

FOR SALE • DEVELOPMENT LAND

US Route 2/4 • Farmington, ME



92± ACRES FOR DEVELOPMENT

- Direct frontage on US Route 2/4, also known as Wilton Road
- This Route is the State's major East/West highway from New Hampshire to Bangor with an estimated 16,530± cars/day
- Centrally located in the area's heavily traveled commercial corridor between Hannaford and Walmart

SALE PRICE: \$650,000



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PROPERTY OVERVIEW

US Route 2/4 • Farmington, ME



Farmington is the county seat of Franklin County with regional administrative buildings including the registry of deeds, courthouse and a Department of Health and Human Services office. It is a prime commercial hub of western Maine and the foothills area. It has a local

population of almost 8,000 people; however, it draws people from all parts of Franklin County and beyond with a trade area which includes just under 60,000 people within 20 miles. Farmington draws from beyond this range, but more so, for residents who live to the west and northwest in towns that include Rangeley, Carrabassett Valley, Stratton, Kingfield and Emden among others.

Farmington is the home of the University of Maine at Farmington, Franklin Memorial Hospital (serving the entire region), the Nordica Homestead and Memorial Auditorium as well as the annual Farmington Fair.

DEVELOPMENT PARCEL

The available parcel of land is situated on Routes 2 and 4 ("Route 2/4") just south of Farmington's historic downtown and located between Hannaford and Wal-Mart. Route 2/4 is the state's major east west highway leading from New Hampshire to Bangor (and continuing by Route 9 to the maritime provinces of Canada). It is also the principle route which funnels traffic to Maine's three largest skis areas – Sugarloaf, Saddleback and Sunday River as well as to both Rangeley Lake, a four season tourist destination, and to Quebec Province to the northwest via Route 27.

AREA BUSINESSES

Businesses in the area of Route 2/4 near the subject parcels include Hannaford, Wal-Mart, Pizza Hut, Subway, Burger King, KFC-Taco Bell, Hight Chevrolet, Farmington Ford, Farmington Chrysler Jeep, Irving, Walgreens, Aubuchon Hardware, Bangor Savings Bank, Camden National Bank, Comfort Inn, Franklin Memorial Hospital, Family Dollar, the Woodlands Senior Living Center among others.



PROPERTY SUMMARY

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Site Info

OWNER:	McCleery Family Limited Partnership	ROAD FRONTAGE:	300' ±
DEED:	Parcel B: Book 1674 Page 57-59 Parcel C: Book 1674 Page 55-56	UTILITIES:	Town water/sewer available at street
ASSESSOR:	Parcel B: Map U34 Lot 08 Parcel C: Map R09 Lot 30A	ZONING:	FF- Farm & Forest
LOT SIZE:	Parcel B: 68± AC Parcel C: 24± AC	ACCESS:	Directly from Route 2/4
		APPROACH:	Predominantly flat terrain in a moderate speed zone

The two separately deeded parcels include 92± AC acres of land and 300'± of road frontage on the westerly side of Route 2/4 and across from 338 Wilton Road, the former McCleery farmhouse and barn.

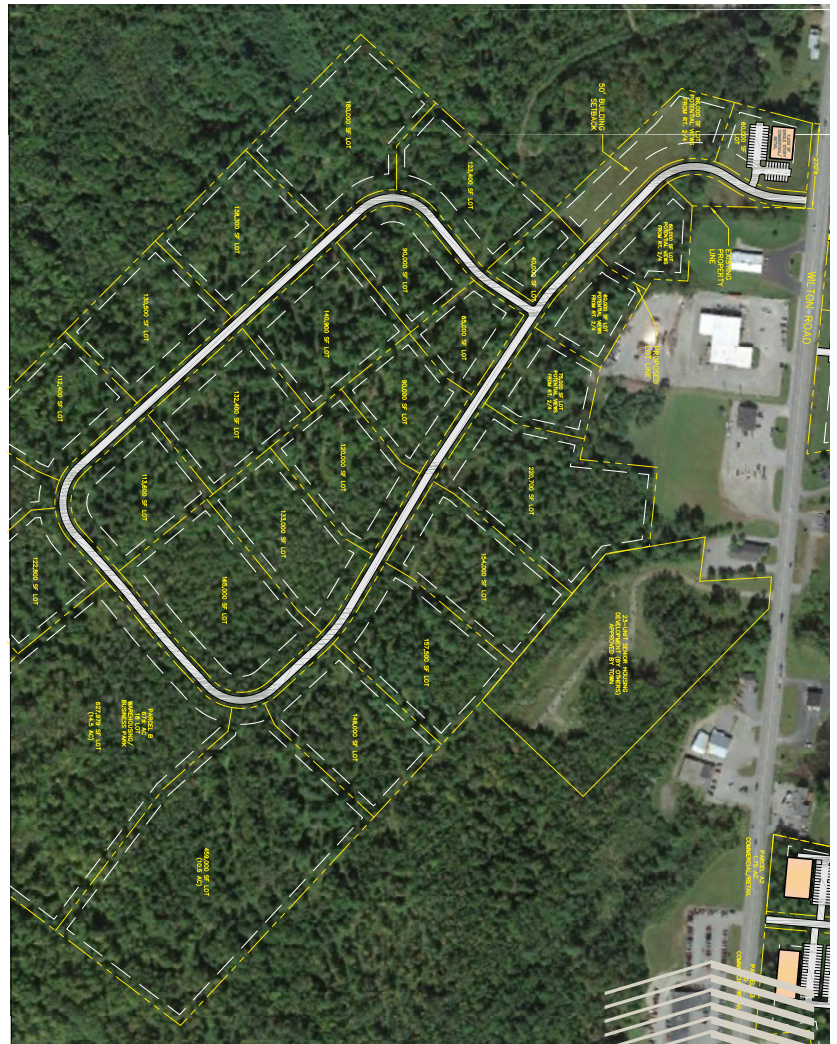
The parcels are offered in their entirety. The photo to the right presents an engineer's concept plan of how a developer might consider subdividing the land with a 1.38± AC parcel on the highway and various size lots that may be suitable for a business park. The land has not gone through subdivision.

The current zoning is farm and forest.

There are no wetlands, soils or engineering studies. A buyer should assume some areas may be designated as wet.

It is believed that sewer is stubbed at or near the property's frontage.

Please note that previous parcels were sold.



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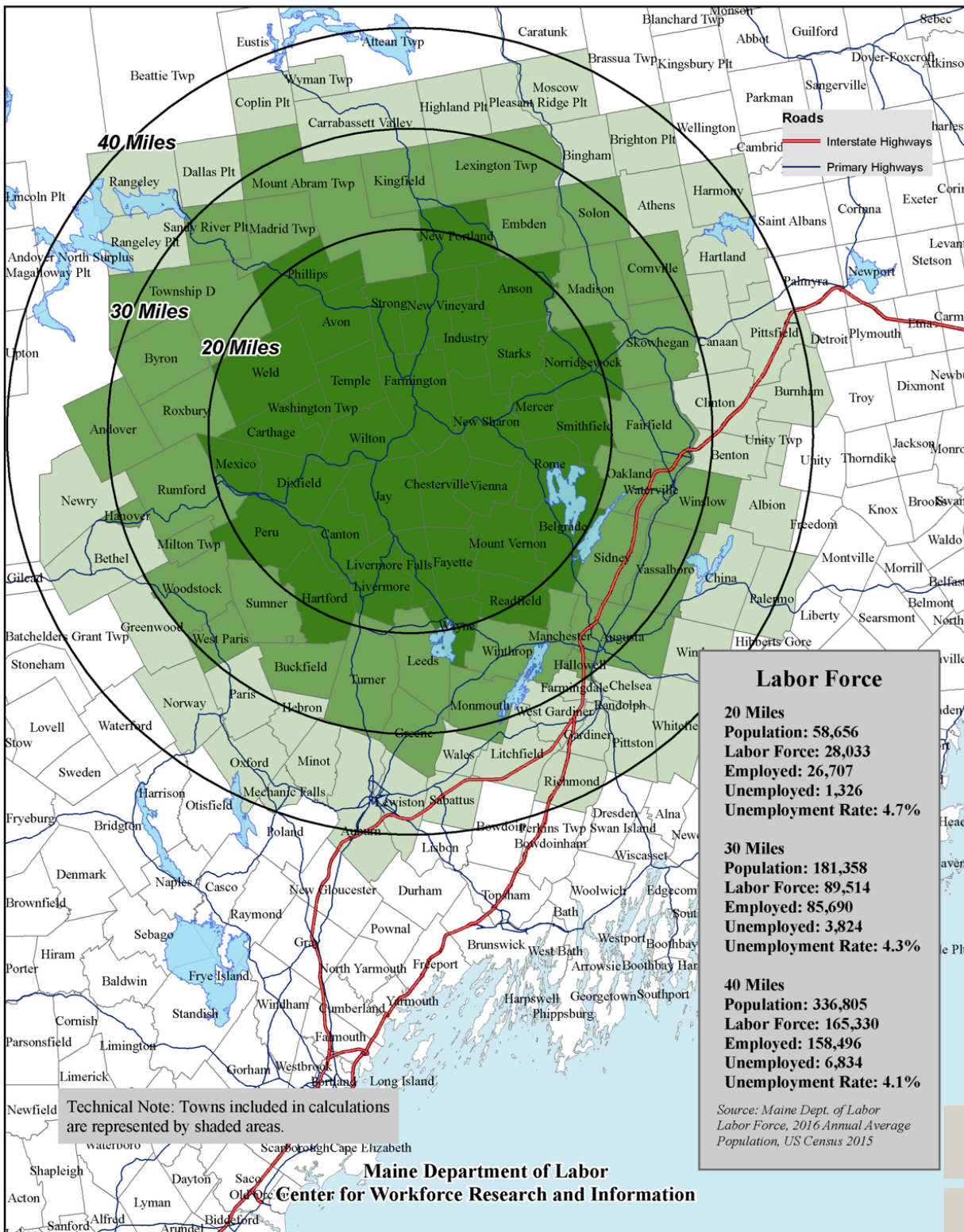


STATISTICS

US Route 2/4 • Farmington, ME



POPULATION/LABOR FORCE 20-30-40 MILES



LOCATION MAP

US Route 2/4 • Farmington, ME



NEARBY



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