

TOTAL GROSS AREA: 1,912,598 SF 43.91 ACRES

CP/BP ZONING

CP/BP GROSS AREA 355,031 SF 8.15 ACRES

ASLD CPBP R/W AREA (MAYO BLVD): 59,375 SF 1.36 ACRES

ASLD CPBP R/W AREA (64TH ST) 33,801 SF 0.78 ACRES

TOTAL NET CPBP AREA 261,855 SF 6.01 ACRES

TOTAL CPBP DEVELOPABLE (LESS DRAINAGE CORRIDOR) 4.77 ACRES

R-3A ZONING

R-3A GROSS AREA 1,557,567 SF 35.76 ACRES

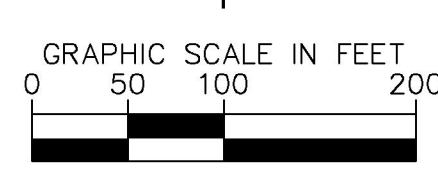
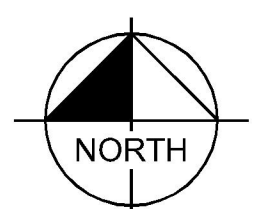
ASLD R-3A R/W AREA (64TH ST) 142,006 SF 3.26 ACRES

COP UTILITY EASEMENT AREA: (AREA EXCLUSIVE OF OTHER ESMTS): 33,028 SF 0.76 ACRES
28,703 SF 0.66 ACRES

COP LIFT STATION AREA: 42,193 SF 0.97 ACRES

TOTAL NET R-3A AREA: 1,344,665 SF 30.87 ACRES

TOTAL R-3A DEVELOPABLE (LESS DRAINAGE CORRIDOR) 19.98 ACRES



PARADISE RIDGE PARCEL MF3
SALE PARCEL EXHIBIT
6/24/2024

