



DENLINGER/ROSSWOOD LLC – Properties

Buy - Build your dream home – create a private compound, develop!

FORT LEE: Arcadian Way, Bluff Road

ADDRESS	LOT	BLOCK	TAXES	Lot Dimensions	LOT SF
<u>75 Bluff Road</u>	00008	00756	82,575	184/200 x 284	52,255
1030 Arcadian	00001	00756	18,197	103/79 x 151	15,551
<u>1040 Arcadian</u>	00007	00756	91,287	95/110 x 215	20,425
<u>1042 Arcadian</u>	00002	00756	27,950	80x150 x 166	12,001
1050 Arcadian	00003	00756	20,874	80/95 x 146	11,678
			240,883		111,910

Total SF: 111,910sf Acres: 2.56 Builders acres: 2.8

POSSIBLE: 7-8 HOMES Includes 3 existing homes (highlighted BOLD)

Rosswood -75 Bluff, Denlinger- 1040 Arcadian, 1042 Arcadian

Total price for package: \$23,000,000

Can be sold separately or any combination.

Go to: FortLeeBluffs.com