

# COMMERCE DRIVE, ARUNDEL, MAINE



OFFERING SUMMARY		PROPERTY OVERVIEW
<b>SALE PRICE:</b>	<b>\$350,000 – Lots 1 &amp; 6</b> <b>\$250,000 – Lots 3 &amp; 5</b>	<p>Discover a selection of prime vacant lots in the town of Arundel. Ranging in size from 1 to 1.45 acres, these lots provide a perfect blend of privacy and convenience, with easy access to local amenities and major routes. This level terrain, buildable land allows for a variety of design options, making these lots a fantastic opportunity for residential or commercial development in a peaceful, rural setting. 3 Phase Electric and public water are all in place for each lot and ready for you to hook up to.</p> <p>Don't miss your chance to build in one of southern Maine's most desirable communities!</p>
<b>NUMBER OF LOTS:</b>	<b>4 Sites</b>	
<b>TOTAL LOT SIZE:</b>	<b>4.64 Acres</b>	
<b>TAXES:</b>	<b>Lot 1- \$1915.90 &amp; Lot 3 - \$1926.10;</b> <b>Lot 5 - \$1912.50 &amp; Lot 6 - \$1910.80</b>	
<b>SIZE PER LOT:</b>	<b>1- 1.13 acres; 3- 1.45 acres</b> <b>5- 1.04 acres; 6- 1.02 acres</b>	
<b>ZONING:</b>	<b>DISTRICT BUSINESS 1 &amp; 2</b> The DB 1-2 Zoning provides an array of permitted & conditional permitted uses. Please refer to the Town of Arundel Land Use District Ordinance Section 6 (6.4 & 6.5)	
<b>TRAFFIC COUNT:</b>	<b>9,590 AADT: 2022</b>	<p><b>LOCATION OVERVIEW</b></p> <p>From I-95 North, Take exit 25 to Fletcher St, Make a Left onto Ross Rd; Make a Left onto Portland Rd (US Route 1) approx. 2 miles. Lot is on the Right.</p>



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1000 US Route 1, York ME

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## ZONING

Min lot size = 1 acres

Min Road Frontage (abutting the state road, Lots 1 & 6) = 144'

Min side and rear yard = 266' & 168'

District Business Zone 1 & 2 = The following are a few permitted uses in the Downtown Business 1 & 2 District, providing that the uses meet all applicable performance standards herein and in section 5.0 of this Ordinance.

1. All legally existing businesses and associated structures operating in the DB-1 & 2 district as of June 10, 2015.
2. All residences legally existing in the DB-1 & 2 district as of June 10, 2015
3. Expansions of legally existing businesses and residences operating the DB-1 & 2 district as of June 10, 2015.
4. Multi-family dwellings provided that all units are located on any floor except first floor level – DB 1
5. Accessory Buildings, Structures, or Uses. DB 1 & 2
- 6 Commercial Services –DB 1 & 2
7. Artist & Craftsman studios – DB 1 & 2
8. Business/commercial services and professional offices, with a maximum gross area of 20,000 square feet per building footprint; DB- 1
9. Warehousing –DB-2
10. Veterinary Hospitals – DB -2
11. Low Impact Manufacturing – DB – 2

These are only a few of the permitted uses for the DB-1 & DB-2 Zoning for the area.

For a more detailed list and information please visit the [Town of Arundel Land Use Ordinance](#) (pages 72 to 84)

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NOTES OFF REGISTERD SURVEY DATED 2005

NOTES:

- 1 - The locus parcel is identified on the Town of Arundel Tax Assessors Map 30 as Lot 31A and is located in the Highway Commercial - 1 District. Space and bulk standards in this district are as follows:
 

<u>Minimum Lot Size</u>	=	1 acre
<u>Maximum Lot Coverage</u>	=	80%
<u>Maximum Building Height</u>	=	45 feet
<u>Minimum Building Setbacks:</u>		
Front Yard	=	70 feet (RL-1)
		50 feet (Commerce Dr.)
Side Yards	=	15 feet
Rear Yard	=	25 feet
- 2 - This plan is the result of a retracement survey of Plan Ref. #1 drawn by ECCO Engineering. Property lines shown were taken from Plan Ref. #1. Limited deed research was conducted by Lower Village Survey on the locus parcel and abutting parcels in preparing this plan.
- 3 - Elevations shown are based on the National Geodetic Vertical Datum of 1929.
- 4 - The location of nearby property lines are shown as dashed lines. These lines are intended to show the approximate relationship to the locus parcel only.
- 5 - Setback lines shown on this plan represent Lower Village Survey Company's opinion as to true location based on our interpretation of State and local laws, ordinances, and regulations. Prior to any construction activities the location of setback lines shown should be verified by the local code enforcement officer to determine compliance with all applicable building requirements.
- 6 - This plan has been prepared according to the Standards of Practice adopted by the Maine Board of Licensure for Professional Land Surveyors with the following exceptions:
  - No written report prepared
  - No new deed description prepared
- 7 - Wetland boundaries shown were delineated and mapped by Lower Village Survey Co. on December 17, 2004.
- 8 - Development of each lot is subject to Town of Arundel Land Use Ordinance requirements.
- 9 - Each lot is responsible for providing storm water detention associated with the individual impact per the Town of Arundel Land Use Ordinance.
- 10 - Lots shall be serviced by a public water supply system.
- 11 - Individual private septic systems are required for each lot.
- 12 - Wetland impacts for Lots 1 through 6 are cumulative and subject to Maine Department of Environmental Protection Natural Resource Protection Act permitting requirements.
- 13 - Commerce Drive shall be built to town standards but shall remain privately owned and maintained by the lot owners.
- 14 - Developer of Arundel Commerce Center, LLC agrees as its performance guarantee, pursuant to Subdivision Regulation 13.1.D and 13.6, that no more than two lots may be sold or built upon until the requirements of either 13.6.A (certification that required improvements have been installed) or 13.6.B (acceptable performance guarantee is accepted by the Town) have been met.
- 15 - Plan approved with the condition that no more than two lots may be sold or built upon until all of the required improvements have been installed in accordance with Town of Arundel regulations and the regulations of the appropriate utility companies
- 16 - A maximum lot coverage of 80% is allowed in the HC-1 Zone.
- 17 - Net Residential Density (NRD) calculation:  
 HC-1 Zone minimum lot size 1 Acre  
 Overall parcel acreage= 8.0 Acres  
 Net Residential Acreage  
     8.0 Acres  
     -1.1 Acres Wetlands  
     -0.7 Acres ROW  
     6.2 Acres  
 Total allowed lots = 6.2 Acres \* (1 lot/1 acre) = 6 lots

WAIVERS:

- 1 - Street design and construction ordinance article 1.6.2.G 5-foot sidewalk.
- 2 - Subdivision regulations article 7.2.D.27 traffic impact analysis, with the exception of a left turn storage lane analysis.

We obtained the information above from sources we believe to be reliable. Buyer(s) and your tax and legal advisors should conduct your own investigation of the property and transaction.

### **Factors and Key Areas That are Driving Commercial Growth**

Arundel benefits from its proximity to the popular coastal towns of Kennebunkport and Biddeford, which serves both local residents and seasonal visitors. Additionally, the town is close to Interstate 95, making it a convenient location for logistics, small businesses, and services catering to both local and regional markets.

The Route 1 corridor is the main artery for commercial development in Arundel. The area has seen an increase in retail stores, small businesses, and professional services in recent years. Its proximity to tourist-heavy areas makes Route 1 an ideal location for businesses that cater to both local customers and visitors.

Areas along Route 1 and Route 111 have been zoned for commercial use, providing opportunities for retail, restaurants, light industrial businesses, and professional services.

The residential growth in Arundel has been a key factor contributing to its commercial expansion. As more people move to the area for its quiet rural lifestyle, demand for everyday services—such as grocery stores, cafes, automotive services, and healthcare facilities has increased. This has created a need for commercial businesses to support the growing population.

Arundel's business parks and light industrial zones have grown, attracting small manufacturing businesses, contractors, and trades. These businesses are drawn to Arundel for its affordable land and the town's central location in York County.

As Arundel's population has increased, so has the demand for local businesses such as restaurants, cafes, convenience stores, and service providers. Family-owned businesses, farm-to-table restaurants, and boutique shops are becoming a hallmark of the town's evolving commercial landscape.

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**ABOUT:**

Incorporated as North Kennebunkport –April 1, 1915

Change name to Arundel- September 9, 1957

The Town of Arundel consists of approximately 24 square miles with 45 miles of Town roads. The City of Biddeford and the towns of Kennebunkport, Kennebunk, Lyman and Dayton border it.

Arundel's population is currently about 4,507 people as of May, 2024, an approximately 5.35% higher than the population found in the 2020 census of 4,278.

There are 3 major routes, Interstate 95 (Maine Turnpike), Route 1 (Portland Road) and Route 111 (Alfred Road), which run through Arundel connecting Biddeford to Sanford and Kennebunk, Kennebunkport.

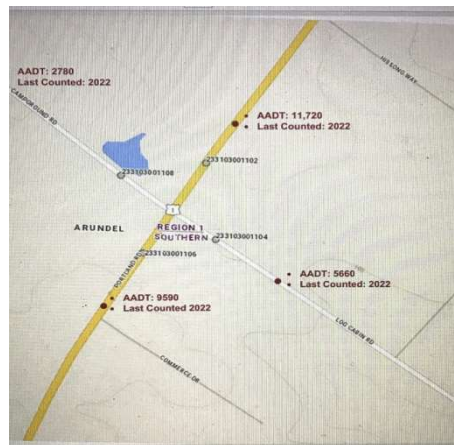
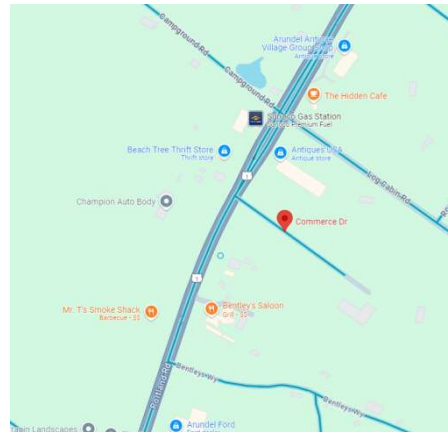


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