



# 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.

<b>DEVELOPMENT</b>	<b>TOTAL UNITS</b>	<b>UNBUILT UNITS</b>
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
	<b>117</b>	<b>70</b>
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
	<b>284</b>	<b>250</b>
3. Crescent		
Phase 1A	35 Single Family Detached	15
	122 Twhse units	0
Phase 2	58 Single Family Detached	58
	68 Twhse units	68
	<b>283</b>	<b>141</b>
4. Eagle Ridge	<b>22</b>	<b>2</b>

5.	Forest Edge			
	Phase 3	42		1
		<b>42</b>		<b>1</b>
6.	Laurel Pointe			
	Phase 1	61		5
	Phase 2	52		12
	Phase 3	16		5
		<b>129</b>		<b>22</b>
7.	Meeder			
	Phase 1	1 Single Family Residential units	1	
		52 Townhouse units	15	
		7 Live/Work units	7	
	Phase 9	34 Twhse units	5	
		<b>94</b>		<b>28</b>
8.	Park Meadows	<b>67</b>		<b>46</b>
9.	Reserve at Cranberry Springs	<b>308</b>		<b>196</b>
10.	Summerwind	<b>66</b>		<b>66</b>
<b>Of these 10 Developments:</b>				
		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	288 Multi-story, Multi-family	288
Phase 3	88 SFR	88
	131 Twhse	131
	<b>507</b>	<b>507</b>
2. Felson II	<b>180</b> Multi-story, Multi-family	<b>180</b>
3. Ridge at Pinebrook	<b>32</b> SFR	<b>32</b>
<b>Total approved residential lots still to be constucted</b>	<b>719</b>	<b>719</b>
<b>Of the above listed Developments:</b>		
	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