

LAND FOR SALE – KILTON ROAD & RIDGEWOOD ROAD, BEDFORD NH



For Sale
14.36+/- Acres

Bedford Farms Office Park

PZ Zoned Land

Land Size – 14.36+/- SF

Municipal Water

Municipal Sewer

Natural Gas

Traffic Counts

Kilton Road - 8,300/Day

Route 101 – 24,900/Day

South River Rd – 20,000/Day

Direct Highway Access to & from
Route 101 W

LISTING TEAM

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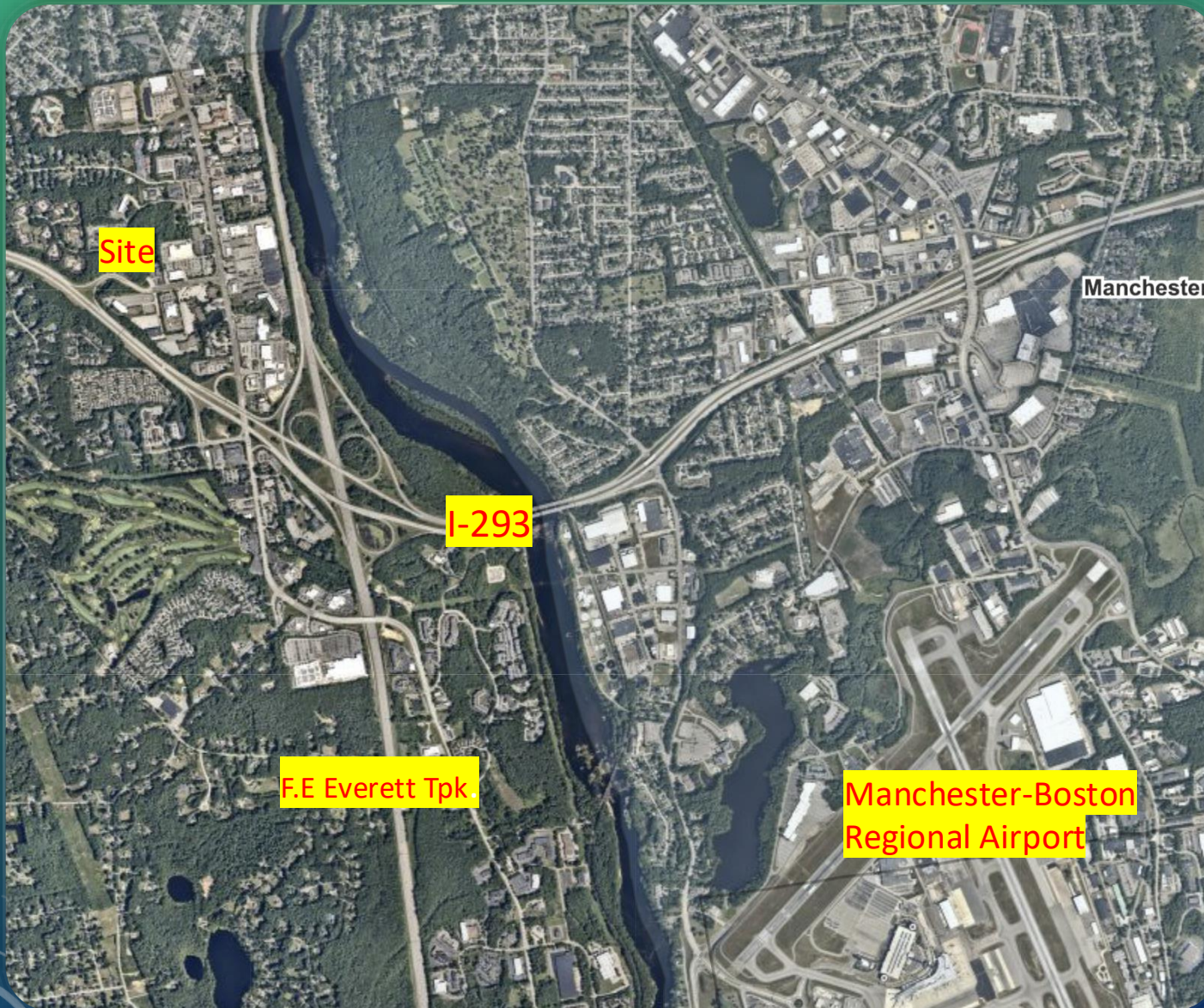


View along Ridgewood Road



Parcel Highlights

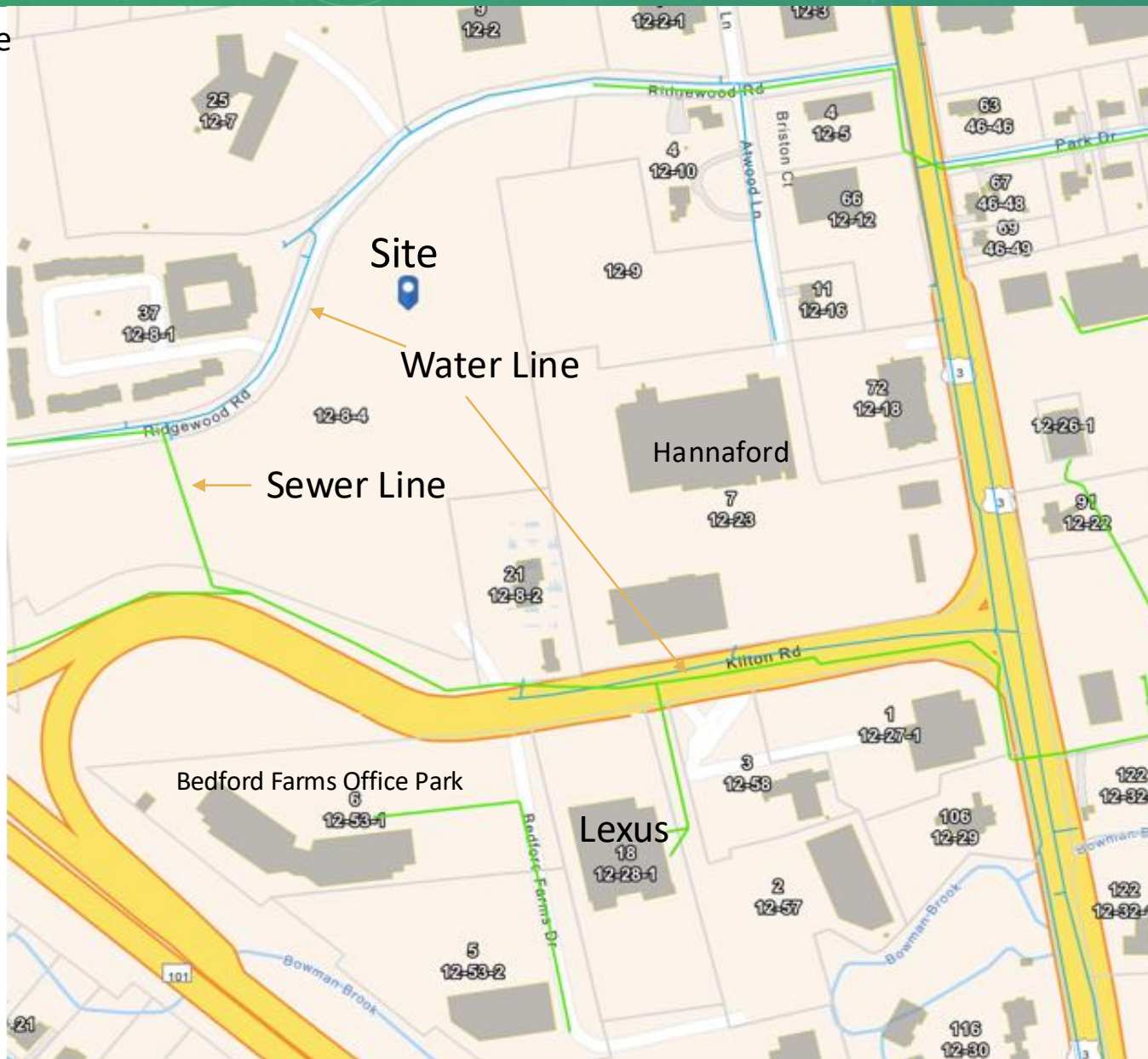
- Land Size: 14.36 +/- Acres
- Parcel Status - Vacant and Wooded
- Alta Survey - Complete
- Phase 1 - Complete
- Archaeological Status Statement – Complete
- Title Search - Complete
- City Water - Yes
- City Sewer - Yes
- Eversource Electricity - Yes
- Liberty Utilities Natural Gas – Yes
- Zoning – PZ Performance Zone
 - Housing
 - Retail, Commercial Service and Repairs
 - R&D, Manufacturing
 - Membership Clubs
 - Hospitality
 - Professional and Business Offices



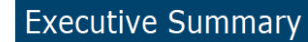
•Property Summary:

- This property is located within Bedford's most flexible zoning district, the Performance Zone. It is comprised of one (1) lot totaling 14.36+/- acres. The land has direct access from the Route 101 off ramp at Kilton Road and has frontage on Ridgewood Road via South River Road.
- The entrance to the property is located at the off ramp on Kilton Road. The land is proximate to municipal water, municipal sewer and natural gas. The land is wooded with slopes to the west that plateau along Ridgewood Road. The property abuts the Ridgewood condominium development and is directly across the street from Bedford Farms Office Park.
- This property is one of the last undeveloped parcels located in the most sought-after commercial Hub's in Bedford, NH. This property offers a developer the opportunity create a signature development that can benefit from existing amenities such grocery stores, banks, restaurants, bakeries and various retail shops, professional offices and medical office uses all within walking distance.
- This property presents an excellent opportunity to develop a project in one of the most active retail and residential corridors in sought after Bedford.

All Utilities Proximate
Water
Sewer
Natural Gas
Storm Water
Electricity

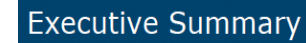


A map of the study area in Bedford, New Hampshire. The map shows the location of the 'Site' (marked with a blue pin and a black box labeled 'Site') relative to Route 101 and surrounding roads. The site is located on the north side of Route 101, near the intersection with Ridgewood Rd. The map includes a scale bar (0 to 0.1 miles) and a north arrow. Various roads are labeled, including Ridgewood Rd, Park Dr, Hannaford, Martin's House of Cloth, Bedford Farms Dr, and Danis Park Rd. Traffic volume data is provided for several roads: 24,935 for Route 101, 3,187 for Ridgewood Rd, 8,325 for Danis Park Rd, 28,552 for Route 101, 7,507 for Bedford Farms Dr, 3,400 for Wilton Rd, 8,900 for Wilton Rd, 20,000 for Park Dr, 21,685 for Park Dr, 21,966 for Park Dr, and 487 for several other roads. The map also shows the location of the Auto Center, CVS Pharmacy, Hannaford, Martin's House of Cloth, Bedford Farms Dr, Danis Park Rd, and John Goffe Historic Mill.



Prepared by Esri
Latitude: 42.95805
Longitude: -71.48325

	1 mile	3 miles	5 miles
Population			
2010 Population	4,609	74,354	135,694
2020 Population	4,743	79,987	143,680
2024 Population	4,932	81,050	146,207
2029 Population	5,029	81,876	148,225
2010-2020 Annual Rate	0.29%	0.73%	0.57%
2020-2024 Annual Rate	0.92%	0.31%	0.41%
2024-2029 Annual Rate	0.39%	0.20%	0.27%
2020 Male Population	46.6%	49.8%	49.4%
2020 Female Population	53.4%	50.2%	50.6%
2020 Median Age	46.2	36.3	38.2
2024 Male Population	47.2%	50.5%	50.2%
2024 Female Population	52.8%	49.5%	49.8%
2024 Median Age	46.4	37.2	38.9



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	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	29.8%	34.5%	32.1%
Median Household Income			
2024 Median Household Income	\$88,185	\$70,126	\$80,876
2029 Median Household Income	\$102,256	\$78,754	\$91,167
2024-2029 Annual Rate	3.01%	2.35%	2.42%
Average Household Income			
2024 Average Household Income	\$121,456	\$100,562	\$115,153
2029 Average Household Income	\$140,420	\$116,091	\$132,713
2024-2029 Annual Rate	2.94%	2.91%	2.88%
Per Capita Income			
2024 Per Capita Income	\$47,989	\$41,298	\$47,358
2029 Per Capita Income	\$56,433	\$48,167	\$55,151
2024-2029 Annual Rate	3.29%	3.13%	3.09%

Borders are approximate and not to scale



PRICING

- \$9,900,000

Contact

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