

Our ideal scenario is to develop all 5 buildings at the same time with one group of investors — this would be the most efficient and cost-effective approach for everyone.

That said, we've also had interest from parties who prefer a smaller-scale project. This has led us to explore splitting the lot:

3 parcels in the front

2 parcels in the back (with the pond area)

Another realistic option is to split into three parcels total:

Sell the one building currently under construction as a standalone parcel

Then divide the remaining land into two front + two back parcels

Our architect is currently reviewing the lot lines, setbacks, and pond area to confirm what's feasible. Splitting remains a strong possibility.

Here are the two main options we can discuss right now:

Option 1 – Purchase the current building + remaining 4 lots

Current building (under construction) — listed at \$3,650,000 (we're flexible on price)

Remaining 4 lots — \$395,000 each → \$1,580,000 total Grand total: \$5,230,000

Option 2 – Let us build all remaining 4 buildings for you if you prefer. We can share the efficiency savings and significantly reduce the effective cost of the first building.

Estimated cost breakdown per building (for the remaining 4):

Land (per lot): \$395,000

Construction materials: \$2,600,000 estimated

Developer fee (15% of materials): \$390,000 Total per building: \$3,385,000

Notes:

Each building is 21,000 sq ft

Current construction @ \$ 142.38 per sq ft

Material costs are variable due to market conditions and tariffs — we're willing to take on the risk of any increases or decreases.