



# Fortified Living

## Parcel J

**1. Acreage** +/- 20 acres

**2. Zoning**

The following building forms are encouraged in this Historic Fort District:

- Office
- Mixed-Use Office (Live/Work)
- Mixed-Use Urban
- Multi-Family Residential
- Townhome
- Retail
- Institutional/Parking Facility

Complete zoning information can be found in the PUD at [www.FHRA.org](http://www.FHRA.org).

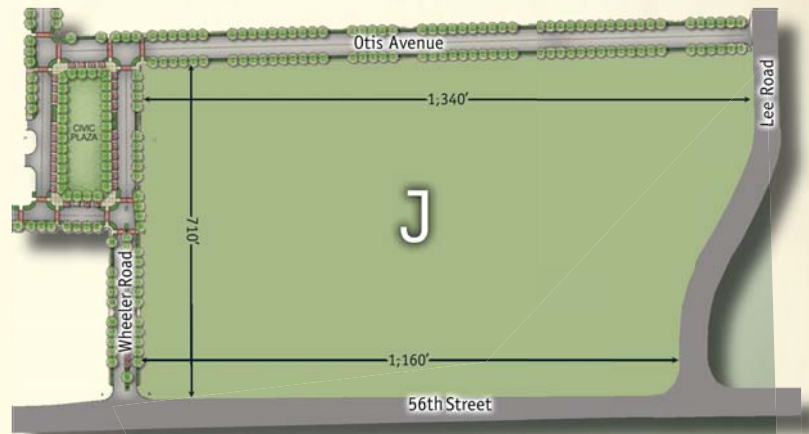
**3. Asking Price** \$225,000 / acre

**4. Site Improvements**

In 2009, the FHRA will be constructing new roads (Wheeler Road, Hawkins Avenue and portions of Birtz Road) including sidewalks, bike lanes, street parking, street lights, landscaping and utility stubs for new development. Water and sewer will be under the streets and dry utilities (electricity, cable, etc.) will be in 15 to 20 feet easements on each side of the roads.

**5. Master Storm Drainage**

The FHRA is constructing a master drainage system to manage storm water. Regional detention, combined with narrow building set backs allows maximum development acreage on each parcel.



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