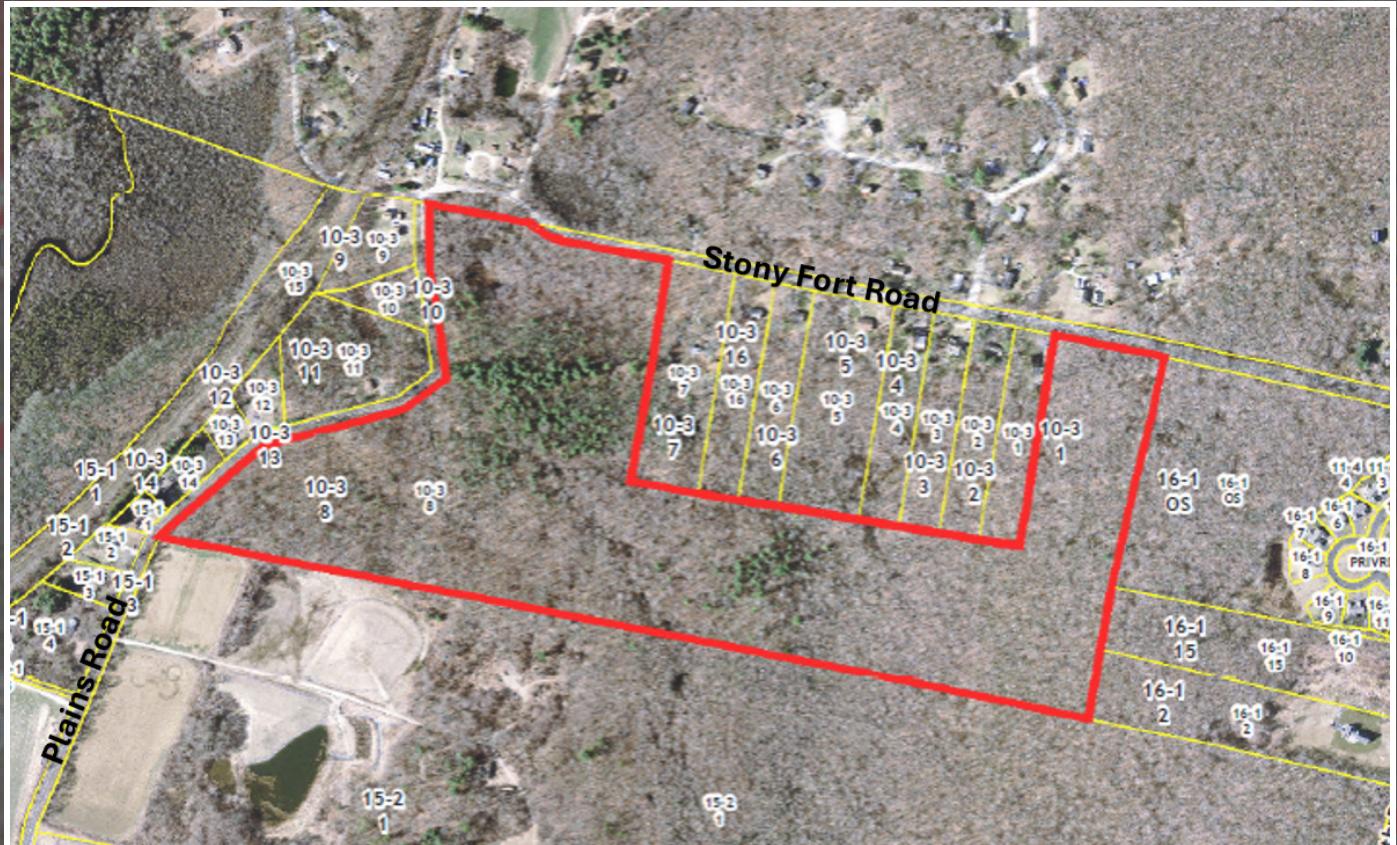


## 64 ACRE DEVELOPMENT SITE FOR SALE

MG | Commercial



# STONY FORT ROAD

South Kingstown, RI 02879

**JULIE FRESHMAN, SIOR**  
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## MG COMMERCIAL

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# PROPERTY SUMMARY



## LOCATION DESCRIPTION

The parcel of land, identified as Plat 10-3 / Lot 8 in South Kingstown, Rhode Island, is located on the northern boundary of South Kingstown, along Stony Fort Road. With its sought-after location in such close proximity to the University of Rhode Island, this property offers an exceptional opportunity for residential developers/investors.

## PROPERTY DESCRIPTION

This prime development opportunity, consisting of 63.72 acres of undeveloped land, is zoned R40 (Residential) making it an ideal prospect for residential developers/investors. The property is bounded by Stony Fort Road to the north and Plains Road to the west, which allows for multiple access points and connectivity to the University of Rhode Island campus and surrounding areas.

## OFFERING SUMMARY

Sale Price:	\$3,995,000
Lot Size:	63.72 Acres
Zoning:	R40 (Residential)

## PROPERTY HIGHLIGHTS

- 63.72 Acres
- Residential Zoning
- Opportunity for Multiple Access Points
- Ideal Location Just North of URI Campus

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# AERIAL MAP

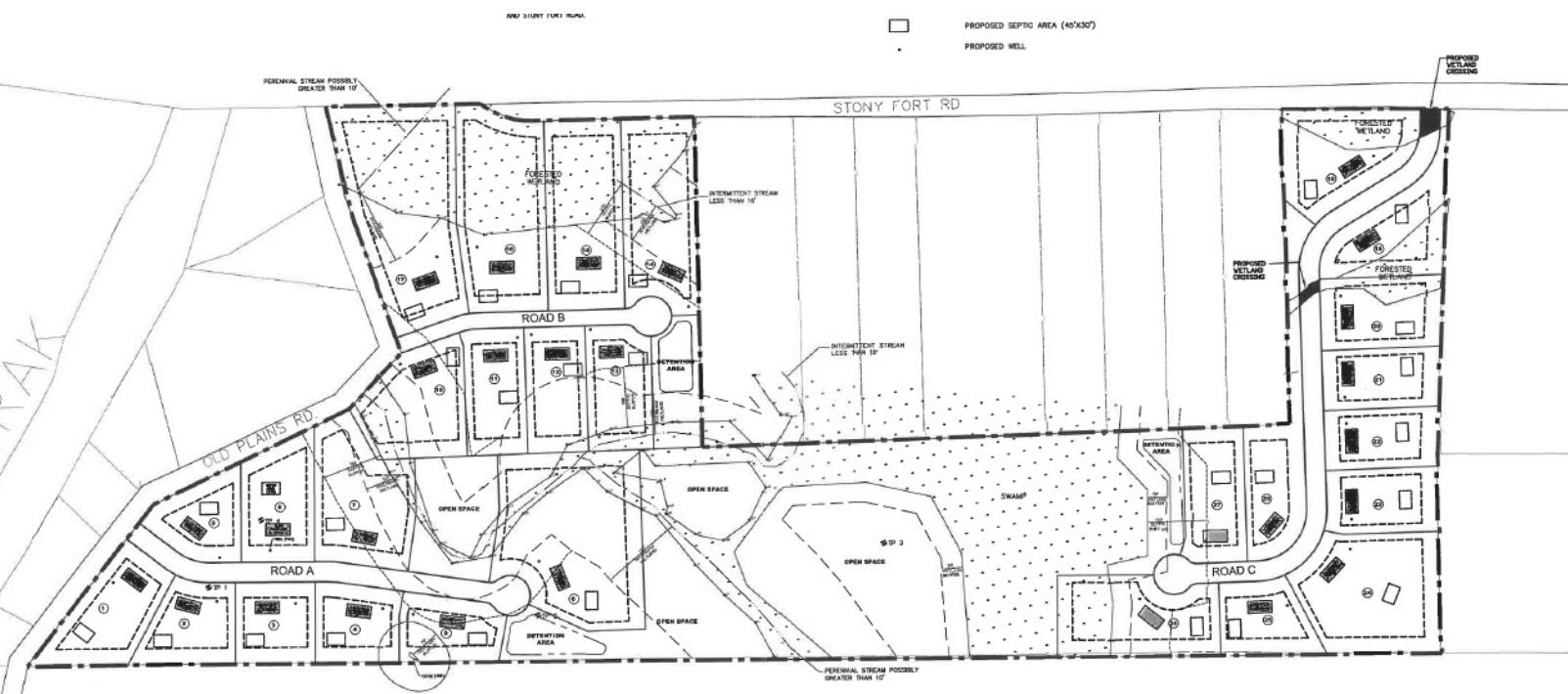


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# SITE PLANS

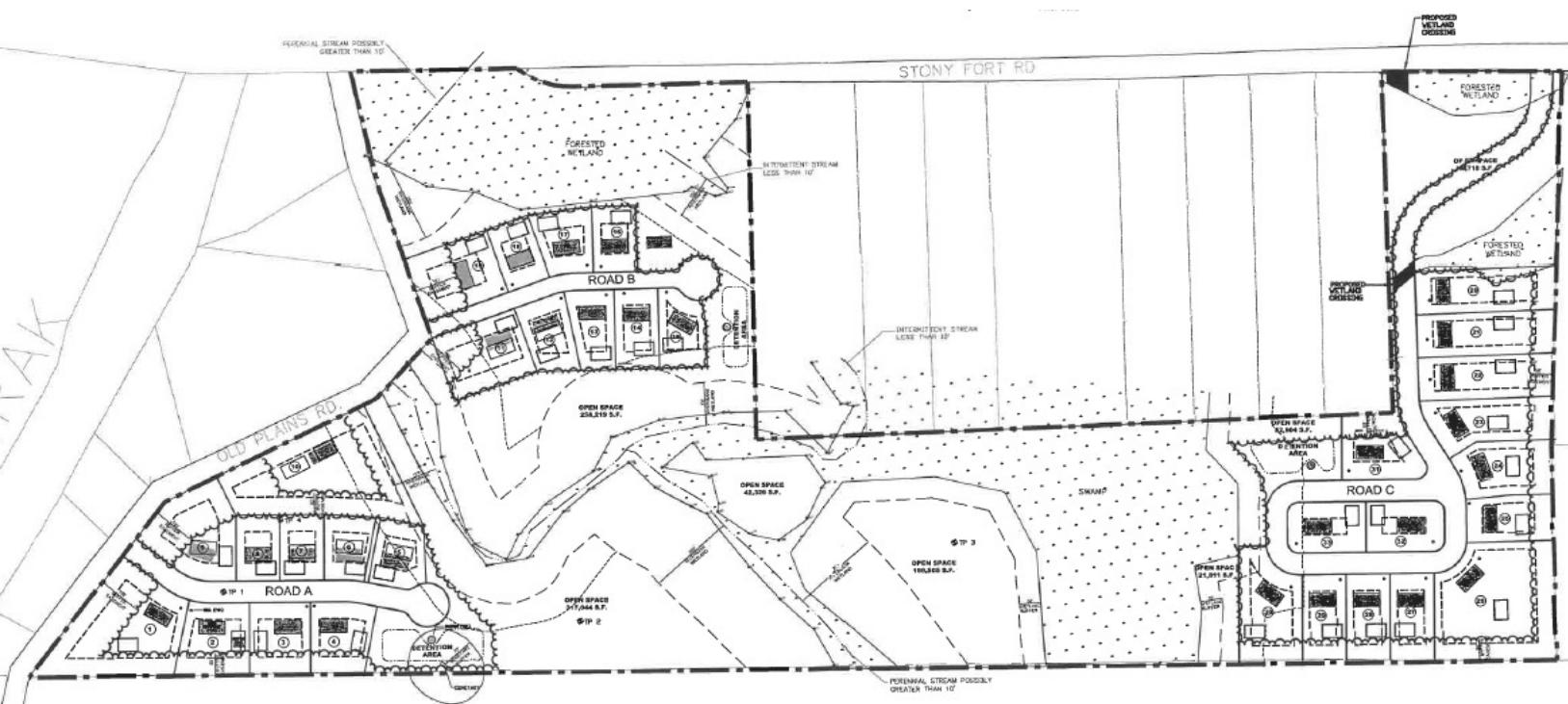


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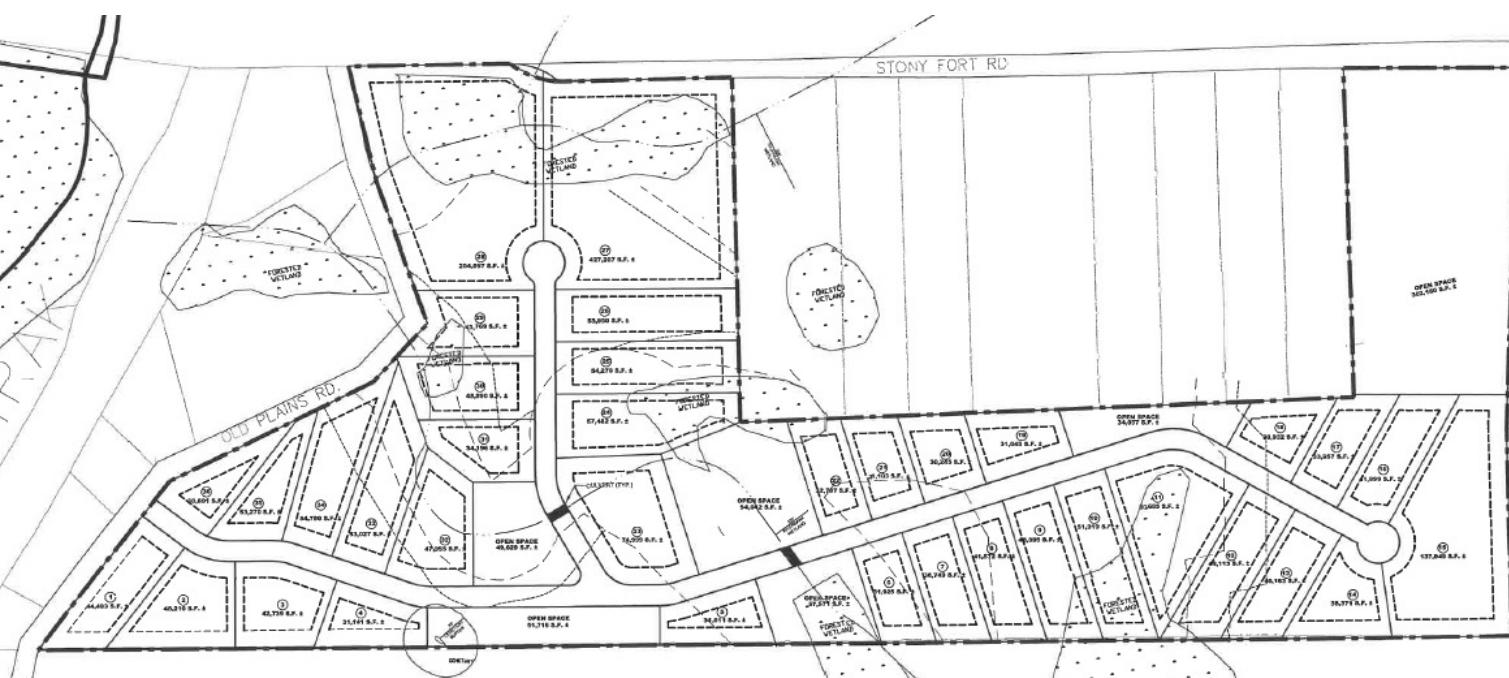
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# SITE PLANS

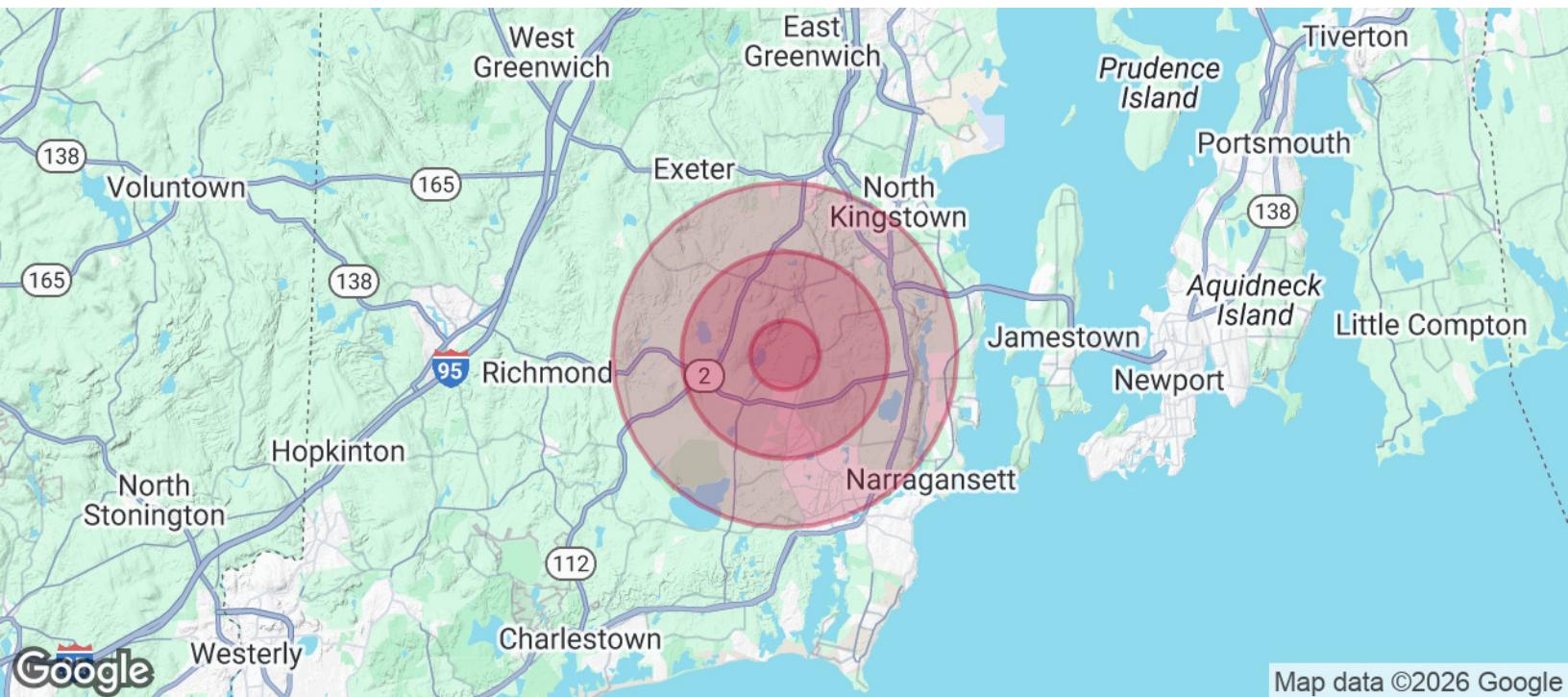


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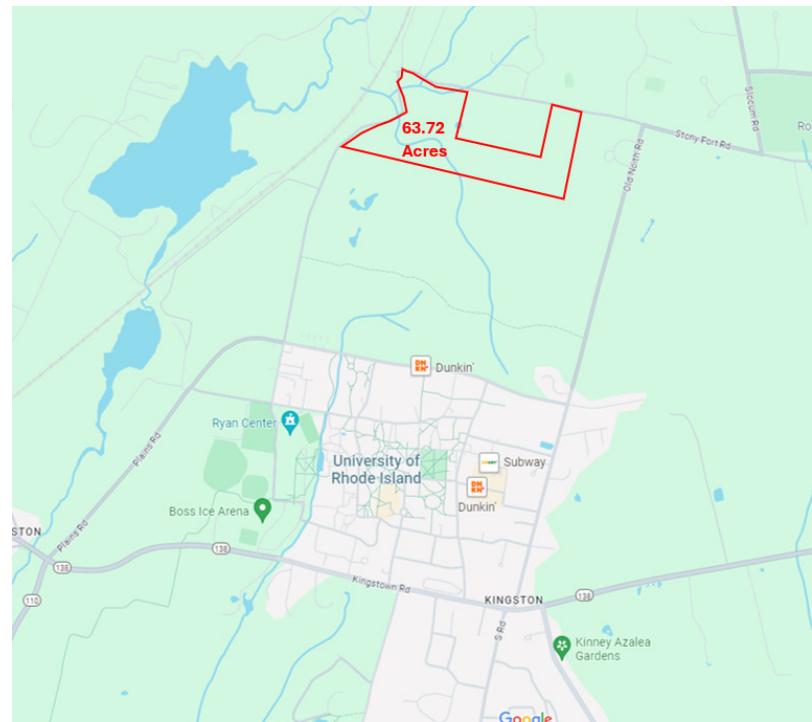
# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,470	22,290	44,859
Average Age	44.2	36.9	40.1
Average Age (Male)	40.7	35.2	39.7
Average Age (Female)	50.8	38.5	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	604	7,389	18,148
# of Persons per HH	2.4	3.0	2.5
Average HH Income	\$104,716	\$107,395	\$100,661
Average House Value	\$496,267	\$424,507	\$431,733

2020 American Community Survey (ACS)

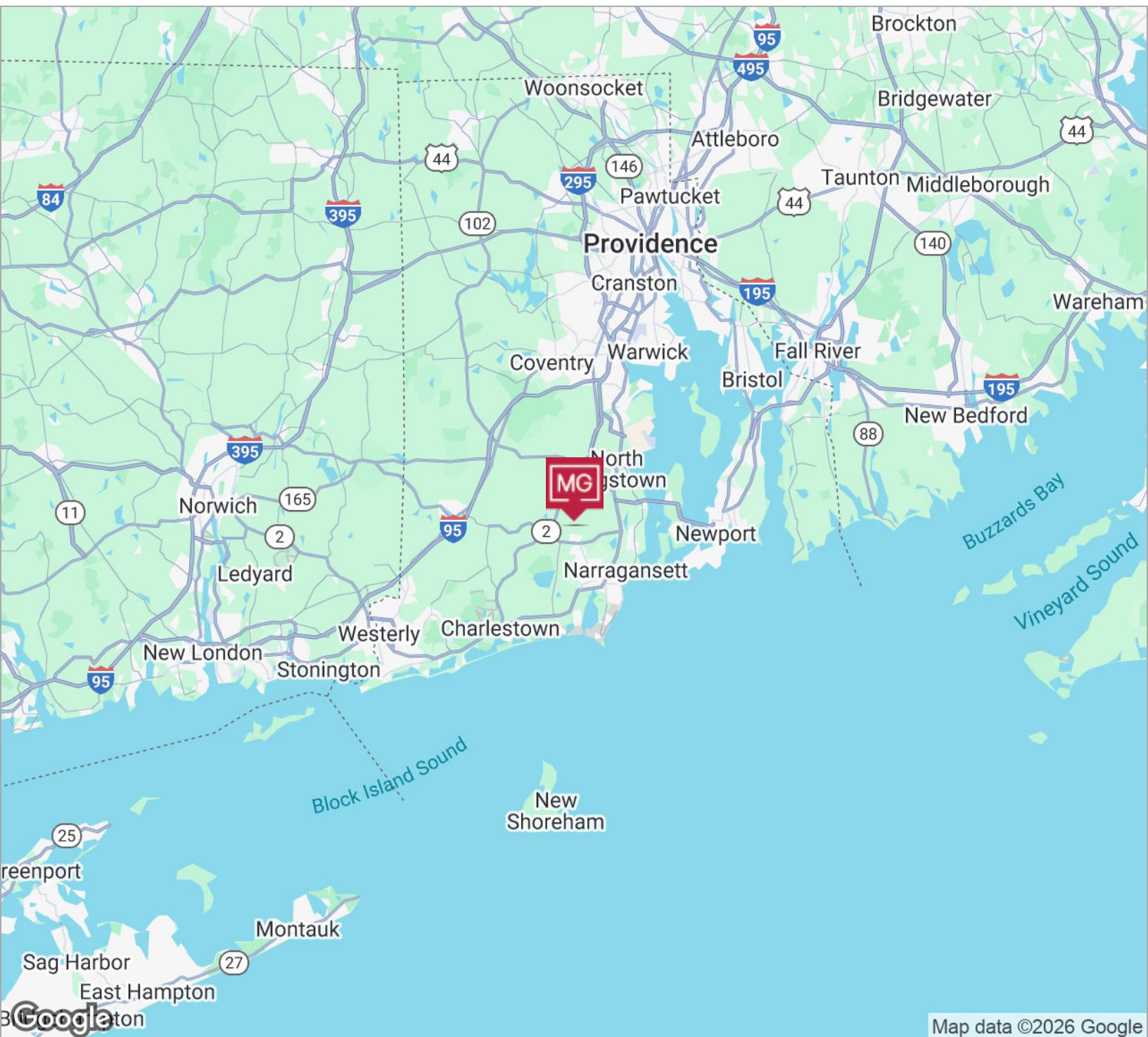


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# LOCATION MAPS



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