

South Highway 16 Site Development Analysis

LF122700-05

		Estimated Costs*	Potential Sale Value	Net
Fixed Costs				
	Land	\$240,000		
	U.S. Highway 16 Waterline Assessment	\$34,000		
	Total Fixed Costs	\$274,000		
Option 1	Fire Station on U.S. 16 frontage. Retain entire site. 330 lineal feet of street, sewer and water improvements, grading, water and sewer "hookup" fees	\$139,708		(\$139,708)
Option II	Sell Lot A. Fire Station on balance. 630 lineal feet of street, sewer, and water improvements, grading, water and sewer "hookup" fees.	\$252,009	\$696,960	\$444,951
Option III	Sell Lots A and B. Fire Station on balance. 1,300 lineal feet of street, sewer and water improvements, grading, water and sewer "hookup" fees.	\$490,961	\$861,960	\$370,999
Option IV	Sell Lots A, B and D. Fire Station and salt/sand storage facility on Lot C. 2,300 lineal feet of street, sewer and water improvements, grading, water and sewer "hookup" fees.	\$849,676	\$1,297,960	\$448,284

*All estimates are vary preliminary and not based on any specific design plans.