



MAS Development Land Acquisition Criteria

Size: 15 AC – 200+ AC (preferably useable acreage)

Product type:

- Single-family detached
- Single-Family attached (Townhomes)
- Villas
- Cottages
- Residential Master Plan Developments (Mixed-Use)
- Climate Controlled Self-Storage Facilities

Proposed Density: 3 – 8 dwelling units per acre

Market criteria:

- Location: Infill, suburban, rural
- Close to or on main roads with over 10,000 AADT
- Annual Employment Growth of at least 2% in market/submarket
- Annual Population Growth of at least 2% in market/submarket
- Markets with major infrastructure expansions/ improvements
- Within a 45-minute driving radius of major MSA's
- Population: At least 30,000 people within a 3-mile radius
- Median Household Income: at least \$50,000 within a 3-mile radius
- School Rating: B+ ratings School districts
- Low Crime rate market/submarket
- Minimum Average Home Sales Price of \$300,000

Property criteria:

- Easy ingress/egress
- Dry Land
- Healthy soil conditions
- No/minimal flood plain
- No/minimal wetlands
- Utilities nearby (water/sewer)
- Ability to rezone, if necessary

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