



Williams Drive - Centers Concept GSD Catalytic Site

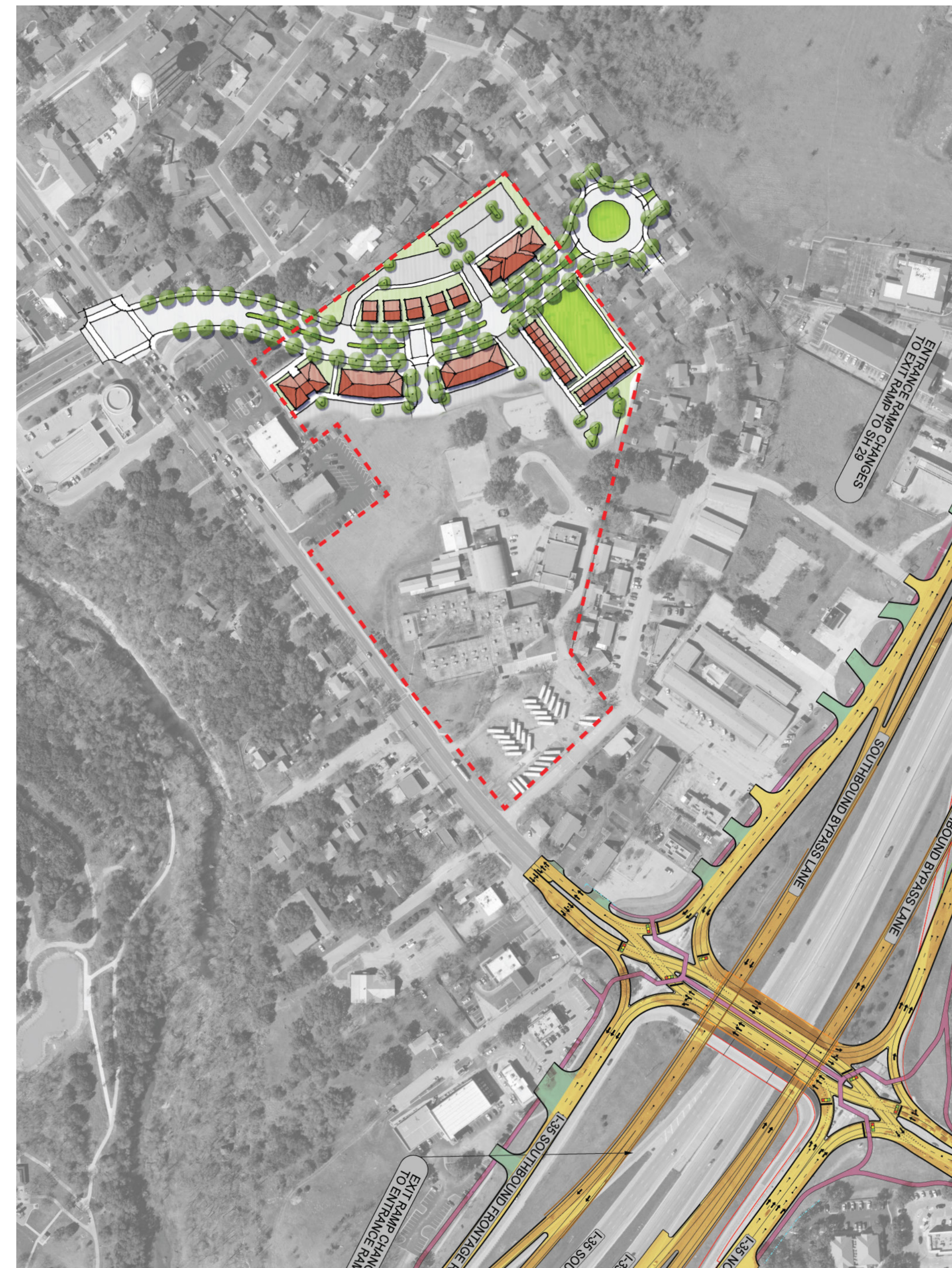
Phase I

- Potential development on the GSD site along the new Rivery Blvd.
- A developer could provide residential units, both multifamily and attached single family, on the portion of the site that would not require any demolition
- A developer could test the market, providing returns without making large investments developing the site

Phase II

- A developer could build on their investment with modest improvements to the site using a conventional suburban development model
- The site could support a small grocery store and single story retail, while preserving the rest of the site to develop as a mixed-use center in future phases
- Small medical offices could be acquired and demolished to a develop surface parking, while keeping the school structures intact to producing rental income

Phase I: 0-5 Years



Phase II: 6-10 Years

