

Memorandum

To: Kyle Beidler, Assistant Township Manager, CPO

From: Ron Henshaw, Director
Planning & Development Services

Date: January 5, 2026

Subject: Available Unbuilt Residential Lots/Units through fourth quarter, 2025

Below is a list of lots/units available to build as of December 31, 2025 for recorded developments.

DEVELOPMENT	TOTAL UNITS	UNBUILT UNITS
1. Breckenridge		
Phase 1	35 Twhse units	0
Phase 2	28 Twhse units	16
Phase 3	28 Twhse units	28
Phase 4	26 Twhse units	26
	117	70
2. Brookvue (Graham)		
Phase 1A	28 Single Family Detached	20
	38 Townhouse units	23
Phase 1B	19 Single Family Detached	16
	36 Townhouse units	28
Phase 2A	42 Single Family Detached	42
	20 Townhouse units	20
Phase 2B	25 Single Family Detached	25
	30 Townhouse units	30
Phase 4	10 Single Family Detached	10
	36 Townhouse units	36
	284	250
3. Crescent		
Phase 1A	35 Single Family Detached	15
	122 Twhse units	0
Phase 2	58 Single Family Detached	58
	68 Twhse units	68
	283	141
4. Eagle Ridge	22	2

5.	Forest Edge Phase 3	42 42	1 1
6.	Laurel Pointe Phase 1 Phase 2 Phase 3	61 52 16 129	5 12 5 22
7.	Meeder Phase 1 Phase 9	 1 Single Family Residential units 52 Townshouse units 7 Live/Work units 34 Twhse units 94	 1 15 7 5 28
8.	Park Meadows	67	46
9.	Reserve at Cranberry Springs	308	196
10.	Summerwind	66	66
Of these 10 Developments:		Total Unbuilt Units	822
		Total Units	1,412
		Percent Undeveloped	58.2%

Below is a list of lots/units approved by the Board of Supervisors, but not recorded as of December 31, 2025.

DEVELOPMENT	TOTAL UNITS	UNBUILT UNITS
1. Crescent Phase 1B Phase 3	288 Multi-story, Multi-family 88 SFR 131 Twhse 507	288 88 131 507
2. Felson II	180 Multi-story, Multi-family	180
3. Ridge at Pinebrook	32 SFR	32
Total approved residential lots still to be constucted	719	719
Of the above listed Developments:	Total Unbuilt Units	1541
	Total Units	2131
	Percent Undeveloped	72%

5 Year Comparison

	2025	2024	2023	2022	2021
Total Unbuilt Units	1541	675	406	642	817
Total Units	2131	1049	705	1127	1,079
Percent Undeveloped	72%	64%	58%	57%	76%

i:\community planning and codes\reference information\reports\unbuilt unit reports\2025\available residential lots-fourth quarter.2025.docx