

DISTRICT 8 HUDSON BUILD OUT POTENTIAL

Parcel	Address	District	Description	Rating	Zoning	Total Acres	Buildable Acres	Buildable SF Land	New Building SF	New Building Value	CAM Factor	New Building Tax	New Building-CAM	New Jobs	New Income	New Income Tax
	VACANT LAND					Acres	Acres	SF Land	Building SF	Building Value	Factor	Tax	Building-CAM	Jobs	Income	Income Tax
1	Seasons Road	8	N of Seasons W of SR 8	A	Office	78.47	23.56	1,026,274	256,568	\$46,182,312	88.00%	\$1,466,057	225,780	903	\$36,576,391	\$731,528
2	561 BOSTON MILLS RD	8	N of Seasons E of SR 8	A	Office	23.04	10.00	435,600	108,900	\$16,335,000	88.00%	\$518,555	95,832	383	\$15,524,784	\$310,496
3	BOSTON MILLS RD	8	N of Seasons E of SR 8	A	WHSE	30.20	12.00	522,720	182,952	\$10,062,360		\$319,430	182,952	18	\$667,775	\$13,355
4	W EXECUTIVE PKWY	8	N of Seasons E of Sullivan Road	B	LMF	115.59	40.00	1,742,400	609,840	\$39,639,600		\$1,258,359	609,840	305	\$12,959,100	\$259,182
5		8	Seasons Greene Total	A		161.00	115.00	5,009,400								
		8	Seasons Greene	A	LMF				500,000	\$50,000,000		\$380,940	500,000	120	\$6,000,000	\$120,000
5		8	Seasons Greene	A	WHSE				250,000	\$12,500,000		\$95,235	250,000	25	\$912,500	\$18,250
5		8	Seasons Greene	A	LMF				100,000	\$6,500,000		\$49,522	100,000	50	\$2,125,000	\$42,500
5		8	Seasons Greene	A	WHSE				150,000	\$7,500,000		\$57,141	150,000	15	\$547,500	\$10,950
5		8	Seasons Greene	A	LMF				80,000	\$5,600,000		\$42,665	80,000	40	\$1,700,000	\$34,000
5		8	Seasons Greene	A	LMF				80,000	\$5,600,000		\$42,665	80,000	40	\$1,700,000	\$34,000
5		8	Seasons Greene	A	LMF				16,000	\$1,200,000		\$9,143	16,000	8	\$340,000	\$6,800
5		8	Seasons Greene	A	LMF				20,000	\$1,500,000		\$11,428	20,000	10	\$425,000	\$8,500
5		8	Seasons Greene	A	LMF				20,000	\$1,500,000		\$11,428	20,000	10	\$425,000	\$8,500
6		8	N of Seasons S of Seasons Greene	A	LMF	9.14	8.00	348,480	121,968	\$7,927,920		\$251,672	121,968	61	\$2,591,820	\$51,836
7		8	N of Seasons E of RR	A	LMF	56.57	11.00	479,160	167,706	\$12,577,950		\$399,287	167,706	84	\$3,563,753	\$71,275
8		8	W of Hudson Drive N of Bike Trail	B	LMF	96.35	5.00	217,800	76,230	\$5,717,250		\$181,494	76,230	38	\$1,619,888	\$32,398
9		8	E of Hudson Drive N of Hudson Gate	C	WHSE	36.88	0.00	0	0	\$0		\$0	0	0	\$0	\$0
10		8	E of Hudson Drive S of Summa Health	A	LMF	28.53	23.00	1,001,880	350,658	\$21,039,480		\$667,898	350,658	175	\$7,451,483	\$149,030
11		8	W of Hudson Drive W of Summa	A	Office	3.13	2.50	108,900	27,225	\$3,267,000	88.00%	\$103,711	23,958	96	\$3,881,196	\$77,624
12		8	N of Terex N of Shawnee	B	Office	4.38	2.50	108,900	27,225	\$3,267,000	88.00%	\$103,711	23,958	96	\$3,881,196	\$77,624
13		8	N of Terex E of Hudson Drive CITY OWNED	C		40.26	0.00	0	0	\$0	88.00%	\$0	0	0	\$0	\$0
14		8	W of 91 Across from Georgetown	A	Office	12.71	10.00	435,600	50,000	\$6,000,000	88.00%	\$190,470	44,000	176	\$7,128,000	\$142,560
15		8	N of Georgetown Entrance	C	Office	10.09	0.00	0	0	\$0	88.00%	\$0	0	0	\$0	\$0
16		8	S of Georgetown	A	Office	3.00	2.50	108,900	27,225	\$3,267,000	88.00%	\$103,711	23,958	96	\$3,881,196	\$77,624
17		8	S of Georgetown	A	Office	8.74	6.74	293,594	73,399	\$8,807,832	88.00%	\$279,605	64,591	258	\$10,463,704	\$209,274
18		8	N of Georgetown	A	LMF	7.01	6.50	283,140	99,099	\$7,432,425		\$235,942	99,099	50	\$2,105,854	\$42,117
19		8	N of Georgetown	A	Office	6.71	5.71	248,728	62,182	\$7,461,828	88.00%	\$236,876	54,720	219	\$8,864,652	\$177,293
20		8	Hudson Industrial Pky	A	WHSE	22.00	14.00	609,840	213,444	\$10,672,200		\$338,789	213,444	21	\$779,071	\$15,581
21		8	Hudson Industrial Pky	A	WHSE	15.00	9.00	392,040	137,214	\$6,860,700		\$217,793	137,214	14	\$500,831	\$10,017
22		8	Hudson Industrial Pky	A	LMF	10.00	5.00	217,800	76,230	\$4,954,950		\$157,295	76,230	38	\$1,619,888	\$32,398
23		8	Hudson Industrial Pky	C	Office	4.59	0.00	0	0	\$0	88.00%	\$0	0	0	\$0	\$0
24		8	Hudson Industrial Pky	B	LMF	13.26	10.00	435,600	152,460	\$11,434,500		\$362,988	152,460	76	\$3,239,775	\$64,796
25		8	N of Barlow Surrounding Sagamore	C	WHSE	153.95	40.00	1,742,400	609,840	\$30,492,000		\$967,969	609,840	61	\$2,225,916	\$44,518
26		8	N of Barlow W of Stow	C	WHSE	72.56	0.00	0	0	\$0		\$0	0	0	\$0	\$0
DISTRICT 8 VACANT LAND PARCELS						1023.16	362.01	15,769,156	4,646,365	\$355,299,307		\$9,061,779	4,570,438	3,487	\$143,701,270	\$2,874,025

DISTRICT 8 HUDSON BUILD OUT POTENTIAL

Building	Address	District	Description	Rating	Zoning				Useable SF	Leaseable SF						
	5145 Hudson Drive	8			WHSE				10,000	10,000				3	\$109,500	\$2,190
	1223-27 Norton	8			WHSE				3,000	3,000				2	\$73,000	\$1,460
	5211 Huddson Drive	8	Zimmer		LMF				39,065	37,112	95.00%			20	\$830,131	\$16,603
	5152 Darrow	8	Red Historic		Office				4,000	2,000	95.00%			8	\$324,000	\$6,480
	Corporate Drive	8	5 Buildings		Office				26,636	21,842	82.00%			87	\$3,538,326	\$70,767
	5700 Darrow	8	Davis		Office				15,735	13,847	88.00%			55	\$2,243,182	\$44,864
	5603 Darow	8	Hudson Pointe		Office				6,450	6,128	95.00%			25	\$992,655	\$19,853
	Georgetown	8	9 Buildings		Office				39,618	34,864	88.00%			139	\$5,647,942	\$112,959
	1797 Georgetown	8	Zampelli		LMF				26,000	26,000				13	\$552,500	\$11,050
	1920 Georgetown	8	Kings		Office				10,000	8,800	88.00%			35	\$1,425,600	\$28,512
	5600 Hudson Industrial	8	FAI		LMF				16,858	16,858				8	\$358,233	\$7,165
	5685 Hudson Industrial	8	Explorer Pointe		LMF				14,400	14,400				7	\$306,000	\$6,120
	2180 Barlow	8	Little Tikes		Office				47,608	23,804	50.00%			95	\$3,856,248	\$77,125
	1213 Barlow	8	Flood Company		WHSE				40,000	40,000				4	\$146,000	\$2,920
	1213 Barlow	8	Flood Company		WHSE				28,000	28,000				3	\$102,200	\$2,044
	5823-43 Darrow	8	Retail		RET				5,434	5,434				11	\$271,700	\$5,434
	5863 Darrow	8	Retail		RET				3,734	3,734				7	\$186,700	\$3,734
	5847 Darrow	8	Retail		RET				3,374	3,374				7	\$168,700	\$3,374
DISTRICT 8 VACANT BUILDING TOTALS									339,912	299,195			530	\$21,132,617	422,652	
DISTRICT 8 VACANT LAND AND BUILDING POTENTIAL						1023.16	362.01	15,769,156	4,986,277	355,598,502		\$9,061,779	4,017	\$164,833,887	\$3,296,678	