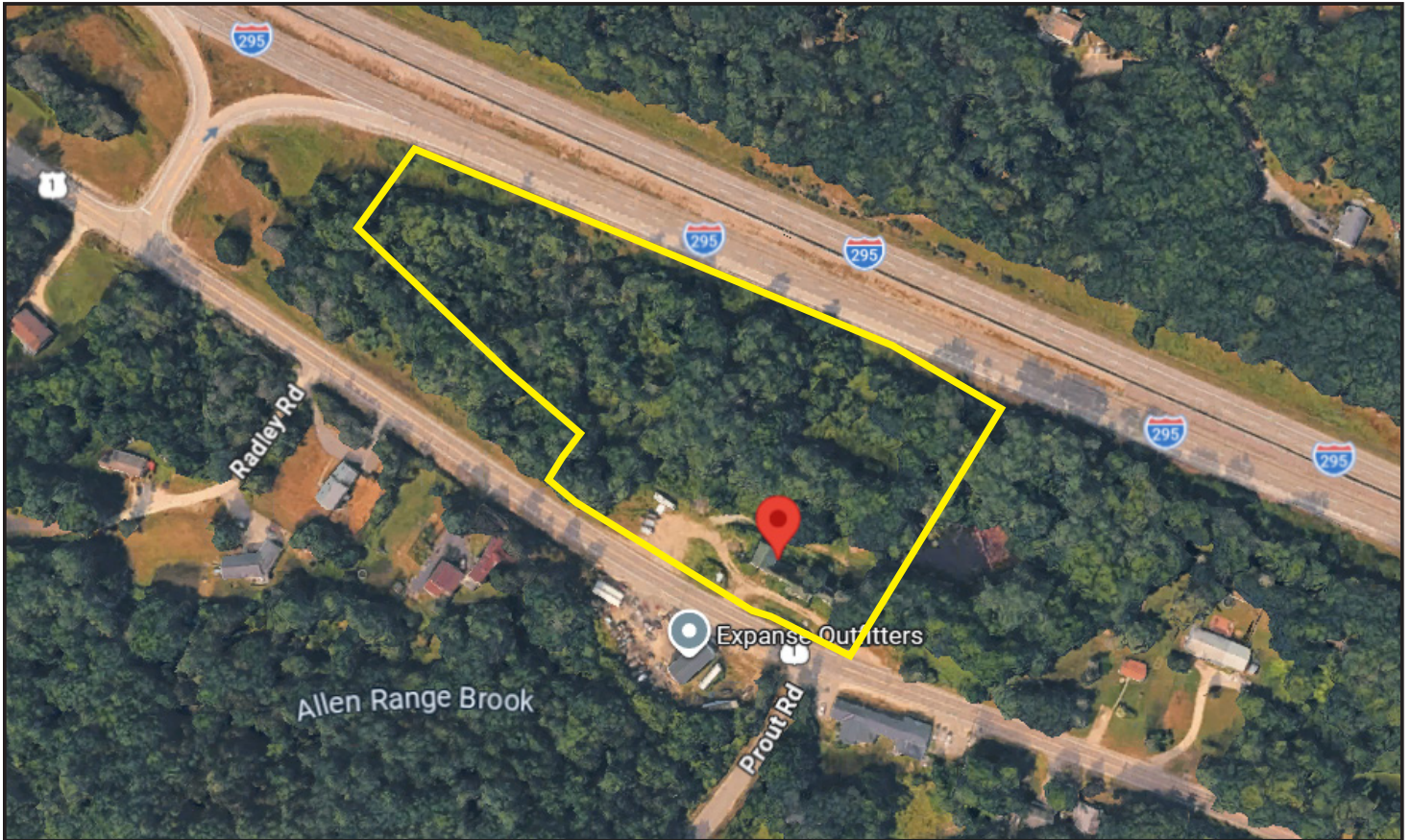


1285 US ROUTE ONE - FREEPORT COMMERCIAL REDEVELOPMENT LOT FOR SALE



PROPERTY TYPE: COMMERCIAL LAND

ROUTE ONE LOCATION ABUTTING I-295

ZONING: MDB - MED. DENSITY B

2 MILES NORTH OF SHOPPING DISTRICT

ACREAGE: 5.78+/- ACRES

MAJOR COMMERCIAL CORRIDOR

FRONTAGE: 940+/- FT

PUBLIC SEWER; HOOK-UP; NEW WELL NEEDED

TRAFFIC COUNT: 3,480 AADT24

SALE PRICE: Negotiable



For more information contact:
DENNIS WHELOCK
207-774-7715
dwheelock@balfourcommercial.com
www.balfourcommercial.com



KELLER WILLIAMS REALTY



Each Office Is Independently Owned and Operated.

OWNER	220 Main Street Freeport LLC
LAND TYPE	General Commercial
BEST OR CURRENT USE	Commercial Redevelopment
ZONING	MDB - Medium Density B
ZONING DESCRIPTION	The MD-A and MD-B districts maintain the present balance between residential and limited business uses in an area which includes some moderately densely developed areas containing structures of historical significance in sections which are more rural in nature. Route 1 is the major roadway in this District and extends from the Village to the Town of Brunswick border in the northern part of town.
ACREAGE	5.78+/- Acres
PARKING	None
TAXES/YEAR	2649.51 (2026)
BOOK/PAGE	38511/160
MAP/BLOCK/LOT	21/29
ASSESSED VALUE	\$191,300
ROAD FRONTAGE	940+/- Ft
TRAFFIC COUNT	3,480 AADT24
ELECTRIC	On-site
GAS	No Gas
SEWER	Available at Street
WATER	None

OVERVIEW

This large development parcel offers close to 1,000 feet of frontage directly on US Route One, along with additional visibility from Interstate 295. Located approximately two miles north of the area's main shopping district, the property provides a highly visible setting with convenient access to surrounding commercial activity.

Zoned MDB, the site allows for a variety of potential uses subject to city approval, offering flexibility for future development. An existing structure is located on the property and will need to be razed as part of redevelopment. Electricity is currently available onsite, with public sewer connection available at the street. A private well will be required.

With substantial road frontage, strong visibility, and flexible zoning, this property presents an opportunity for developers, investors, or businesses seeking a sizable site along a major commercial corridor.

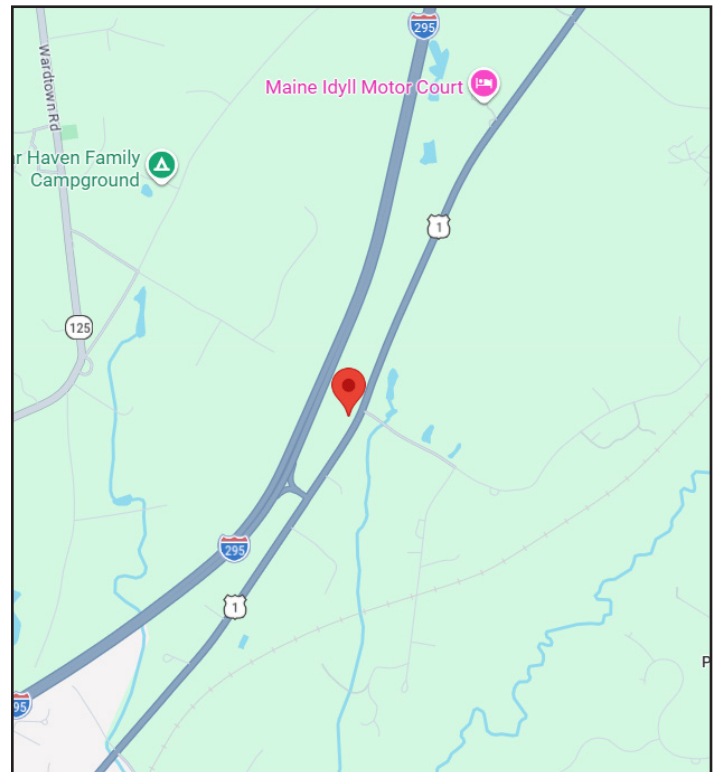
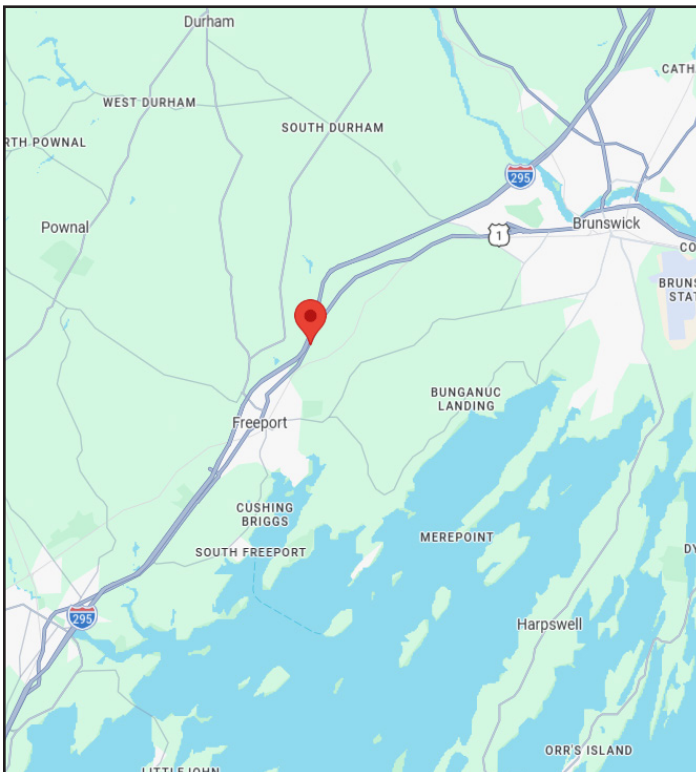
Freeport is a classic New England village that attracts 3 million visitors each year to our scenic location on Casco Bay and is a hub for L.L Bean' Flagship Store, diverse retail and experiential offerings, outdoor recreation, and a growing cluster of craft breweries and oyster farms.

Freeport is one of Maine's most popular destinations centered in a great year-round market area:

- Household income is 35 percent higher than the national average
- Median home value is 44 higher than the national average
- Surrounding Cumberland County is developing rapidly with median household income and home values that are 17 percent and 26 percent higher than the national average, respectively

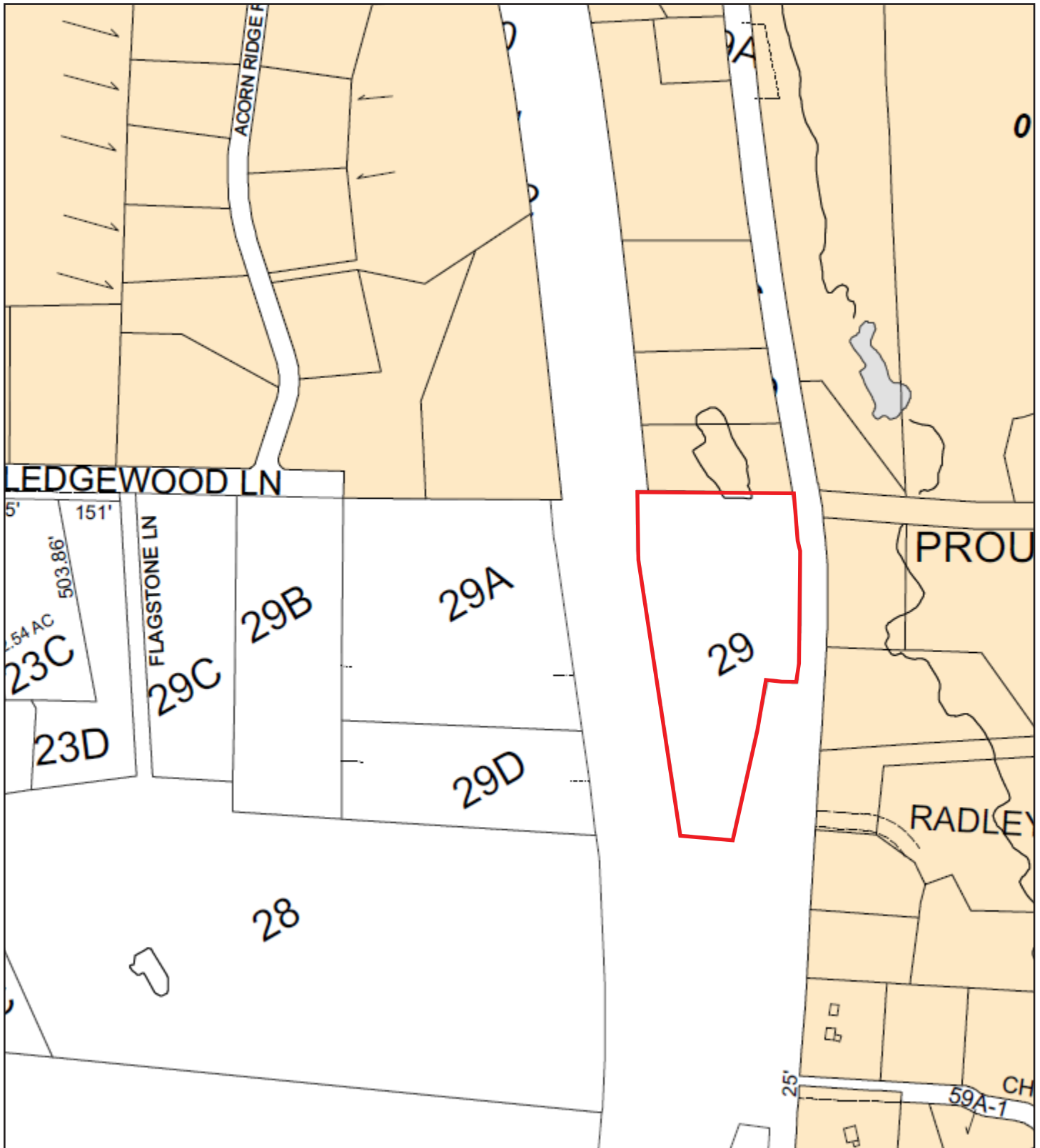
Freeport is highly accessible for your customers and employees in Maine's largest metropolitan area

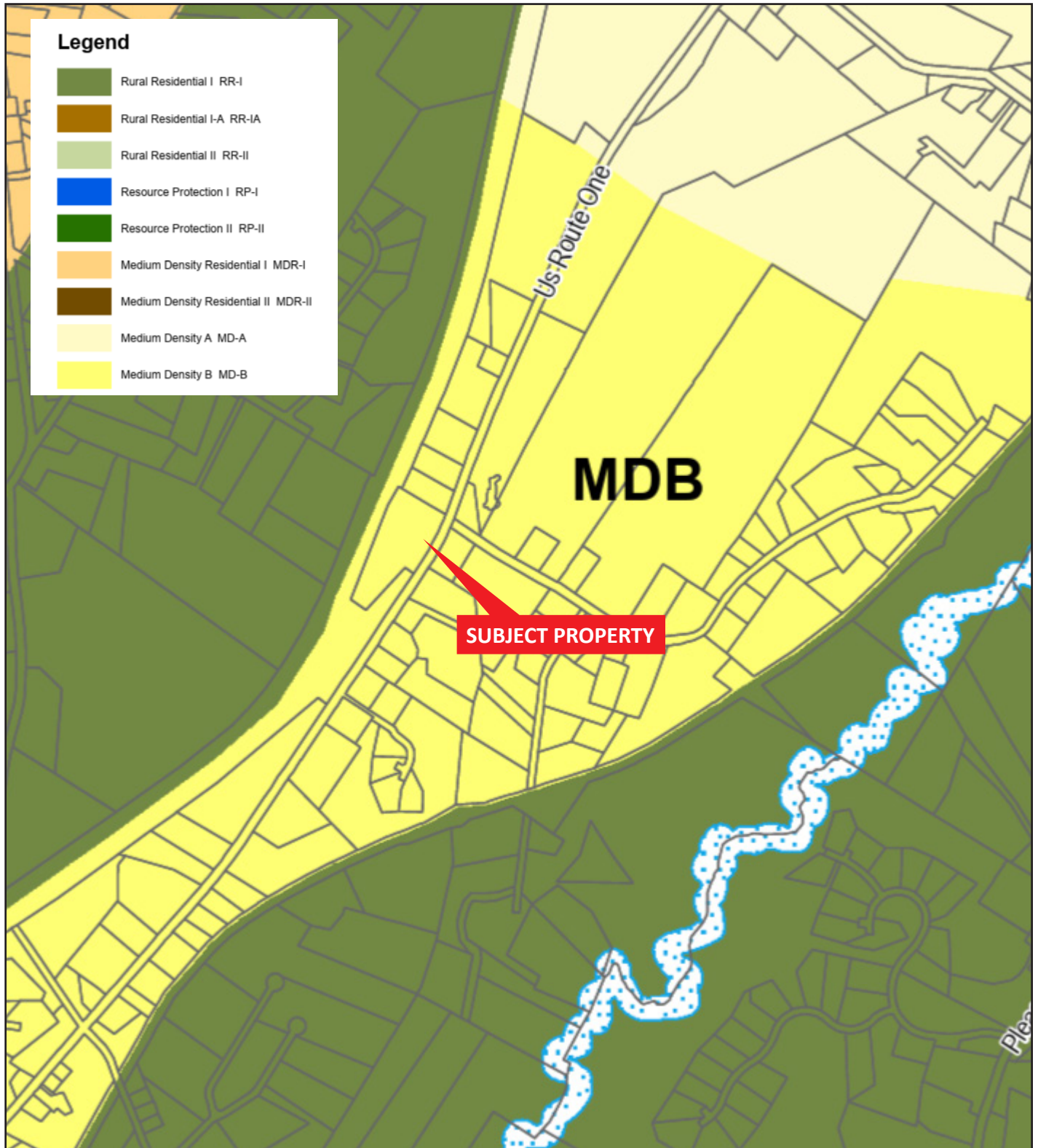
- Just 20 minutes north of Portland on Interstate-295 and U.S. Route 1
- 2 hours north of Boston with convenient access to points south
- Freeport's village center is served by AmTrak Downeaster and Breeze bus from Portland



50 Sewall St. - Portland, Maine 04102 • Tel. 207-774-7715 • www.balfourcommercial.com

THE INFORMATION IN THIS PROFILE HAS BEEN PROVIDED BY THE CLIENT. MAGNUSSON BALFOUR COMMERCIAL & BUSINESS BROKERS MAKES NO REPRESENTATIONS AS TO ITS ACCURACY. THIS PROFILE IS FOR THE CONFIDENTIAL USE OF THE INDIVIDUAL TO WHOM IT HAS BEEN GIVEN. BUYERS ARE ADVISED TO CONDUCT THEIR OWN INVESTIGATION TO ACCURACY OF INFORMATION AND CONSULT WITH THEIR APPROPRIATE FINANCIAL, LEGAL, OR BUSINESS ADVISORS. EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED.







Section 406. Medium Density Districts - “MD-A and MD-B”

{Amended, Effective 01/07/14}

A. Purpose:

It is the intent of this District to maintain the present balance between residential and limited business uses in an area which includes some moderately densely developed areas containing structures of historical significance in sections which are more rural in nature. Route 1 is the major roadway in this District and extends from the Village to the Town of Brunswick border. Provisions below are intended to allow a mix of residential and commercial uses while protecting the neighborhoods and residential properties.

B. Permitted Uses: *{Amended, Effective 06/18/13}*

1. Single-Family Dwelling
2. Duplex Dwelling
3. *Reserved*
4. Agriculture *{Amended, Effective 06/18/13}*
5. Agritourism Activity *{Amended, Effective 06/18/13}*
6. Timber Harvesting
7. Peddler on Private Property subject to the requirements of Section 526.

Except as provided in Section 201.C, the following uses are subject to subdivision review:

8. Open Space Subdivisions for Single-Family, Duplex dwellings, and Multifamily dwelling,

9. Expanded Open Space Subdivisions for Single-Family, Duplexes, and Multifamily dwellings,
10. Large Lot Subdivisions for Single-Family, Duplex, and Multifamily dwellings.

The following uses are subject to site plan review regardless of size:

11. Municipal Facility
12. Multifamily Dwelling
13. Hotel/Motel - Maximum of 30 units including retail trade as an accessory use up to 1,000 square feet of gross floor area.
14. Commercial Recreation - Outdoor
15. Commercial Recreation - Indoor
16. Public Utilities
17. Business and Professional Office
18. Hospital
19. Nursing Home and/or Residential Health Care Facility
20. Religious Institution
21. Public or Private School
22. Commercial School
23. Outdoor Recreation School up to 5,000 square feet of gross floor area or up to 5,000 square feet total gross square footage of all buildings on any parcel. The lot area must be at least 100,000 s.f. in MD-A, 80,000 s.f. in MD-B without public water and sewer, and 40,000 s.f. in MD-B with public water and sewer.
24. Cemeteries
25. Private Assembly
26. Bed and Breakfast Inn
27. Convenience Store limited to a maximum of 2500 sq. ft. of gross floor area
28. Junkyard existing as of May 11, 1999
29. Mobile Home Park subject to the requirements of Article V, Sec. 524
30. Day Care Center Facilities
31. Wireless Telecommunication Facility (see Sec 528)
32. Auto Repair Service Garage up to 2,500 square feet of building footprint and up to 5,000 square feet of outdoor vehicle storage area. Auto sales may occur on the premises with no limitation on the percentage of the above building and storage area used as long as an auto repair service garage is operated on the premises within the enclosed building.
33. Construction services
34. Campgrounds
35. Art Gallery/Museum up to 2,500 square feet of building footprint
36. Manufacturing and processing and research and development facilities up to 10,000 square feet of gross floor area of building with up to 5,000 square feet of outdoor storage area. The type of items to be stored outdoors must be approved by the Project Review Board.
37. Restaurant limited to a maximum of fifty (50) seats.
38. Retail trade up to 1,000 square feet of gross floor area
39. Warehouse and Storage Facility, subject to the following limitations:
 - a. On a lot less than three acres, a warehouse and storage facility may contain:
 - 1) No more than one principal building
 - 2) No more than 2,500 square feet of gross floor area

- 3) No more than 5,000 square feet of outdoor storage area, except that total outdoor storage area may be increased to no more than 10,000 square feet when the storage includes at least 5,000 square feet of lumber and wood products.
- 4) No outdoor storage of any items other than the types of items approved by the Project Review Board.
- b. On a lot of three acres or more, a warehouse and storage facility may contain:
 - 1) In the MD-A District, one or more principal buildings with a total gross floor area of no more than 2,500 square feet for the first three acres plus an additional 2,500 square feet for each additional 50,000 square feet of land area over three acres, up to a total of no more than 10,000 square feet of gross floor area per lot.
 - 2) In the MD-B District, one or more principal buildings with a total gross floor area of no more than 2,500 square feet for the first three acres plus an additional 2,500 square feet for each additional 40,000 square feet of land area over three acres, up to a total of no more than 10,000 square feet of gross floor area per lot.
 - 3) No more than 2,500 square feet of gross floor area in any single building.
 - 4) No greater than 40 feet of separation between any two buildings on the lot.
 - 5) No more than 10,000 square feet of outdoor storage area.
 - 6) No outdoor storage of any items other than the types of items approved by the Project Review Board.
40. Parking area for open space *{Amended, Effective 12/02/14}*
41. Artisan Food and Beverage *{Effective 12/17/14}*
 - a. food truck(s) as an accessory use is allowed subject to the provisions of Sec. 526A – Food Trucks
42. Boat Yard *{Effective 03/19/19}*
43. Small Solar Farm, subject to the standards of Section 534 *{Amended, Effective 03/16/21}*
44. Large Solar Farm, subject to the standards of Section 534 *{Amended, Effective 03/16/21}*
45. Affordable Housing Developments, subject to the standards of Section 536
46. Cannabis Cultivation Facility, subject to the standards of Section 535.
47. Cannabis Manufacturing and Processing Facility, subject to the standards of Section 535.

C. Space Standards for Lots Which Are Not Within Subdivisions as Listed in D Below:

1. Minimum lot area:

MD-A -	50,000 s.f.
MD-B -	40,000 s.f. without public water & sewer
	20,000 s.f. with public water & sewer
2. Minimum road frontage:

Route 1	200 feet
All other roads:	100 feet
3. Maximum building height: 35 feet
4. Minimum setbacks: projects that meet the criteria of Sec. 406.G.4 are eligible for 50% reduction of the setbacks listed below: *Amended, 03/19/19*

Minor Street:	
Front	60 feet
Side	40 feet

NOTICE OF PROPERTY CONDITION AND RELEASE OF LIABILITY

TO: All entering the property located at _____

Upon visual observation and belief, there are safety concerns due to structural and or other issues with the property which may pose a safety hazard. If you elect to enter or otherwise access the property, you are doing so at your own risk.

The undersigned hereby acknowledge and agree that by entering or otherwise accessing the property, he/she/they is/are assuming the full risk of any and all harm or damage, including physical injury, suffered by the undersigned. The undersigned hereby agree to indemnify and hold harmless the Seller(s) their heirs & assigns, representatives, its licensees and Keller Williams Realty harmless from any and all claims, demands, obligations and liabilities of any nature whatsoever, including personal injury, arising out of entry into or other access to the property to view or inspect it by the undersigned or anyone acting on behalf of the undersigned, including, but not limited to, home inspectors, engineers or other professionals.

Print Name of person entering the property

Signature of person entering the property

Date _____

Print Name of person entering the property

Signature of person entering the property

Date _____

Print Name of person entering the property

Signature of person entering the property

Date _____



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION
35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.