



# ROSEWOOD

Reimagining  
Downtown  
Fayetteville



# ABOUT ROSEWOOD

Rosewood is imagined as a small walkable mixed-use community with residential, and commercial retail/office space nestled on a 8.5-acre parcel in the heart of downtown Fayetteville.

With approximately 2 acres of green space Rosewood offers plenty of outdoor opportunities for walking, biking or just communing with nature.

60 condominiums and live work residences along with 17 townhomes and 10 single family homes comprise Rosewood's residential component. In easy walking distance, the community is rounded out with 31,000sf of commercial retail and office space.





## DOWNTOWN FAYETTEVILLE

### AMENITIES

Rosewood would add much needed green space to downtown Fayetteville to compliment the park at City Hall

### WALKABILITY

The retail and office space will provide restaurant and retail shop space to service an increasing population in downtown Fayetteville

### HOUSING

Rosewood's housing product fills the gap between rental and market rate housing without the wasteful use of environmentally insensitive single family one-acre lots.

# SOLUTION

## CLOSE THE GAP

- Our housing product fills a void. Approximately 500 rental units are coming on-line in downtown Fayetteville with no new ownership units. Rosewood fills that void.

## TARGET DEMOGRAPHIC

- Young Professionals
- Seniors looking to downsize
- Artists and other small shop entrepreneurs

## COMMUNITY

- Rosewood restores the feel of a small community atmosphere in downtown Fayetteville where you can cross the street without feeling like you are taking your life in your hands.

## EASE OF NAVIGATION

- Getting where you need to be without an automobile is one of the simple pleasures of life –Rosewood offers that ability.



# PRODUCT OVERVIEW

## UNIQUE

Only new home ownership product to be developed in downtown Fayetteville in decades

## LIVE WORK

Both the residential homes and the mixed-use retail/office buildings are beautifully designed in a stylish and functional manner conducive to the lifestyles of young professionals and seniors alike

## TESTED

The market has been surveyed to reveal a need for the housing and commercial space envisioned

## AUTHENTIC

Imagined with the help of local real estate professionals familiar with local market conditions

7/23/2023

ROSEWOOD







275 West Lanier  
Ave.

235 W. Lanier  
Ave.

3.99 AC

1.79 AC

2.94 AC

225 West Lanier  
Ave.

SITE OVERVIEW





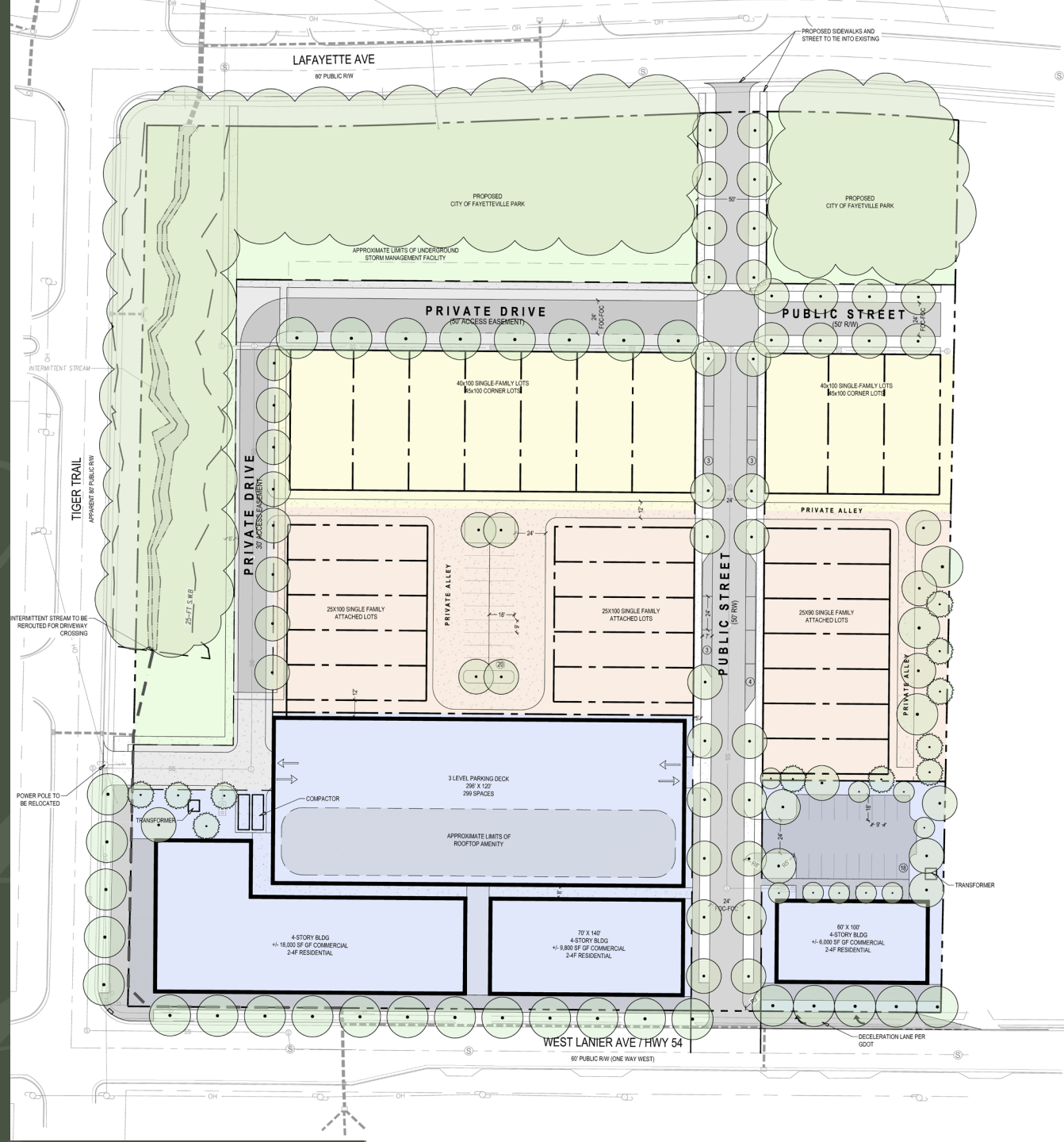
# THE SITE

## SITE CONTROL

The site consists of an assemblage of three (3) parcels with frontage on W. Lanier Ave. (SR 54) in the heart of downtown Fayetteville. Developer acquired all three (3) parcels in December of 2022.

## LOCATION

The site fronts on a major thorough fare and has access from an arterial street on the back side as well. In short, the site is easily accessible from two existing roadways



# MIXED USE PLAN

60 Condominium/Live Work  
Residential Units

31,000 sf Retail/Office Space

17 Attached Townhome  
Residences

10 Single Family Residences

299 Covered Parking  
Deck Spaces

