

## OPPORTUNITY ZONE | PROJECT PROSPECTUS



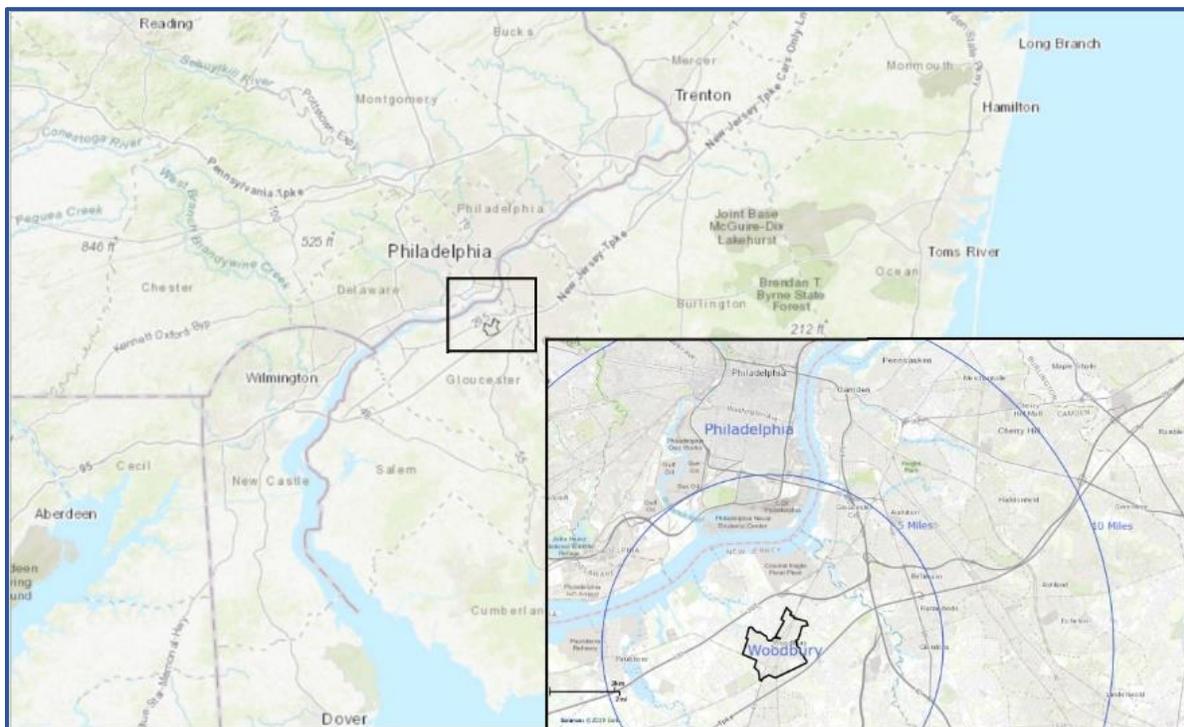
**SITE DESCRIPTION:** This project area is a large site with frontage in the City’s Retail Corridor – North Broad Street/State Route 45. The City is working in conjunction with two property owners to find a developer for this area along one of the most traveled regional routes in the area. The primary site along North Broad is comprised of a former restaurant structure and a parking lot with over 50 spaces. There are two other structures on site, both residential. There are entrances from North Broad Street, Green Street, and Dare Street.

**TOTAL AREA:** 0.9492 acres/41,347 sq. ft.

**ZONING:** Downtown Redevelopment Zone

**BLOCK/LOT NUMBERS:** 125/20-23, 43-46, 44.01, 45.01, 45.02

**REDEVELOPMENT POTENTIAL:** This site is located in Woodbury’s Federal Opportunity Zone and developers creating a project on this site are potentially eligible for expedited regulatory processes, reduced permitting fees, and Payment in Lieu of Taxes (PILOT). Being located in the Downtown Redevelopment Zone affords developers multiple development options.



For more information or to schedule an on-site review, please contact the Woodbury Economic Development Hotline at 856-200-5458.