

FOR SALE • VACANT LAND

O Narragansett Trail • Buxton, ME



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2.54± ACRE LOT

- Highly visible site directly on route 202; one of the primary East-West commuter & commercial corridors connecting Buxton, Gorham, Hollis and the Greater Portland market
- Level site suitable for up to approximately 14,000± sf of development
- Daily traffic exposure of approximately 5,000± vehicles per day
- Growing trade area servicing residents throughout the region
- Surrounding businesses include Dearborn Brothers Construction, Hannaford, Waltz & Sons Propane, Reynold Motorsports, Flanagan Farm, numerous automotive businesses & many more

SALE PRICE: \$375,000

PROPERTY SUMMARY

0 Narragansett Trail • Buxton, ME



Site Info

OWNER:	Wyatt Properties, LLC
DEED:	Book 17291, Page 747
ASSESSOR:	Map 8, Lot 25-1A
LOT SIZE:	2.54± AC
ROAD FRONTAGE:	455'± on Route 202
ZONING:	Light Commercial
PROPERTY TAXES:	\$1,700 (2025)

Zoning Permitted & Conditional Uses

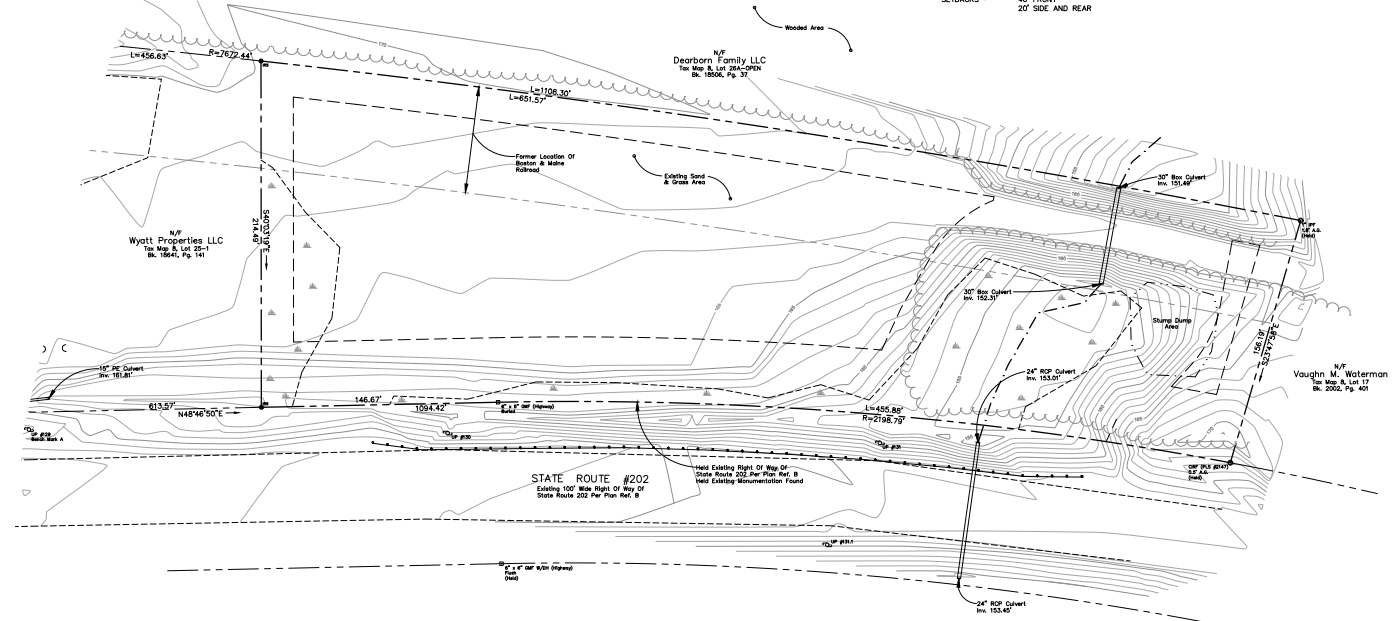
- Accessory Dwelling Unit
- Active Outdoor Recreation
- Agriculture
- Agritourism Facility
- Amusement Centers
- Animal Husbandry
- Artisanal Food and/or Beverage Facility
- Auto Repair Garage
- Auto Service Station
- Automobile Industrial/Equipment Repair
- Bar
- Breakwaters & Causeways
- Business Contractor
- Bulk Fuel Storage
- Bus. & Professional Offices
- Campgrounds
- Car Wash Facility
- Commercial Composting
- Commercial Recreation
- Daycare Facility
- Daycare Home
- Flea Market
- Forestry
- Function, Reception, Banquet Hall, Event Venue
- Funeral Homes
- Golf Course
- Home Occupations
- Individual Private Campsites
- Kennels
- Manufacturing
- Marinas
- Mechanized Outdoor Recreation
- Medical Marijuana Dispensaries
- Medical Offices & Clinics
- Mobile Vendor/Food Cart
- Motels, Hotels & Inns
- Motor Vehicle Sales
- Municipal Uses
- Passive Outdoor Recreation
- Personal Service Establishments
- Piers Shorter than 20 ft
- Private Clubs
- Public & Private Parks
- Public Utilities
- Research & Testing Facilities
- Restaurants
- Retail Businesses
- Single Family Dwellings
- Small Wind Energy Systems
- Solar Energy System
- Timber Harvesting
- Veterinary Clinic
- Warehouses & Outdoor Storage
- Wholesale Business
- Wireless Telecommunications Facility

BOUNDARY SURVEY PLAN

0 Narragansett Trail • Buxton, ME



- NOTES:
1. OWNER: WYATT PROPERTIES LLC
6 MILLBROOK DRIVE
OLD ORCHARD BEACH, ME 04064
 2. SURVEYOR: ROBERT C. LIBBY JR. PLS #2190
BH2M
3808 MAIN STREET
GORHAM, ME
 3. WETLANDS DELINEATION: MARK HAMPTON ASSOCIATES, INC CCS#216
P.O. BOX 1931
PORTLAND, MAINE 04104
 4. DEED REFERENCE: BK. 17291, PG. 747
 5. TAX MAP REFERENCE: MAP B, LOT 25-1A
 6. ZONING: LIGHT COMMERCIAL (LC)
 7. AREA OF PARCEL: 110,771 S.F. (2,543 AC.)
 8. MINIMUM STANDARDS: MIN. LOT SIZE - 80,000 S.F.
BUILDABLE AREA - 40,000 S.F.
FRONTAGE - 120' MIN.
SETBACKS - 40' FRONT
20' SIDE AND REAR
 9. BENCH MARK: 4" NAIL SET IN UTILITY POLE #129 ON NORTHERLY SIDE OF STATE ROUTE #202. ELEVATION = 167.81' (APPROXIMATE USGS DATUM)
 10. TOPOGRAPHIC DATA: COPIED FROM 2006 BH2M PLAN (SOME CHANGES EXIST).
 11. LAND SUBJECT TO MDEP NPDES PERMIT L-23749-NJ-A-N WITH RESPECT TO WETLAND PERMITTING AND STORMWATER MANAGEMENT.
 12. PLAN REFERENCES: A. STANDARD BOUNDARY SURVEY OF SHELBA PRINCEY-LIVINE PROPERTY ROUTE #202 BUXTON, MAINE DATED 2/16/00 BY SEBAGO TECHNIQS.
B. MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY NO. 119 BUXTON, MAINE PROJECT #S-019(S) S.H.C. FILE NO. 16-132 DATED NOVEMBER 1980 SHEET 2 OF 6.
C. STANDARD BOUNDARY SURVEY AND EXISTING CONDITIONS PLAN, LAND OF JOHN POMEROY, ROUTE 202, BUXTON, MAINE, DATED SEPT. 2006, BY BH2M, INC. (JOB #04011).



SYMBOL	DESCRIPTION
Iron Rod	IRON ROD/PIPE FOUND
Cap	CAPPED IRON ROD FOUND
Gr	GRANITE MONUMENT FOUND
5/8"	5/8" IRON ROD W/ CAP TO BE SET
---	UTILITY POLE
---	BUILDING SETBACK
---	PROPERTY LINE
---	ABUTTER PROPERTY LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING EDGE OF PAVEMENT
---	STREAM
---	EDGE OF WETLANDS
N/A	NOW OR FORMERLY
A.C.	ABOVE GROUND

Scale: 1" = 30'

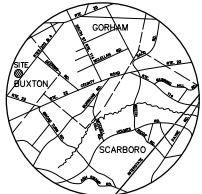
I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSED PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY, WITH THE FOLLOWING EXCEPTIONS:

1. NO SURVEYORS REPORT
2. PERMETER SURVEY BY OTHERS. SEE PLAN REF. #A.

ROBERT C. LIBBY JR. PLS #2190

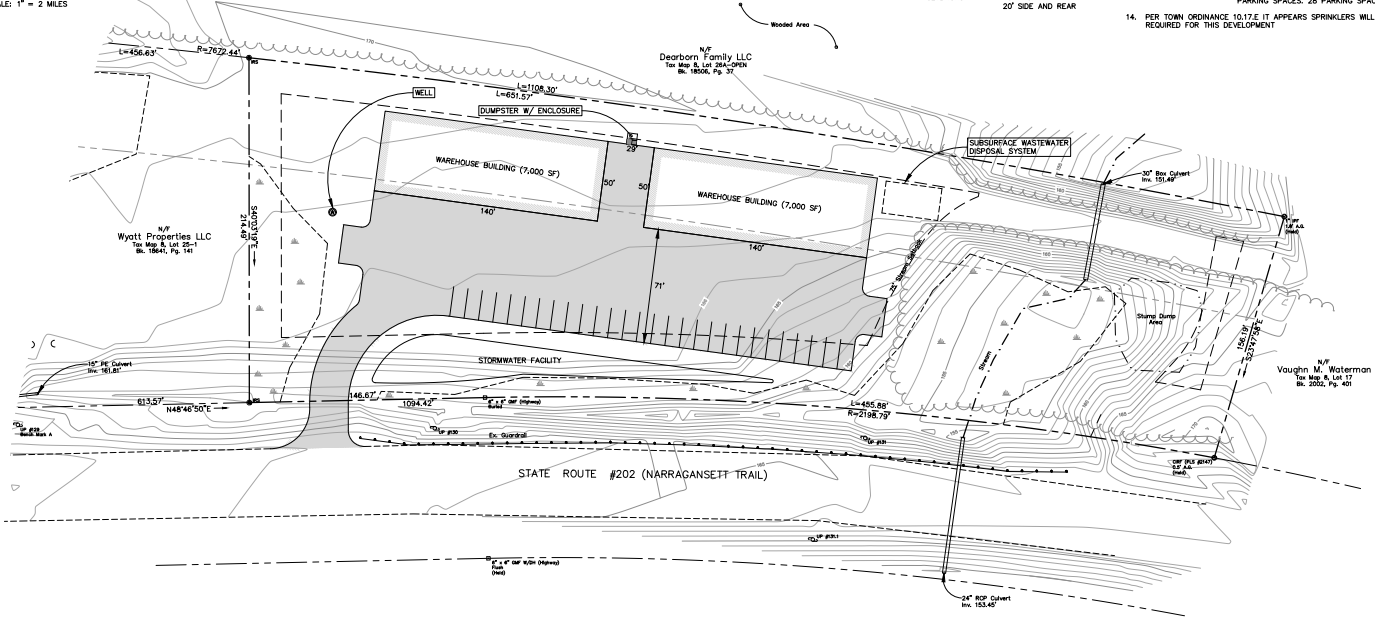
CONCEPTUAL PLAN

0 Narragansett Trail • Buxton, ME



LOCATION MAP
SCALE: 1" = 2 MILES

- NOTES:
- OWNER / APPLICANT: WYATT PROPERTIES LLC
8 MILLBROOK DRIVE
OLD ORCHARD BEACH, ME 04064
 - SURVEYOR: ROBERT C. LIBBY JR. PLS #2190
BPCM
3808 MAIN STREET
GORHAM, ME
 - WETLANDS DELINEATION: MARK HAMPTON ASSOCIATES, INC CCS#216
P.O. BOX 1931
PORTLAND, MAINE 04104
 - DEED REFERENCE: BK. 17291, PG. 747
 - TAX MAP REFERENCE: MAP B, LOT 25-1A
 - ZONING: LIGHT COMMERCIAL (LC)
 - AREA OF PARCEL: 110,771 S.F. (2.543 AC)
 - MINIMUM STANDARDS: MIN. LOT SIZE - 80,000 S.F.
BUILDABLE AREA - 40,000 S.F.
FRONTAGE - 150' MIN.
40' FRONT
20' SIDE AND REAR
 - BENCH MARK: 4" NAIL SET IN UTILITY POLE #123 ON NORTHERLY SIDE OF STATE ROUTE #202. ELEVATION = 167.81' (APPROXIMATE USGS DATUM)
 - TOPOGRAPHIC DATA COPIED FROM 2006 BHM PLAN (SEE PLAN REF 12C).
 - LAND SUBJECT TO MDEP NEPA PERMIT L-23749-NJ-A-N WITH RESPECT TO WETLAND PERMITTING AND STORMWATER MANAGEMENT.
 - PLAN REFERENCES: A. STANDARD BOUNDARY SURVEY OF SHEILA PHINNEY-LEVINE PROPERTY ROUTE #202 BUXTON, MAINE DATED 2/16/00 BY SEBAGO TECHNIQUES.
B. MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY NO. 114P BUXTON, MAINE PROJECT #S-0119(S) S.H.C. FILE NO. 16-132 DATED NOVEMBER 1960 SHEET 2 OF 6.
C. STANDARD BOUNDARY SURVEY AND EXISTING CONDITIONS PLAN, LAND OF JOHN POMPEO, ROUTE 202, BUXTON, MAINE, DATED SEPT. 2006, BY BHM, INC. (JOB #04011).
 - PARKING: WAREHOUSES REQUIRE 1 PARKING SPACE PER 500 SF. THEREFORE ORDINANCE REQUIRES 28 PARKING SPACES. 28 PARKING SPACES PROVIDED.
 - PER TOWN ORDINANCE 10.17.E IT APPEARS SPRINKLERS WILL NOT BE REQUIRED FOR THIS DEVELOPMENT



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○	IRON ROD/PPE FOUND
◐	CAPPED IRON ROD FOUND
◑	GRANITE MONUMENT FOUND
●	5/8" IRON ROD W/ CAP TO BE SET
○	UTILITY POLE
---	BUILDING SETBACK
---	PROPERTY LINE
---	ADJUTER PROPERTY LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING EDGE OF PAVEMENT
---	STREAM
---	EDGE OF WETLANDS
N/F	NOW OR FORMERLY
A.G.	ABOVE GROUND

Scale: 1" = 30'

AERIAL

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