

On-Air: Comprehensive Desktop Site Audit for Real Estate Development

This document outlines the extensive desktop site audit services provided by On-Air, offering crucial insights for real estate developers, business owners, and investors. Our thorough analysis covers geographical, environmental, regulatory, and market aspects to ensure informed decision-making in property development projects.



by Tom Hodges

Geographical Search Area Parcel Data Analysis

On-Air begins its comprehensive audit by examining detailed geographical search area parcel data. This crucial step provides a foundation for understanding the property's context within its surroundings.

Property Boundaries

Precise delineation of property lines and total acreage

Adjacent Properties

Analysis of neighboring parcels and their potential impact

Zoning Information

Current zoning designations and potential for rezoning

Historical Data

Past usage and any recorded easements or encumbrances

This detailed parcel analysis forms the bedrock of our site audit, enabling developers to make informed decisions about property acquisition and development potential.



Flood Zone and Environmental Assessment

On-Air conducts a thorough examination of flood zones and environmental factors that could impact development plans. This critical information helps mitigate risks and ensures compliance with environmental regulations.

Flood Zone Classification

We identify the property's flood zone designation according to FEMA maps, assessing the risk level and potential insurance requirements. This information is crucial for determining construction requirements and long-term property management strategies.

Environmental Considerations

Our audit includes an assessment of environmental factors such as wetlands, protected habitats, and potential contamination. We evaluate the impact of these factors on development feasibility and highlight any necessary mitigation measures or additional studies required.

Compliance and Governmental Authorities

Navigating the complex landscape of regulatory compliance is essential for successful development projects. On-Air's desktop audit provides a comprehensive overview of relevant governmental authorities and compliance requirements.

1

Local Government

Identify key departments and contacts for permits and approvals

2

State Regulations

Outline applicable state-level development and environmental regulations

3

Federal Oversight

Assess any federal requirements, such as EPA or Army Corps of Engineers involvement

4

Special Districts

Identify any special zoning districts or overlay zones affecting the property

Our analysis helps developers anticipate regulatory hurdles and streamline the approval process, potentially saving time and resources in the long run.

Topographical Analysis

Understanding the site's topography is crucial for effective land use planning and construction feasibility. On-Air's desktop audit includes a detailed topographical analysis to inform development strategies.

Elevation Changes

Identify significant grade changes and their impact on development

Natural Features

Highlight key landscape elements such as ridges, valleys, or water bodies

Soil Composition

Preliminary assessment of soil types and potential geotechnical concerns

Drainage Patterns

Evaluate natural water flow and potential stormwater management needs

This topographical insight allows developers to optimize site design, minimize earthwork costs, and address potential engineering challenges early in the planning process.

Local Competitor and Market Analysis

On-Air's desktop audit includes a comprehensive analysis of local competitors and market conditions, providing valuable insights for strategic planning and positioning.

Competitive Landscape

- Identify existing and planned developments in the area
- Analyze competitor offerings, pricing, and market share
- Assess potential market saturation or gaps in the local market

Market Trends

- Evaluate demographic shifts and population growth projections
- Analyze economic indicators and employment trends
- Identify emerging market opportunities and potential risks

This market intelligence enables developers to make informed decisions about project feasibility, target demographics, and potential return on investment.

Co-location Possibilities and Site Feasibility

On-Air's audit explores potential co-location opportunities and assesses overall site feasibility, helping developers maximize land use and project viability.

Co-location Analysis

We identify potential synergies with neighboring properties or businesses, exploring opportunities for shared resources, mixed-use development, or strategic partnerships.

Infrastructure Assessment

Our audit evaluates existing utilities, transportation access, and public services to determine the site's readiness for development and potential infrastructure costs.

Development Constraints

We highlight any physical, legal, or regulatory constraints that may impact development plans, allowing for early problem-solving and mitigation strategies.

Feasibility Scoring

Based on all gathered data, we provide a comprehensive feasibility score, helping developers quickly assess the site's potential and prioritize opportunities.



Mapping and Visualization

To synthesize all collected data and provide a clear, actionable overview, On-Air's desktop audit concludes with comprehensive mapping and visualization of key findings.

Interactive GIS Maps

Layered maps integrating all analyzed data for easy exploration

3D Site Renderings

Conceptual visualizations of potential development scenarios

Infographics and Charts

Visual representations of market data and site characteristics

Executive Summary Dashboard

At-a-glance overview of key findings and recommendations

These powerful visual tools enable stakeholders to quickly grasp complex information, facilitate decision-making, and communicate project potential to investors and regulatory bodies. On-Air's comprehensive desktop site audit provides a solid foundation for informed, strategic real estate development decisions.