1595 POND ROAD - SIDNEY

202.7+/- ACRE DEVELOPMENT LOT FOR SALE



PROPERTY TYPE: DEVELOPABLE LAND

ZONING: RESOURCE PROT. & WETLANDS

ACREAGE: 202.7+/- ACRES

FRONTAGE: 1,240+/- FT

WATER/SEWER: PRIVATE UTILITIES REQUIRED

CONVENIENT TO AUGUSTA & WATERVILLE AIRPORTS AND AMENITIES

CONCEPTUAL PLAN TO INCLUDE SEVERAL SINGLE-FAMILY HOMES, TOWNHOUSES, APARTMENTS, RETAIL/COMMERCIAL SPACE, AND GREEN AREAS SUBJECT TO TOWN APPROVAL

SALE PRICE: $925,000



For more information contact:
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www.balfourcommercial.com

KW COMMERCIAL
KELLER WILLIAMS REALTY

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1595 POND RD - SIDNEY
PROPERTY DETAILS

OWNER	Snow Pond Real Estate, LLC
PROPERTY TYPE	Residential
BEST OR CURRENT USE	Mixed Use Development
ZONING	Partial Resource Protection and Wetlands District
ACREAGE	202.7+/- Acres
PARKING	None
TAXES/YEAR	$2,111.53 (2026-27)
BOOK/PAGE	15612/298 & 14938/287
MAP/BLOCK/LOT	6/23 & 24 and 7/4
ROAD FRONTAGE	1,240+/- Ft
TRAFFIC COUNT	1,130 AADT23
ELECTRIC	None
GAS	No Gas
SEWER	None
WATER	None
EASEMENTS	Ingress/Egress to rear lot

OVERVIEW

Developers take notice! More than 200 acres of raw land offering significant potential for a large-scale residential or mixed-use development. Conceptual planning for Snow Pond Village envisions a potential combination of single-family homes, townhomes, residential units, retail/commercial space, community amenities, and recreational areas, all subject to Town approval.

A Phase I Environmental Site Assessment has been completed for a portion of the property and is available upon request. The property benefits from strong local infrastructure and an excellent school system, with Snow Pond Center for the Arts located directly across the street. Snow Pond Community Trails abuts the property, offering 3 miles of recreation with the potential to add another 7+/- miles. This trail system winds along a wading bird habitat ideal for nature enthusiasts.

Conveniently situated between the Greater Augusta and Waterville areas, the site offers access to shopping, services, employment centers, and two nearby airports. Surrounded by lakes, trails, and abundant year-round recreational opportunities, this expansive parcel presents a compelling opportunity to create a thoughtfully planned residential or mixed-use community in central Maine.

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1595 POND RD - SIDNEY
LOCATION INFORMATION





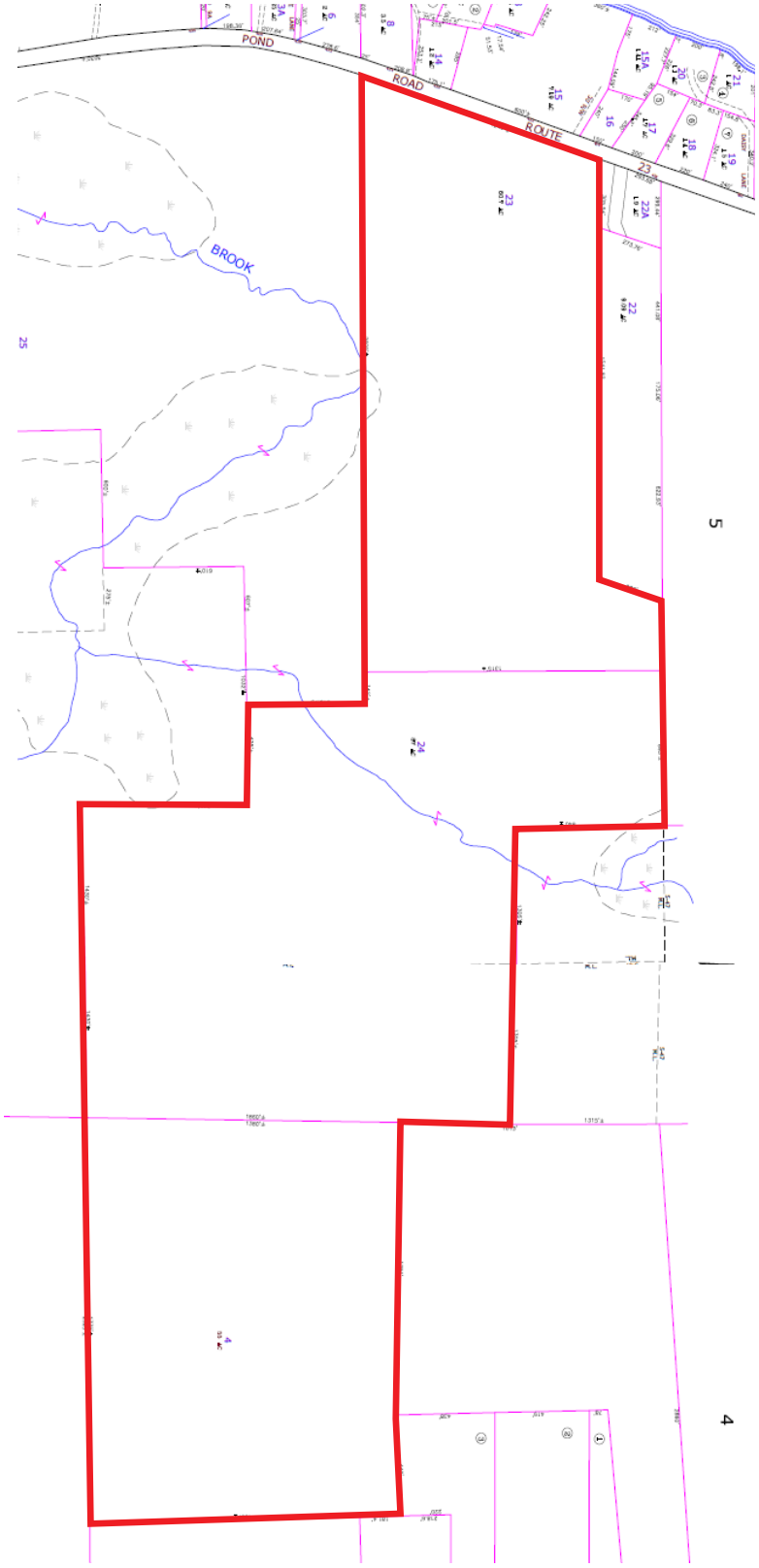


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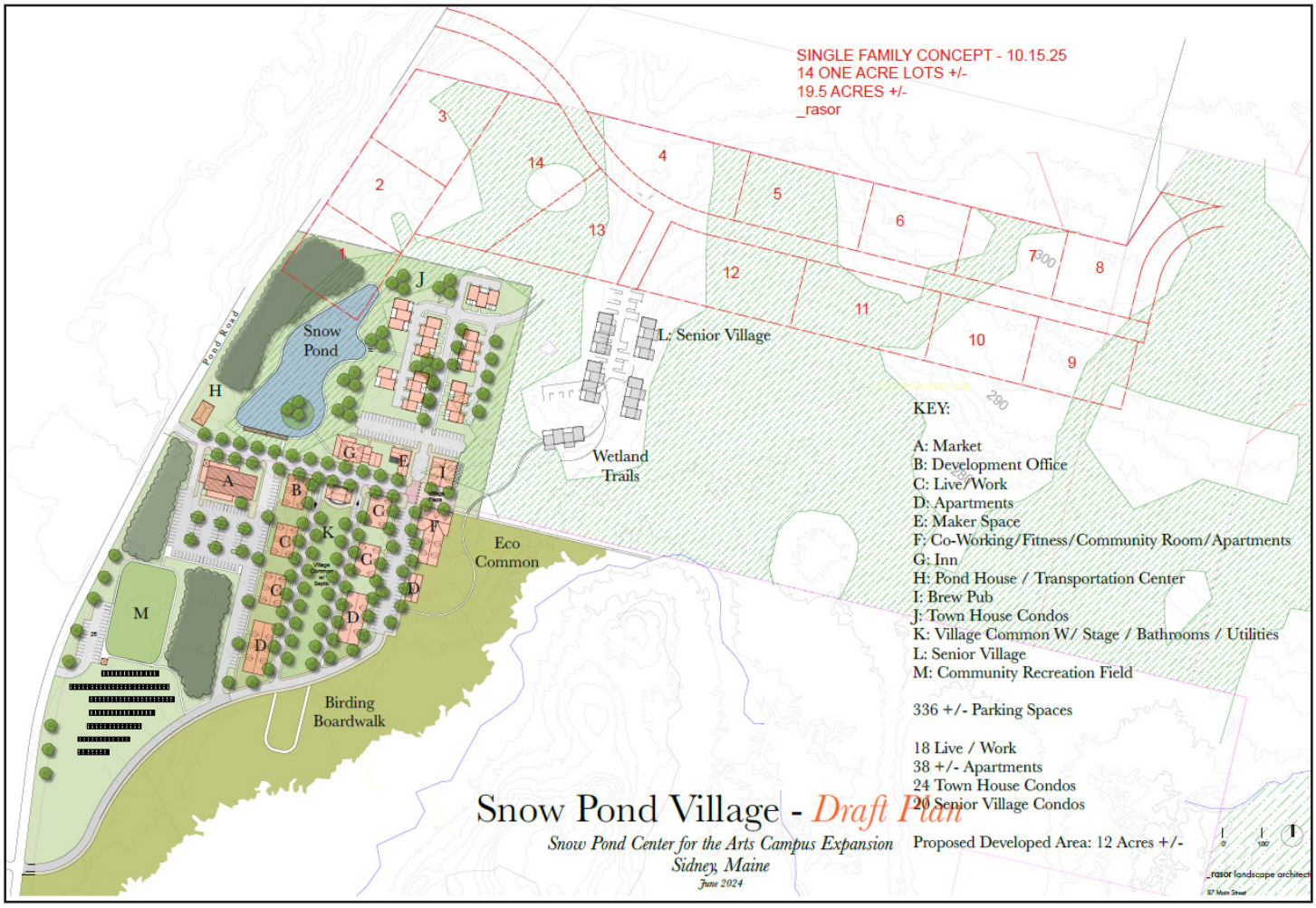
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TAX MAP



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1595 POND RD - SIDNEY
DRAFT CONCEPTUAL PLANS





Note: The subject parcel for sale and consisting of 202.7+/- acres abuts the land labeled as "Snow Pond Village Draft Plan", which is not included with this parcel offering but could be purchased for an additional price.

Currently there are 3+/- miles of public nature trails on the existing Snow Pond Village property. Seven more miles of trails could be constructed and connected between the two parcels.

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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:

- √ 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.