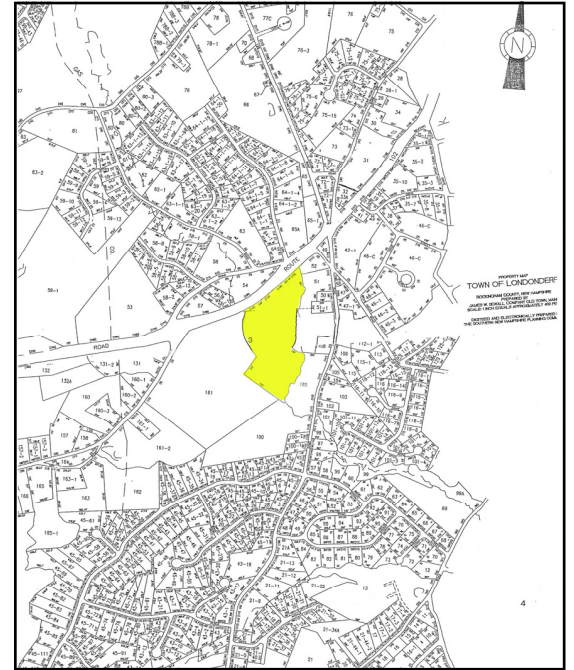
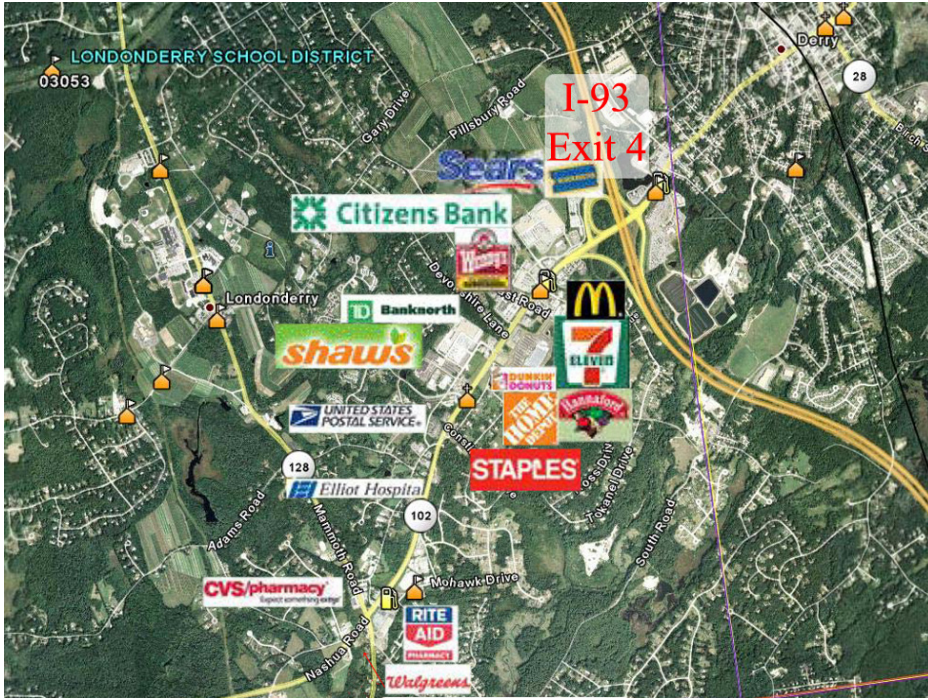


Land for Sale

23 Acres on Route 102
Londonderry, NH



23 +/- acres on Route 102 - Much of land already cleared and flat. There are currently 2 tenants (month-to-month) that bring in \$51,484 per year. Superb location near intersection of Route 128 & Route 102 (Nashua Road) as well as less than 2 miles from I-93 exit 4. This has VERY heavy traffic counts & is the major thoroughfare to get from I-93 Derry/Londonderry/Hudson area to the Route 3 Nashua area.

\$1,950,000



BERKSHIRE HATHAWAY
Verani Realty
Commercial

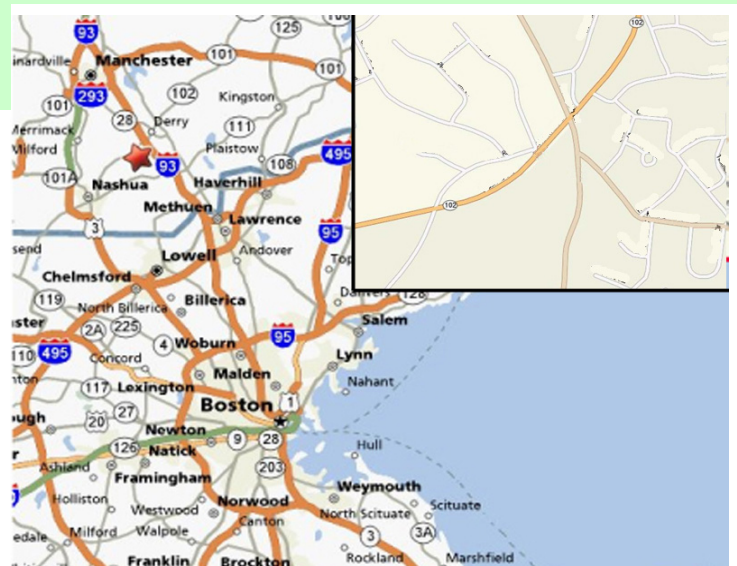


Scott Reiff

Direct: 603-845-9972

Email: Scott.Reiff@Verani.com

Corporate Office: 603-845-2500



General Information

*Property address:135 Nashua Rd., Londonderry, NH 03053

* Property Type: Vacant Land

Access and Directions to property: Property is located on South Side of Route 128 just next to new Walgreens & Bank of America facilities. Located less than 2 miles from I-93 and almost on the corner of Route 128 and Route 102 (Nashua Road).

Full description of Lot or Property: 23 +/- acres on Route 102 - Much of land already cleared and flat. There are currently 2 tenants (month-to-month) that bring in \$51,484 per year. Superb location near intersection of Route 128 & Route 102 (Nashua Road) as well as less than 2 miles from I-93 exit 4. This has VERY heavy traffic counts & is the major thoroughfare to get from I-93 Derry/Londonderry/Hudson area to the Route 3 Nashua area.

Lot #: Map 003, Block 130

* Pricing: \$1,950,000

Site Data

* Lot Size: 23 +/- acres

* Frontage: Primary Road: 595' Secondary Road: N/A

* Square Footage of Structure(s): N/A Unit Size:

▽ Number of Floors: N/A

* Sewage: Private

Gas: Propane Natural Unknown

* Water: Well Municipal Nearby

▽ Number of Bathrooms: N/A

▽ Basement: Unfinished-N/A

Included: Furniture: N/A Security system: N/A Phone system: N/A Other: _____

▽ Parking Spaces: N/A

* Number of docks: _____ Door height: _____ NA

* Number of drive-in doors: _____ Door height: _____ NA

* Communications network: (DSL, cable, phone line only, etc.) N/A

* Zoning: C-1, Route 102 Performance Overlay District Permitted Uses: _____

Signage: Subject to town regulations

* Traffic count report: closest number: 31000 where: NH 102 west of I-93

Building Construction

* Age of Building(s): N/A

▽ Type of Construction: N/A

▽ Ceiling Height: N/A Varied

▽ Exterior (Wood frame, glass, stucco, vinyl siding, etc.): N/A

▽ Floors (Carpeted, concrete, tile, etc.) N/A

Roof (Tile, Asphalt shingle, slate, etc.): N/A

Lighting: N/A

Building Services

* Heat Source (Fuel)/Heat Type: N/A

Air Conditioning Source/Type: N/A

* Handicapped Access: N/A

Alarm Service: N/A

▽ Sprinklers: Wet Dry None: N/A

* Electrical Service: N/A

Additional Features: Cell tower income will be retained by Seller. Cell tower tenant pays their share of Real Estate taxes. Golf Range pays \$30,000 per year in rent and Landlord pays R.E. Taxes (90 day right of first refusal for tenant).

Additional Information

* NNN amount: N/A Nets include:

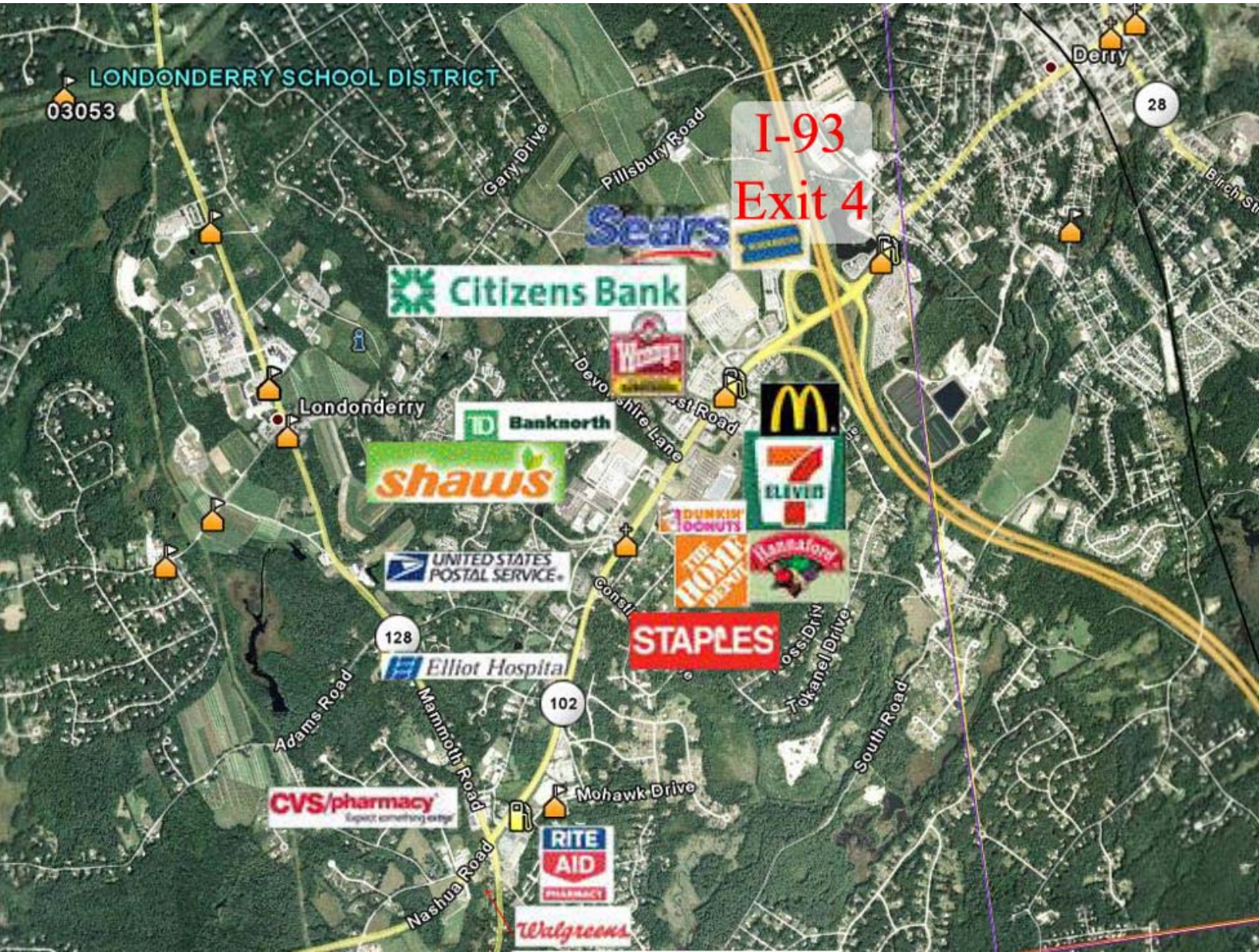
* Taxes: \$29,776 per year. For year: 2019-\$15,121 (paid by SBA Towers) = \$14,655 net taxes

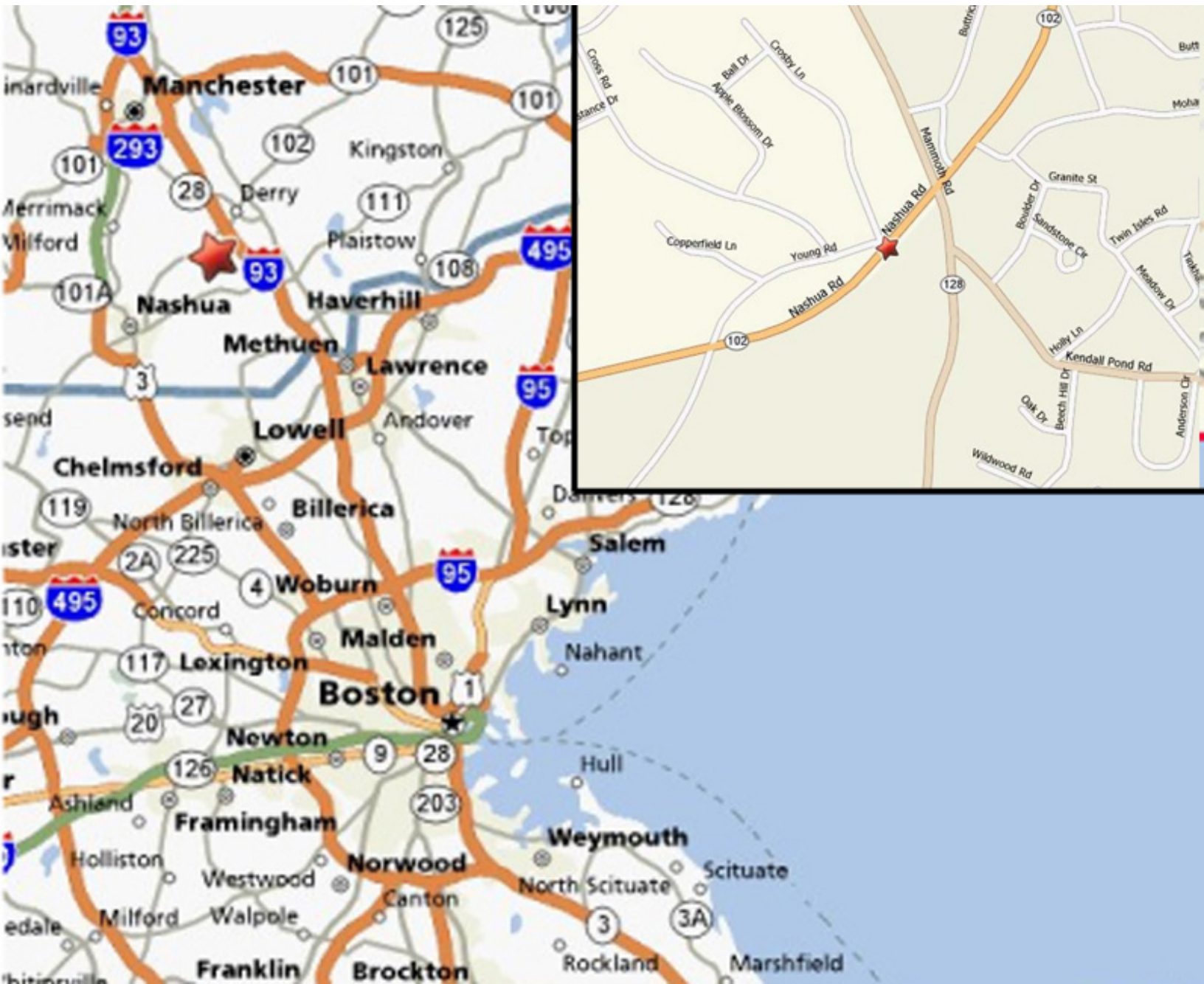
* Deed: Book: 2515 Page: 0683 Date: 10/10/84 Not available:

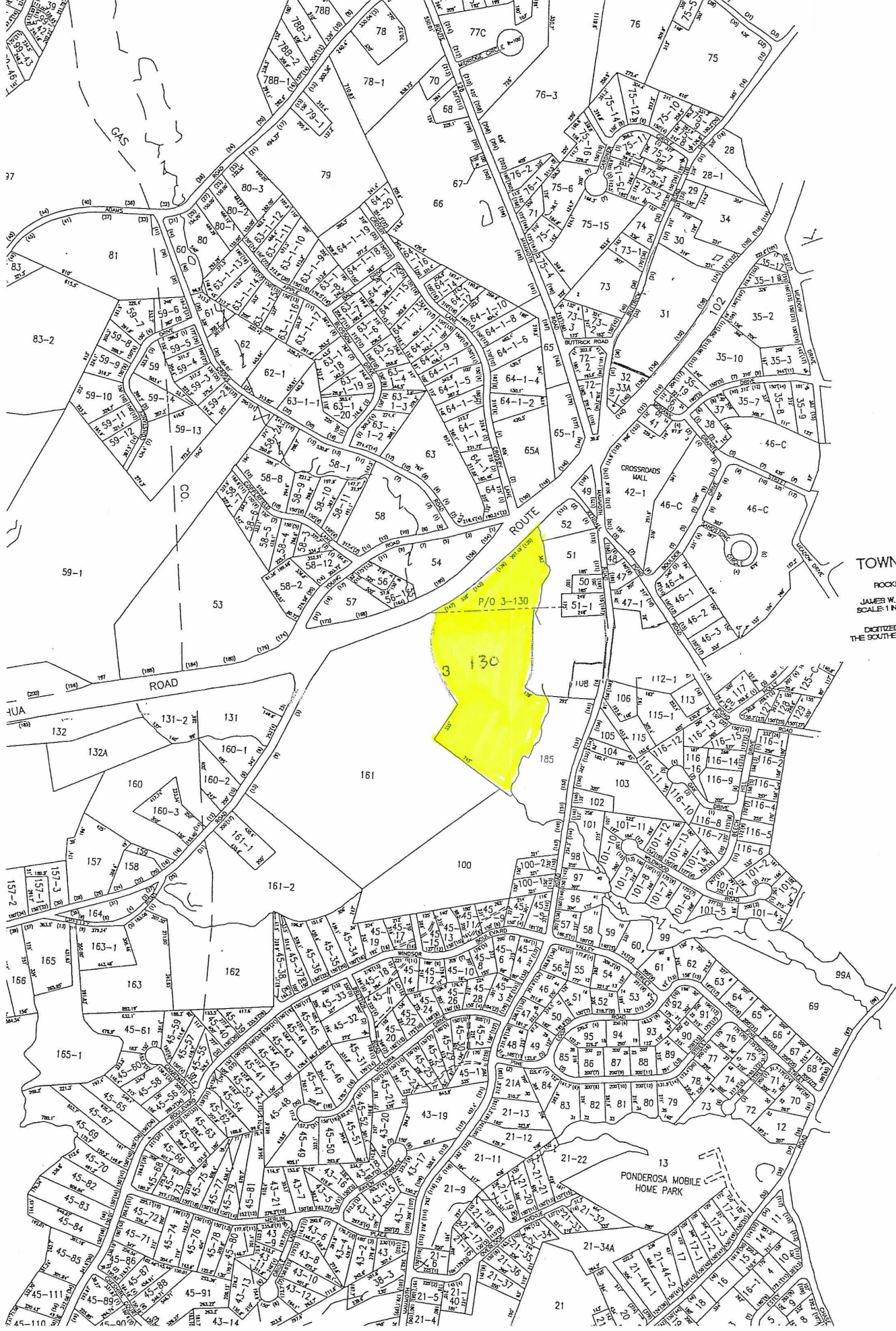
Area:

- o Other businesses: Next to new Walgreens, across the street from new Delahunty Garden Center
- o Transportation: _____
- o Local improvements: Intersection of Rt. 102 and Rt. 128 has recently been widened & re-done.
- o Other area notables: _____

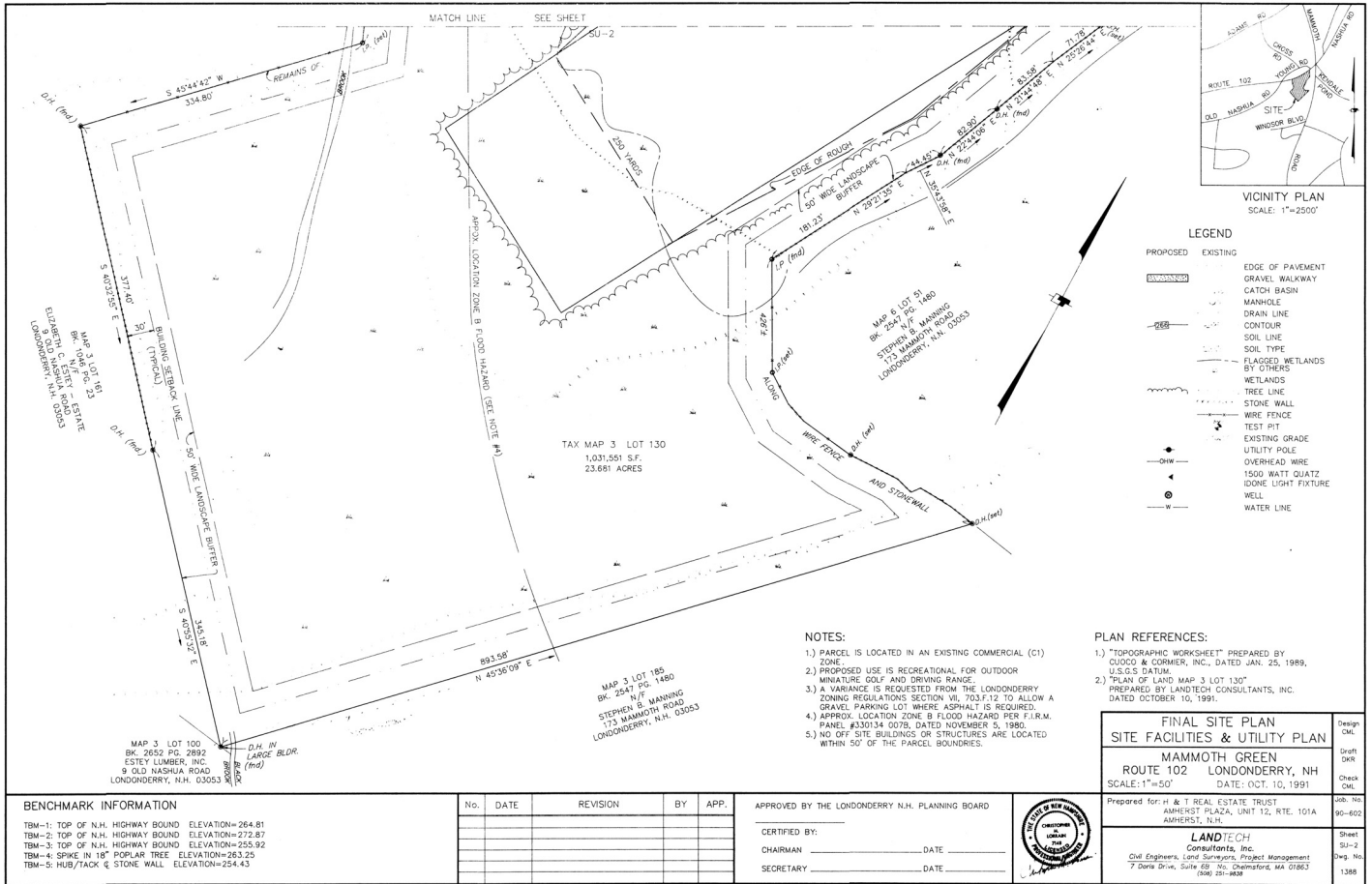
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PROPERTY MAP
TOWN OF LONDONDERRY
ROCKINGHAM COUNTY, NEW HAMPSHIRE
PREPARED BY
JAMES W. SEWALL COMPANY OLD TOWN, MAINE
SCALE: 1 INCH EQUALS APPROXIMATELY 400 FEET
DIGITIZED AND ELECTRONICALLY PREPARED BY
THE SOUTHERN NEW HAMPSHIRE PLANNING COM.



BENCHMARK INFORMATION

TBM-1: TOP OF N.H. HIGHWAY BOUND	ELEVATION=264.81
TBM-2: TOP OF N.H. HIGHWAY BOUND	ELEVATION=272.87
TBM-3: TOP OF N.H. HIGHWAY BOUND	ELEVATION=255.92
TBM-4: SPIKE IN 18" POPLAR TREE	ELEVATION=263.25
TBM-5: HUB/TACK & STONE WALL	ELEVATION=264.43

No.	DATE	REVISION	BY	APP.

APPROVED BY THE LONDONDERRY N.H. PLANNING BOARD

CERTIFIED BY: _____

CHAIRMAN: _____ DATE _____

SECRETARY: _____ DATE _____



**FINAL SITE PLAN
SITE FACILITIES & UTILITY PLAN**

MAMMOTH GREEN
ROUTE 102 LONDONDERRY, NH
SCALE: 1"=50'
DATE: OCT. 10, 1991

Prepared for: H & T REAL ESTATE TRUST
AMHERST PLAZA, UNIT 12, RTE. 101A
AMHERST, N.H.

LANDTECH, Inc.
Civil Engineers, Land Surveyors, Project Management
7 One Drive, Suite 651-100, Oremford, MA 01863
(508) 291-8828

Design	OW
Draft	DBK
Check	OW
Job No.	90-602
Sheet	SU-2
Dwg. No.	1288

135 A NASHUA RD

Location 135 A NASHUA RD

Mblu 003/ 130/ 0/ /

Acct# 3885

Owner H T REAL ESTATE TRUST

PBN

Assessment \$1,533,800

Appraisal \$1,533,800

PID 3803

Building Count 2

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$712,800	\$821,000	\$1,533,800

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$712,800	\$821,000	\$1,533,800

Owner of Record

Owner H T REAL ESTATE TRUST

Sale Price \$0

Co-Owner HSU TAI-DEH TRUSTEE

Certificate

Address 1 SPRINGVALE DR
HOLLIS, NH 03049

Book & Page 2515/683

Sale Date 10/05/1984

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
H T REAL ESTATE TRUST	\$0		2515/683	00	10/05/1984

Building Information

Building 1 : Section 1

Year Built: 1991
Living Area: 624
Replacement Cost: \$192,262
Building Percent Good: 88

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Replacement Cost

Less Depreciation: \$169,200

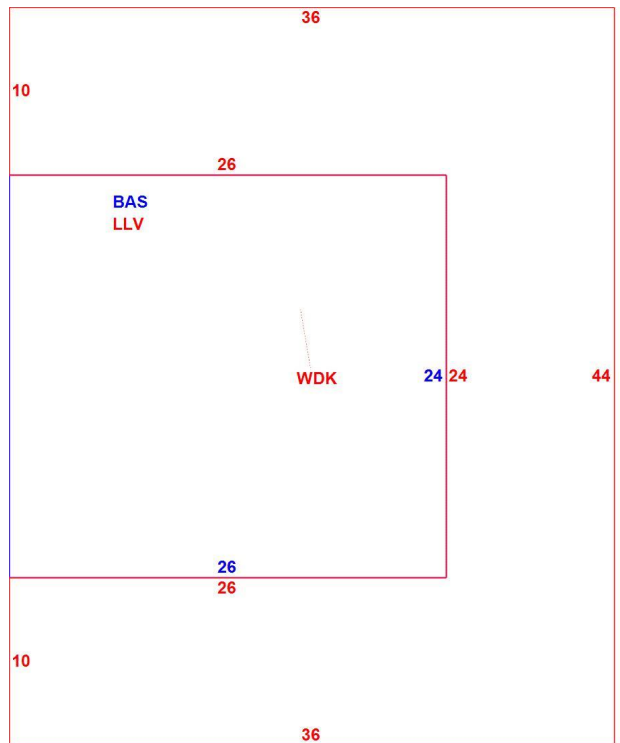
Building Attributes	
Field	Description
Style	Take Out
Model	Commercial
Grade	Average
Stories	1
Occupancy	0.00
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Lino/Vinyl
Interior Floor 2	
Heat Fuel	Gas
Heat Type	Forced H/A
AC Percent	100
Struct Class	
Bldg Use	Office Bld
Total Rooms	0
Bedrooms	0
Full Baths	0
Half Baths	2
Extra Fixtures	3
1st Floor Use	
Heat/AC	
Frame	Wood
Baths/Plumbing	Ave
Ceiling/Wall	
Rooms/Partitions	Typical
Wall Height	12.00
% Comn Wall	0.00
Fireplace(s)	0
Add Kit Rating	
Extra Fix Rating	Average
Fireplace Rating	
View	
2nd Floor %	

Building Photo



(<http://images.vgsi.com/photos/LondonderryNHPhotos/\3000\885001.JPG>)

Building Layout



(ParcelSketch.ashx?pid=3803&bid=3803)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	624	624
LLV	Lower Level	624	0
WDK	Wood Deck	960	0
		2,208	624

WS Flue Rating	
% Sprinkler	0
Electric	Typical
WS Flues	0
2nd Heat Type	
Half Bath Rating	Average
Units	1
# of Units	1
Interior/Exterior	Same
Insulation	Typical
Bath Rating	Average

Building 2 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes : Bldg 2 of 2	
Field	Description
Style	Vacant Land
Model	
Grade	
Stories	
Foundation	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Floor 1	
Interior Floor 2	
Heat Fuel	
Heat Type	
AC Percent	
Bedrooms	
Full Baths	
Half Baths	
Extra Fixtures	
Total Rooms	

Building Photo



(<http://images.vgsi.com/photos/LondonderryNHPhotos/\3000\885002.JPG>)

Building Layout

(ParcelSketch.ashx?pid=3803&bid=110740)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Bath Rating	
Kitchen Rating	
Extra Kitchens	
Interior/Exterior	
2nd Floor %	
Fireplace Rating	
WS Flue Rating	
Electric	
Insulation	
Unfinished Area	
Fireplace(s)	
2nd Ext Wall %	
Basement Area	
Bsmt Garage	
WS Flues	
2nd Heat Type	
# Heat Systems	
% Heated	
View	
Frame	
Basement Floor	
# of Units	
Solar Hot Water	
Central Vac	
2nd % Heated	

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code 0340
Description Office Bld
Zone C-I
Neighborhood CA
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 24
Frontage
Depth
Assessed Value \$821,000
Appraised Value \$821,000

Outbuildings

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Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAVING	Paving			10000.00 UNITS	\$15,600	1
TOWER	Tower			150.00 UNITS	\$136,500	2
MINIGL	Minigolf			18.00 UNITS	\$33,600	1
SHOP	Shop			240.00 UNITS	\$13,500	2
LITEDB	Lite-Dbl			5.00 UNITS	\$8,600	1
TWRUSR	Twr User			1.00 UNITS	\$274,800	2
LITETR	Lite-Tpl			4.00 UNITS	\$9,400	1
TWRSIT	Tower Site			1.00 UNITS	\$100,000	2
MANUAL				27.00 UNITS	\$30,400	1
SHOP	Shop			120.00 UNITS	\$8,600	2
SHEDFR	Shed/Fr			60.00 UNITS	\$2,400	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$712,800	\$821,000	\$1,533,800
2018	\$767,100	\$853,700	\$1,620,800
2017	\$767,100	\$853,700	\$1,620,800

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$712,800	\$821,000	\$1,533,800
2018	\$767,100	\$644,533	\$1,411,633
2017	\$767,100	\$644,533	\$1,411,633

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Information

Invoice Number:	2020P01056306	Bill Amount:	\$14,878.00
Description:	Property Tax	Interest:	\$0.00
Property ID:	3-130	Costs:	\$0.00
Owner:	H T REAL ESTATE TRUST	Total:	\$14,878.00
Address:	135A NASHUA RD	Payments:	\$14,878.00
Bill Date:	7/7/2020	Balance Due:	\$0.00
Due Date:	7/7/2020		
Interest Date:	7/7/2020		
Interest Days:	0		
Last Paid:	6/27/2020		
Paid By:	2125444		

Details

Description	Date	Tax Year	Period	Amount
Payment - Principal	6/26/2020	2020	1	(\$7,612.63)
Payment - Principal	6/27/2020	2020	1	(\$7,265.37)
Property Tax	7/7/2020	2020	1	\$14,878.00

Information

Invoice Number:	2020P02056302	Bill Amount:	\$15,967.00
Description:	Property Tax	Interest:	\$0.00
Property ID:	3-130	Costs:	\$0.00
Owner:	H T REAL ESTATE TRUST	Total:	\$15,967.00
Address:	135A NASHUA RD	Payments:	\$15,967.00
Bill Date:	12/23/2020	Balance Due:	\$0.00
Due Date:	12/23/2020		
Interest Date:	12/23/2020		
Interest Days:	0		
Last Paid:	12/14/2020		
Paid By:	2127692		

Details

Description	Date	Tax Year	Period	Amount
Payment - Principal	12/3/2020	2020	2	(\$8,169.84)
Payment - Principal	12/14/2020	2020	2	(\$7,797.16)
Property Tax	12/23/2020	2020	2	\$15,967.00

WARRANTY DEED

02515 P0683

KNOW ALL MEN BY THESE PRESENTS, THAT, D. Roland Belanger of Route 102, Londonderry, County of Rockingham, State of New Hampshire, and Raymond J. Belanger and Rene R. Morency, as Trustees of the Rene R. Morency Trust, of 670 South Union Street, Lawrence, County of Essex, Commonwealth of Massachusetts, for consideration paid, grant to H & F Real Estate Trust of 112 Dracut Road, Hudson, County of Hillsborough, State of New Hampshire, WITH WARRANTY COVENANTS:

RJB

39-15-1

A certain parcel of land, located in Londonderry, County of Rockingham, State of New Hampshire, bounded and described as follows, to wit:

Beginning at an iron pipe located on the Southerly line of Route # 102, at a barbed wire fence at the Northwest corner of land of Thos. Bolton, and at the Northeast corner of the parcel herein described; thence, S 53° 26' 30" W, two hundred seven and forty-nine hundredths (207.49) feet by the Southerly line of said Route #102 to a stone bound; thence, S 57° 55' W, five hundred seventy-five and eighty-four hundredths (575.84) feet still by the Southerly line of said Route #102 to a stone bound; thence, S 73° 36' 30" W, three hundred thirty-eight (338) feet still by the Southerly line of said Route #102 to the beginning of a stone wall and the Northeasterly line of land of Eliz. Estey; thence, S 3° E, two hundred fifty-five (255) feet by said stone wall and land of said Eliz. Estey to the end of said stone wall and the beginning of a barbed wire fence; thence, S 24° E, two hundred forty (240) feet by said barbed wire fence and land of said Eliz. Estey to a bend in said barbed wire fence; thence, Southwesterly, three hundred thirty (330) feet by said barbed wire fence and land of said Eliz. Estey to the end of said barbed wire fence and the beginning of a stone wall; thence, S 43 1/2° E, seven hundred forty-five (745) feet by said stone wall to the end thereof, and continuing beyond and by land of said Eliz. Estey to a large stone on Dam to land of Chas. Ralston; thence, N 45° E, nine hundred twenty-five (925) feet by the remnants of a stone wall and land of said Chas. Ralston to an iron pipe at a stone wall and land of Guy Landrey; thence, Southwesterly two hundred ninety-two (292) feet by said stone wall and thence by a barbed wire fence and land of said Guy Landrey to an iron pipe at a bend in said barbed wire fence; thence, N 32° W, one hundred twenty-eight (128) feet by said barbed wire fence and land of said Guy Landrey to an intersecting stone wall at land of Esther Manning; thence, Northeasterly, seven hundred twenty (720) feet along an irregular stone wall and land of said Esther Manning to an iron pipe at the end of said stone wall and the beginning of a barbed wire fence at land of Thos. Bolton; thence, N 6 1/2° W, three hundred eighty-three (383) feet by said barbed wire fence and land of said Thos. Bolton, to the point of beginning.

Said parcel containing 24.2 acres, more or less.

Being that parcel of land as shown on the Londonderry Tax Map #3, Parcel 130.

Also being that parcel of land as shown on Plan of Land in Londonderry, New Hampshire, as drawn for Buelah Crosby, approved by the Planning Board of Londonderry, and recorded in the Rockingham County Registry of Deeds as Plan # C3739.

OCT 10 12 51 PM '84

Rockingham County
Registry of Deeds

RJB RRM

Being the same premises conveyed to D. Roland Belanger and to Rene R. Morency and Raymond J. Belanger, Trustees of the Rene R. Morency Trust, by Deed dated May 29, 1973, recorded in the Rockingham County Registry of Deeds in Book 2204 and Page 863.

There are no marital rights involved in this transaction. Dated this 5th day of October, 1984.

D. Roland Belanger
D. Roland Belanger

Rene R. Morency Tr.
Rene R. Morency as Trustee

Raymond J. Belanger Tr.
Raymond J. Belanger as Trustee

STATE OF New Hampshire
COUNTY OF Rockingham



Personally appeared before me on the 18 day of September, 1984 Rene R. Morency acknowledged the foregoing instrument to be his voluntary act and deed in his capacity as Trustee.

John R. Michels
Notary Public
My Commission Expires May 22, 1989

Personally appeared before me on the 17 day of September, 1984 Raymond J. Belanger acknowledged the foregoing instrument to be his voluntary act and deed in his capacity as Trustee.

John R. Michels
Notary Public
My Commission Expires May 22, 1989

Personally appeared before me on the 5th day of October, 1984 D. Roland Belanger acknowledged the foregoing instrument to be his voluntary act and deed.

John R. Michels
Notary Public
Justice of Peace



INFORMATIONAL LINKS AVAILABLE FOR PROPERTY/AREA

Londonderry, NH

Tax Map:

http://www.londonderrynh.org/Pages/LondonderryNH_Assessing/maps/index

Zoning Map:

http://www.londonderrynh.org/Pages/LondonderryNH_PlanEcoDev/gisdocs/gis

Zoning Definitions: <http://online.encodeplus.com/regslondonderry-nh/index.aspx>

Demographic Profile: <http://www.nhes.nh.gov/elmi/products/cp/index.htm>

Traffic Reports:

<http://www.nh.gov/dot/org/operations/traffic/tvr/locations/documents/londonderry.pdf>