



Wendell - 264 and Wendell Blvd Assessment Report

Creative Site Assessment prioritizes sites so smart investments can be made in infrastructure, site certification, marketing, and development. This report shows the assessment of your site. Rank this site against other sites in your community to find out which one is your top priority site.



Product Development Outside the Box

Site Description: Wendell - 264 and Wendell Blvd - Wendell - 264 and Wendell Blvd/W
PIN 1774077176, 176493454

Wendell - 264 and Wendell Blvd

Overall Score: 65.5 out of a possible 100 points



Bonus questions on rail service and proximity to port can push a score above 100.

Category Scores

Utilities: 33 out of a possible 46.5 points



Transportation: 18 out of a possible 17 points



Bonus questions on rail service and proximity to port can push a transportation score above 17.

Site Characteristics: 14.5 out of a possible 36.5 points



What does my score mean?

The higher the score, the greater the development potential. Scores are relative to other site scores in your community. Creative Site Assessment finds your best opportunity. Where does your site excel and where does it fall short?

- **Utilities** - If the score is less than 20, it falls significantly short in access to utilities and capacity.
- **Transportation** - Without rail or immediate port access, the maximum score is 17. Sites scoring less than 10 do not have a transportation advantage.
- **Site Characteristics** - Sites scoring less than 15 need to focus on preparation and due diligence.

Site Strengths - Already listed for sale, proximity to future I-495, water & sewer mains adjacent to site

Site Weaknesses - Only .15 miles of frontage on Wendell Blvd, 2 ponds in middle of site, multiple owners to negotiate

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If you want a more in-depth analysis for your site contact:



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