

# 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



LINDA HOULLAHAN  
JACOB REALTY  
LHOULLAHAN@JACOBREALTY.COM  
617.852.7052

DOUGLAS MARTIN KW  
COMMERCIAL  
DOUGMARTIN@KW.COM  
603.770.5199

