

Lot Layout Report

Albany Serenity Village | July 21, 2026

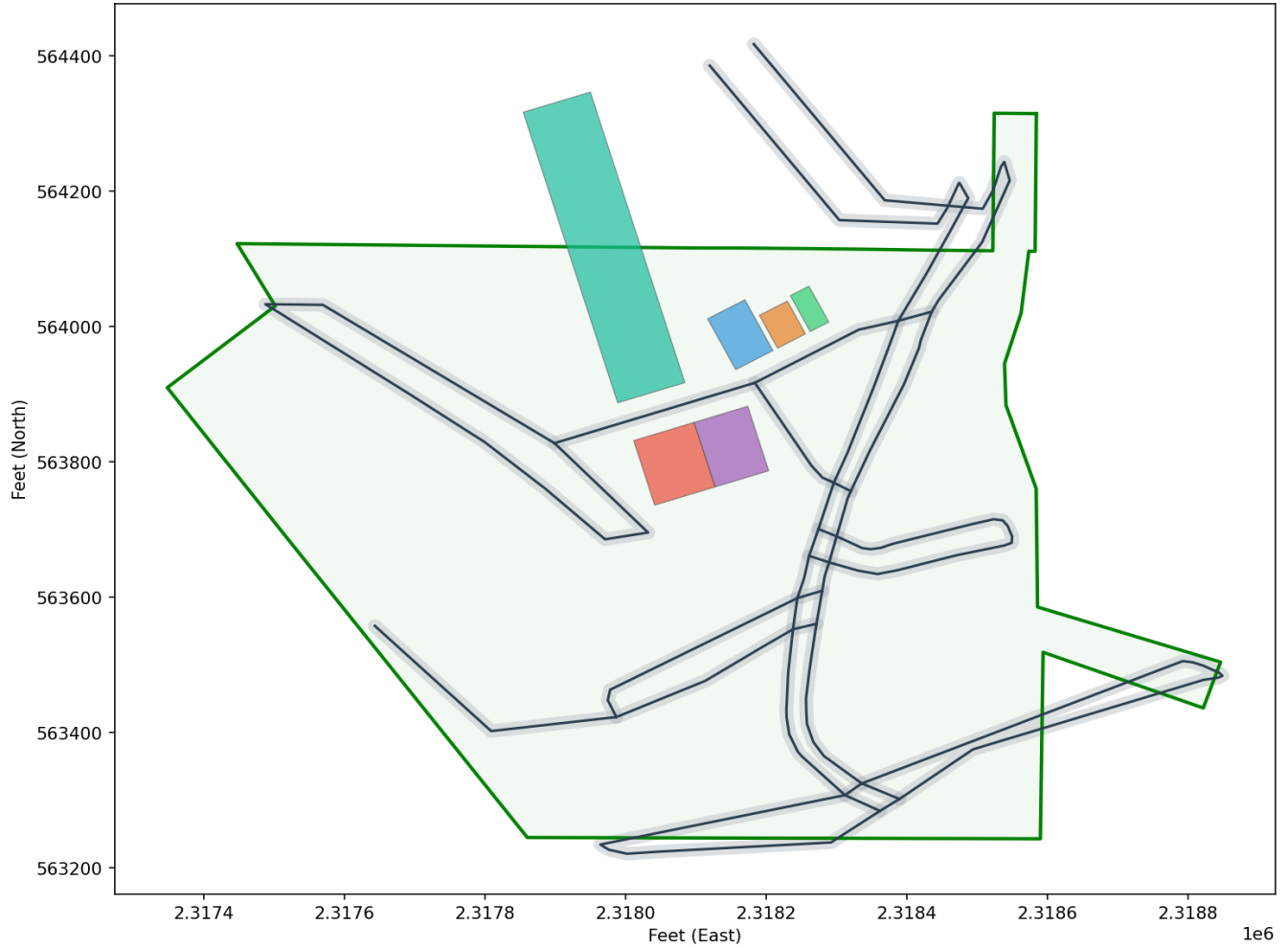
6
Total Lots

1.6 ac
Lot Area

6
Product Types

3.7
Units / Net Acre

Albany Serenity Village — 6 Lots
6 lots



Auto Clinic (PPF/Tint): 1 | QSR / Drive-Thru: 1 | EV Fast Charge Station: 1 | Teaching Lab / Robotics: 1 | Sit-Down Restaurant: 1 | Strip Center / Teaching Bays: 1

Placement Report

Product	Scheduled	Placed	Unplaced	Fit %
Strip Center / Teaching Bays	1	1	0	100%
Sit-Down Restaurant	1	1	0	100%
Teaching Lab / Robotics	1	1	0	100%
Auto Clinic (PPF/Tint)	1	1	0	100%
QSR / Drive-Thru	1	1	0	100%
EV Fast Charge Station	1	1	0	100%
Total	6	6	0	100%

Product Mix

Product	Lot Size (ft)	Lot Area (sf)	Qty	Total Lot Area (sf)
Strip Center / Teaching Bays	100 x 450	45,000	1	45,000
Sit-Down Restaurant	90 x 100	9,000	1	9,000
Teaching Lab / Robotics	80 x 100	8,000	1	8,000
Auto Clinic (PPF/Tint)	60 x 85	5,100	1	5,100
QSR / Drive-Thru	45 x 55	2,475	1	2,475
EV Fast Charge Station	30 x 60	1,800	1	1,800
Total			6	71,375

Site Statistics

Total lots placed	6
Net lot area	1.64 acres
Gross parcel area	20.92 acres
Infrastructure area (est.)	19.28 acres
Lot coverage	7.8%
Gross density	0.3 units/acre
Net density	3.7 units/acre
Total road length	8,834 ft