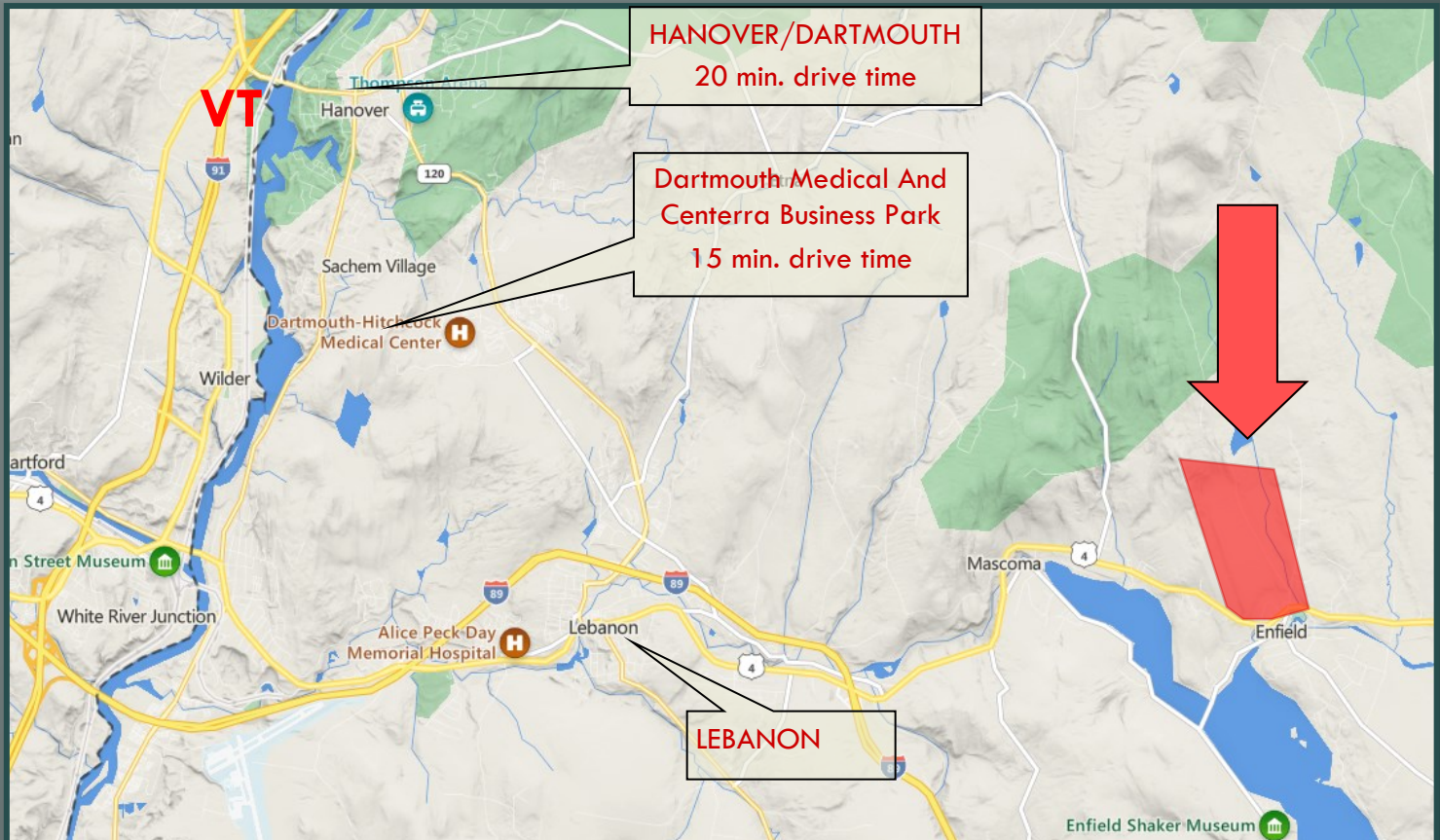


THE  
**EQUITY GROUP**  
REALTORS

**43-250 ACRES**  
**COMMERCIAL OR HIGH DENSITY RESIDENTIAL**

453 US RT. 4, ENFIELD NH



**44 ACRES, ENFIELD**

\$2,950,000 (\$22,000 PER LOT, \$8000 PER MF UNIT)

Utilities at site, excellent site conditions, in town location, possible higher density  
TIF PLAN RECENTLY ADOPTED FOR SITE- RT. 4 ACCESS IMPROVEMENTS, W/S EXTENSION, ,ETC.

**205+/- ACRES ADD ON**

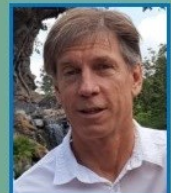
Adjacent land, Town of Canaan, no zoning, 75% useable,  
\$1,900,000 (\$10,000 /ACRE)



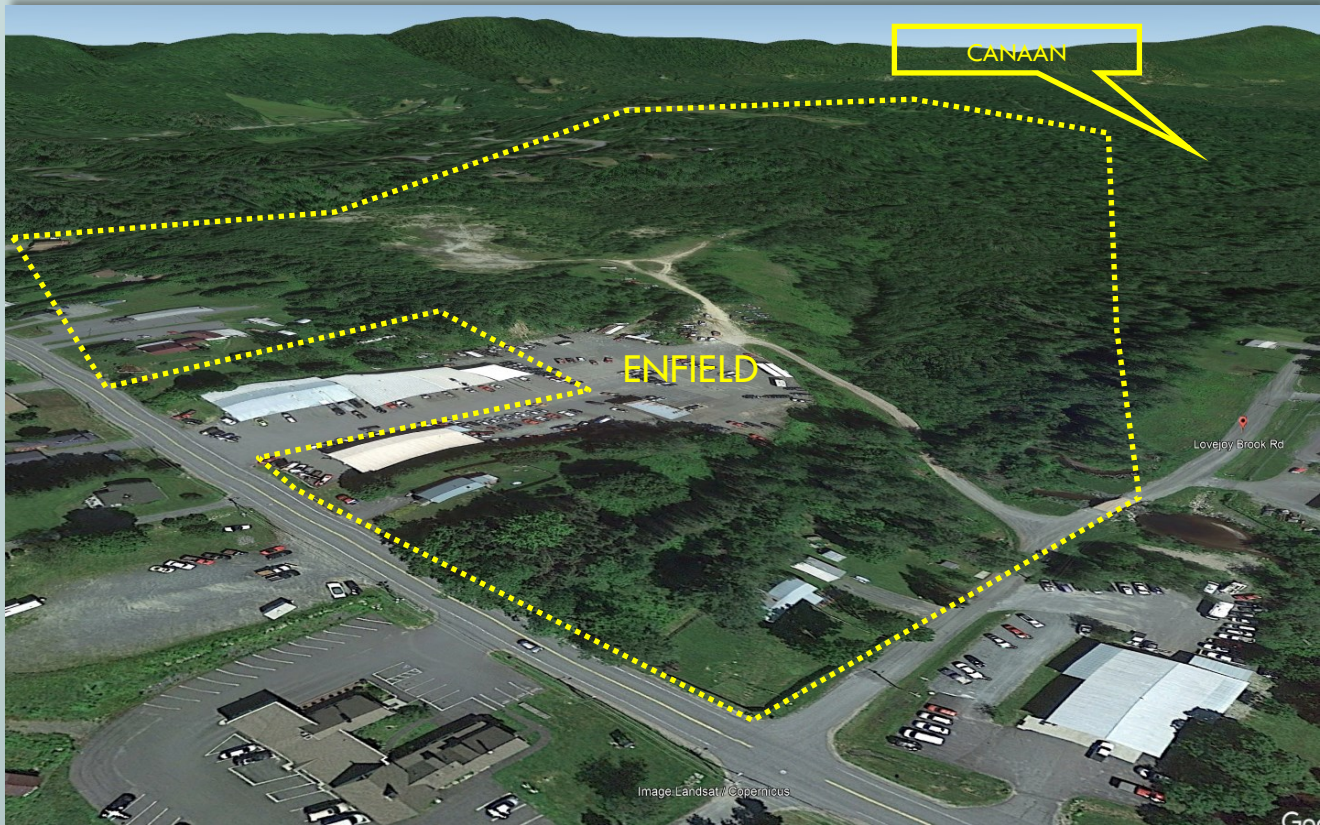
**James P. Ward**  
Licensed Broker NH & VT  
**603 448 8000**

264 Lafayette Rd. #10, Portsmouth NH

**EquityGroupRealtors.com**



- USES ALLOWED- RETAIL, OFFICE, LIGHT INDUSTRIAL, SF OR MF RESIDENTIAL (@ 12 UNITS/AC)
- TOWN WATER/SEWER AT SITE
- 9 MILES (15 MIN.) TO HANOVER/LEBANON
- CAPITALIZE ON GROWTH OF UPPER VALLEY. HOUSING STUDY-400 UNITS /YR NEEDED.
- POPULATION: 10 MILES - 125,000
- SUPPORTIVE TOWN
- **RETAIL SERVICES NEEDED—THIS IS THE ONLY KNOWN FEASIBLE SITE IN ENFIELD FOR RETAIL CENTER**
- ADDITIONAL 225 AC. AVAILABLE –NO ZONING
- HIGH AND DRY LAND, EXCELLENT SOILS, GRAVEL, MTN VIEWS
- ON MAJOR EAST/WEST ROAD FOR CENTRAL NH; INCREASING TRAFFIC COUNTS. NOW APPROX. 8000 -11,000/DAY PER NHDOT
- ADDITIONAL OUTPARCELS AVAILABLE WITH DIRECT FRONTAGE ON RT. 4 (see map)



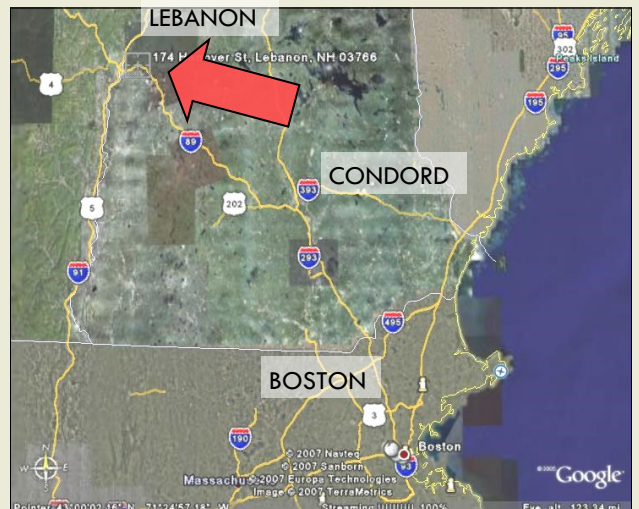
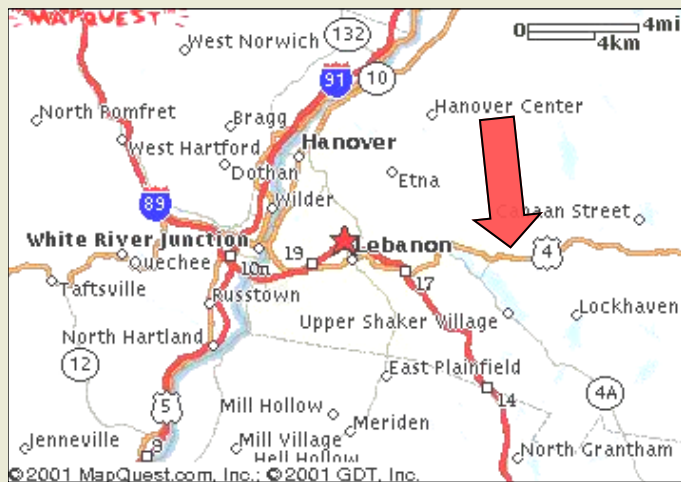
LARGEST ASSEMBLAGE OF COMMERCIAL LAND IN UPPER VALLEY. VIRTUALLY NO UNDEVELOPED INDUSTRIAL./ OFFICE ZONED LAND IN MARKET. UTILITIES AT SITE. EXCELLENT SITE CONDITIONS. VIEWS.

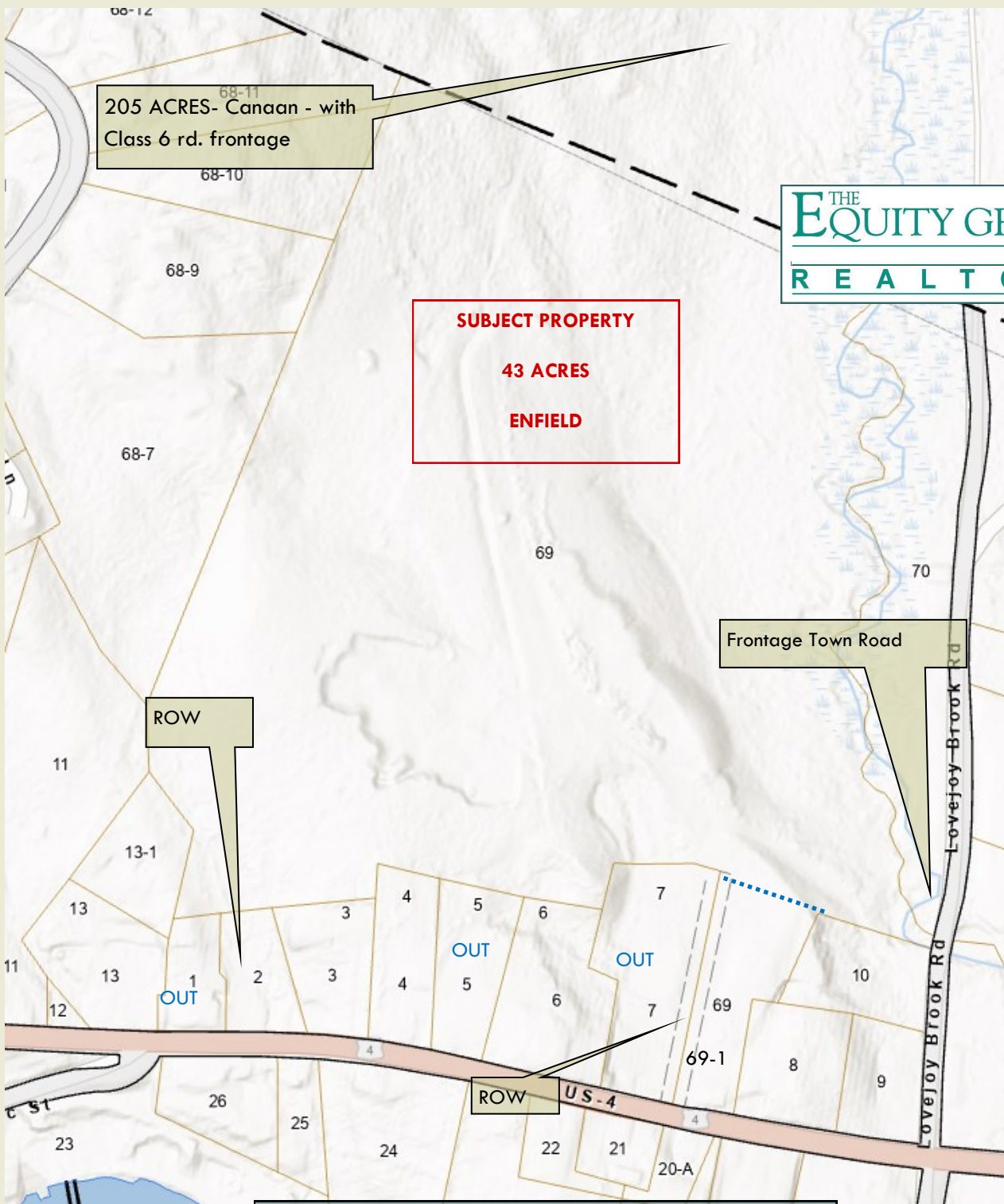
STRONG DEMAND FOR QUALITY OFFICE AND INDUSTRIAL DUE TO DARTMOUTH COLLEGE AND MEDICAL CENTER SPIN OFFS AND SUPPORT BUSINESSES.

LACK OF APPROPRIATE ZONING AND GENERAL RUGGED TERRAIN LIMITS DEVELOPMENT SITES MAKING THIS ONE OF A KIND IN A MARKET WITH CONSISTENT DEMAND. LAND VALUED AT 1/4TH OF NEARBY LEBANON PRICES.

43 ACRES ON RT. 4 AND LOVEJOY RD. ZONED FOR RETAIL, OR RESIDENTIAL AT 12 UNITS/AC. (DOUBLING OF DENSITY ON TOWN WARRANT) WATER AND SEWER AT STREET, NO CAPACITY ISSUES.

ADJACENT 225 ACRES IN TOWN OF CANAAN. OPTIONAL ADD ON. NO ZONING NO SITE PLAN NEEDED. CREATES AN OPPORTUNITY FOR LARGE SCALE PROJECT AT A FRACTION OF THE COST. POSSIBLE WATER AND SEWER WITH INTER MUNI AGRMT, GRANDUAL DOWN GRADE TO RT. 4. OFFERS WIDE SCENIC VIEWS. GENTLY ROLLING LAND (RARE IN THIS PART OF NH) APPROX. 75% WELL DRAINED SOILS OF EXTENSIVE SAND AND GRAVEL. CLASS 6 ROAD FRONTAGE WITH 2 CONNECTING TOWN RDS (300 FT. TO MAY ST.)



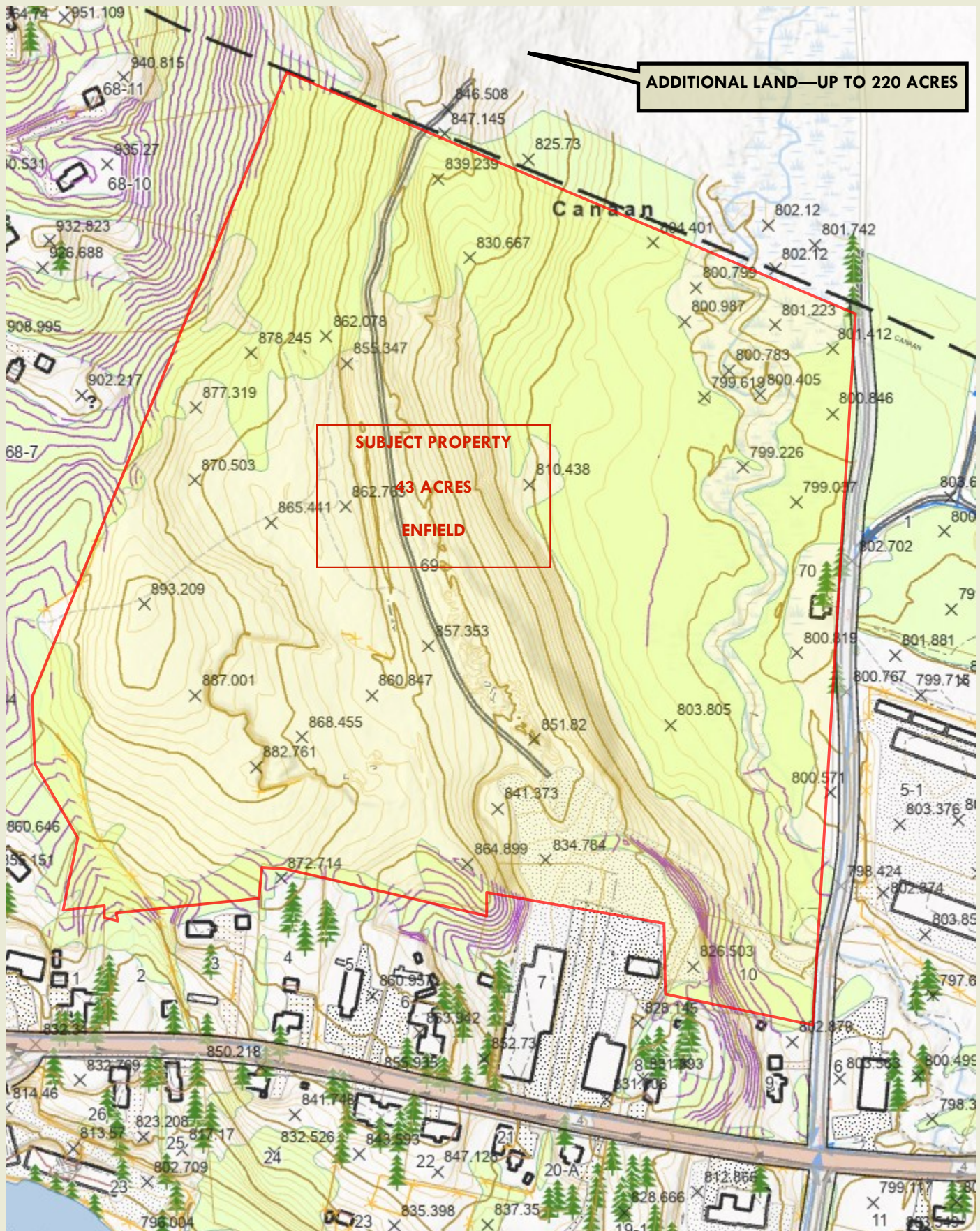


**THE EQUITY GROUP**  
**REALTORS**

**OFFERING & ADD ONS**

Parcel	Map #	Acreage	Description
69	14-69	43	Access by ROW to Rt. 4 and/or Lovejoy Brook Rd. Lot total 47 ac. Sale subject to subdivision. (approx. 4 acres with existing building, to be retained by seller or available as add on. SUBJECT TO CURRENT USE
69-1	14-69-1	4	6000 sf metal bldg. 4 ac. Subject to subdivision
2 & 3	36-2 & 36-3	1.5	36-2 land with old barn. 36-3 House and mfg. home.
4	36-4	1.04	3 unit apt. bldg, good cond.
6	36-5	1.18	Duplex
8	36-8	2	residential house
9&10	36-9 & 36-10	2	Corner of Rt. 4 and Lovejoy Brook. Trailer home and vacant lot
canaan	Map 6-1	220	Adjacent land in Canaan. (no zoning)- as package or custom sites with road. Can be sole separately. SUBJECT TO CURRENT USE

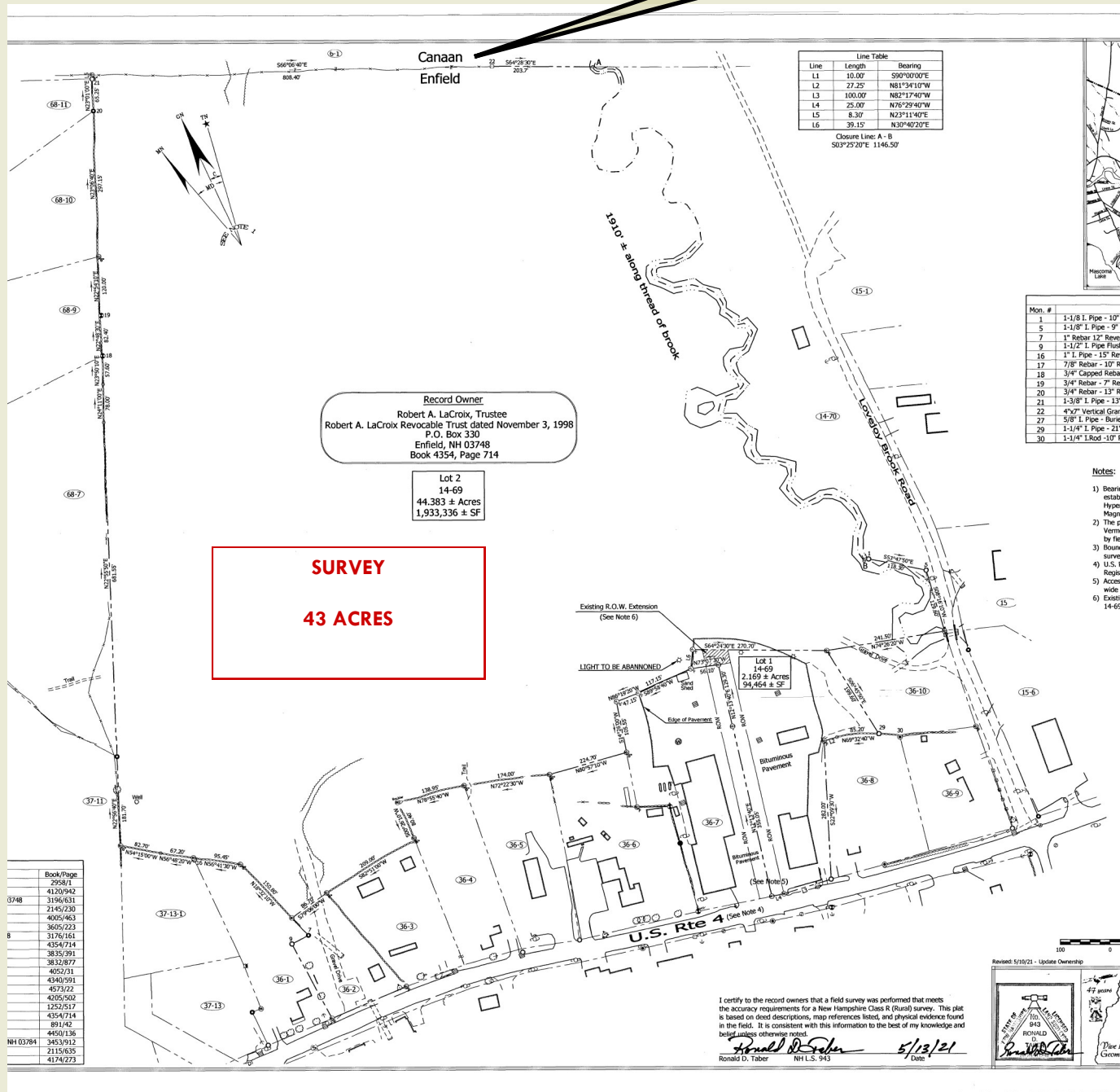




**ADDITIONAL LAND—UP TO 220 ACRES**

**SUBJECT PROPERTY**  
**43 ACRES**  
**ENFIELD**

**ADDITIONAL LAND—205 +/- ACRES**



Line	Length	Bearing
L1	10.00'	S89°00'00"E
L2	27.25'	N81°34'10"W
L3	100.00'	N82°17'40"W
L4	25.00'	N76°29'40"W
L5	8.30'	N23°11'40"E
L6	39.15'	N30°40'20"E

Closure Line: A - B  
S03°25'20"E 1146.50'

**Record Owner**  
Robert A. LaCroix, Trustee  
Robert A. LaCroix Revocable Trust dated November 3, 1998  
P.O. Box 330  
Enfield, NH 03748  
Book 4354, Page 714

**Lot 2**  
14-69  
44,383 ± Acres  
1,933,336 ± SF

**SURVEY**  
**43 ACRES**

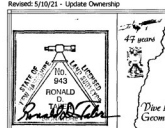
Mon. #	Description
1	1-1/8" I. Pipe - 10'
5	1-1/8" I. Pipe - 9'
7	1" Rebar 12" Rebar
9	1-1/2" I. Pipe Flange
16	1" I. Pipe - 15' Rev
17	7/8" Rebar - 10' R
18	3/4" Capped Rebar
19	3/4" Rebar - 7' Re
20	3/4" Rebar - 13' R
21	1-3/8" I. Pipe - 13'
22	4"x7" Vertical Gran
27	5/8" I. Pipe - Bure
29	1-1/4" I. Pipe - 21'
30	1-1/4" I. Rod - 10' R

- Notes:**
- 1) Bearin establ Hyper Magn by the
  - 2) The pl Verme by the
  - 3) Bounc surves
  - 4) U.S. R Reg'd
  - 5) Access wide 1
  - 6) Exist 14-69

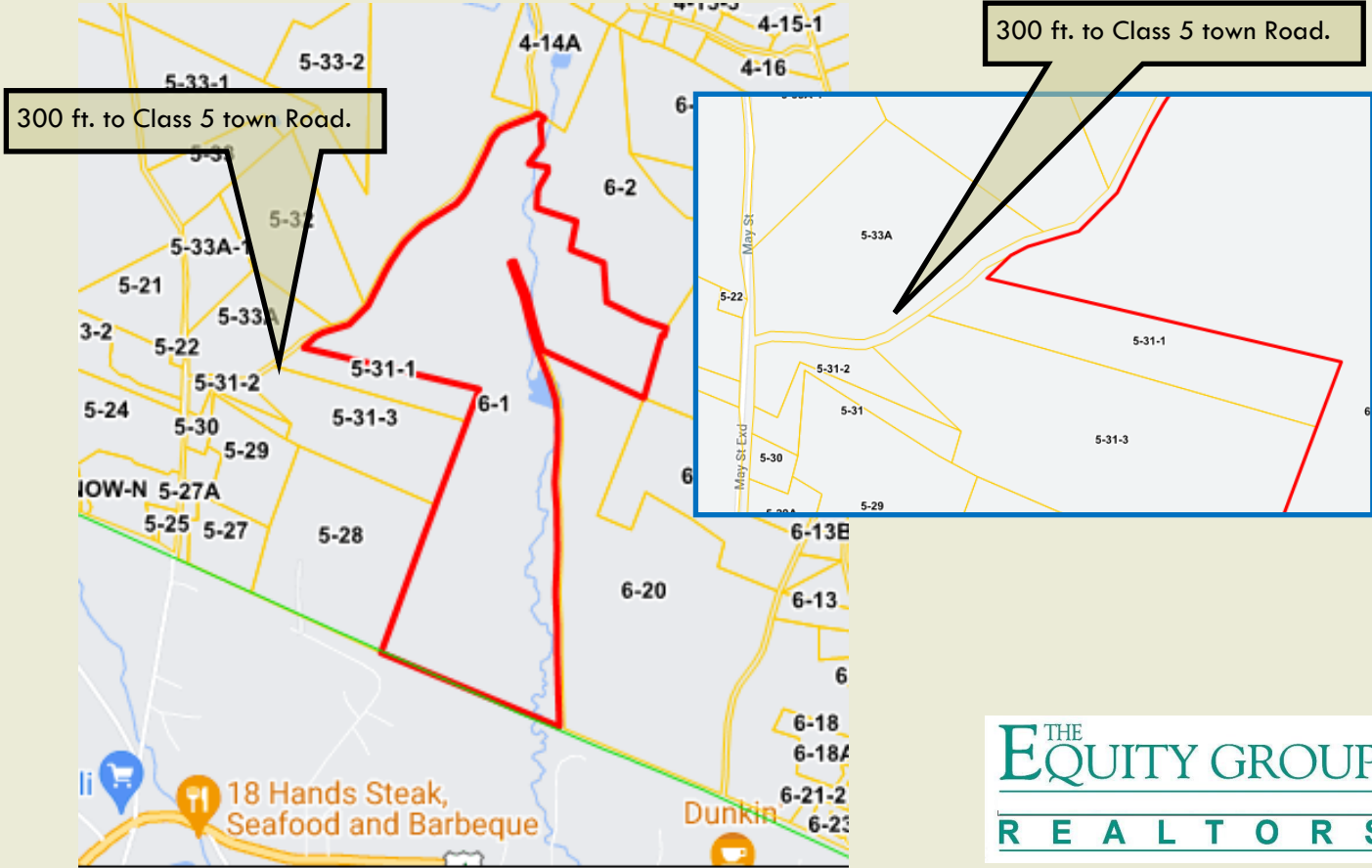
Book/Page
2098/1
4120/442
0748 3196/631
2148/230
4005/463
3605/223
3176/161
4354/714
3835/391
3832/877
4052/31
4340/591
4373/22
4205/602
1252/517
4354/714
891/82
4450/136
NH 03/84 3453/912
2115/638
4174/273

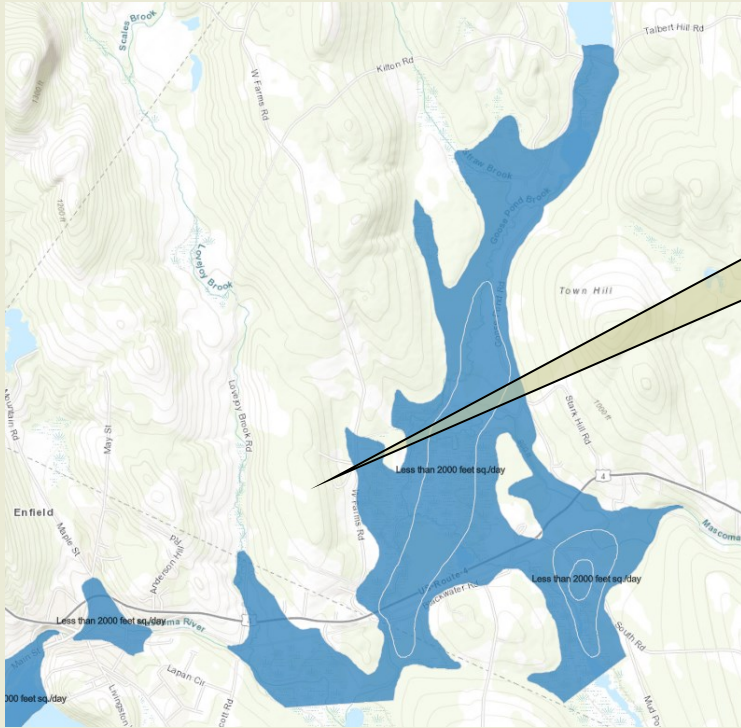
I certify to the record owners that a field survey was performed that meets the accuracy requirements for a New Hampshire Class R (Rural) survey. This plat is based on deed descriptions, map references listed, and physical evidence found in the field. It is consistent with this information to the best of my knowledge and belief unless otherwise noted.

*Ronald D. Taber* 5/13/21  
Ronald D. Taber NH L.S. 943 Date



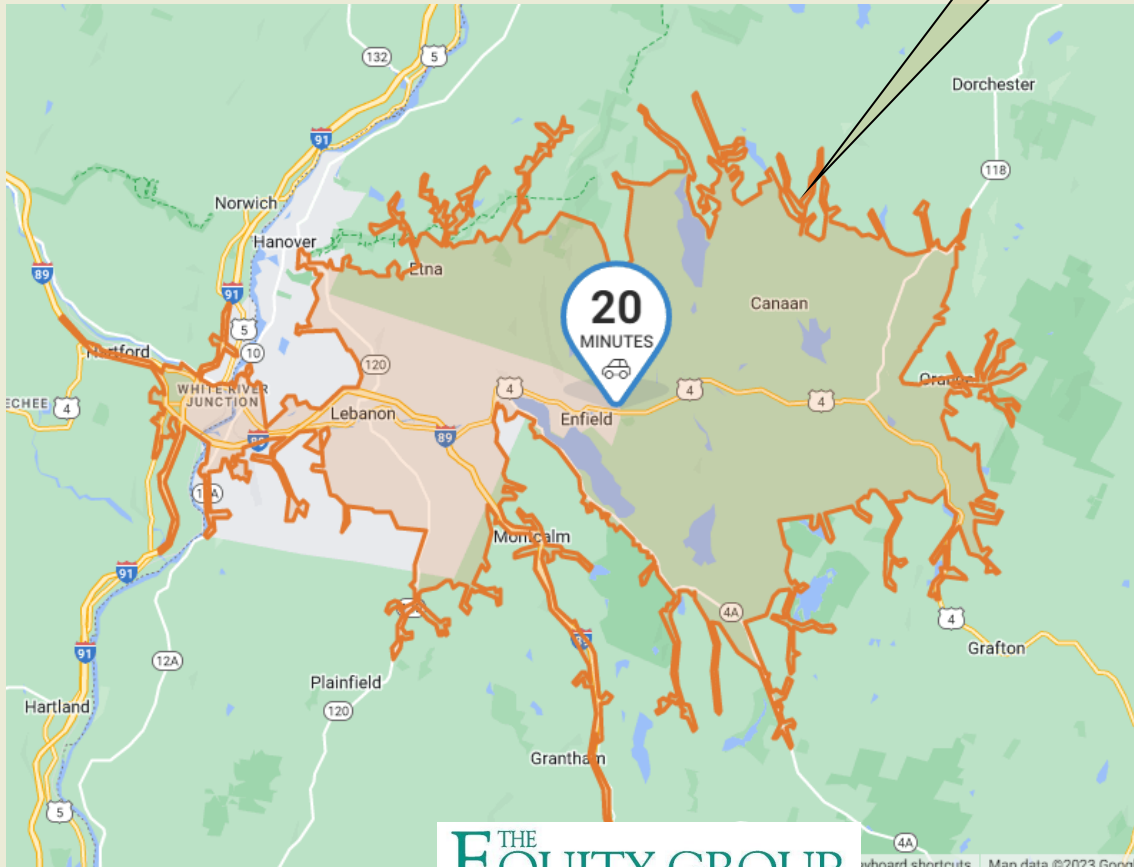
ADJ. 225 ACRES –CANAAN





Aquifer  
And FWGA  
sites

Drive time  
from subject



## 453 Route 4, Enfield. NH

**Area**– In the very popular Upper Valley- home of Dartmouth College (5700 Students) and the ever expanding Medical Center (7500 employees). Considered a 4 season recreational Mecca and high quality of life. The famous skiing of Vermont and some of New Hampshire's most pristine lakes are 1/2 hour away. This area is home to world class high tech and biotech start ups. The commercial and shopping center for the area is drawing commuters and shoppers from up to 25 miles away. Hanover has among the highest real estate values and incomes in the state. 9000 additional housing units are needed within 10 years per UV Planning Council study of 2012. Vehicle count per NHDOT 35,000/day on I-89, 5 miles from the subject. 9000 vpd at site.

**Enfield and Subject site**- no other site of commercial land of this size in this close to the Upper Valley area on the NH side. Many retailers and growing businesses have been shut out of Lebanon and Hanover due to high pricing of commercial land (among the highest in the state) and lack of available property of suitable size. DEMAND- Ideal for neighborhood center. Currently no grocery, pharmacy, etc in town. Residents typically drive to W. Lebanon shopping district, about 11 miles away) This site is also a good candidate for industrial, R&D, and warehousing at a much lower cost than Lebanon. (Lebanon commercial land is \$250k/ac and up)

The site is 4.2 miles on Rt. 4 to Interstate 89 exit 17. Ingress/Egress, traffic, utilities have all been addressed with state and town officials. New sewer lines installed 2012. No capacity issues. Some prelim engineering available.

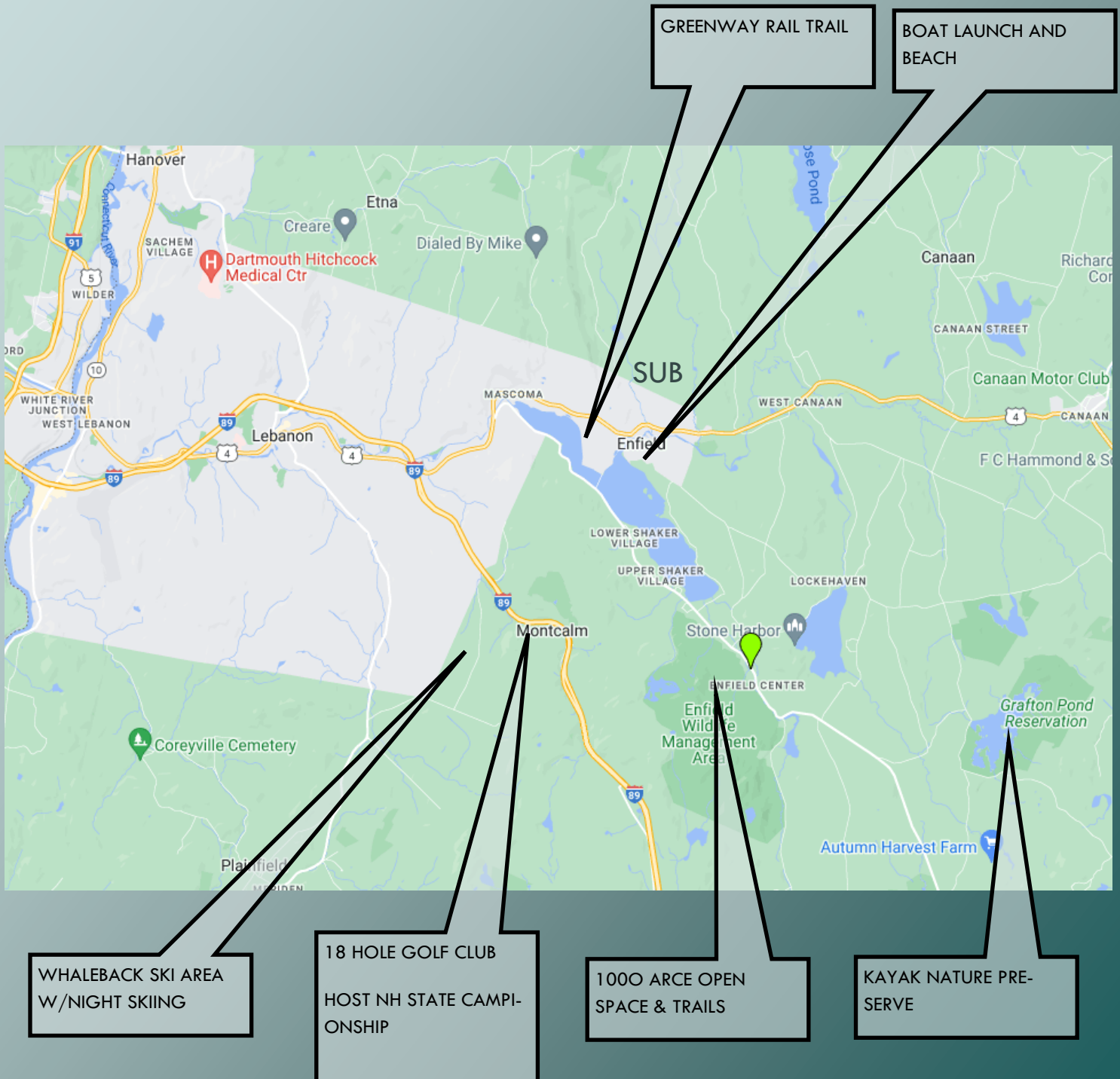
Part of land is subject to current use. (42.6 of the 47.6 acres)

The site is elevated offering views. The terrain is gently undulations and the soils appear to be well drained and gravel type. See map insets.

FOR ADDITIONAL INFORMATION      CONTACT JAMES WARD, BROKER

Demographics Enfield NH			
Average SF home Lebanon	\$558,000		
Population	5 Miles	10 Miles	20 Miles
	4,700	44,000	98,000
Traffic Counts	I-89	Rt. 4	
	35,000	11,000	
Household Income	Enfield	Lebanon	Hanover
	73800	92000	163000

# RECREATION AMENITIES OF ENFIELD



**401.6 ROUTE 4 DISTRICT**

**401.6 Route 4 District**

**Purpose:**

The Route 4 District is intended to promote compact, mixed-use, walkable development supported by the availability of public water and sewer infrastructure, and characterized by: high-quality, multi-story buildings designed to be compatible with traditional New England architecture; a multi-modal, interconnected transportation network, including safe routes for pedestrians, bicyclists and other trail users, and front yards dominated by landscaped green space rather than parking. The following standards shall apply to all future development within the Route 4 District.

**A. Lots and Uses**

Lots in the Route 4 District shall comply with the following requirements:

<b>Lot Requirements</b>	
Road Frontage	100 ft. (minimum)
Lot Size	15,000 SF (minimum)
Impervious Surface Coverage	70% (maximum)
Residential Density	12 dwelling units per acre (maximum)

Allowed uses in the Route 4 District shall be limited to:

<b>By-Right Uses</b>	
Retail Trade	Upper-floor Residential
Retail Service	Ground-floor Residential <sup>(2)</sup>
Office	Food Service
Light Industry <sup>(1)</sup>	Lodging
Research and Development <sup>(1)</sup>	Entertainment and Recreation

**Special Exceptions**

- Buildings or lots developed solely for residential use less than 600 feet from Route 4.
- Any by-right use occurring primarily outside an enclosed building.

**Notes**

<sup>(1)</sup> Shall be located 400 or more feet from Route 4. <sup>(2)</sup> Shall be located 600 or more feet from Route 4.



Facing south and east



Rt. 4 & Loyejoy Rd.



Side Road (Lovejoy Brook) from rt. 4

## AREA HIGHLIGHTS

And Related Links



### LEBANON

[WWW.LEBCITY.COM](http://WWW.LEBCITY.COM)

Codes, maps, chamber, etc.



### HANOVER

[www.hanovernh.org](http://www.hanovernh.org)



### DARTMOUTH COLLEGE

[www.dartmouth.edu](http://www.dartmouth.edu)

Founded in 1769 and a member of the Ivy League, Dartmouth includes [Arts and Sciences Graduate Programs](#), [Dartmouth Medical School](#), [Thayer School of Engineering](#), and [Tuck School of Business](#). 5700 Students



### DARTMOUTH-HITCHCOCK MEDICAL CENTER

[www.dhmc.org](http://www.dhmc.org)

Campus, expansion, ratings

7500 employees



### ADDITIONAL LINKS

[Grafton County Economic Development Council/NHEconomy](#) is link for the State of New Hampshire Economic Development Online services.

#### Regional Planning Commission

A summary of the region's housing demands can be found in the Regional Plan at: <http://www.uvlsrc.org/files/pdf/CHAPTER%20IX.pdf>.

Local business papers of interest:

New Hampshire Business Review- [www.nhbr.com](http://www.nhbr.com)--

Upper Valley Business Review- [stevecms@sover.net](mailto:stevecms@sover.net),

Business NH Magazine- [www.businessnhmagazine.com](http://www.businessnhmagazine.com),

Local newspaper is Valley News- [www.vnews.com](http://www.vnews.com)



### CENTERRA BUSINESS PARK

3 miles away. Fully developed



### LAKE SUNAPEE REGION

[www.lakesunapeenh.org](http://www.lakesunapeenh.org)

NH's premier lake, 25 minutes



### VERMONT AND NH SKIING

Killington-- 20 minutes

