FEWELL PROPERTY
CONCEPT LAYOUT

SITE DATA (APPROX)
SITE AREA: 4.2 ACRE
BUILDING AREA: 33,160
PUBLIC PARKING: 30
SECURE PARKING: 50
DISTANCE TO RR: 415 FT.

PRO’S
• SITE IS OWNED BY THE TOWN
• EASY CONNECTIONS TO HARMONY ROAD
• UTILITIES ARE AVAILABLE
• GOOD COMMUNITY EXPOSURE ON HARMONY ROAD
• OFF-SITE DETENTION AVAILABLE
• SITE IS LARGE ENOUGH FOR FINAL BUILDING
• LOCATED NEAR TOWN CENTER BUILDING
• BUILDING ON HARMONY ROAD MAY STIMULATE FUTURE GROWTH
• OFF-SITE PARKING AVAILABLE AT TOWN CENTER

CON’S
• COULD BE USED AS HARMONY ROAD RETAIL
• MAY REQUIRE PAYMENT INTO METRO DISTRICT
• TEMPORARY ACCESS ROAD NEEDS IMPROVEMENT
ARTISAN DISTRICT
CONCEPT LAYOUT

SITE DATA (APPROX)
SITE AREA: 4.4 ACRE
BUILDING AREA: 30,000 SF
PUBLIC PARKING: 36
SECURE PARKING: 55
DISTANCE TO RR: 500 FT

PRO'S
• SITE IS OWNED BY THE TOWN
• EASY CONNECTIONS TO TIMNATH PARKWAY
• SITE IS LARGE ENOUGH FOR FINAL BUILDING
• BUILDING MAY STIMULATE FUTURE GROWTH OF ARTISAN VILLAGE
• PROXIMETY TO ARTISAN DISTRICT AND PROPOSED DEVELOPMENT MAY BE DESIRABLE

CON'S
• REQUIRES CONSTRUCTION OF OFF-SITE ROADWAY
• CLOSE TO RESIDENTIAL
• LIMITED ACCESS UNTIL TIMNATH PARKWAY RAILROAD CROSSING IS CONSTRUCTED