REAL ESTATE QUESTIONNAIRE

**PLEASE ENCLOSE THE FOLLOWING WITH YOUR SUBMISSION:**

* *PROOF OF CONTROL* (Copy of purchase contract or title)
* Executive summary of site and trade area
* Economic Proposal (include rent and construction cap - to be negotiated upon approval of site)
* If site is located in an Enterprise Zone or a Brownfield Project provide documentation of such
* Copy of Beer and Wine Ordinance from governing municipality
* Copy of local Sign Ordinance
* Copy of restrictive covenant if located within a P.U.D.
* Aerial
* Conceptual site plan including the following:
* Label each ingress and egress into the shopping center tract. (ex. full access, right-in right-out, right-in only, right-out only, right-in right-out left-in ...etc).
* proposed truck route using the AASHTO WB-67 truck template
* estimated finished floor in relation to road level
* location of proposed pylon and/or monument sign/signs
* size of out parcels
* proposed co-tenants
* send an electronic copy of the truck template to the Real Estate Managers Secretary for approval
* Completed Residential Status Report including all subdivisions. The report should be accompanied by a street map showing the corresponding number for each development within the delineated trade area since 2010, as well as, the contact names and numbers for*projects not yet underway.*
* Providedemographics based upon 1, 2 and 3 mile radius.
* On one 11x17 competition map, please include the following with a color-coded key:
* subject site
* competition and sister stores with distances from proposed site
* number coded subdivisions coordinated with the Residential Status Report
* highlighted delineated trade area
* Address of Post Office serving site

**PLEASE COMPLETE THE FOLLOWING:**

**DESCRIPTION:**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Corner & Intersection: | |  | | | | |
| City: |  | | County: |  | State: |  |

***Property size:***

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Road #1: |  | | | | Frontage: | |  | | ft. | Depth: | |  | | ft. |
| Road #2: |  | | | | Frontage: | |  | | ft. | Depth: | |  | | ft. |
| Total Area: | |  | acres | | Total usable area: | | | | |  | | | acres | |
| Building setbacks: | | Front: | |  | | Sides: | |  | | | Rear: | |  | |

***Topography:***

|  |
| --- |
| List any conditions that may impact site work costs including land elevations, foliage, evidence of rock, or any other soil conditions: |
|  |
|  |

***Area description:***

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Improvements that exist on the remaining corners: | | | | | |  |
|  | | | | | | |
|  | | | | | | |
|  | | | | | | |
| Distance to school or day care center: | |  | | ft. |  | |
| Distance to nearest church: |  | | ft. |  | | |

**ROAD WORKS, UTILITIES, AND ZONING**

***Traffic Signalization:***

|  |  |
| --- | --- |
| Traffic signal: Yes  No  Turn signal: Yes  No | |
| Other: |  |

***Road #1 name:***

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Number of lanes: |  | | Turn lanes: | | |  | | | Raised median: | | | Yes  No | | | |
| Number of curb cuts: |  | | Number of curb cuts with median break: | | | | | | | | |  | |  | |
| Directional Traffic Counts: | |  | | Dir.: |  | | ADT: |  | | Dir.: |  | | ADT : | |  |

***Road #2 name:***

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Number of lanes: |  | | Turn lanes: | | |  | | | Raised median: | | | Yes  No | | | |
| Number of curb cuts: |  | | Number of curb cuts with median break: | | | | | | | | |  | |  | |
| Directional Traffic Counts: | |  | | Dir.: |  | | ADT: |  | | Dir.: |  | | ADT : | |  |

***Future Road Improvements:******(Furnish a source name and phone number)***

|  |  |
| --- | --- |
| Describe the improvement - attach documentation and road maps: | |
|  | |
|  | |
|  | |
|  | |
| Project approved: Yes  No | Project funded: Yes  No |

***Utilities: (Furnish a source name and phone number)***

|  |  |  |
| --- | --- | --- |
| Water: Yes  No | Provided by: |  |
| Capacity available for proposed center? Yes  No | | |

|  |  |  |
| --- | --- | --- |
| Electric: Yes  No | Provided by: |  |
| Natural Gas: Yes  No | Provided by: |  |

|  |  |  |  |
| --- | --- | --- | --- |
| Public sewer: Yes  No | Provided by: | |  |
| If not, explain how sewer will be provided: | |  | |
|  | | | | |

***Zoning:***

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Classification: |  | | Uses permitted: | |  | |
| Rezoning required: | | Yes  No | | Likeliness & timing: | |
| Enterprise Zone, Brownfield, or CDD? | | Yes  No | | If yes, provide details: | |
|  | | | | | | |

***Building Code Requirements: (Please furnish a contact name and phone number)***

|  |  |
| --- | --- |
| Concurrency requirements: | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |
| Number of parking spaces required by code: | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |
| Number of parking spaced provided on site plan: | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |
| Distance to school or day care center: | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |
| Distance to nearest church:  Contact name & phone number: | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  ­\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |

***Building Setback Requirements:***

|  |  |
| --- | --- |
| Front yard (distance feet): |  |
| Side yard (distance feet): |  |
| Rear yard (distance feet): |  |

***Sign Regulations: (Please furnish a contact name and phone number)***

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Is a free-standing pylon sign allowed: | | Yes  No | | |
| Sign permitted: | | Yes  No | | |
| Sign permitted: | | Yes  No | | |
| Contact Name: |  | | Contact Number |  |

***Proposed Shopping Center Anchors:***

|  |  |  |  |
| --- | --- | --- | --- |
| Use: |  | Building Size: |  |
| Use: |  | Building Size: |  |
| Use: |  | Building Size: |  |
| Use: |  | Building Size: |  |

**Economic Development Growth Potential: (Please furnish a contact name and phone number)**

|  |  |  |  |
| --- | --- | --- | --- |
| In addition to the housing information provided on the Residential Status Report, please provide information which would indicate population growth, employment opportunities, or general increased activity in this trade area. For example: commercial businesses, offices, industrial facilities, airports, hotels, entertainment, etc. | | | |
| Contact Name: |  | Contact Number |  |
| Contact Name: |  | Contact Number |  |
| Contact Name: |  | Contact Number |  |

Finish:

|  |
| --- |
| Is any finish other than paint required on side or rear walls of Publix storeroom?  Yes  No |
| If yes, explain: |

**TRADE AREA:**

|  |  |
| --- | --- |
| **2010 *Census Demographics:*** | Delineated Trade Area  (see map) |
| Population: |  |
| Median household income (not yet current): | $ |
| Median home value: (not yet current): | $ |
| Number of households: |  |
| Average household size: |  |

**COMPETITION:** *(Include all grocery & pharmacy operations)*

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| ***Competitor name:*** | |  | | Location: | |  | |
| Distance and direction from site: | | |  | | | | |
| Store Size: | sq. ft. | | | | Approx. age of store: | | years |
| Brief description of shopping center: (Include co-tenants, out parcels, visibility, and access): | | | | | | | |
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| --- | --- | --- | --- | --- | --- | --- | --- |
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| Store Size: | sq. ft. | | | | Approx. age of store: | | years |
| Brief description of shopping center: (Include co-tenants, out parcels, visibility, and access): | | | | | | | |
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| --- | --- | --- | --- | --- | --- | --- | --- |
| ***Competitor name:*** | |  | | Location: | |  | |
| Distance and direction from site: | | |  | | | | |
| Store Size: | sq. ft. | | | | Approx. age of store: | | years |
| Brief description of shopping center: (Include co-tenants, out parcels, visibility, and access): | | | | | | | |
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| --- | --- | --- | --- | --- | --- | --- | --- |
| ***Competitor name:*** | |  | | Location: | |  | |
| Distance and direction from site: | | |  | | | | |
| Store Size: | sq. ft. | | | | Approx. age of store: | | years |
| Brief description of shopping center: (Include co-tenants, out parcels, visibility, and access): | | | | | | | |
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| --- | --- | --- | --- | --- | --- | --- | --- |
| ***Competitor name:*** | |  | | Location: | |  | |
| Distance and direction from site: | | |  | | | | |
| Store Size: | sq. ft. | | | | Approx. age of store: | | years |
| Brief description of shopping center: (Include co-tenants, out parcels, visibility, and access): | | | | | | | |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| ***Competitor name:*** | |  | | Location: | |  | |
| Distance and direction from site: | | |  | | | | |
| Store Size: | sq. ft. | | | | Approx. age of store: | | years |
| Brief description of shopping center: (Include co-tenants, out parcels, visibility, and access): | | | | | | | |
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|  |  |  |  |
| --- | --- | --- | --- |
| **Submitted By:** |  | **Date:** |  |

*(Developer Name and Company)*