



23 ACRE PLANNED UNIT DEVELOPMENT SITE
"PRESIDENT'S PARK"
168 UNITS - LEWISTON, NY

HUNT Commercial Real Estate Corp. ■ 403 Main Street, Suite 200 ■ Buffalo, NY 14203

CLARKE THRASHER

Licensed Associate Real Estate Broker
Director of Corporate Services
Direct: (716) 310-0847
cthramer@huntcommercial.com

MICHAEL SCHEID

Licensed Real Estate Salesperson
Direct: (716) 491-7181
mscheid@huntcommercial.com



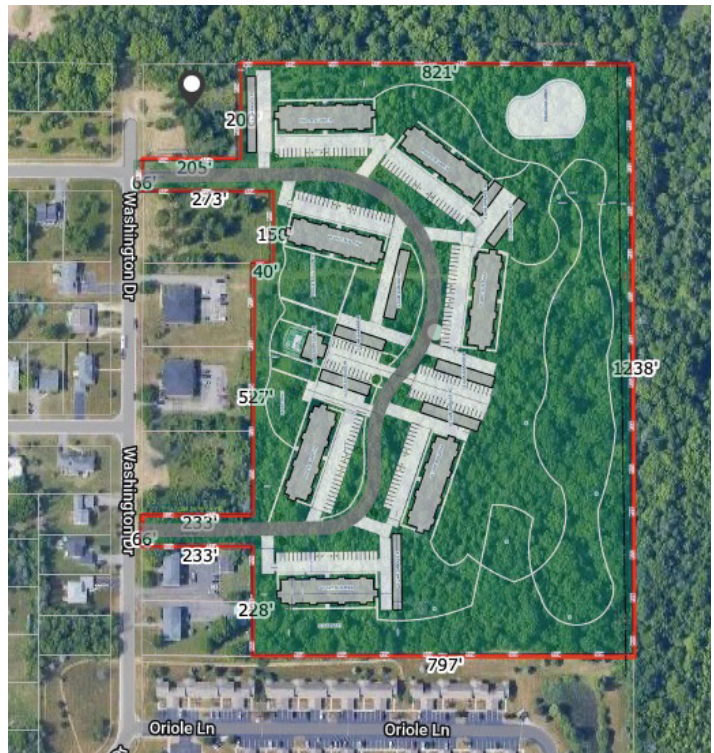
COMMERCIAL

23 ACRE PLANNED UNIT DEVELOPMENT SITE "PRESIDENT'S PARK" 168 UNITS - LEWISTON, NY

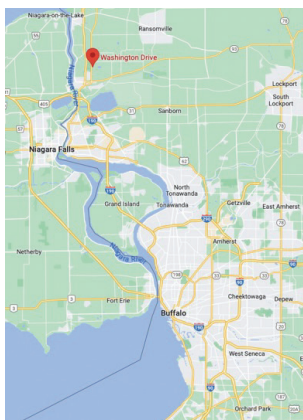
PROJECT SUMMARY

Redesignated site allowing a Planned Unit Development, PUD. This allows for the construction of a 168 unit apartment complex that has been presented to the Town Planning Board in previous planning board meetings. Multiple iterations have been presented each of which have addressed comments from both the Board, the fire marshal, and building inspector.

Proposed project to consist of 7, 24 unit apartment buildings, a community center, housing a rental office, multipurpose community room and restrooms, located adjacent to the community center will be tennis/pickle ball courts, basketball courts, swimming pool and a community pavilion.



Included in the community center will be an exercise facility for use by the tenants.



7- 10 bay garages will be included as part of the project. The garages will be one and two story buildings. The garages will be available for rent as storage units, with office space available on the second floor.

Approximately 4 acres will remain undisturbed green space with the exception of walking trails and exercise paths that will be available for tenant use. The trails will be approximately two miles long.

SITE INFORMATION

Boundary Survey

Wendel Engineers, Spring 2018

Wetlands Delineation

Earth Dimensions, Spring 2018

Topographic Survey

Wendel Engineers, Spring 2018

Wetlands Review

Army Corps of Engineers, 6/11/2021

UTILITIES

at Site entrance, Madison Ave/Washington Dr., for a multi building apartment complex

- Sewer
- Water
- Storm
- Electrical Service
- Natural gas

APPROVALS

Army Corps of Engineers,

Approved Jurisdictional Determination (no wetlands) 6/11/2021

Niagara County Planning Board, 8/8/2022

SEQR Lead Agency Coordination, 10/4/2022

Town of Lewiston Planning Board, 168-unit apartment complex, 10/20/2022

Town Board, Lead Agency, Negative Declaration, 12/12/2022

Town Board, Zoning change from R-2 to PUD- Planned Unit Development 12/12/2022

Town Board, Approval of 168-unit apartment complex, 12/12/2022

Town of Lewiston Environmental Committee, Negative Declaration, 12/5/2022

Town of Lewiston Water Department,

Pressure test verifies adequate water pressure

NY State DOT, No traffic study required based on project traffic flow from apartments

Verbal Conversation with:

Town of Lewiston Pollution Control Facility, Adequate capacity at plant

PROJECT SUMMARY CONTINUED

NEXT STEPS:

For an Additional Fee

Final Engineering to include:

Site infrastructure design, grading, utilities, stormwater management plan, health department review and approval

Town Engineer Review

Town Board Approval of Final Plans

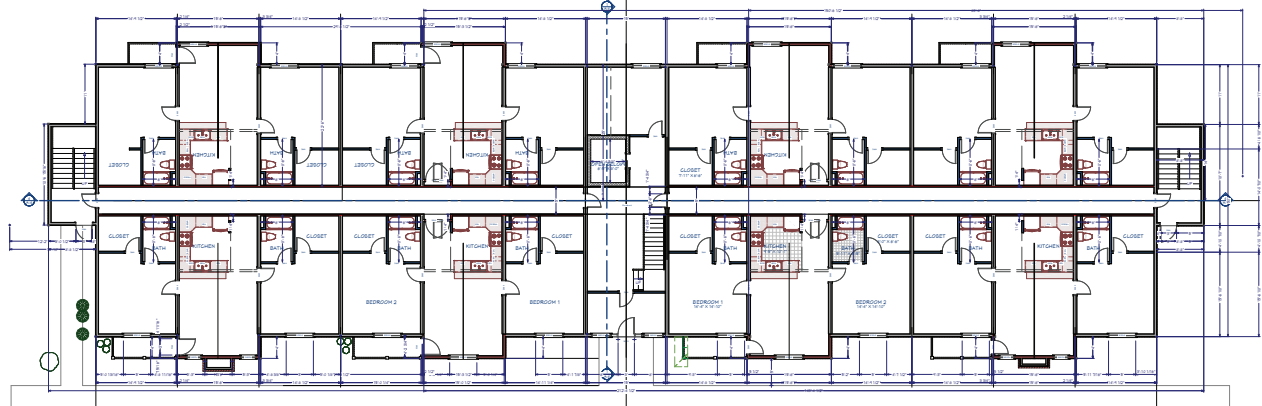
Final Architectural Package

Construction plans and specifications

CURRENT CONCEPT PLAN

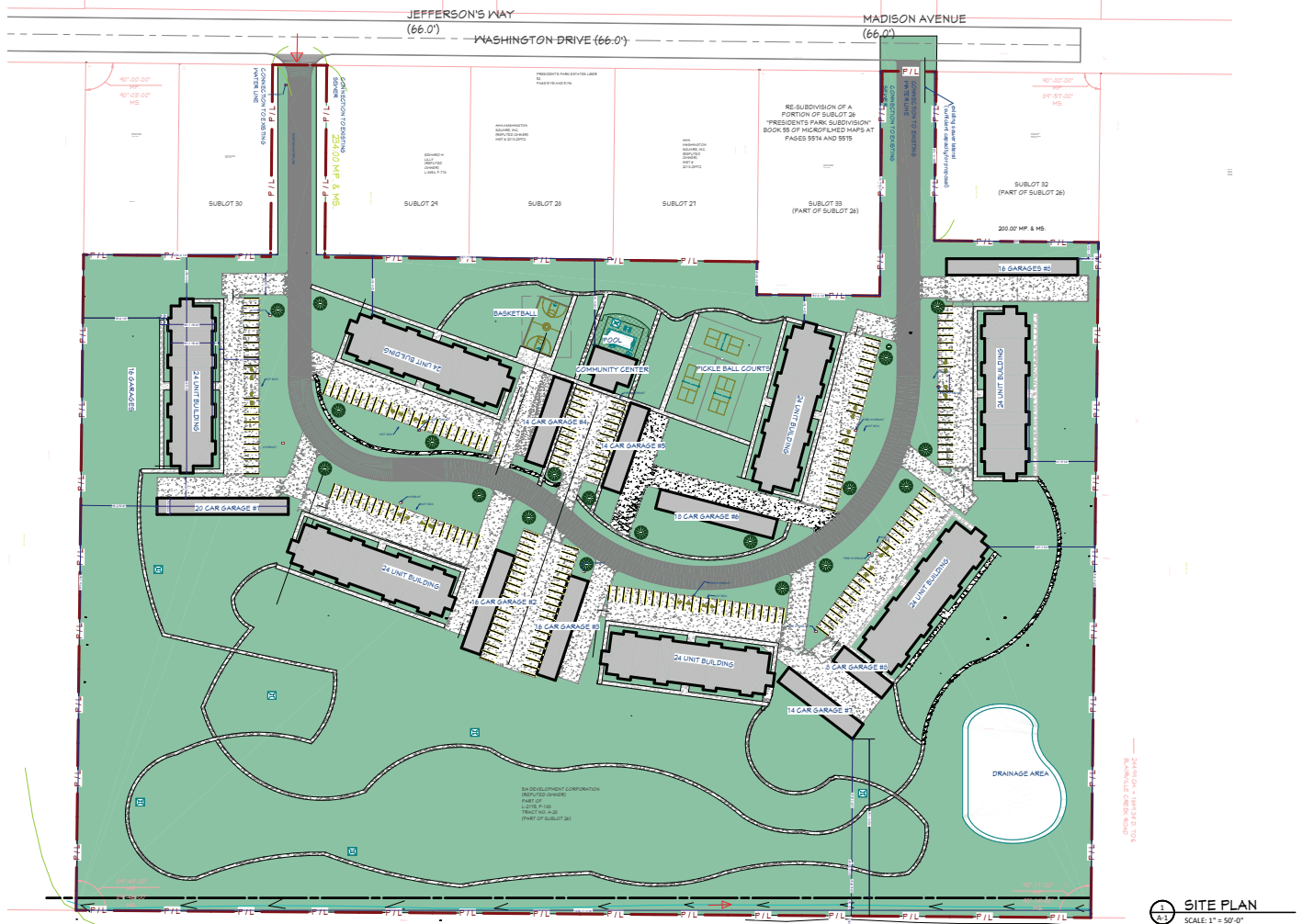


2 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"





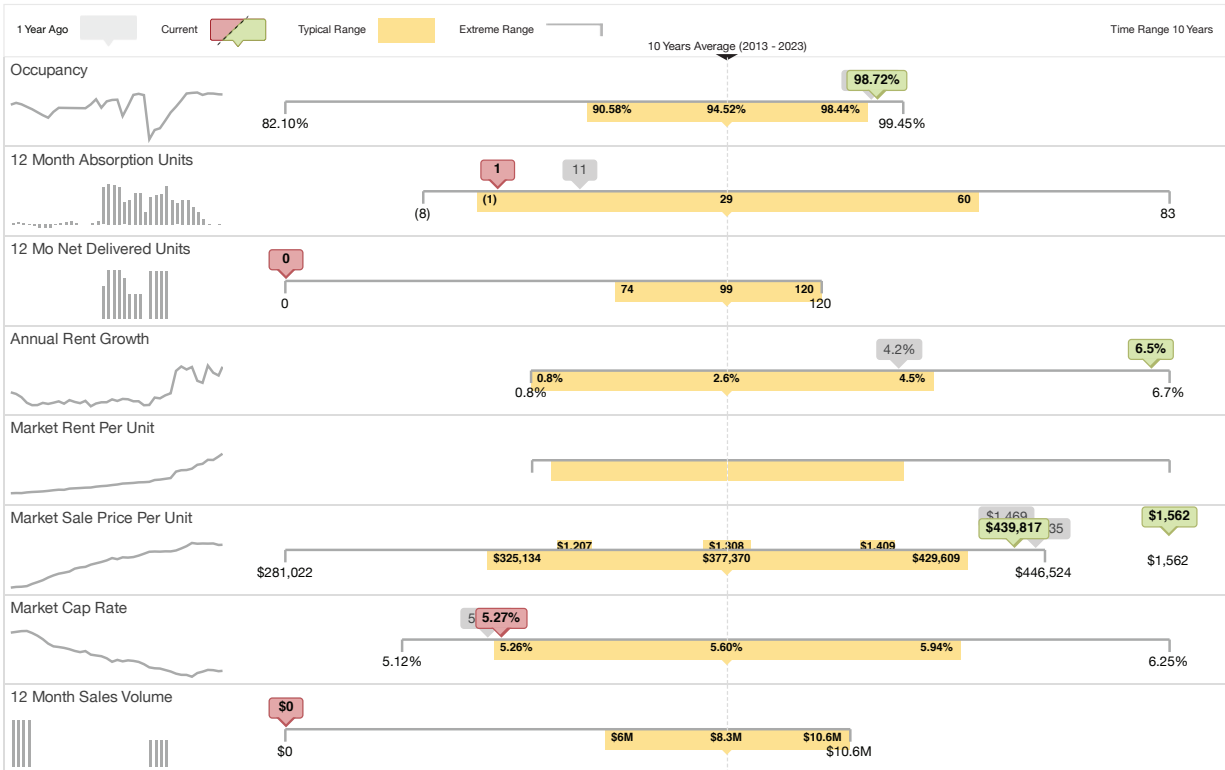
NIAGARA COUNTY 4 & 5 STAR APARTMENT ANALYTICS

Availability	
Vacant Units	6 ↓
Asking Rent/SF	\$1.72 ↑
Concession Rate	0.4% ↓
Studio Asking Rent	-
1 Bdrm Asking Rent/Unit	\$1,265 ↑
2 Bdrm Asking Rent/Unit	\$1,986 ↑
3 Bdrm Asking Rent/Unit	\$2,856 ↑

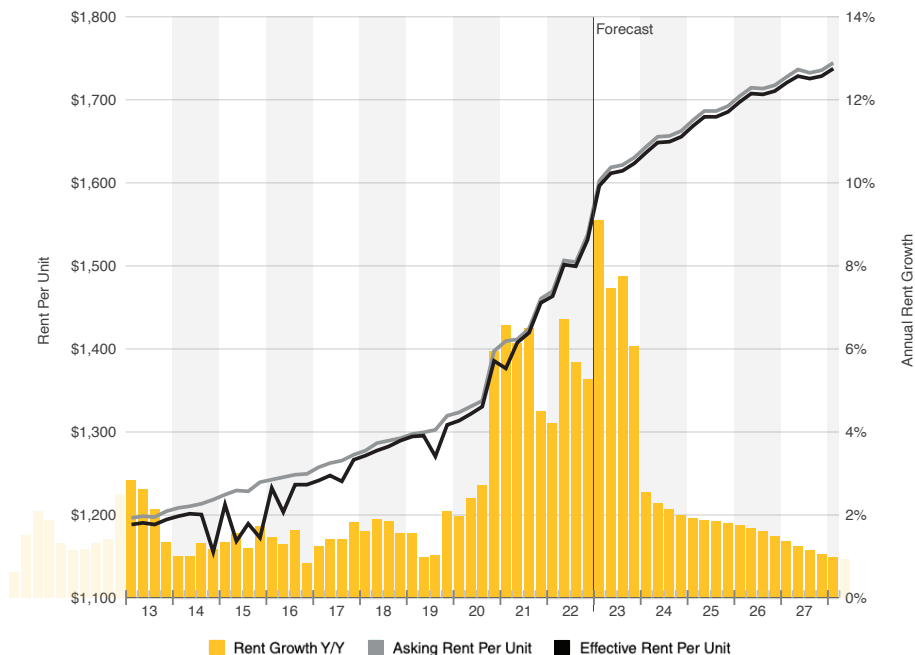
*As of March 8, 2023 - Data provided by CoStar Realty Information, Inc.

NIAGARA COUNTY 4 & 5 STAR APARTMENT ANALYTICS CONTINUED

Key Performance Indicators



Market Rent Per Unit & Rent Growth

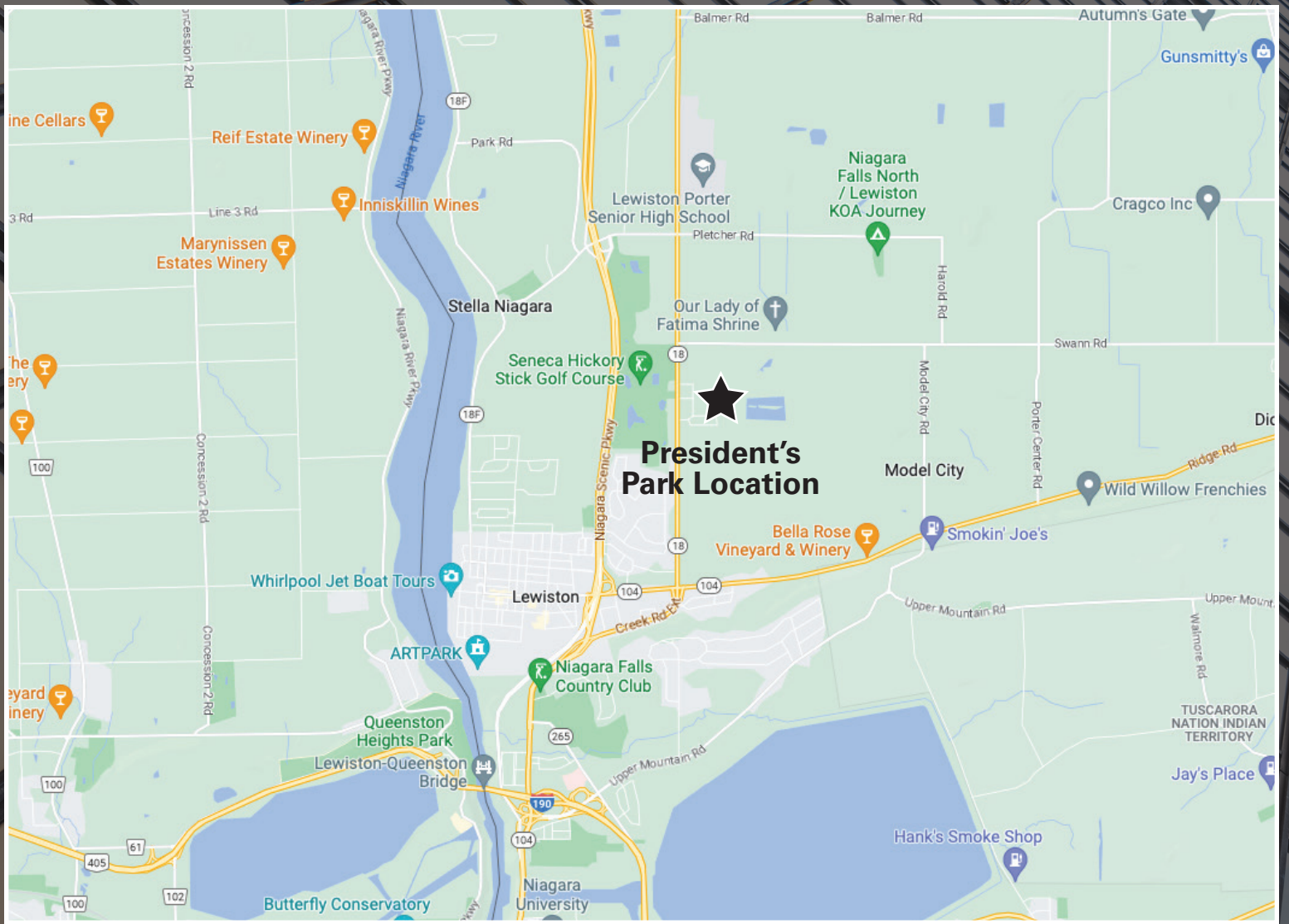


*As of March 8, 2023 - Data provided by CoStar Realty Information, Inc.

NEARBY BUSINESSES



Map #	Location	Distance
1	Lewiston Porter Schools	2 miles
2	Seneca Hickory Stick Golf Course	0.3 miles
3	Tops Friendly Markets	2.3 miles
4	Niagara University	4.4 miles
5	Queenston-Lewiston Bridge	4.4 miles
6	Artpark	3.5 miles
7	Niagara Falls Country Club	3 miles
8	Village of Lewiston Restaurants	
	Village Bake Shoppe	3 miles
	Apple Granny	
	Brickyard Pub & BBQ	
	The Spicey Pickle	
	Casa Antica	
	Di Camillo Bakery	
	Orange Cat Coffee Co.	
	The Lewiston Stone House	
	Cask & Cow	
	Syros Restaurant	
	Tin Pan Alley	



COMMERCIAL



HUNT Commercial Real Estate Corporation

403 Main Street, Suite 200, Buffalo, NY 14203

The information, statements, and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. All offerings subject to errors, prior sale, lease, or withdrawal without notice.