

Prospect Ridge, Nassau / New

Providence Vacant

REF#53986

**COLDWELL
BANKER**

LIGHTBOURN
REALTY



LOT SIZE

11.71
acres

\$4,950,000

Location: Prospect Ridge, Nassau / New Providence

Amenities: .

Summary: Situated in the heart of western New Providence is a rare 11.71-acre tract ripe for residential development. Strategically positioned adjacent to an already established high-end gated community, this undeveloped tract of land is a Developer's dream. Approvals are in place for 41 multi-family zoned lots! This is the last remaining "High Tor" tract and represents an excellent investment opportunity. With easement rights through an existing gated entrance the only thing left to do is installation of the various utilities to certain portions of the land. A section of the tract is already serviced including paved road access.

New Providence is in short supply of developable land, particularly in high-demand locations, and with elevations up to 60 feet above sea level this is a fantastic opportunity.

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