

**South Highway 16 Site Development Analysis**

**Estimated Revenues**

**Phase I**

Lot A	General Commercial 3.2 acres x 43,560 = 139,392 sq.ft. x \$5.00/sq.ft. =	\$696,960
Lot B	Office Commercial 6.6 acres x \$25,000/acre =	\$165,000
Lot C	General Commercial (requires rezoning) 5.2 acres x \$37,500/acre =	\$195,000
<b>Total Estimated Revenues Phase I</b>		<b>\$1,056,960</b>

**Phase II**

Lot D	3.2 acres x 43,560 = 139,392 front half 69,696 sq.ft.	\$326,000
	back half 69,696 sq.ft.	\$110,000
<b>Total Estimated Revenues Phase II</b>		<b>\$436,000</b>

**Total Estimated Revenues Phase I and II**

Alternate 1 retaining Lot A for Fire Station Site	\$796,000
Alternate 2 retaining Lot B for Fire Station Site	\$1,327,960

**Estimated Costs**

Land Costs	\$240,000
U.S. Highway 16 Water Line Assessment (paid at platting)	\$34,000

**Phase I**

Internal Street/Sewer/Water Improvements/Grading 1,300 ft. x \$347/ft.	\$451,100
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**Phase II**

Internal Street/Sewer/Water Improvements/Grading 1,000 ft. x \$347/ft.	\$347,000
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**Total Estimated Project Costs**

<b>(Phase I and II, Land Costs and Water Assessment)</b>	<b>\$1,072,100</b>
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**Water Connection Fees (paid at building permit stage)**

Lot A	3.2 acres x \$918.19/acre =	\$2,938.21
	480 feet x \$21.43/foot =	\$10,286.40
	Total	\$13,224.61

Lot B	6.6 acres x \$918.19/acre =	\$6,060.05
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Lot C	5.2 acres x \$918.19/acre =	\$4,774.59
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Lot D	3.2 acres x \$918.19/acre =	2,938.21
	191 feet x \$21.43/foot =	\$4,093.13
	Total	\$7,031.34

**Sewer Connection Fees (paid at building permit state)**

Lot A	3.2 acres x \$324.44/acre =	\$1,038.21
	480 feet x \$22.78/foot =	\$10,934.40
	Total	\$11,972.61

Lot B	6.6 acres x \$324.44/acre =	\$2,141.30
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Lot C	5.2 acres x \$324.44/acre =	\$1,687.09
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Lot D	3.2 acres x \$324.44/acre =	\$1,038.21
	160 feet x \$22.78/foot =	\$3,644.80
	Total	\$4,683.01