

**PRICING FOR NEW COMMERCIAL LOTS IN "THE GREENS OF TROY" are as follows, (**

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Lot Number	Status	Acreage	Square Feet	Price
5	avail	1.7	74025	\$ 210,000
6	avail	1.35	58641	\$ 230,000
7	avail	0.69	30000	\$ 150,000
8	avail	0.67	30000	\$ 150,000
9	avail	0.76	32818	\$ 180,000
10	avail	1.03	43140	\$ 210,000
11	avail	2.77	125372	\$ 480,000
12	avail	1.8	78408	\$ 280,000
13	avail	0.8	34848	\$ 160,000
14	avail	1	43560	\$ 190,000
SW acreage	avail	12.58	547985	\$ 950,000

**Inclusions:**

(\* ) Price Includes a pro-rated share of the cost of the storm water retention basin, which means no on-site facilities will be necessary...all of the space is buildable.

A modest annual charge will be required for the maintenance (mostly mowing,) of the storm water retention basin. Employees and patrons shall have pedestrian access to the basin during daylight hours.

Prices also include considerable grading, so that minimal construction shaping is required.

Extensive landscape screening will be included at the rear of all lots, some at sides.  
All lots have public sewer, water, natural gas, power and AT and T phone service available.

All zoning is C-2..."General Commercial", which accommodates a wide range of service and office uses....(See Note 2 below for the general description as found within Troy's Zoning Ordinance.)

A common marketing program is also anticipated, touting the ease of access, the association of service-oriented businesses, the general superior character and quality of the neighborhood.

Restrictions:

- One story, except for Lot # 11 (as 5-10 back onto a residential sector.)
- All elevations shall have the same treatment, (i.e., no lesser backs or sides.)
- All elevations shall have brick or stone at least 4 feet up from the foundation.
- All roofs shall be between 6/12 and 8/12 in slope.
- No signs on any roofs

Contact Merrill Ottwein for details; 781-1822; [merrill@homereho.com](mailto:merrill@homereho.com)

Note 1: This 3 acre tract is being held pending working a plan for a multi-tenanted office building featuring human services; medical, dental and the like. If any readers have interest, please let us know and we'll discuss plans, costs and features.

Note 2: From the City of Troy's Zoning Ordinance, (see also Troy's web site for more detail..)

Quoted:

(l) *General Commercial - C-2 Zoning District.* The C-2 business district is primarily intended to accommodate a wide range of retail, service, and office use, but with a lesser intensity than the C-3 Highway Commercial District. Within this district, it is the purpose of these regulations to facilitate the establishment of conditions suitable for the operation of small businesses catering to the public. The district is established to provide the local community and to a lesser extent passing motorists with uses similar to those found in the C-3 Highway Commercial but with an emphasis on smaller scale operations. Typically, this district would be located along thoroughfares and at the intersections of collector streets and arterial streets within the City of Troy and the 1.5 mile planning radius outside the city limits. Compatibility with nearby residences and businesses is paramount and should be reflected in the design and site layout of buildings and structures within the district. The uses in the C-2 district should constitute an integral part of the surrounding area in which they are located and should be a medium impact usage.

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