

Expansion Feasibility Self-Test

Score every expansion before you pay for it.

Answer each gate honestly. Every box must be checked. A single unchecked gate means there is no expansion until you solve it first — no matter how much land you have.

The Gates

- ☐ Zoning allows additional development (confirmed in writing by the municipality)
- ☐ Use is conforming — or grandfathered status is secure and won't be lost
- ☐ No special-use permit needed, or one is obtainable and transfers on sale
- ☐ Wetlands, floodplain, and buffers still leave enough NET buildable acreage
- ☐ Fresh-water capacity supports the added sites
- ☐ Septic, sewer, or a city tap supports the added flow
- ☐ Electrical service can handle the new load
- ☐ Road access and layout work — and any entrance permit is obtainable
- ☐ An engineer has confirmed capacity and true build cost
- ☐ The numbers pay back — NOI and value — at a financed cost

ALL BOXES CHECKED = real, verified upside you can build. ANY BOX BLANK = stop and solve it before you pay a dollar for “potential.”