

# RESIDENTIAL DEVELOPMENT OPPORTUNITY

250 Units Permitted ~ 100 % Market Rate ~ 15+ AC



AUGUSTA, ME

## OVERVIEW:

- Total Lot Size: 15+ AC
- Permitted Residential Units: 250
- Plus 2 Parcels for Proposed Commercial-1,920sf & 15,072sf
- TIF - Tax Increment Financing 65% for 25 years
- EB-5 Financing -Designation "Rural"
- Address: 375-391 Civic Center Drive
- Public Water and Sewer

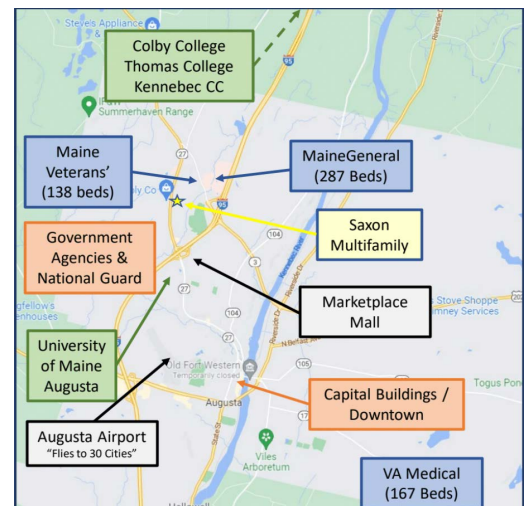
## LOCATION:

- Excellent Highway Access
- Minutes to I-95
- Close Proximity to:
  - Maine General Medical Center
  - Maine Veterans' Homes
  - 214 Government Agencies: over 5,000 Employees
  - University of Maine Augusta



## OPPORTUNITY:

- Approvals and Pre-Development Work Completed
- Strong Demand for Housing
- Employment: Local Healthcare Jobs, Government and Education
- Population: State Capital and Largest City in Maine
- TIF - Tax Increment Financing: 65% Tax Reduction for 25 Years
- Possibility for Attractive Financing with Local/Regional Banks



LINDA HOULLAHAN  
JACOB REALTY  
LHOULLAHAN@JACOBREALTY.COM  
617.852.7052

DOUGLAS MARTIN  
KW COMMERCIAL  
DOUGMARTIN@KW.COM  
603.770.5199

