

Pre-LOI Site Constraints Brief

123 Sample Street, Anytown

SITE INFORMATION

Address 123 Sample Street, Anytown
Report date 2026-09-01

PREPARED BY

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FINDINGS

- The property is not inside a designated Qualified Opportunity Zone, so an investment here does not qualify for Opportunity Zone deferral of capital gain.

26 U.S.C. 1400Z-2

A comparison against 44 CFR 65.10 could not be run: the record it needs did not answer.



The property from above

1,570

sq ft
Nearest structure
footprint

8.78

in
Design-storm rainfall
depth

0.04

miles
Nearest freight route

Key figures for this property

AnytownJurisdiction: county, municipality,
state, tract**Yes**Building height: reported, or why
not**Very limited**Soil limitation rating, small
commercial buildings**B**Seismic design category and design
parameters**Severe 15**

Air quality attainment designation

NoCircuit hosting capacity: published
or not

At a glance

Jurisdiction: county, municipality,
state, tract**Anytown**

Building height: reported, or why not

YesNearest structure footprint and
occupancy**1,570 sq ft**

Design-storm rainfall depth

8.78 inSoil limitation rating, small commercial
buildings**Very limited**Seismic design category and design
parameters**B**Superfund site, operable unit and use
restrictions**None found**

Air quality attainment designation

Severe 15

Critical habitat and consultation trigger

ESA section 7 consultation is triggered by a FEDERAL ACTION - federal funding, a federal permit or authorization, or an action on federal land - not by the boundary alone. Inside a FINAL designation the standard is destruction or adverse modification of critical habitat; inside a PROPOSED one the obligation is a section 7(a)(4) conference. With no federal nexus, critical habitat creates no consultation duty of its own. Separately and independently of all of that, the section 9 prohibition on take of a listed species applies wherever the species occurs, including entirely outside these boundaries.

Electric service territory and supplier	CONSOLIDATED EDISON CO-ST INC
Circuit hosting capacity: published or not	No
Nearest freight route, class and truck limits	0.04 miles
Historic listings nearby	Not available for this property
Opportunity Zone designation	No
Flood zone and special flood hazard area status	Not available for this property
Whether that zone depends on a levee	Not available for this property
Levee overtopping: annual chance and return period	Not available for this property
Paid flood insurance claims in this block group	Not available for this property
Storm surge depth by hurricane category	No entry for this location
Depth to seasonal high water table	No entry for this location
Environmental records within screening distance	Not available for this property
Nearest open underground storage tank release	No entry for this location

Public water service and provider	Not available for this property
Limits, coverage notes and units charged	Not available for this property

RECORDS THAT DO NOT COVER THIS AREA

- Flood depth, 1% and 0.2% annual chance

WHAT THIS DOES NOT COVER

- A POINT CAN BE IN NO CITY and often is: about a third of Americans live on unincorporated county land, where `place` is legitimately empty and the county is the local government
- A ZCTA IS NOT A ZIP CODE. It is the Census polygon approximation of one; USPS ZIPs are delivery routes, not areas. They disagree at edges and some ZIPs have no ZCTA. Never use it to validate an address
- school district boundaries are not attendance zones — which school a child attends is set by the district, not by this
- congressional and legislative districts are REDRAWN. The vintage is returned so a stored answer can be told from a current one
- special districts — fire, water, library, utility — are not Census geographies and are not here at all
- US only; a point offshore or abroad returns no geographies
- local government: Anytown, Sample County, State
- ZCTA5 00000 is a ZIP Code TABULATION AREA, the Census polygon approximation of a ZIP. USPS ZIPs are delivery routes, not areas; they disagree at edges. Do not use it to validate an address
- answered against Census vintage Current_Current; districts are redrawn and a stored result can go stale
- stories are an INFERENCE from height, not a count. A church, a warehouse and a car park all break the divisor
- and 110 further limits, all returned with the measurements themselves.

DISCLAIMER

This report presents measurements and public-record findings for the property named above, as of the date shown. It is provided for information only. It is not a survey, an engineering opinion, an appraisal, a title search, an environmental site assessment, or a determination by any government agency, and it must not be used in place of one. Where a professional certification is required, a licensed professional must provide it. Conditions at a property change; a finding here describes the property as recorded, not as it may be today. Measure makes no warranty and accepts no liability for decisions taken on this document.