

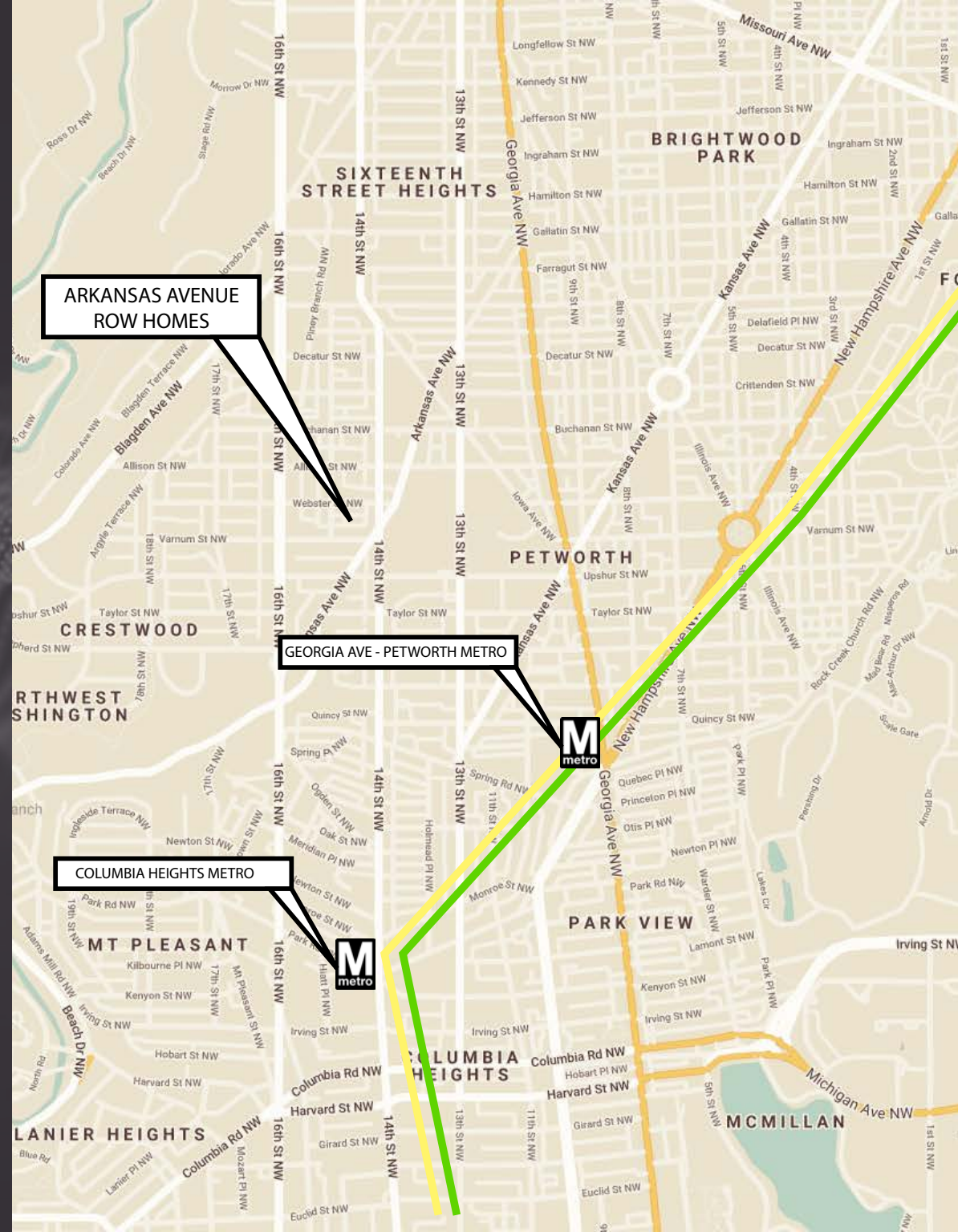
ARKANSAS AVENUE

Newmark Knight Frank is pleased to present Arkansas Avenue, a unique infill development opportunity for the construction of row homes. The site is located in the desirable Petworth neighborhood of Washington, DC.

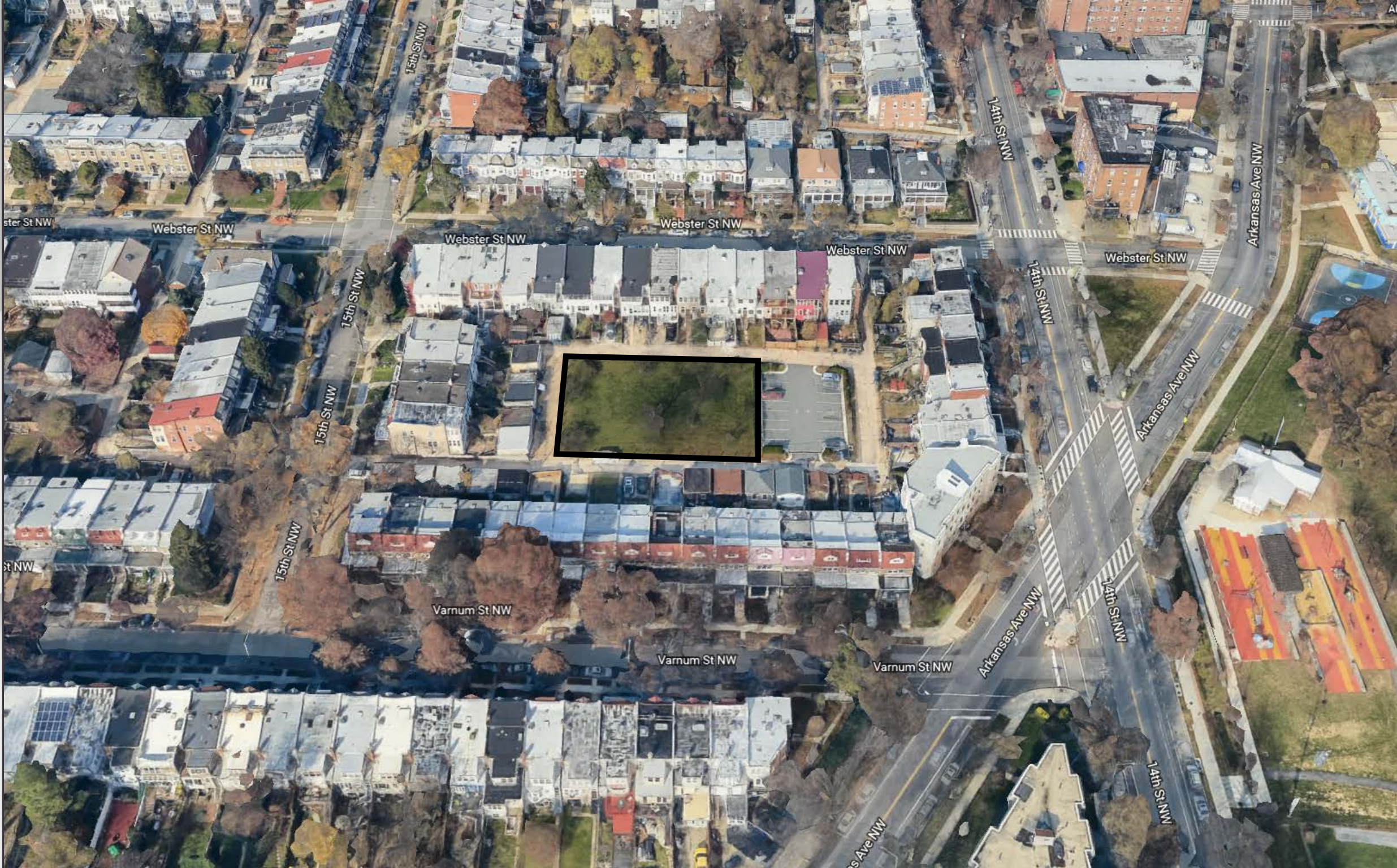
The Arkansas Avenue property is 11,741 square feet and currently vacant. The site will need to be subdivided such that each new residential row dwelling will be built on a separate Recorded Alley Lot.

In the past, row home development on parcels of this size, and smaller, have done exceptionally well in the city. A case study of the most recent infill project, Beale Square in Bloomingdale, is on page-9 of this marketing package.

SITE DESCRIPTION	
Size	11,741 sf
	0.27 ac
	129.59' East West Width
	90.6' North South Width
Legal	Lot 64, Square 2669
Zoning	RF-1 (alley lot)
SCHOOLS	Powell Elementary School
	MacFarland Middle School
	Roosevelt High School

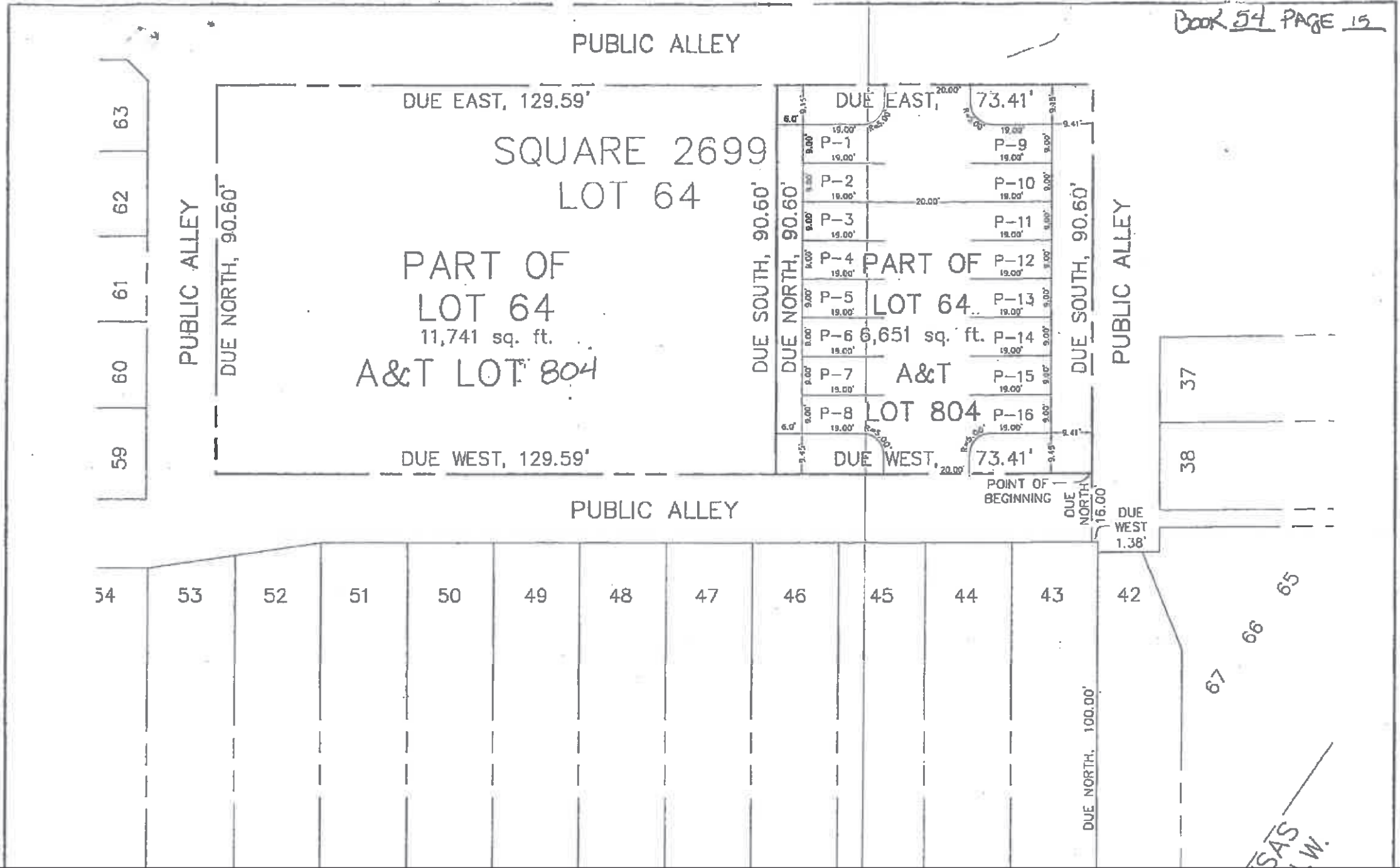


AERIAL MAP



SITE SURVEY

BOOK 54 PAGE 15



SAS
L.W.