01 / THE FOUR DECISION GATES

Best land-use screening

A preliminary land-use and development-economics output for comparing evidenced alternatives.

SAMPLE STATUS

No site-specific conclusion or forecast. No use is selected or ranked in this template. Zoning, physical fit, market support and economics must be established for each commissioned alternative.

Property and decision scope

Report field	Completed report content
Property / as-of date	[To be established] - parcel, jurisdiction, area and date of analysis.
Ownership / investment basis	[To be established] - as-is land value or acquisition cost, with consistent treatment.
Alternatives commissioned	[To be established] - uses selected for evaluation after initial site and market review.

Each alternative must pass four gates

Gate	Evidence the report evaluates
1. Legally permitted	Zoning, restrictions, approvals and access rights; confirmation status stated.
2. Physically suitable	Area, configuration, buildable capacity, circulation, utilities, drainage and environmental constraints.
3. Financially feasible	Market support, documented costs and independently supported completed-project value or income.
4. Comparative result	Compare alternatives on a consistent basis only when the relevant evidence is sufficient.

A development-economics calculation does not establish demand, zoning permission or physical suitability. This preliminary screening is not an appraisal or an automated universal best-use determination.

02 / DEVELOPMENT ECONOMICS

A consistent economics basis

The optional economics screen compares documented costs with separately supported value evidence.

Development cost register

Cost line	Sample status / required basis
Acquisition / land basis	[To be established] - as-is land or acquisition basis
Sitework and infrastructure	[To be established] - utilities, access and civil scope
Hard construction costs	[To be established] - building and applicable conversion scope
Soft costs and professional fees	[To be established] - design, permits and consultants
Financing / carrying costs	[To be established] - period and terms
Contingency	[To be established] - basis and included risks
Lease-up / marketing	[To be established] - delivery and occupancy assumptions
Other project costs	[To be established] - explicit included items

Value and residual land economics

Economics output	Status / final report treatment
Exit / as-improved value	Pending independently supported value or income basis
Total development cost	Pending reconciled cost basis and exclusions
Residual land at target profit	Pending value, non-land cost and defined profit target
Cost / value / cap-rate sensitivity	Pending relevant downside and upside inputs

The selected sector may be fuel and convenience retail, QSR, residential or retail. Each calculation uses supplied evidence for the specific alternative; the module does not generate cross-sector market demand. No return is reported when essential inputs are missing.

03 / COMPARE AND DECIDE

Alternatives and evidence

Comparison is conditional on shared assumptions and comparable scope, timing and investment treatment.

Alternative comparison structure

Decision dimension	Alternative A	Alternative B
Use / program	To be established	To be established
Legal permission	Pending evidence	Pending evidence
Physical fit and delivery	Pending evidence	Pending evidence
Market / absorption support	Pending evidence	Pending evidence
Costs and independent value	Pending evidence	Pending evidence
Downside / residual land economics	Pending evidence	Pending evidence
Recommendation and confidence	Decision pending	Decision pending

Provenance and outstanding evidence

Evidence class	Required record
Sourced fact	Publisher, document, date, property or geography, verification status
Derived estimate	Source inputs, method, as-of date and sensitivity
Client assumption	Owner-supplied basis, support and consequence if wrong
Missing evidence	Gap, affected gate and required next action

DECISION OUTPUT

A completed screen states which alternatives remain viable, what prevents a defensible ranking and the next investigations needed. Any selected use remains conditional on the specified evidence and approvals.