



707 N Tennessee Ave



601 N Florida Ave



215 E Memorial Blvd



East Parker St



701 N Florida Ave



MASS MARKET AREA PLAN

BUILDING ENHANCEMENT RENDERINGS



PEDESTRIAN ENHANCEMENT PLAN



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ARCHITECTS

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MASS MARKET AREA PLAN





The Yard on Mass



Landscape Art / Architecture



Polk County Tax Collector



Walgreens



All American Furniture





1 ARTifact



2 Haus 820

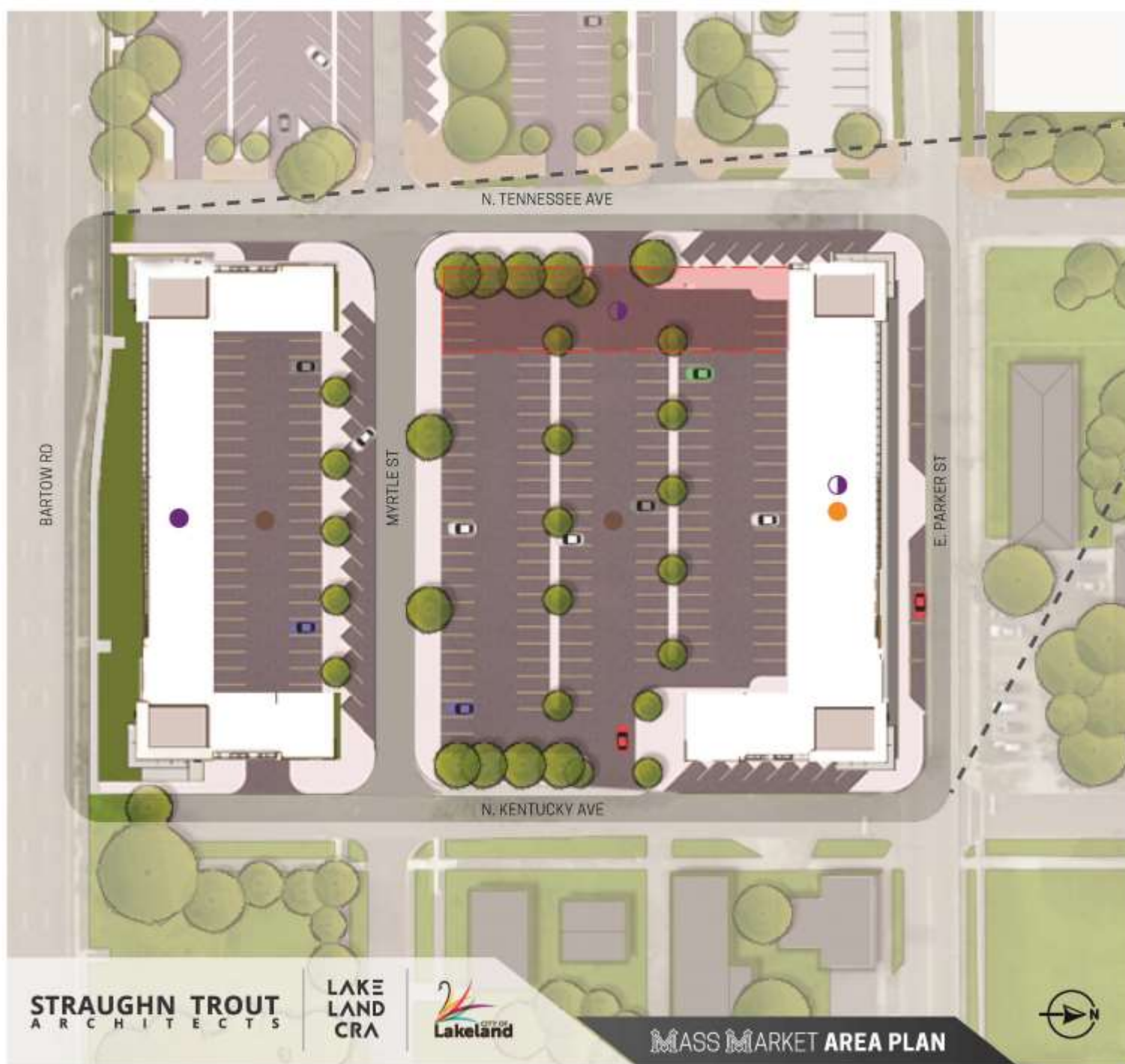


3 Urban Farm



4 Market Lofts





SITE NO. 1

- MIXED USE / RESIDENTIAL
- 10,000 SF - COMMERCIAL
- 64,000 SF - RESIDENTIAL
- RESIDENTIAL ABOVE PARKING
* SF NUMBER INCLUDED IN THE NUMBER ABOVE
- 68,000 SF - RESIDENTIAL

+/- 250 RESIDENTIAL UNITS

224 PARKING SPACES

BUDGET COST

RESIDENTIAL	20.46 MILLION
COMMERCIAL	2 MILLION
SITEWORK	750K

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SITE NO. 2

● COMMERCIAL OFFICE DEVELOPMENT
10,000 SF - COMMERCIAL

● **41 PARKING SPACES**

BUDGET COST

COMMERCIAL **2 MILLION**

SITWORK **250K**

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MASS MARKET AREA PLAN





SITE NO. 3

FOOD & BEVERAGE

4, 000 SF - 80 SEAT RESTAURANT

2, 500 SF - RETAIL

42 PARKING SPACES

BUDGET COST

FOOD & BEVERAGE 750K

RETAIL 250K

SITework 400K

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MASS MARKET AREA PLAN





SITE NO. 4

● MEDICAL OFFICE
10,000 SF - 2 STORY

● 45 PARKING SPACES

BUDGET COST

MEDICAL	3 MILLION
SITWORK	300K

* NOTE: THIS REQUIRES REWORK / EXPANSION OF EXISTING PARKING

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MASS MARKET AREA PLAN





SITE NO.5

● MEDICAL OFFICE
24, 000 SF - 2 STORY

● **106 PARKING SPACES**

BUDGET COST

MEDICAL	7.2 MILLION
SITWORK	700K

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MASS MARKET AREA PLAN

