

MASTER PLAN APPROVAL: 44 RESIDENTIAL LOTS

LOCATION

Located in desirable Western Cranston, this development project offers an approved opportunity for 44 single-family house lots across approximately 96 acres. Although the nine parcels span Cranston, Scituate, and Coventry, all will be offered together as one development opportunity. The setting combines the appeal of Western Cranston's established residential character with the space to create a thoughtfully planned neighborhood. Nearby village centers, local recreation, and everyday amenities add to the location's appeal, while the surrounding area offers a quieter setting for future homeowners. With substantial acreage and an approved residential plan, the property presents an attractive opportunity for a developer seeking to bring new single-family homes to this desirable part of Rhode Island.

PROPERTY FEATURES

- Residential Development Opportunity
 - Approved for 44 single-family homes
- ± 95.39 Acres
- 9 parcels across three municipalities
- Desirable Western Cranston location with an established residential setting
- Local connectivity via Main Street (Route 115), Hope Road and Lippitt Ave.
- Regional highway access to I-295
- Access to shopping and dining at Garden City Center and Chapel View
- Surveys and engineering plans available for developer review.

NEIGHBORS

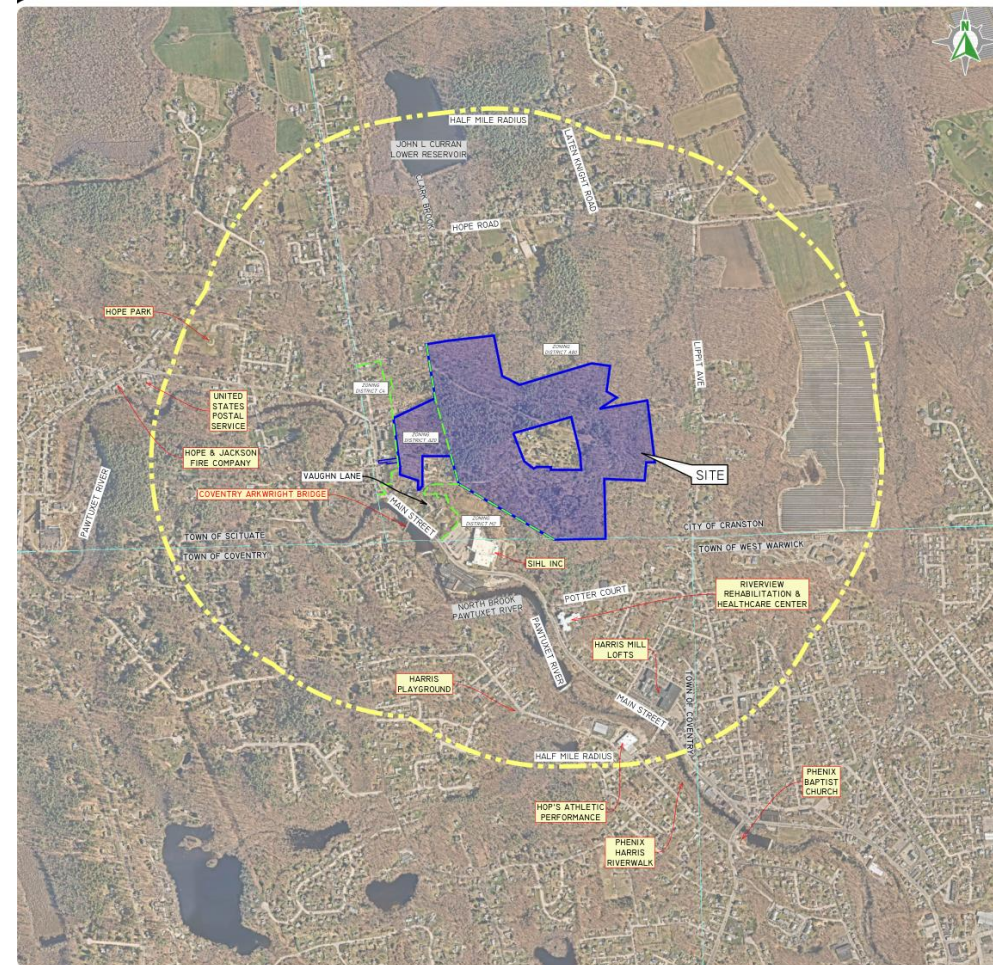
BJ's, Stop & Shop, Trader Joe's, Market Basket, Santander, Citizens Bank, Bank of America, Dunkin, Subway, Starbucks, Cumberland Farms, Burger King, Wendy's

TRAFFIC COUNTS

Main Street & Fairview Ave: 17,763 VPD
(.10 mi from site)

Main Street & Phenix Ave: 16,972 VPD
(.20 mi from site)

DEMOS	1 Mi.	2 Mi.	3 Mi.
Population	5,038	18,063	43,583
Avg. HH \$	\$133,549	\$104,803	\$100,619
Daytime (Total)	1,913	7,370	19,538



Parcels

Address	TOWN	AP / Lot	Acres
0 Vaugh Lane	Cranston	30/1/83	6.54
0 Arkwright Farm Road	Cranston	30/1/84	29.39
99 Vaugh Lane	Cranston	30/1/85	2.14
0 Vaugh Lane	Cranston	30/1/258	50.94
Leveille Street	Scituate	1/6	1.10
0 Leveille Street	Coventry	103/73	0.05
0 Main Street (rear)	Coventry	103/24	0.40
0 Potter Court	Coventry	104/10	4.70
0 Howard Street (rear)	Coventry	96/16.001	0.13
Total			95.39 Acres

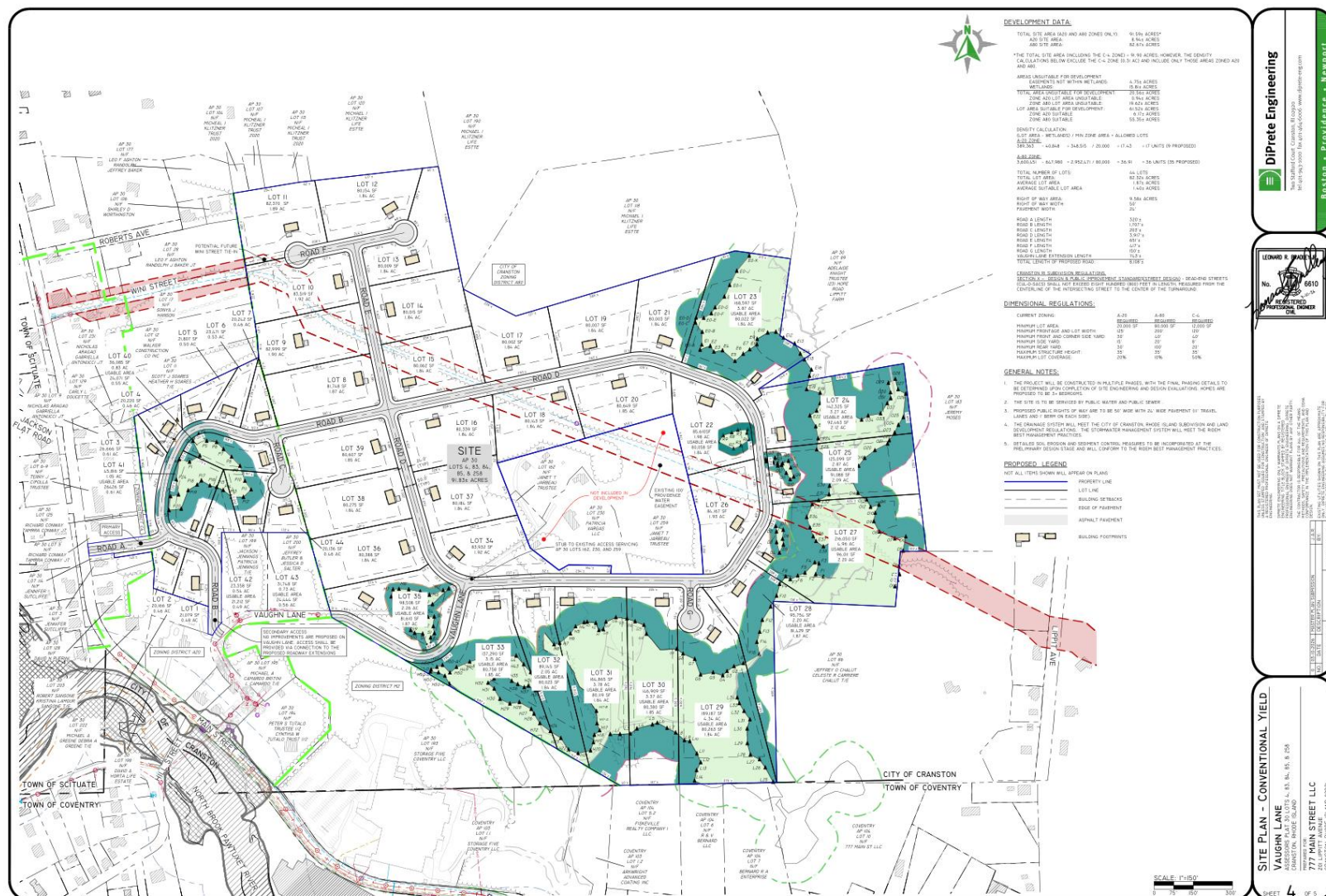
TOTAL OFFERING: ± 95.39 ACRES

Parcel acreages supplied by owner total 95.39 acres. Addresses and parcel identifiers follow the offering schedule.

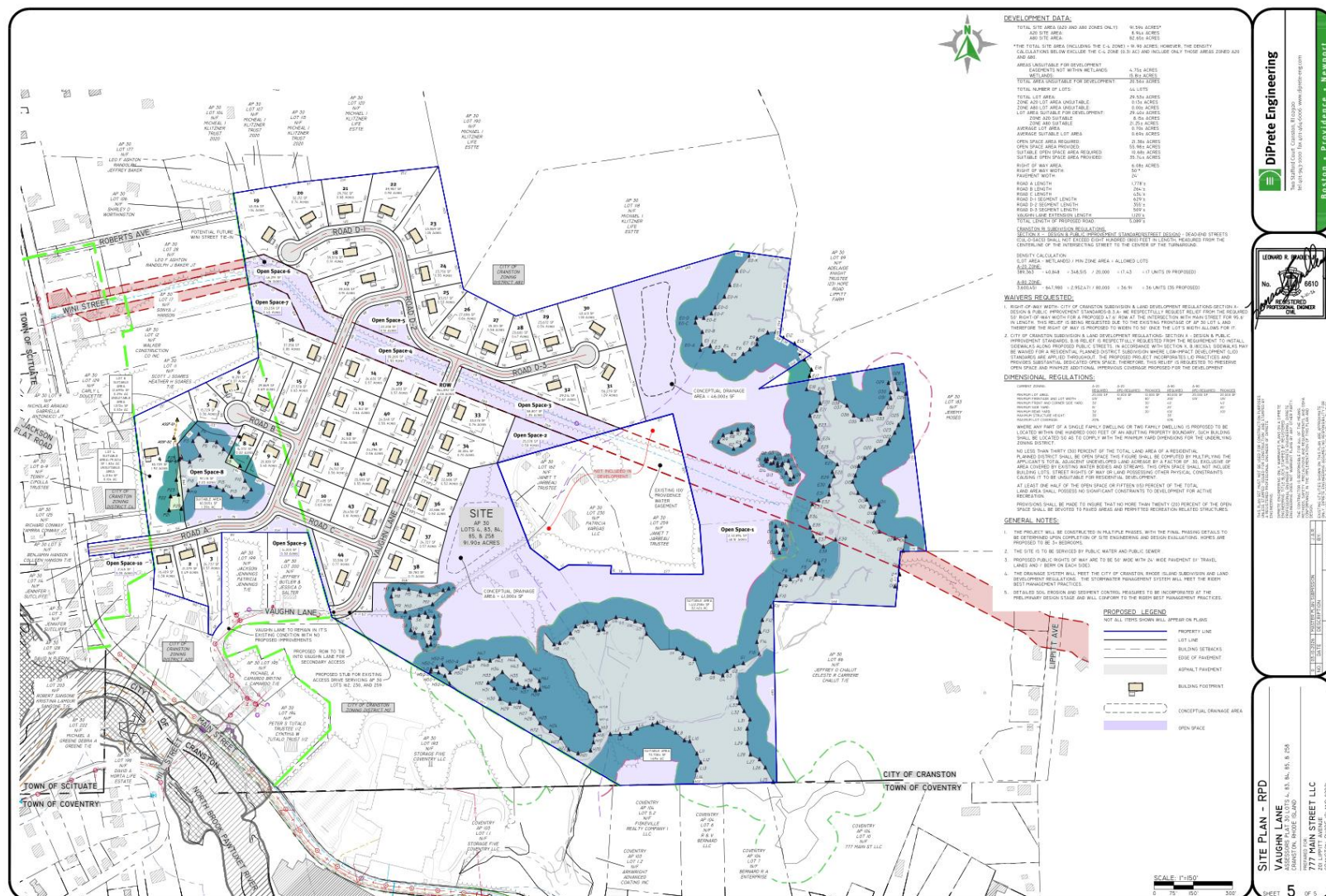


Cranston, Coventry, Scituate, Rhode Island

Subdivision Plan - Conventional Yield



Subdivision Plan - Open Space Layout



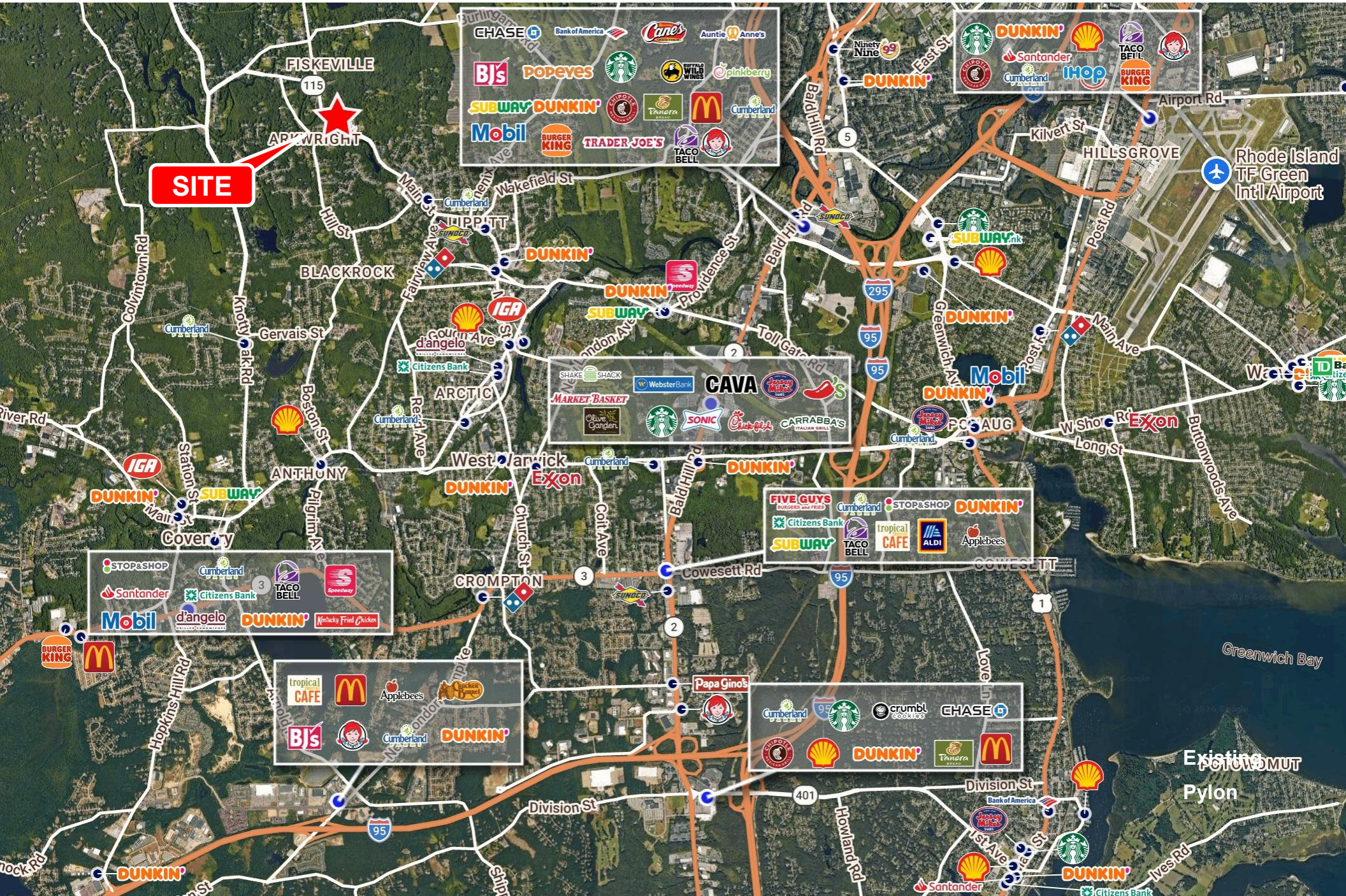
Aerial

Nine-parcel offering | Cranston • Scituate • Coventry, Rhode Island



PARCEL KEY

- 1 0 Vaugh Lane**
Cranston | AP/Lot 30/1/83 | 6.54 acres
- 2 0 Arkwright Farm Road**
Cranston | AP/Lot 30/1/84 | 29.39 acres
- 3 99 Vaugh Lane**
Cranston | AP/Lot 30/1/85 | 2.14 acres
- 4 0 Vaugh Lane**
Cranston | AP/Lot 30/1/258 | 50.94 acres
- 5* Leveille Street**
Scituate | AP/Lot 1/6 | 1.10 acres
- 6 0 Leveille Street**
Coventry | AP/Lot 103/73 | 0.05 acres
- 7 0 Main Street (rear)**
Coventry | AP/Lot 103/24 | 0.40 acres
- 8 0 Potter Court**
Coventry | AP/Lot 104/10 | 4.70 acres
- 9 0 Howard Street (rear)**
Coventry | AP/Lot 96/16.001 | 0.13 acres





Residential Development Opportunity

Cranston, Rhode Island

For Property Inquiries, please contact:

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