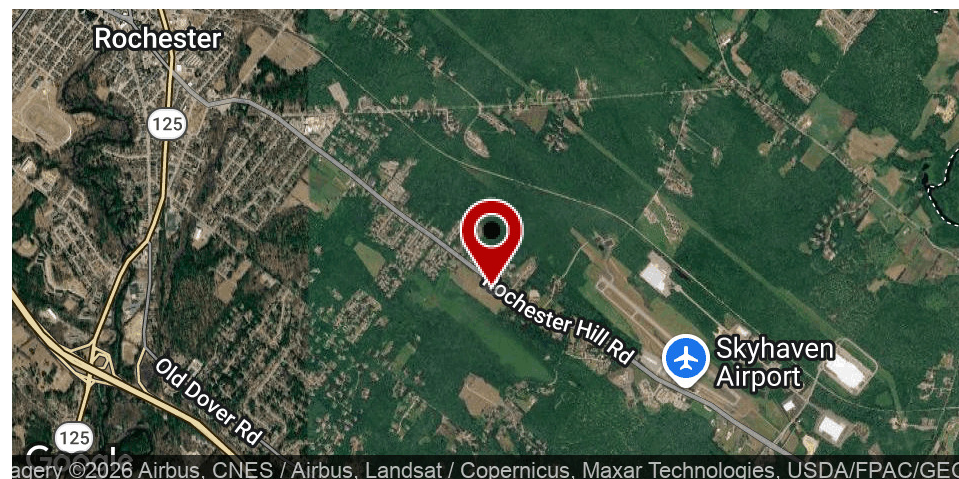


LAND FOR SALE

16+ HIGHLY DEVELOPABLE ACRES W/ VIEWS

Rochester Hill Road, Rochester, NH 03867



PROPERTY DESCRIPTION

This highly developable parcel of land consists of open field and some wooded portions. The soils in the fields are great for development, while the soils in the woods are wetlands, leaving the development to occur in the open field. The long frontage potentially allows for multiple access points for a higher density development. Though the property is zoned business, the city zoning allows for a housing project of a low to medium density. Buyers are encouraged to complete a zoning study to determine density. Seller may be willing to wait through the approvals process.

PROPERTY HIGHLIGHTS

- Open fields
- Good development soils
- Views

OFFERING SUMMARY

Sale Price:	Negotiable
Lot Size:	16.57 Acres
Zoning:	Office Commercial
Topography:	Gently Sloped

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	64	173	658
Total Population	167	434	1,668
Average HH Income	\$122,599	\$121,948	\$125,256

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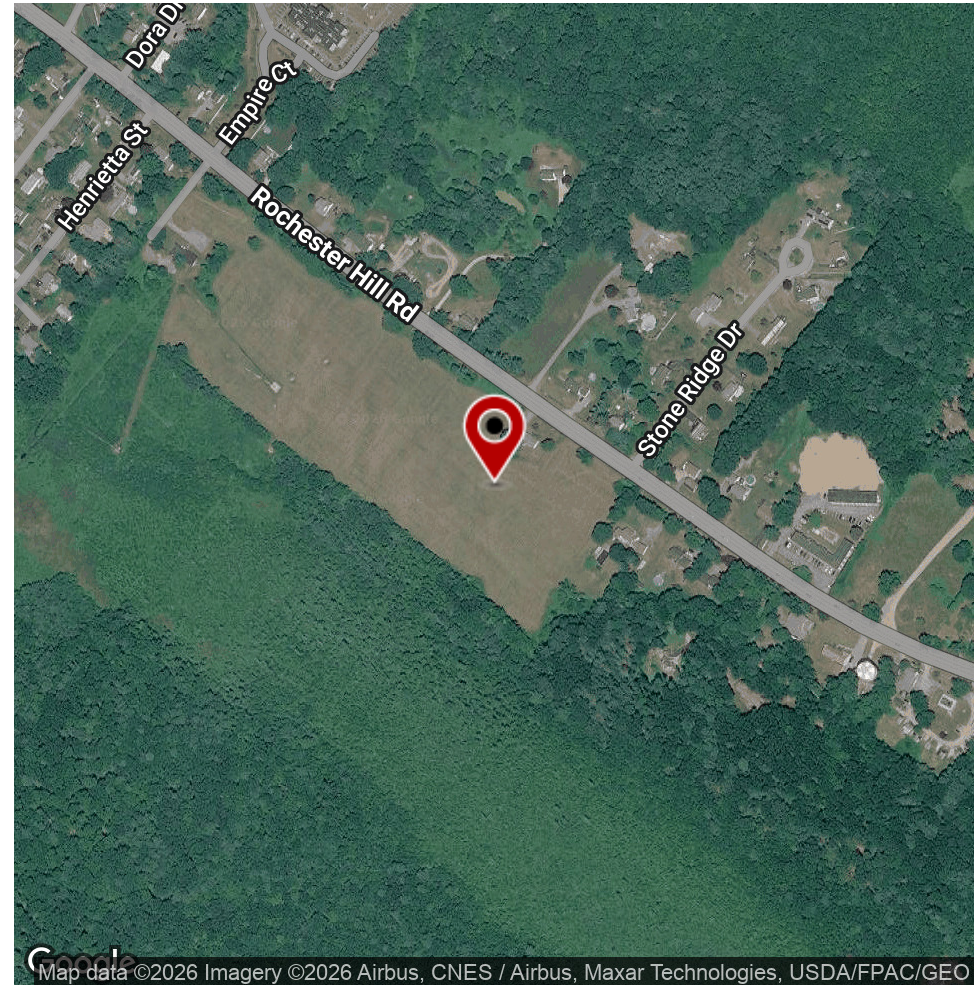
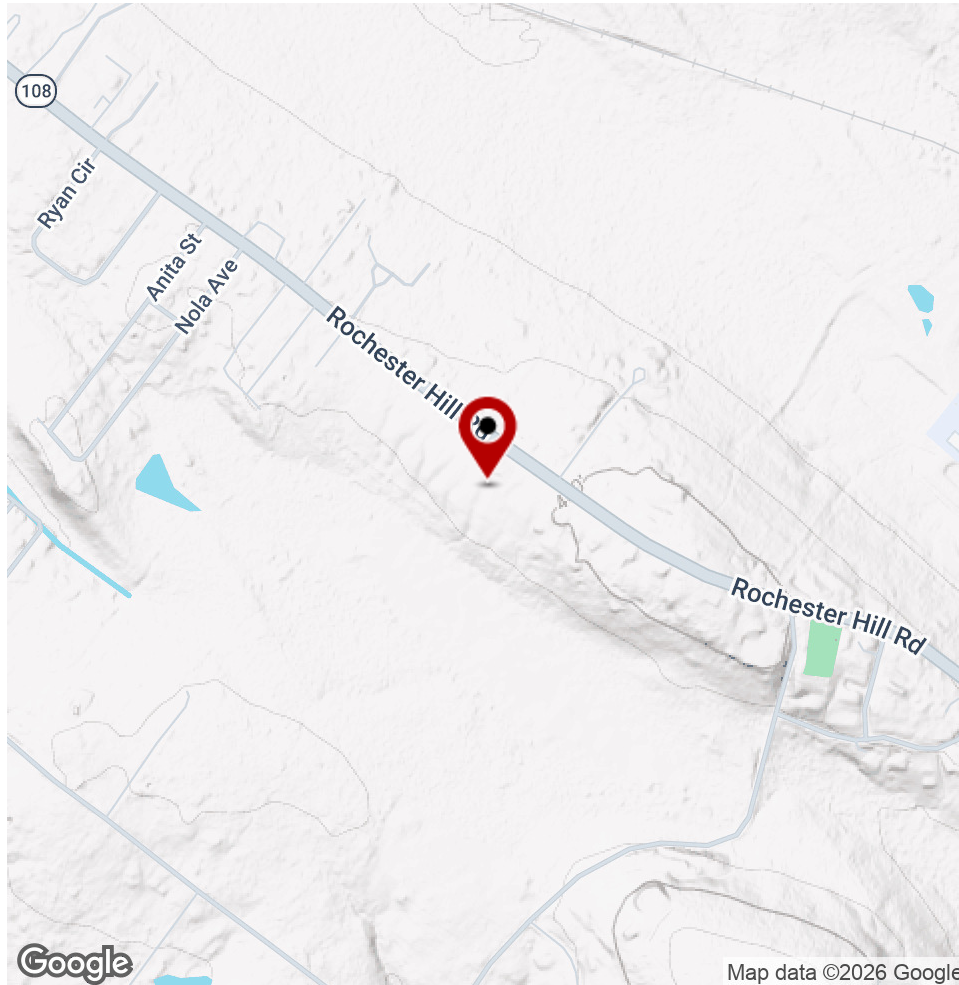
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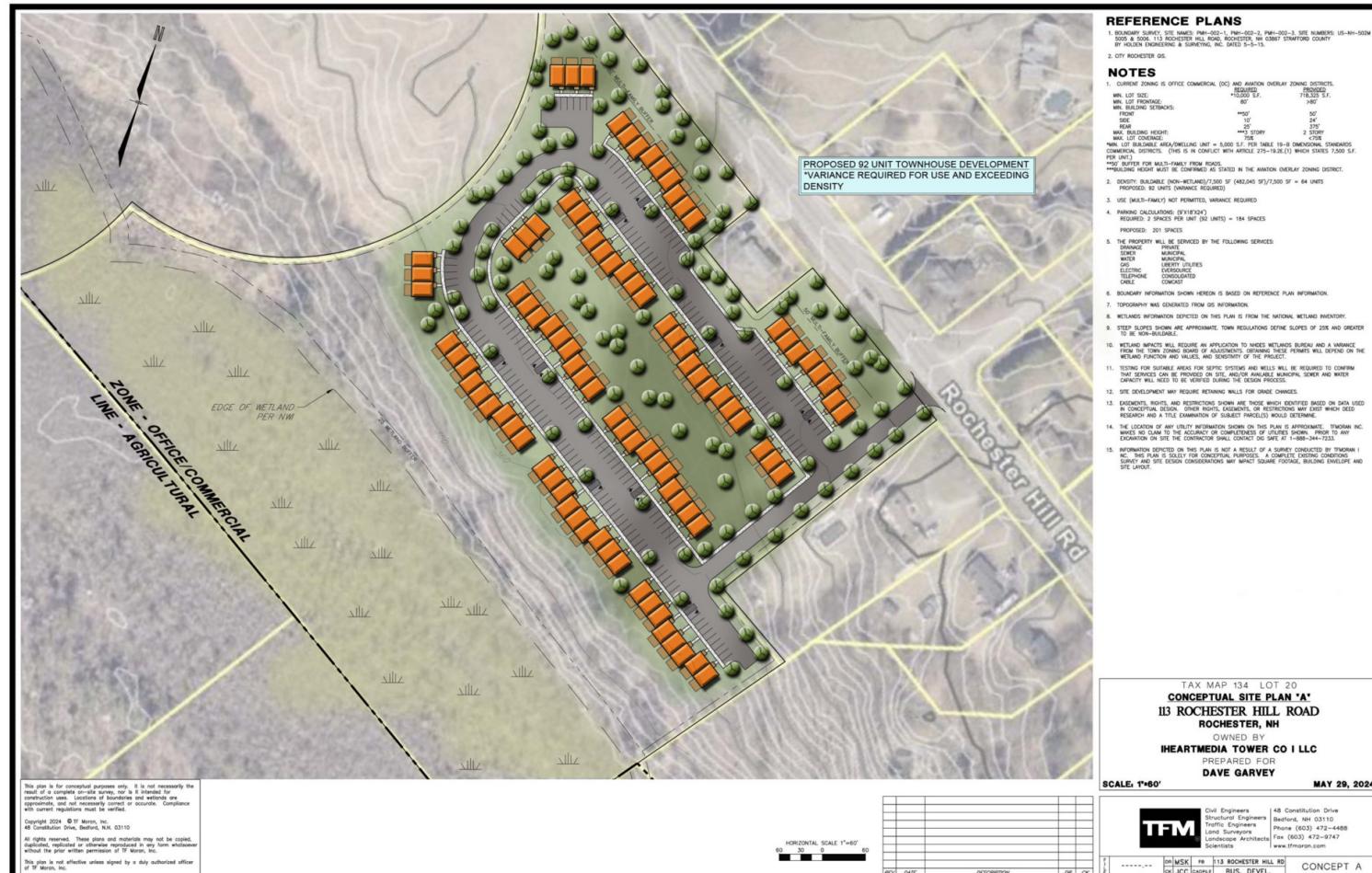
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PROPERTY DESCRIPTION

Highly developable parcel of land, consisting of open field and some wooded portions. The soils in the fields are great for development, while the soils in the woods are wetlands, leaving the development to occur in the open field. Long frontage allows for potential multiple access points for a development. Though the property is zoned business, the city allows a low to medium density development on the site with single family or duplexes. City water is available, but city sewer is likely not available based on capacity of downstream pipes, and distance to an access point to the sewer system. Site density/capacity will be based on septic capacity of the soils. Seller is potentially willing to hold through the approvals process.

LOCATION DESCRIPTION

Nestled in the vibrant community of Rochester, NH, the surrounding area of the property offers a mix of residential charm and commercial convenience. With its close proximity to the historic downtown district, residents can enjoy a variety of local shops, restaurants, and cultural attractions in an up and coming downtown. Additionally, located close to Frisbee Hospital, provides easy access to medical services. Outdoor enthusiasts will appreciate the nearby access to the beautiful natural landscapes of New Hampshire, including the nearby ocean, rivers, parks, and trails. Additionally, the property is conveniently located near major transportation routes and the Rochester Airport, providing easy access to employment centers outside of Rochester. Whether you're seeking a peaceful retreat or strategic investment opportunity, the location provides the perfect blend of suburban tranquility and urban connectivity for prospective land/residential investors.

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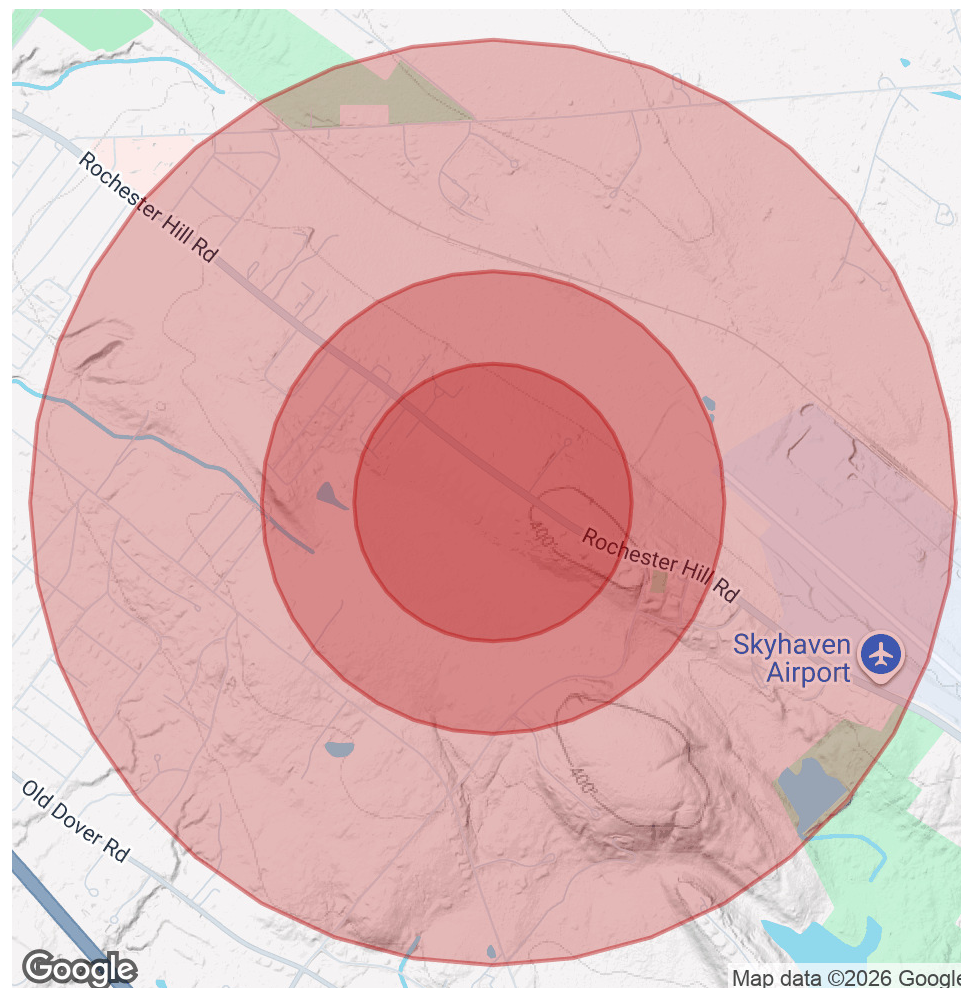
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	167	434	1,668
Average Age	44	44	44
Average Age (Male)	43	43	43
Average Age (Female)	45	44	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	64	173	658
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$122,599	\$121,948	\$125,256
Average House Value	\$386,546	\$387,717	\$385,243

2020 American Community Survey (ACS)



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