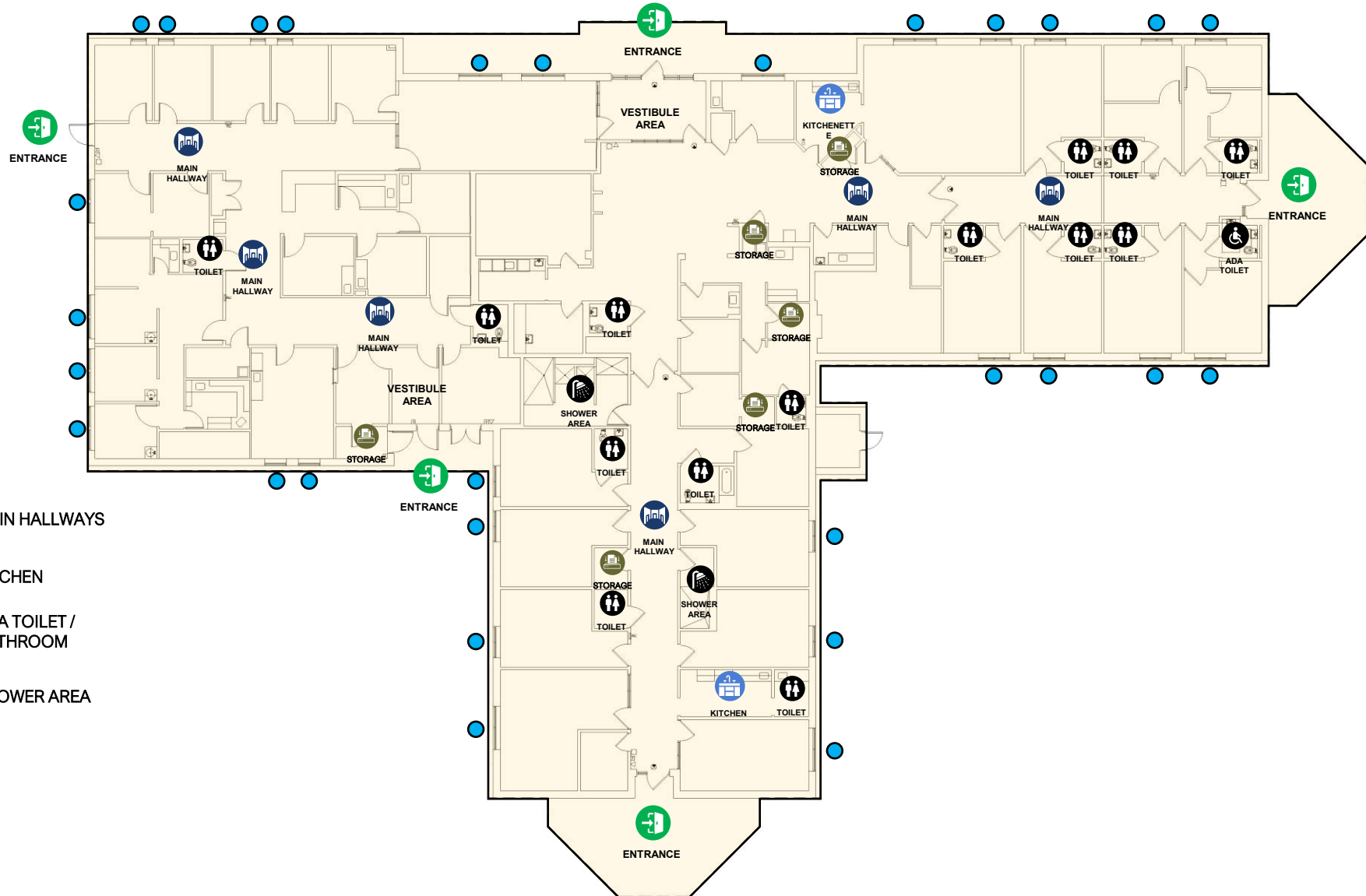




Building 7 Full Overview

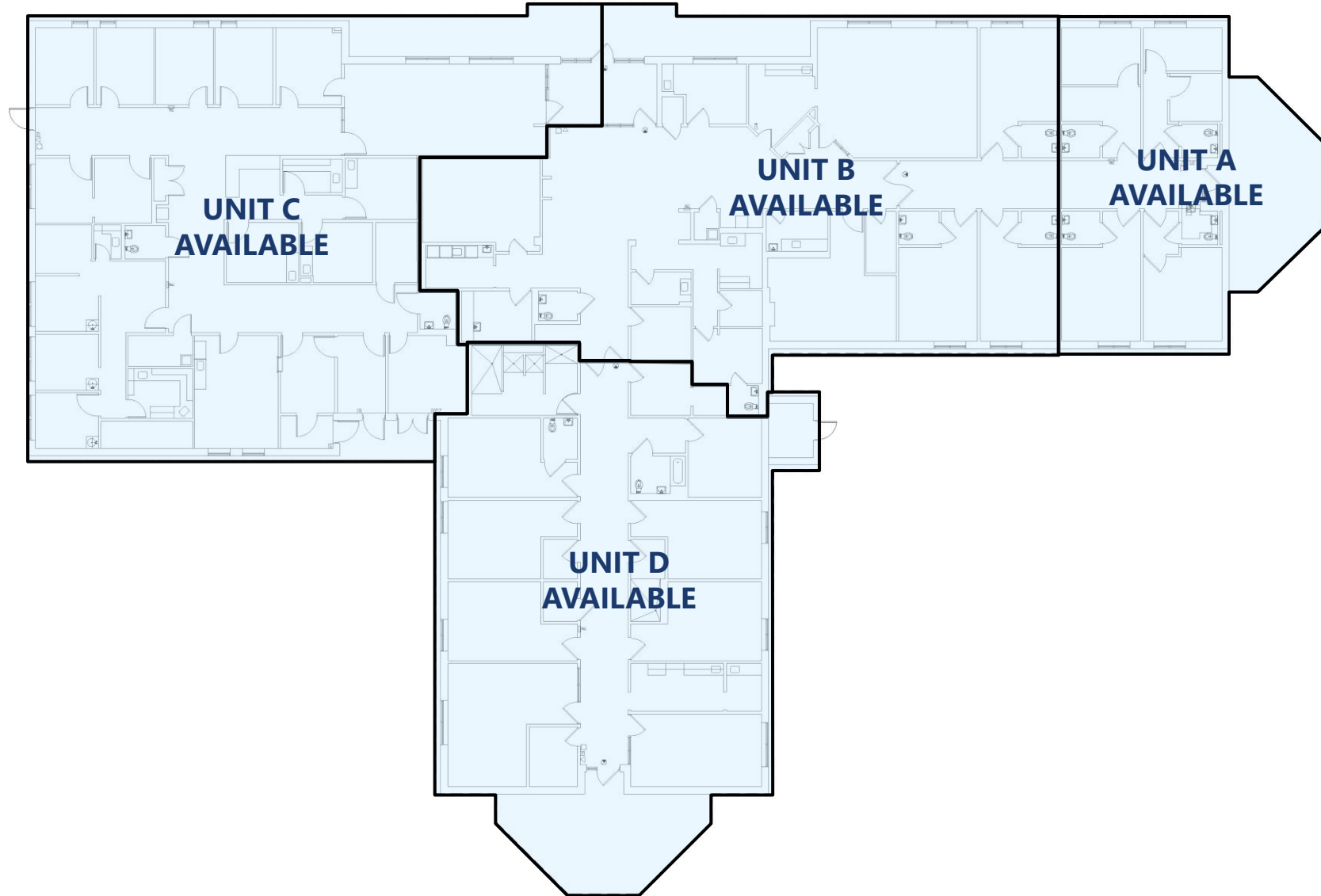
- ~ 17500 SQ/FT
- 4 Units (Can be leased Separately or Combine Units)
- 15 Bathrooms
- NNN lease

KEY MAP



UNITS CAN BE COMBINED

Building 7 Overview



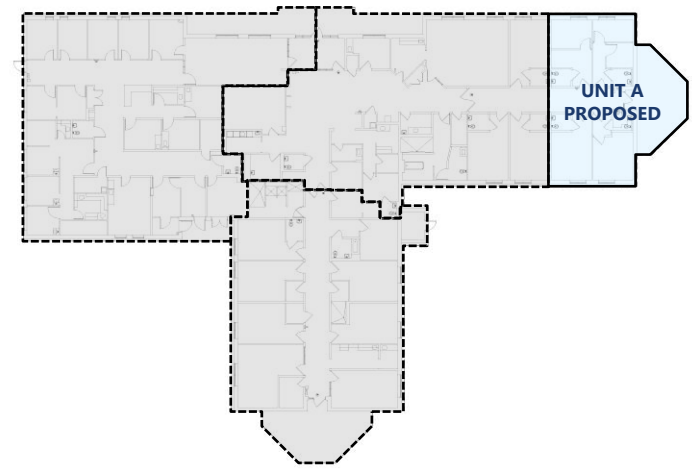
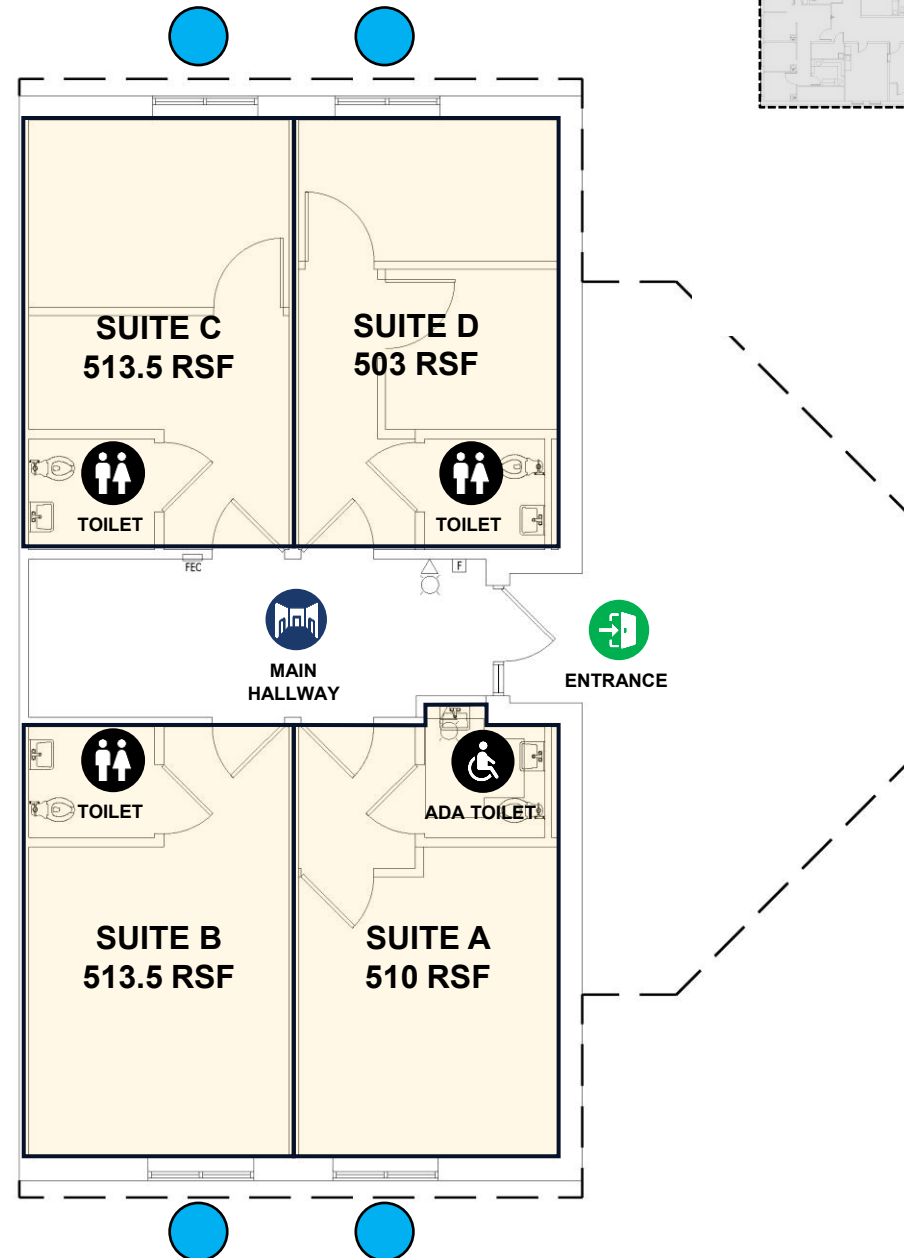
- Available
- Leased

UNITS CAN BE COMBINED

Building 7-Space A

- Rentable Square Feet Total: ~ 503 RSF – 2,040 RSF

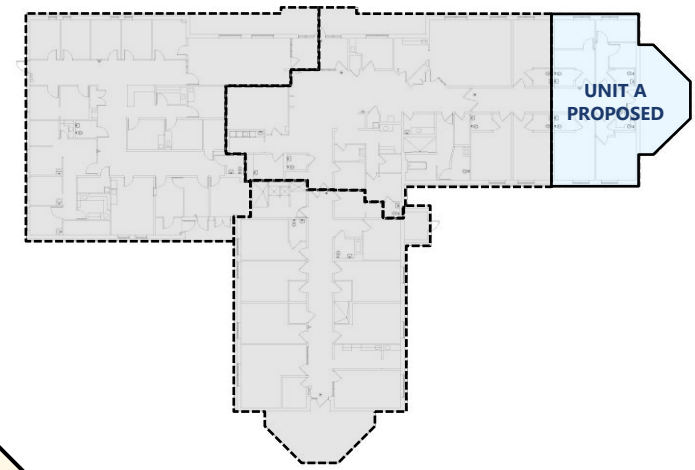
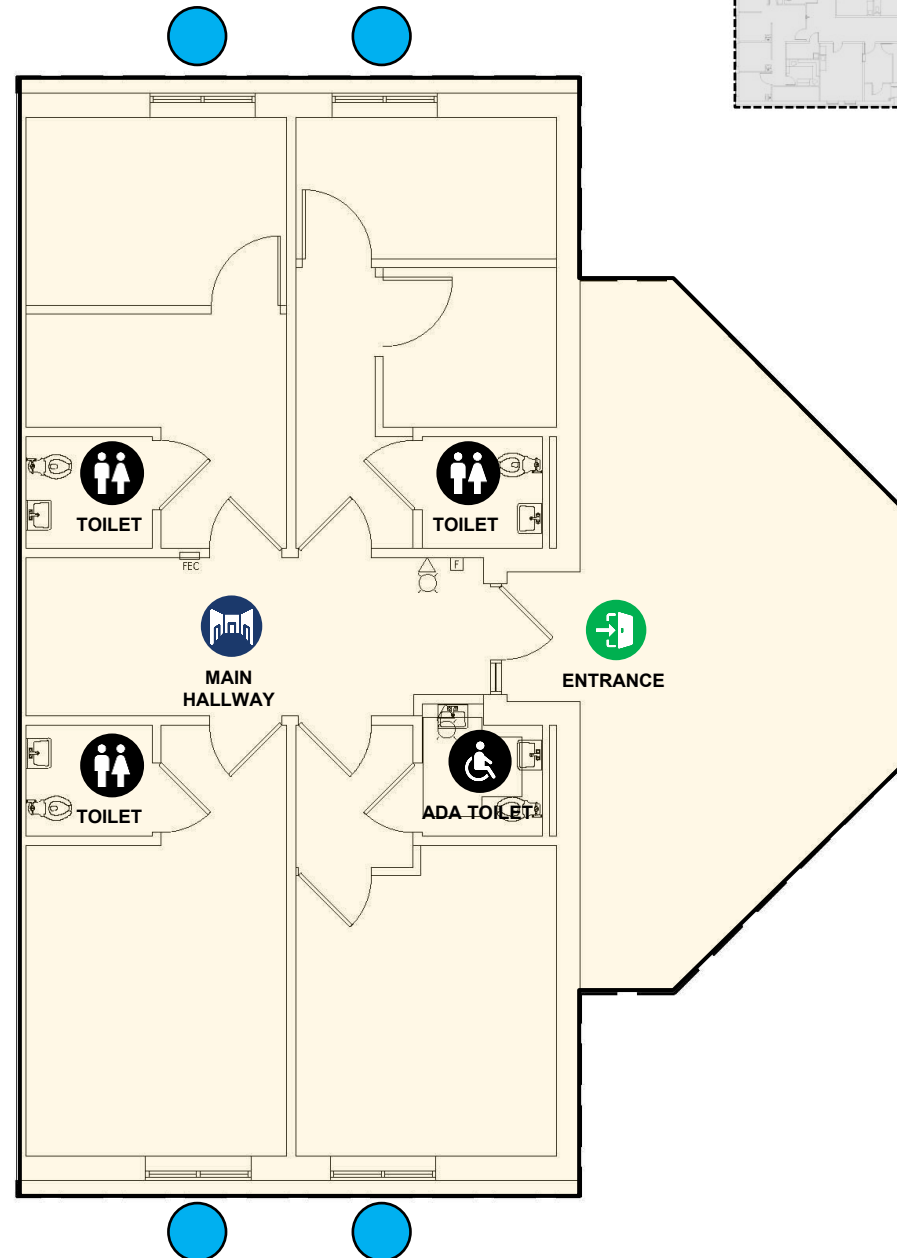
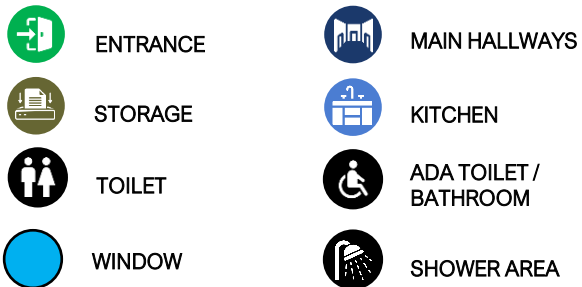
KEY MAP



Space A Floor Plan

- Rentable Square Feet Total: ~2,040 RSF

KEY MAP

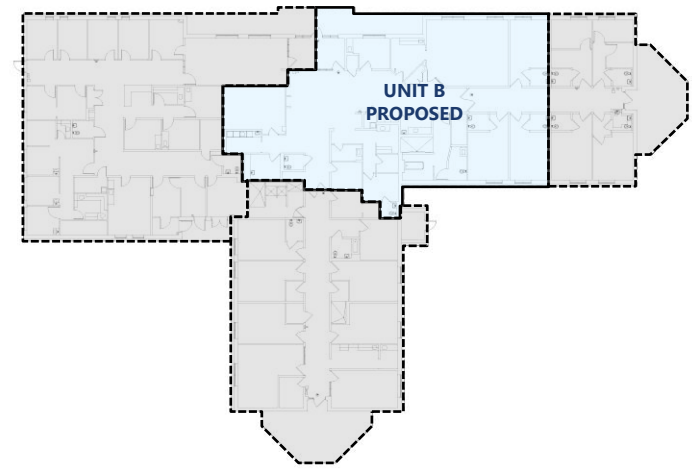
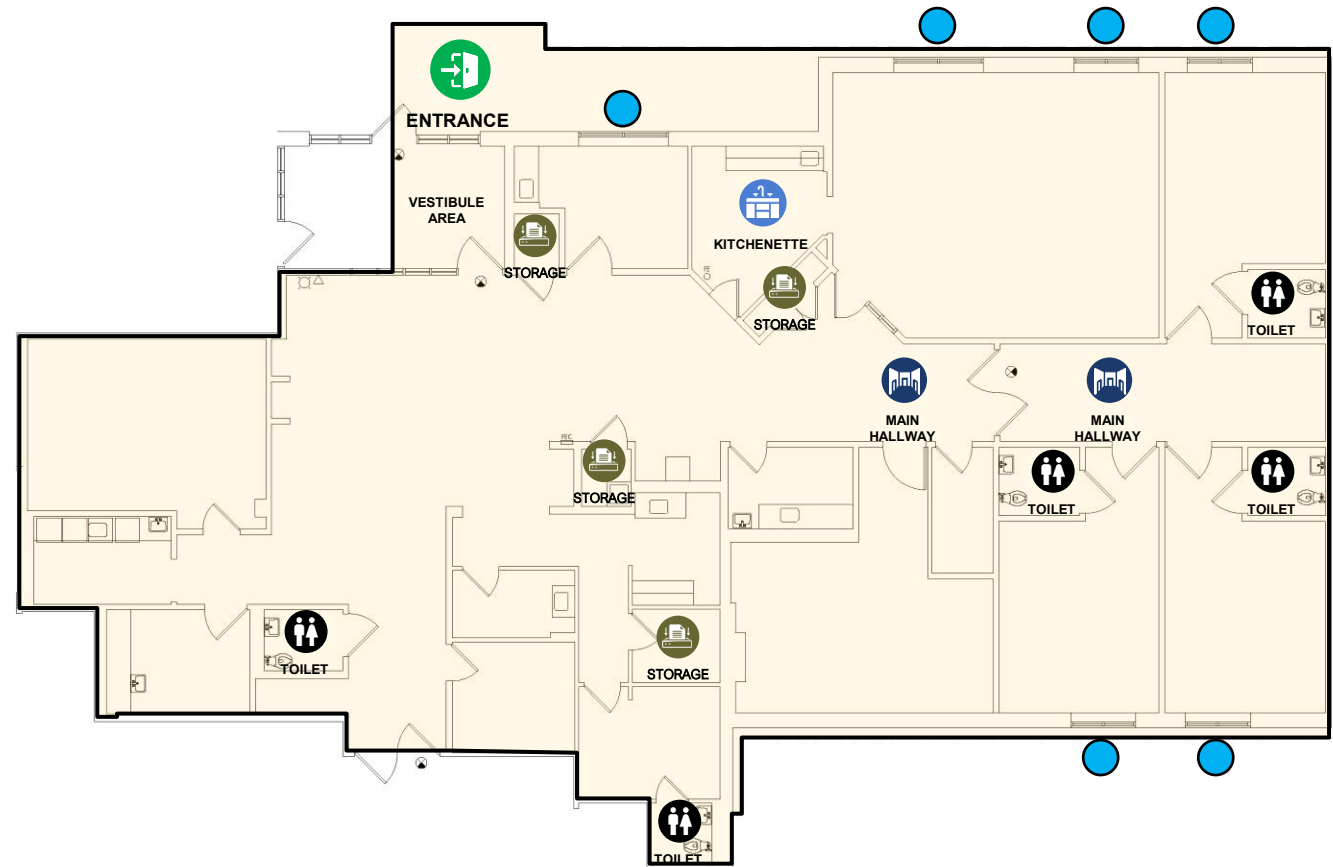




Space B Floor Plan

- Rentable Square Feet Total: ~5,378 RSF

KEY MAP



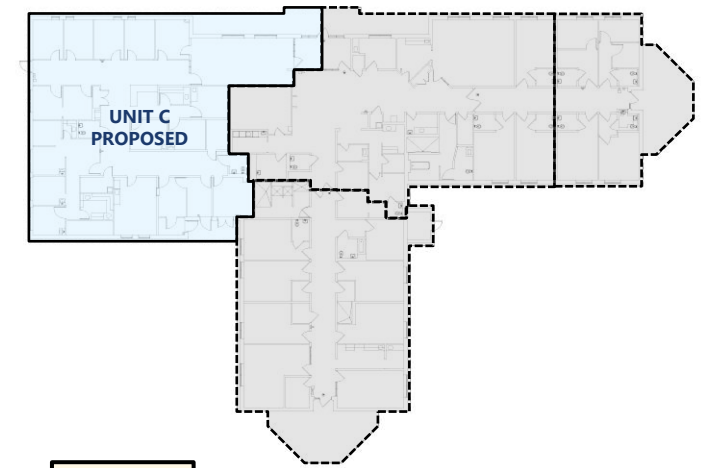
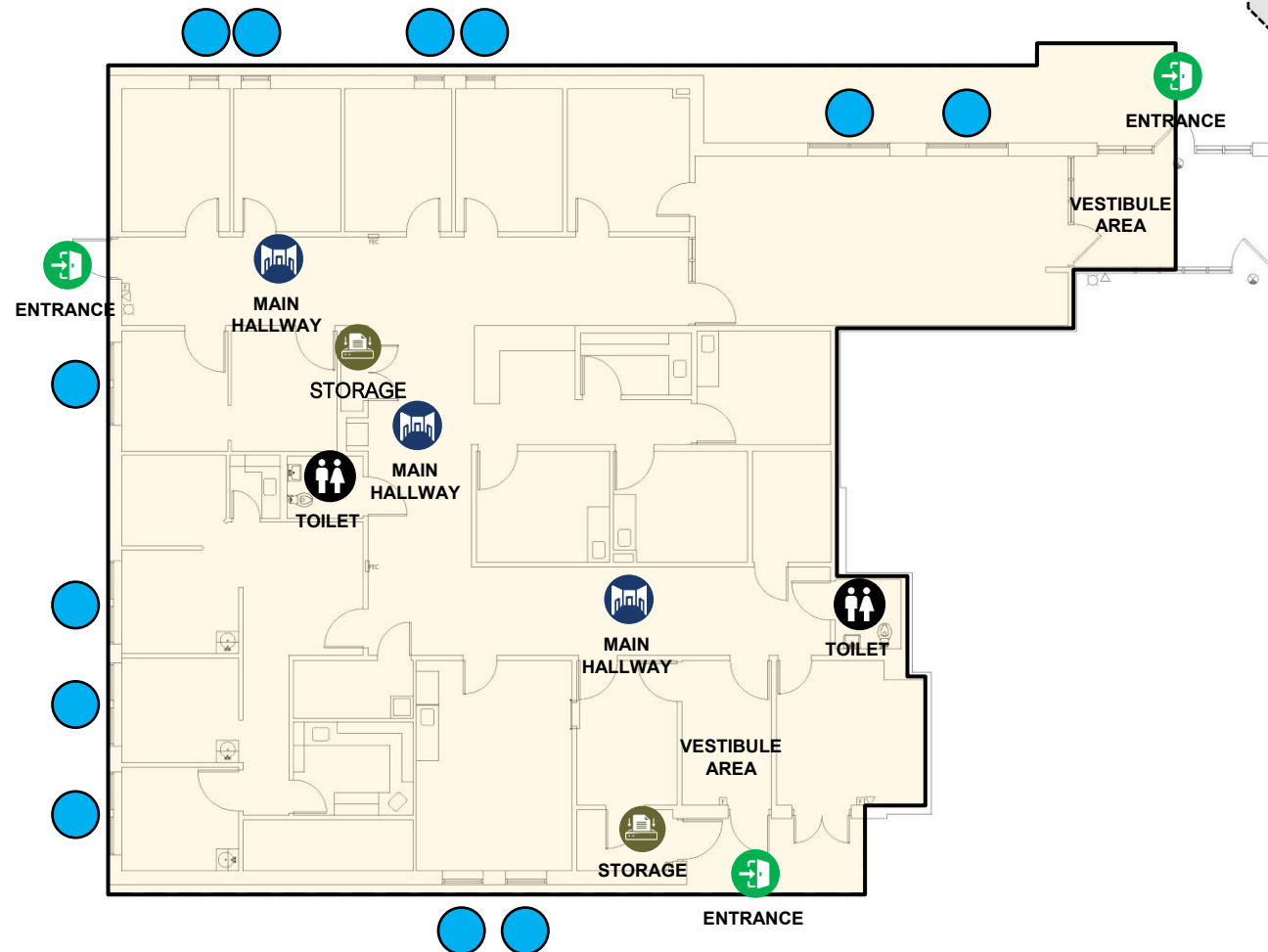
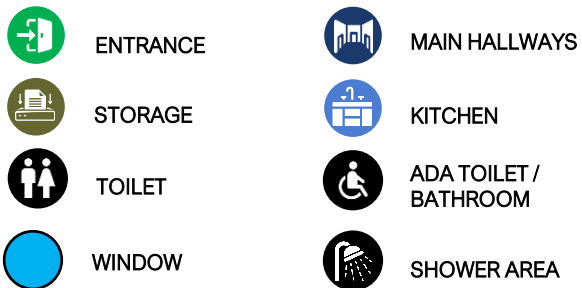




Space C Floor Plan

- Rentable Square Feet Total: ~5,500 RSF

KEY MAP

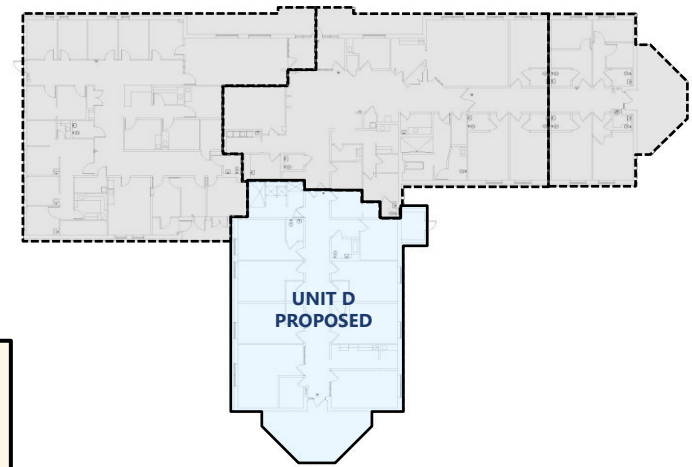
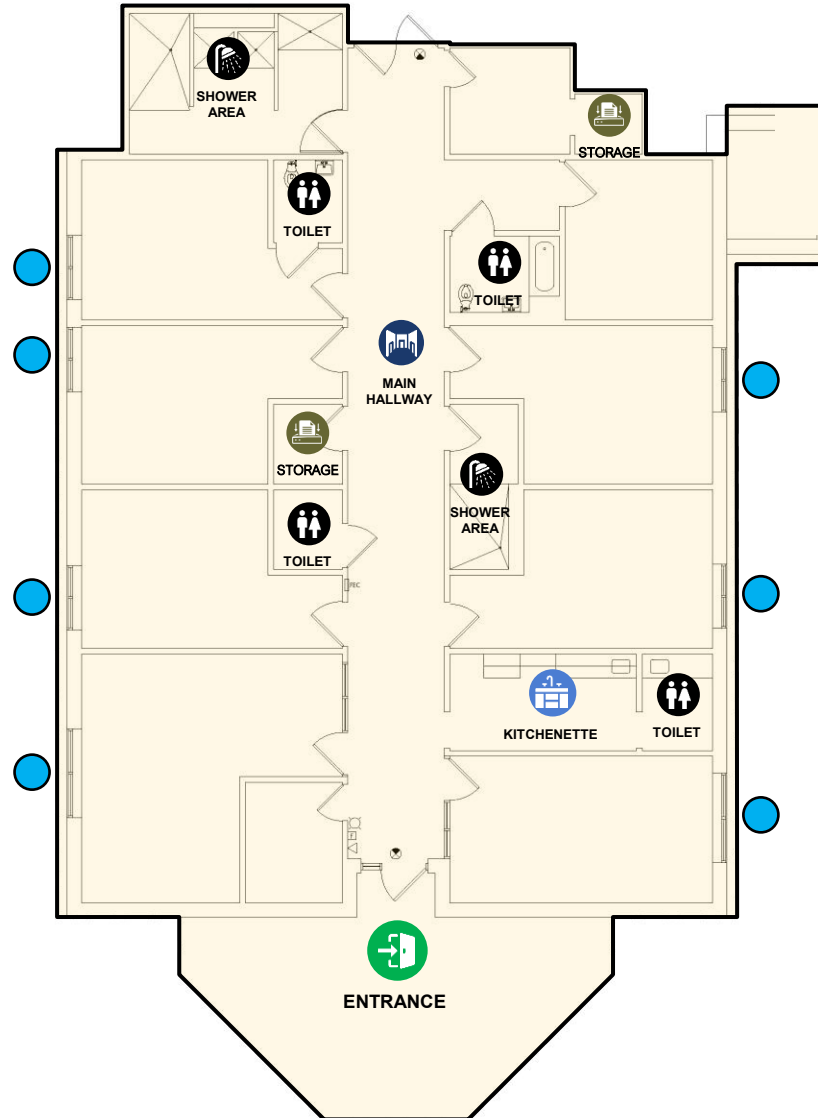
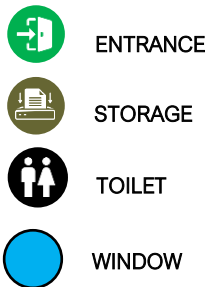




Space D Floor Plan

- Rentable Square Feet Total: ~4,582 SF

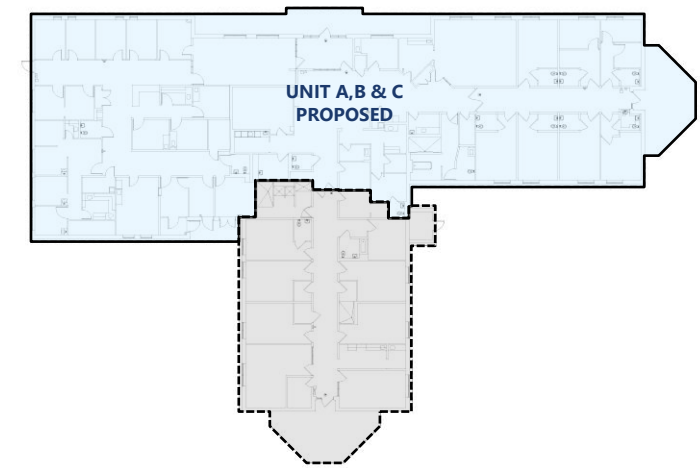
KEY MAP



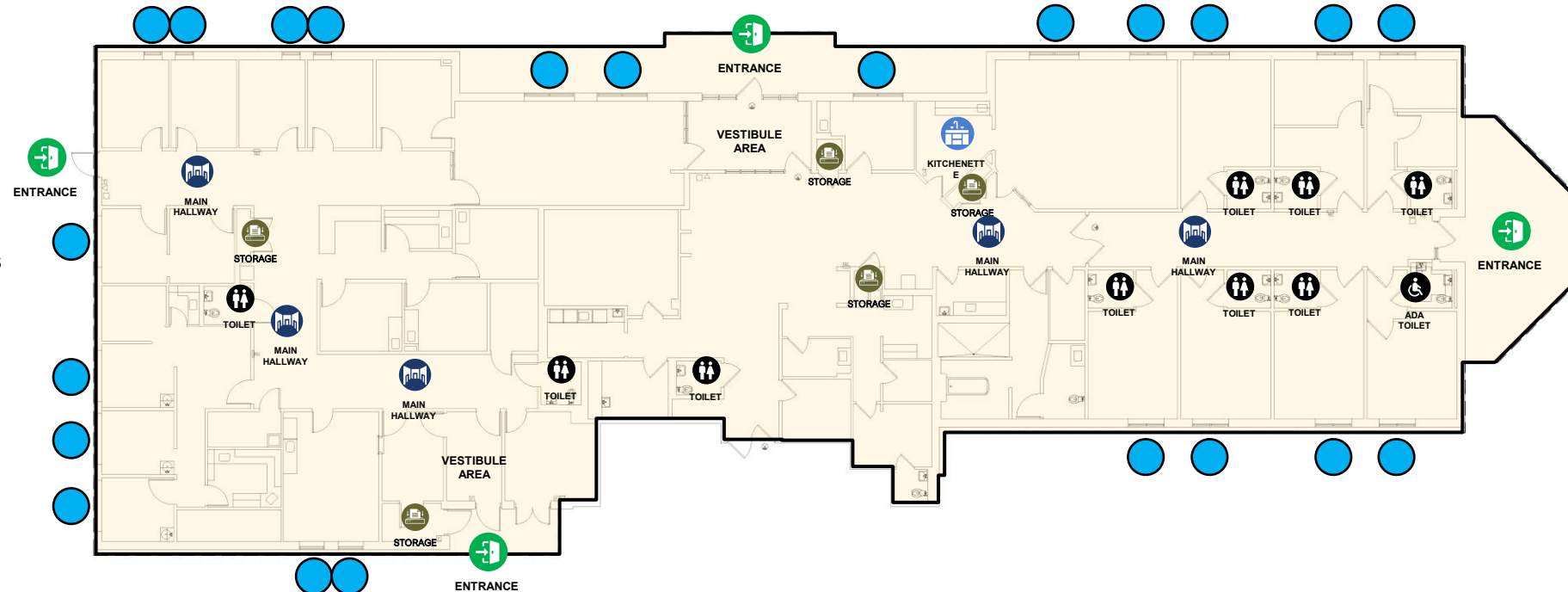


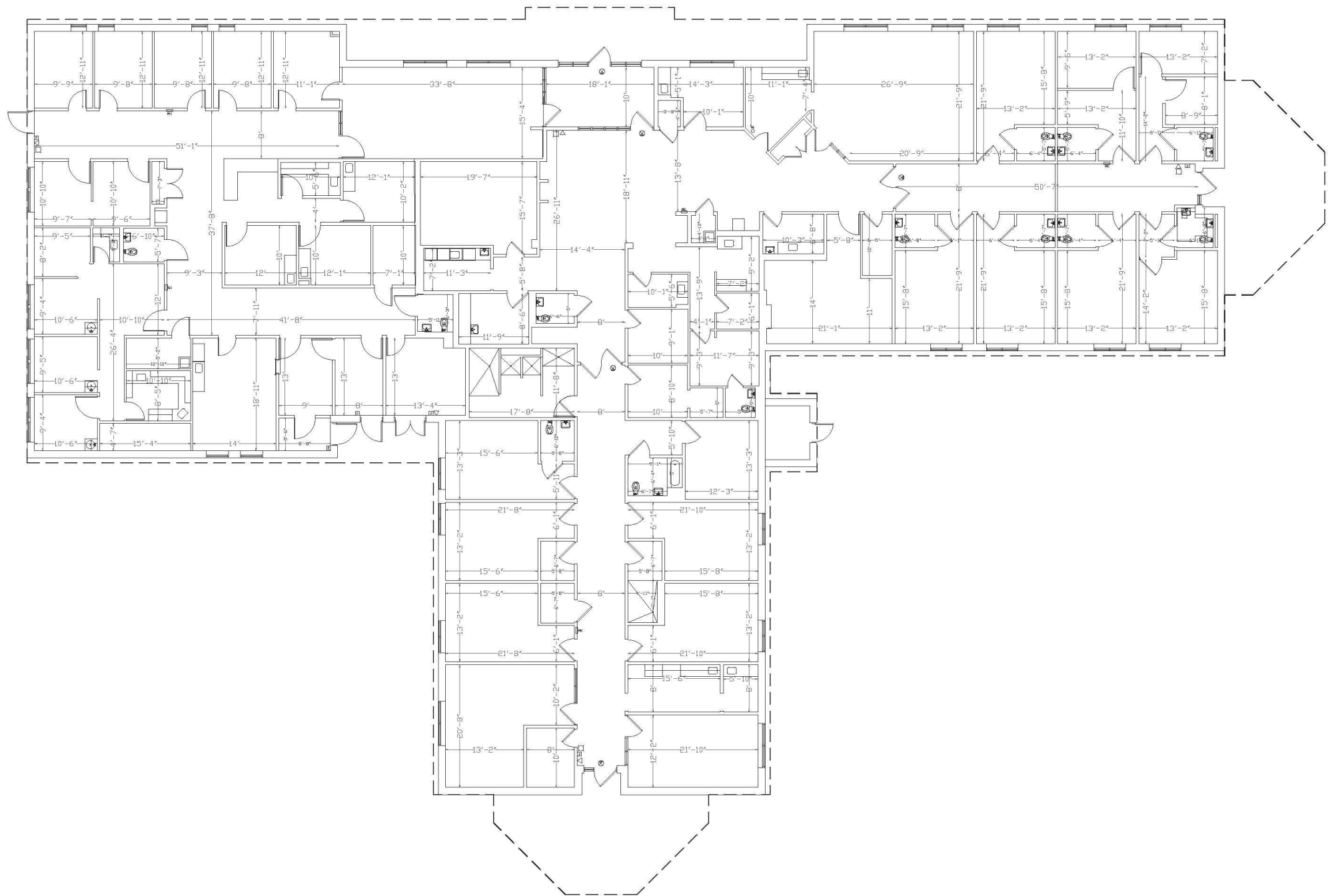
Building 7 ABC Floor Plan

- Rentable Square Feet Total: ~12,918 RSF



KEY MAP





B7
Parking
Area

7

6

5

Devereux
ADVANCED BEHAVIORAL HEALTH

CONNOLLY
DERMATOLOGY

OCEANFIRST
BANK

PharMerica

archway
programs
CELEBRATING 55 YEARS
STRONG 1965-2020
an affiliate of Viaada

Wawa

Main Rd

Building 7 – Neighbor Layout

500 HOME-DEVELOPMENT SURROUNDING BUILDING 7.

BUILDING 7

S.M. IN ROAD

ROBERTS BOULEVARD

S SPRING ROAD



EXISTING FEATURES LEGEND:

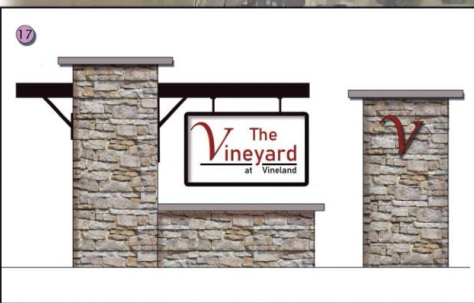
- 1 EXISTING BUILDING TO REMAIN
EXISTING OFFICE/AMUSEMENT BUILDING TO REMAIN. EXISTING ROAD/PROPOSED TRAIL TO BE INTEGRATED WITH PROPOSED COMMUNITY.
- 2 EXISTING MAXHAM MANSION
EXISTING BUILDING TO BE MAINTAINED. TENURE TO BE DETERMINED.
- 3 EXISTING TREES/WOODED AREAS
EXISTING TREES TO BE EVALUATED BY A CERTIFIED ARBORIST. EXISTING TREES TO REMAIN WHERE PRACTICAL. CROWNED OR DEAD TREES TO BE REMOVED AND REPLACED IN SUITABLE LOCATIONS ON SITE.
- 4 EXISTING CEMETERY
LANDSCAPE MAINTENANCE TO BE PROVIDED TO CEMETERY AND TO BE INCORPORATED AS VISUAL FEATURE WITHIN COMMON OPEN SPACE AREA.
- 5 EXISTING MEMORIAL PARK
LANDSCAPE MAINTENANCE TO BE PROVIDED AROUND MEMORIAL STRUCTURE. BENCH SEATING AND ADDITIONAL ORNAMENTAL LANDSCAPE TO BE PROVIDED TO ENCOURAGE MORE PEDESTRIAN ACTIVITY AND ACT AS COMMUNITY GATEWAY TO DOWNTOWN TOWNLAND.

PROPOSED SITE PLAN LEGEND:

- 6 SINGLE FAMILY HOME (18 HOMES)
60' X 60' 2-STORY MARKET RATE HOMES
2 CAR FRONT ENTRY GARAGE
90' X 120' LOTS (15,000 SF)
- 7 SINGLE FAMILY ACTIVE ADULT HOME (150 HOMES)
40' X 60' 1.5-STORY ACTIVE ADULT HOMES
2 CAR FRONT ENTRY GARAGE
60' X 120' LOTS (7,500 SF)
- 8 TOWNHOME (155 TOWNHOMES)
20' X 40' 3-STORY ATTACHED TOWNHOMES
1 CAR FRONT ENTRY GARAGE
KHOVANNAN PLAN DATED: 12-13-2024
- 9 APARTMENT (150 HOMES)
(15) 2-STORY APARTMENT BUILDINGS (150 DUs)
(10) GARDEN STYLE APARTMENTS (50 BUILDING)
ONE, TWO AND THREE BEDROOM UNITS WITH ONE & TWO CAR GARAGE UNITS
- 10 RETAIL
2,500 SF RETAIL WITH DRIVE THRU

PROPOSED COMMUNITY FEATURES LEGEND:

- 1 COMMUNITY TRAIL SYSTEM
PROPOSED 6-8 FT WIDE MULTISURFACE TRAIL SYSTEM TO PROMOTE PEDESTRIAN ACCESS THROUGHOUT AND AROUND SITE. INTEGRATE EXISTING AND PROPOSED SIDEWALK NETWORK TO THE TRAIL SYSTEM.
- 2 POCKET PARKS
NEIGHBORHOOD PARKS SPACE TYPICALLY CONSISTING OF MULTIPURPOSE LAWN ORNAMENTAL LANDSCAPE AND PLAYING AREAS.
- 3 COMMON PARK SPACE
LARGER CENTRAL OPEN SPACE TYPICALLY ALL COMMUNITIES TOGETHER VISUALLY WITH TREE CANOPY AND VIA TRAIL NETWORK. BENCHES AND PICNIC AREA.
- 4 CLUBHOUSE AMENITY AREAS
20,000 SF CLUBHOUSE. OTHER AMENITIES AS SUITABLE TO RESIDENTS OF ACTIVE ADULT & APARTMENT RESIDENTS. TO INCLUDE BUT NOT LIMITED TO: POOL, BOCCIE, PICKLE BALL AND EVENT LAWN.
- 5 TOT LOT
NON-ACCESSIBLE PLAYGROUND AREA WITH BENCHES AND PICNIC AREA.
- 6 STORMWATER BMP
NATURAL AND FORMER POND AREAS PLANTED WITH NATIVE LANDSCAPE. FURTHER SOIL TESTING REQUIRED TO DETERMINE MOST SUITABLE LOCATIONS AND SIZING.
- 7 PROPOSED LANDSCAPE
NATIVE LANDSCAPE MATERIALS TO BE PLANTED TO ENHANCE STREETSCAPE. VIEW OR AS VISUAL BARRIER. PROPOSED TREES TO BE PLANTED TO ENHANCE VISUALITY.
- 8 COMMUNITY WAYFINDING SIGNAGE
MASTER WAYFINDING SIGNAGE PLAN TO PROVIDE VISUALITY, ORIENTED PLANNING AND CLARITY FOR EACH COMMUNITY AS WELL AS OVERALL MASTERPLAN AND COMMON SPACES.
- 9 MAIL KIOSK & SITE FURNISHINGS
MASTER SITE FURNISHINGS GUIDE TO CREATE CONSISTENT STREETSCAPE: LIGHTING, BENCHES, PICNIC AREAS AND MAIL KIOSKS.





Preferred Investments is comprised of a visionary team of professionals who have a driving entrepreneurial spirit, uncompromising initiative and an unusually high level of personal involvement with our clients.



Complete Real Estate Solutions
Provider & Developer



Team with 33 Year History



Has controlled 20,000 acres



Over 13 MM square feet redeveloped
commercial real estate as Developer or
developer representative



Comprehensive finance and marketing
team



Over 1B in revenue over last 4 years