

DEVELOPMENT OPPORTUNITY

Middle Housing Development Site

Next door to 1708 RIVER ROAD at the cross street of Hamilton and River Rd. | \$750,000

Total Lot Size: 38,121 square feet (.87 acres)

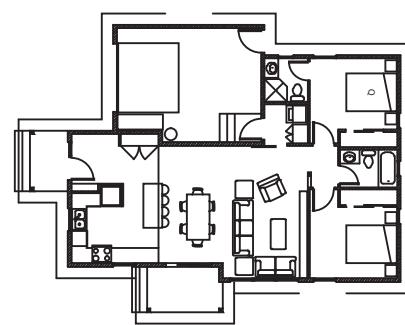
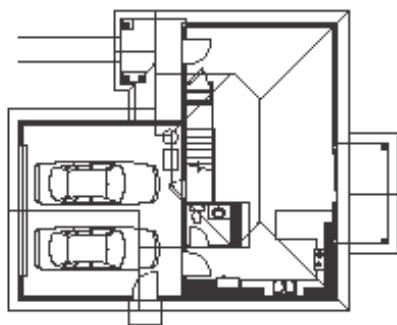
POTENTIAL TO DEVELOP ENTIRE PROPERTY



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38,121 sqft (.87 acres)

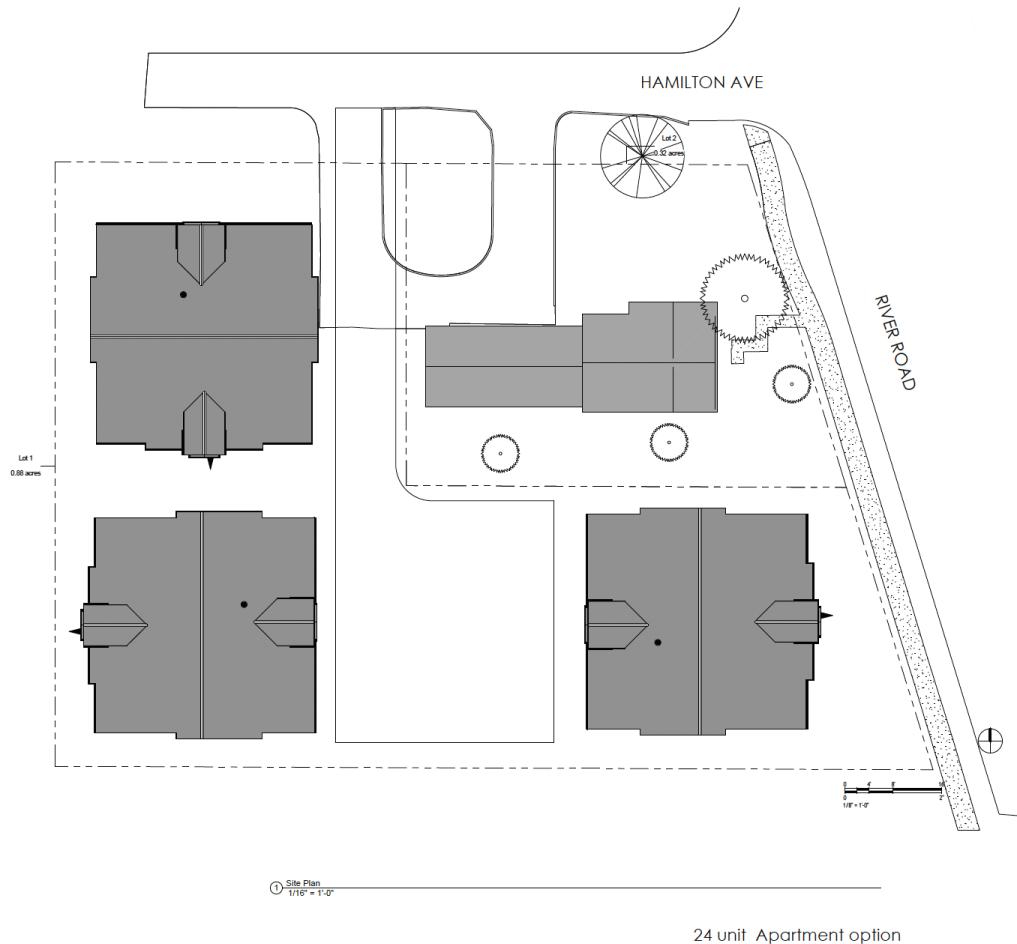
- **Zoning:**
R-2 Medium Density Residential
- **Allowable Density:**
10-28 units per acre
- 35 foot maximum height
- **Ideal site for Middle Housing:** *duplex/triplex, townhomes, rowhouses, apartments, or cottage cluster*

Concept A: 8 Single Family Homes



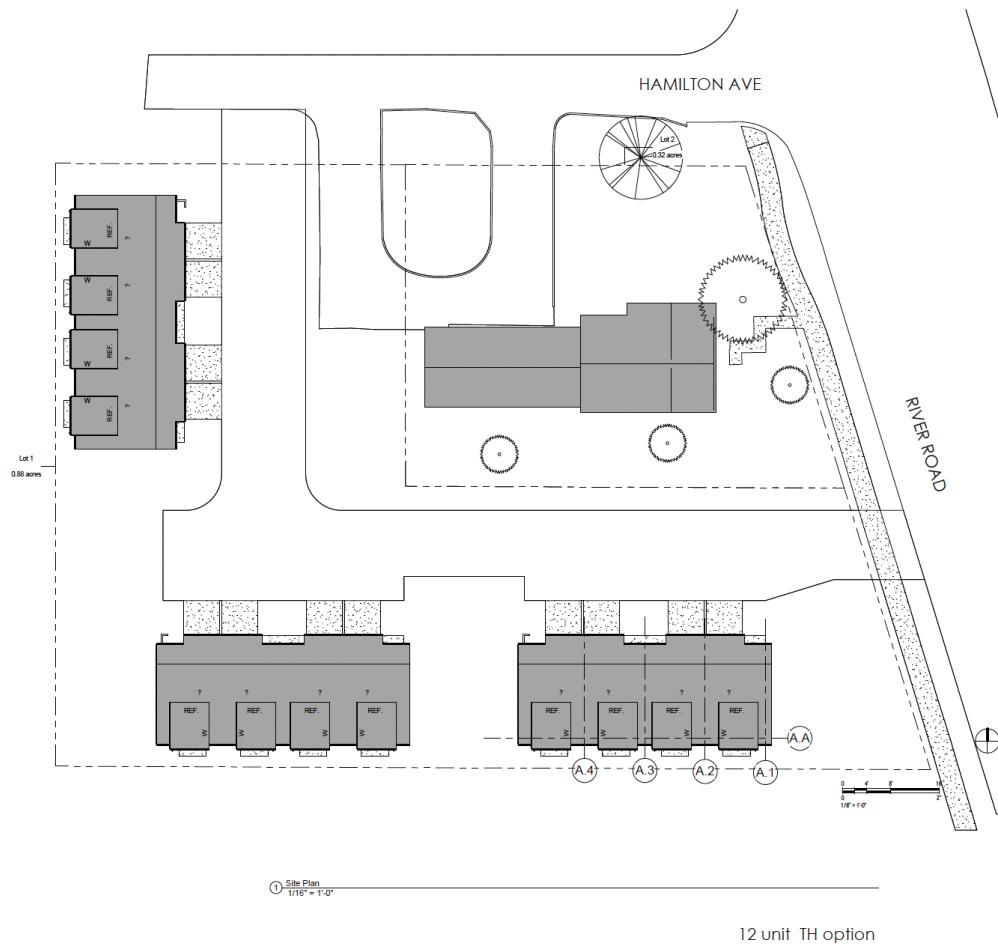
8 Single Family Homes

Concept B: 24 Apartments



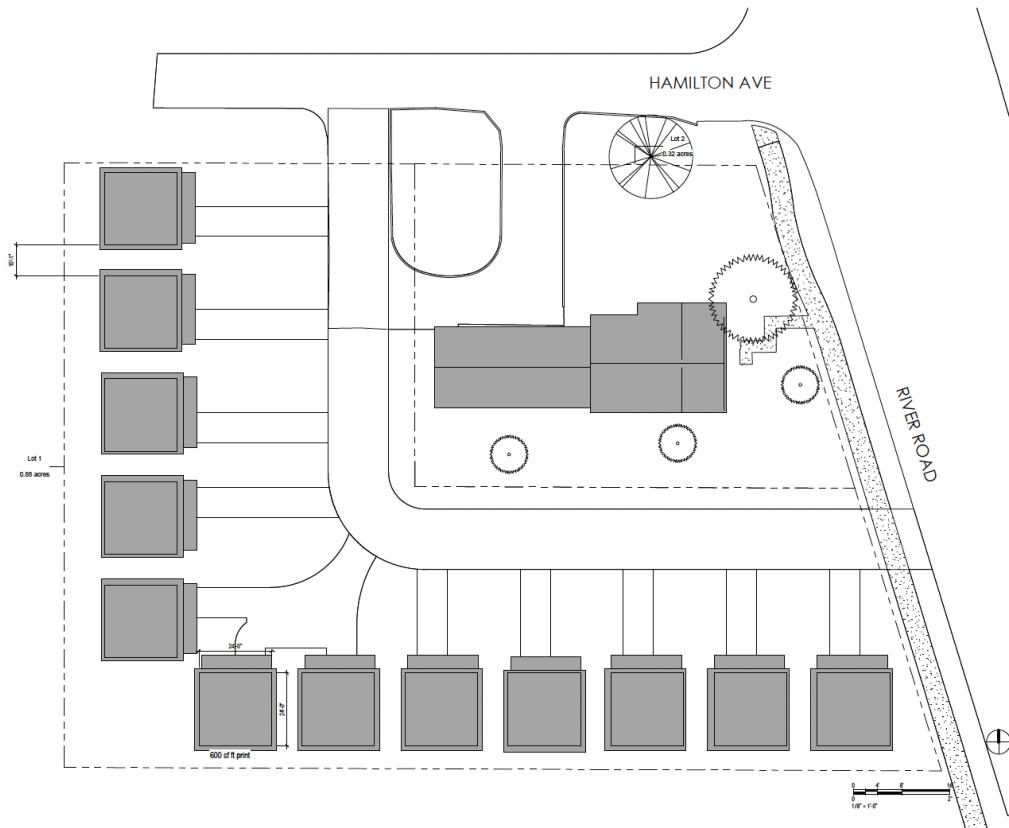
These are concepts only, and buyer should conduct their own due diligence regarding feasibility of development.

Concept C: 12 Townhomes



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Concept D: 12 Cottages



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FOR MORE INFORMATION CONTACT



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Seller is a licensed Realtor