



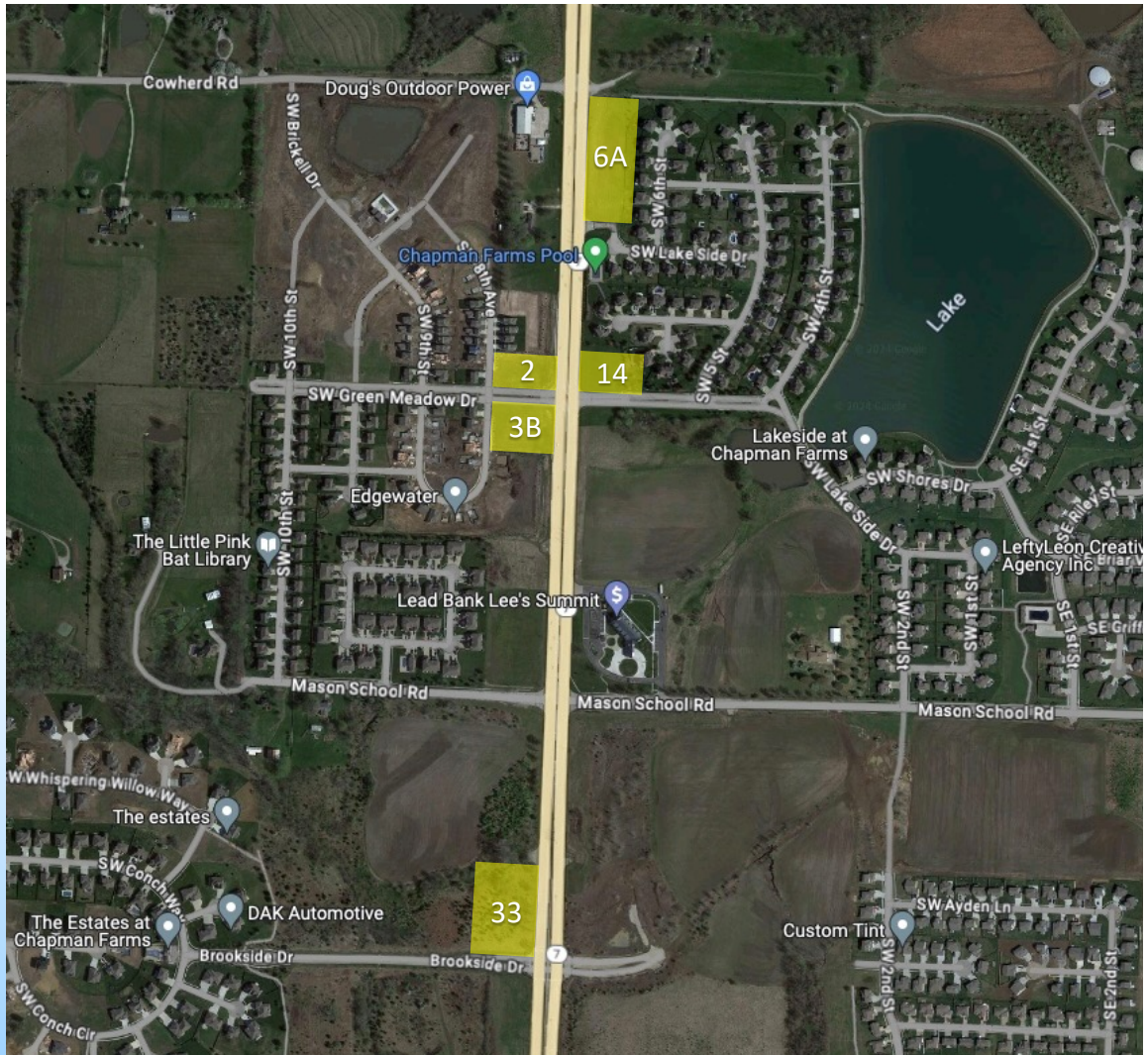
Baird
REALTY GROUP

7 Hwy Lots For Sale

Small Acreage Commercial

Rapidly growing corridor - Chapman Farms

Experience
Expertise
Extreme Diligence



- **Fast growing corridor** with a tremendous amount of residential new construction in the area.
- Surrounded by active residential developments such as **Chapman Farms, Estates at Chapman Farms, Villas at Chapman Farms, Lakeside at Chapman Farms, and Edgewater.**
- **Lots are zoned Neighborhood Business and Service/Office.**
- **High visibility & traffic counts** with the new neighborhoods as well as traffic from Lake Lotawana.

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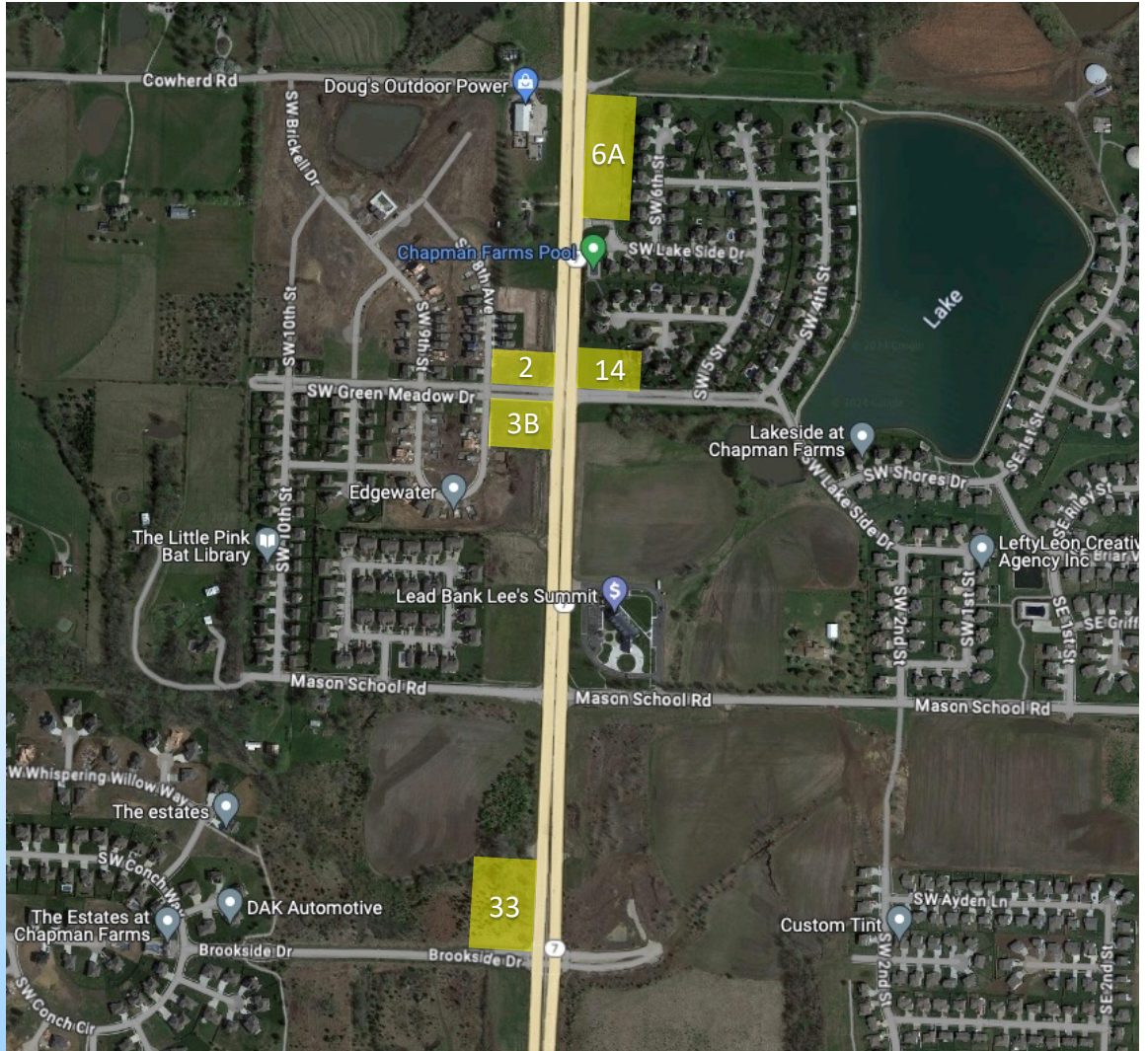
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Lot	Zoning	Acres	Sq Ft	\$/Ft	Price
2	SO	.64	27,746	\$1.26	\$34,960
6A	NB	2.21	96,228	\$1.50	\$144,342
3B	SO	.99	43,199	\$1.75	\$75,598
14	SO	.73	31,925	\$1.75	\$55,869
33	SO	2.63	114,436	\$1.25	\$143,025

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Lot 2





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Lot 3B





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Lot 14





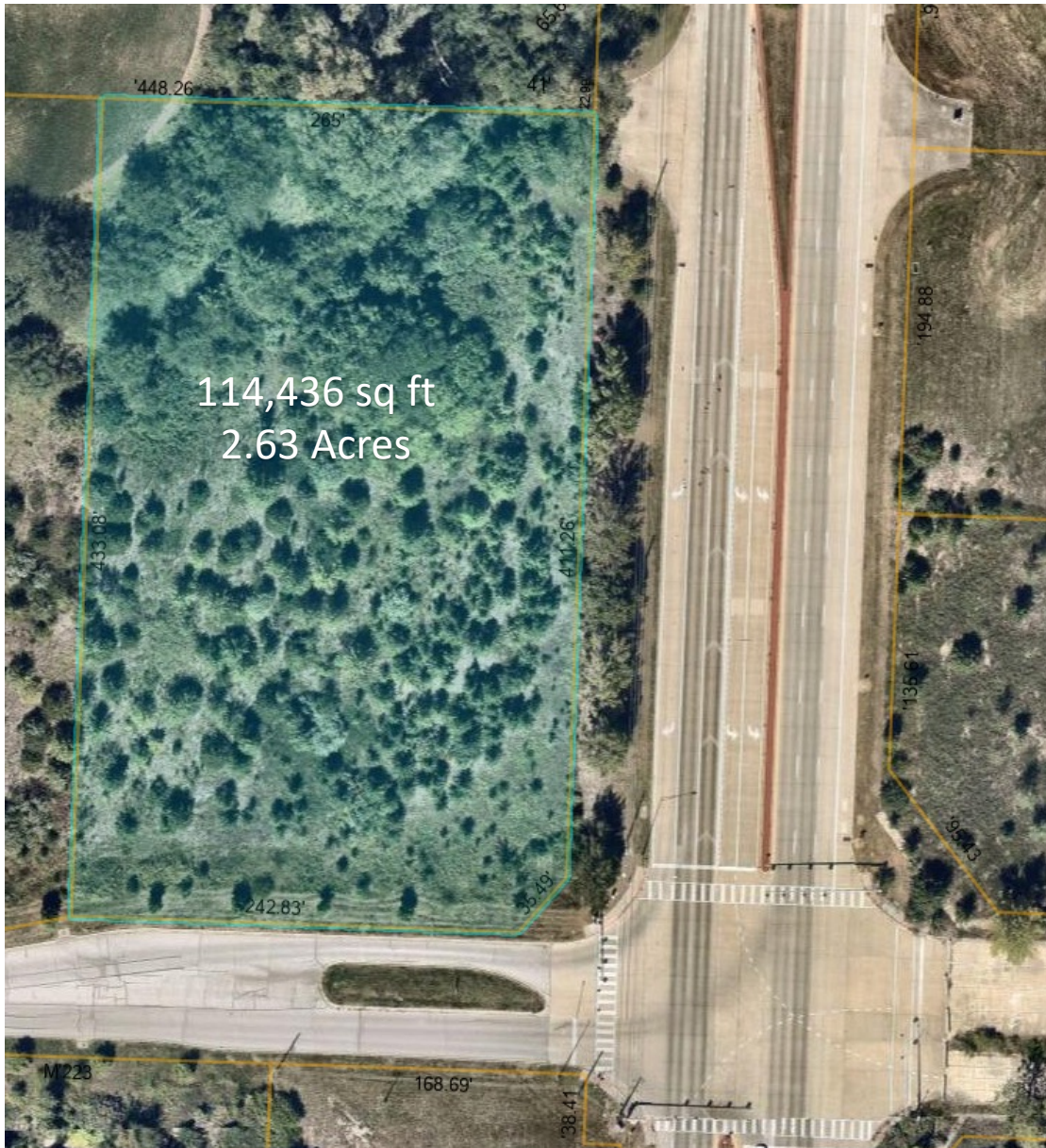
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Lot 33





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Section 404.130. SO, Service/Office District. [R.O. 1996 § 404.130; Ord. No. 4558 § 1, 8-3-2015]

- A. Intent. The SO, Service/Office District is intended to provide areas for public, semipublic, institutional, professional and office uses either as concentrations of employment-related activity or supporting uses when tightly integrated with neighborhood centers, business hubs or the corridor reinvestment areas of the Comprehensive Plan.
- B. Uses. Uses shall be allowed in the SO District in accordance with the Use Table of Section 405.030.
- C. Building Types. Building types shall be allowed in the SO District in accordance with the Building Type Table of Section 405.010, and include the following:
 1. Live/work (limited).
 2. Small commercial.
 3. General commercial.
 4. Small industrial/workshop (limited).
 5. Small civic (limited).
 6. Prominent civic (limited). [**Ord. No. 4971, 12-21-2020**]
- D. Performance And Design Standards.
 1. Building And Use Limits. Any use, building type or site design that has a potentially negative impact on the compact, pedestrian-oriented, neighborhood scale of this district shall be limited to secondary blocks or streets that are not the prime frontages. Businesses larger than five thousand (5,000) square feet, car-oriented sites, drive- throughs or similar uses shall not be permitted where they interrupt this character, shall not be allowed to front activity streets, and only be allowed where they contribute to the overall vitality and intent of the district.
 2. Outdoor Storage And Display. No outdoor display or storage of merchandise shall be allowed within the SO District, except that the Director of Community Development may approve sidewalk accessory uses or temporary displays of seasonal merchandise in accordance with the standards of Section 405.070.
 3. Frontage Types. Buildings in the SO District may use the following frontage types in Section 407.030: frontage plaza, courtyard or terrace. Buffer frontages may be required on standard street type. Enhanced streetscape frontages shall only be allowed on activity streets.
 4. Institutional/Civic Uses. Any permitted civic uses shall be located at prominent locations to serve as a focal point and gathering place. [**Ord. No. 4971, 12-21-2020**]



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Rapidly growing corridor - Chapman Farms

Section 404.120. **NB, Neighborhood Business** District. [R.O. 1996 § 404.120; Ord. No. 4558 § 1, 8-3-2015]

- A. Intent. The NB, Neighborhood Business District is intended to provide commercial locations for small areas of convenience shopping facilities in and near residential neighborhoods. Such convenience shopping facilities will often occupy a small area, frequently at an intersection or on a major street, in an area that is otherwise wholly residential. This district should be organized around a quality public realm with compact development patterns, walkable streets, and civic gathering places to create neighborhood centers identified in the Comprehensive Plan.
- B. Uses. Uses shall be allowed in the NB District in accordance with the Use Table of Section 405.030.
- C. Building Types. Building types shall be allowed in the NB District in accordance with the Building Type Table of Section 405.010, and include the following:
 - 1. Live/work.
 - 2. Small commercial.
 - 3. Mixed-use.
 - 4. General commercial (limited).
 - 5. Pad site (limited).
 - 6. Small industrial/workshop.
 - 7. Small civic (limited).
 - 8. Prominent civic (limited). [**Ord. No. 4971, 12-21-2020**]
- D. Performance And Design Standards.
 - 1. Building And Use Limits. Any use, building type or site design that has a potentially negative impact on the compact, pedestrian-oriented, neighborhood scale of this district shall be limited to secondary blocks or streets that are not the prime frontages. Businesses larger than five thousand (5,000) square feet, car-oriented sites, drive-through or similar uses shall not be permitted where they interrupt this character, shall not be allowed to front activity streets, and shall only be allowed where they support and contribute to the overall vitality and intent of the district.
 - 2. Outdoor Storage And Display. No outdoor display or storage of merchandise shall be allowed within the NB District, except that limited outdoor sales may be allowed subject to the use table, and the Director of Community Development may approve sidewalk accessory uses and temporary displays of seasonal merchandise in accordance with the standards of Section 405.070.
 - 3. Residential Uses. Residential uses shall be limited to live/work units or multi-family housing on the upper levels of mixed-use building types with street level retail or service uses.



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NID BACKGROUND

The NID was originally formed by 12 property owners owning approximately 1,500 acres of land in the south part of the City pursuant to a development agreement approved on December 5, 2005. The development agreement contemplated the formation of the NID as a means to finance the construction of sewer lines and related improvements to provide sewer service to the area treating 1,400,000 gallons per day average flow and 7,200,000 gallons per day peak flow at an estimated cost of \$23,000,000 for the project, capitalized interest, reserve funds and associated administrative and legal costs. The NID expires in 2028.

Legal Descriptions

- **CHAPMAN FARMS 1ST PLAT---LOT 6 (EX PTS IN RD)**
 - o Parcel Number: 54-330-99-02-01-0-00-000
 - 96,228 sq A (2.21 acres)
 - Taxes: \$2,926 (\$11 Ag zoned + \$2,915 NID/Neighborhood Improvement District)

- **CHAPMAN FARMS 1ST PLAT---LOT 2 (EX PT IN RD)**
 - o Parcel Number: 54-330-98-04-00-0-00-000
 - 27,746 sq A (.64 acres)
 - Taxes: \$5,232 (\$4,321 Residential zoned + \$911 NID/Neighborhood Improvement District)

- **CHAPMAN FARMS 1ST PLAT---LOT 14 DAF: BEG NE COR SD LOT 14 TH S 00 DEG 00 MIN 21 SEC W 180' MOL TH 177.5' TO POB**
 - o Parcel Number: 54-330-99-03-01-0-00-000
 - 31,925 sq A (.73 acres)
 - Taxes: \$6,592 (\$5,410 Residential zoned + \$1,182 NID/Neighborhood Improvement District)

- **CHAPMAN FARMS 1ST PLAT---LOT 3**
 - o Parcel Number: 54-330-97-01-00-0-00-000
 - 43,199 sq A (.99 acres)
 - Taxes: \$6,829 (\$5,410 Residential + \$1,419 NID/Neighborhood Improvement District)

- **CHAPMAN FARMS 1ST PLAT---LOT 33 (EX PT IN RD)**
 - o Parcel Number: 54-420-98-15-00-0-00-000
 - 114,436 sq A (2.63 acres)
 - Taxes: \$3,205 (\$16 Ag zoned + \$3,189 NID/Neighborhood Improvement District)