

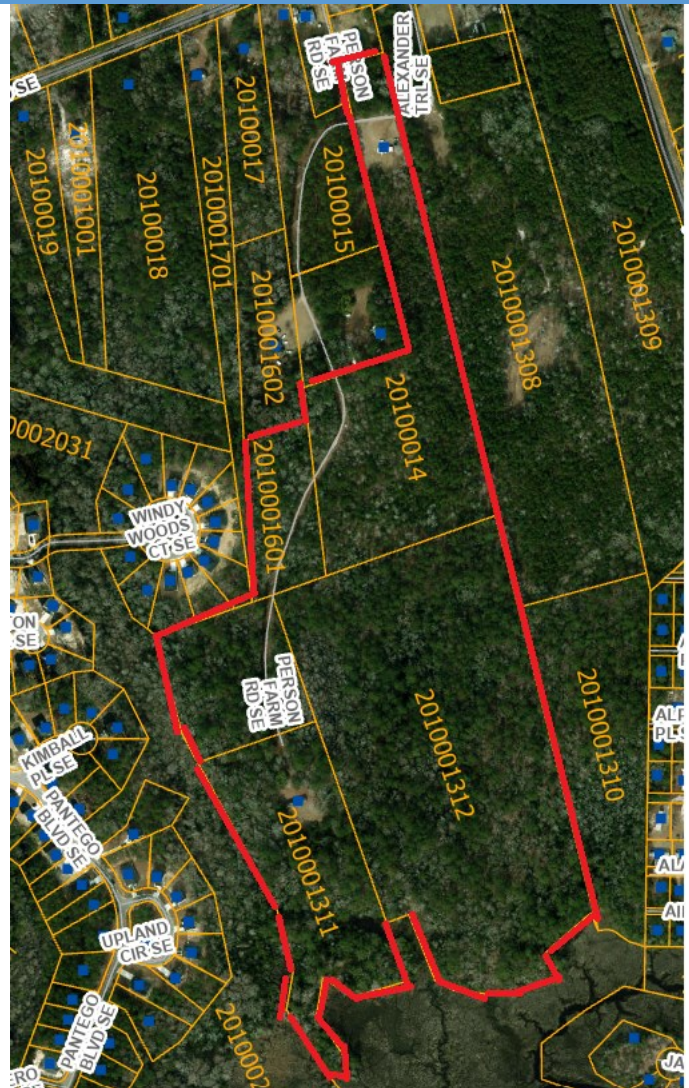
42-Acre Residential Land Assemblage For Sale

High-Growth Area Surrounded by New Construction

This **42-acre assemblage** consists of 5 lots under two owners and is ideally positioned in a rapidly growing area surrounded by new construction. One owner controls **4 lots totaling 34.2 acres**, while the second owner holds the remaining **10 acres**, creating a compelling opportunity for a seamless combined purchase.

The property features 2 access points; a 60' right of way easement along Alexander Trail and a dedicated 20-foot wide Right-of-Way (ROW) on Person Farm Rd, both offer direct access to Sunset Harbor Road. Situated on high ground, it boasts a scenic bluff that gently descends toward Mill Creek, providing natural beauty and elevation advantages.

Utilities are readily available along Sunset Harbor Road.



Living Third Real Estate
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Zoned **R-7500**, the property supports a Planned Development (PD) designation, which significantly increases potential density and flexibility for builders and developers.

The R-7500, R-6000, and SBR-6000 districts are established to provide for orderly suburban residential development. A limited number of commercial and civic uses are allowed, subject to the restrictions necessary to preserve and protect the residential character of the neighborhood. A special permit process for higher density development is also allowed, using discretion to balance issues of higher density with improved amenities. Due to the higher density developments contained in this district, it is intended to be applied to properties served by public sewer and water systems.

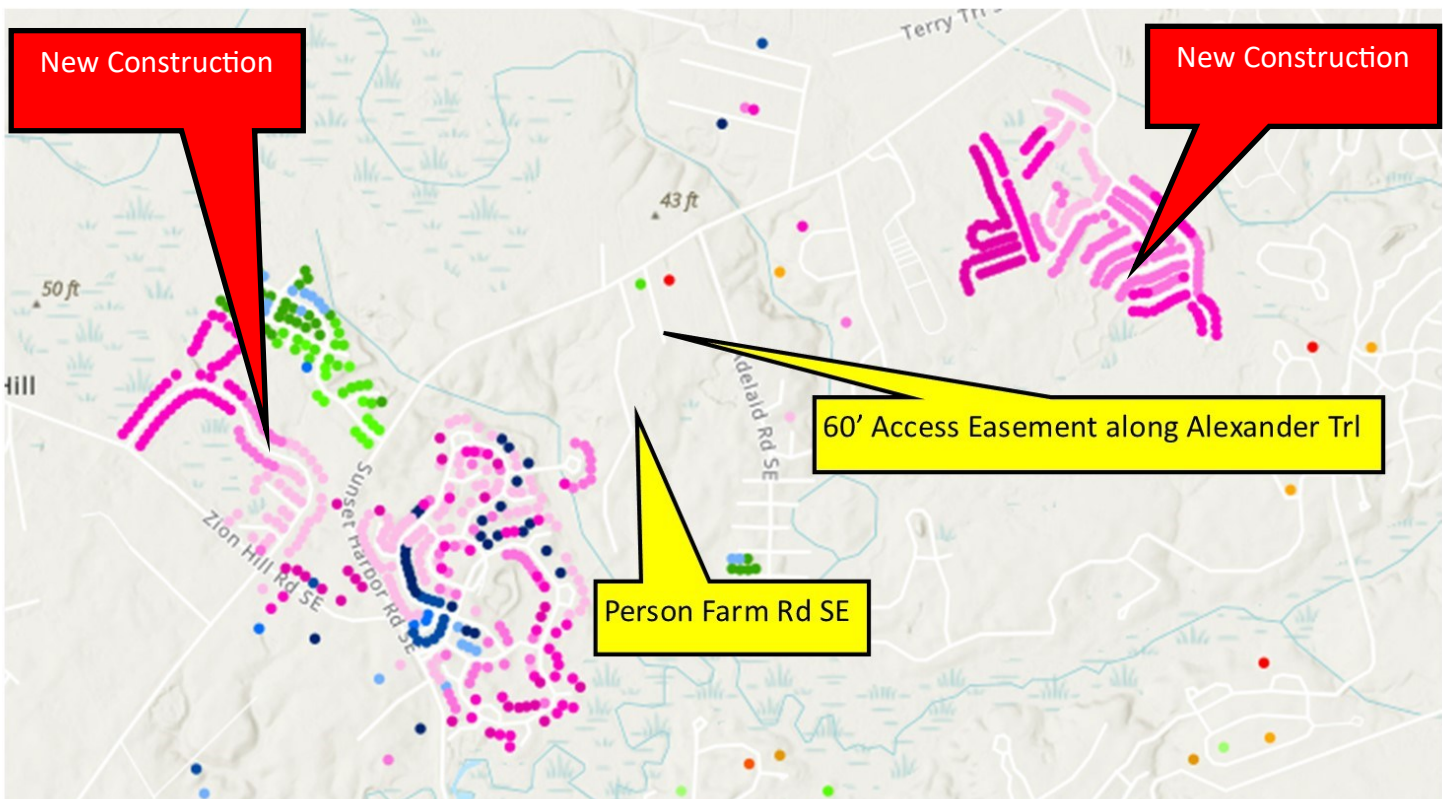
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Key Highlights:

- **42-acre assemblage** of 5 lots from 2 owners (34.2 acres + 10 acres)
- Located in a high-growth area surrounded by active new construction
- Elevated topography with bluff and Mill Creek views
- Dedicated 20' ROW access to Sunset Harbor Road
- Adjacent 9.2-acre parcel also available
- Utilities at the road
- Zoned R-7500 with strong Planned Development potential

Ideal for a custom home community, townhomes, or larger-scale residential development in one of the area's most active growth zones.

Offering Price: \$2,200,000



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