For Sale

Developable Residential Land



*Site lines are approximate

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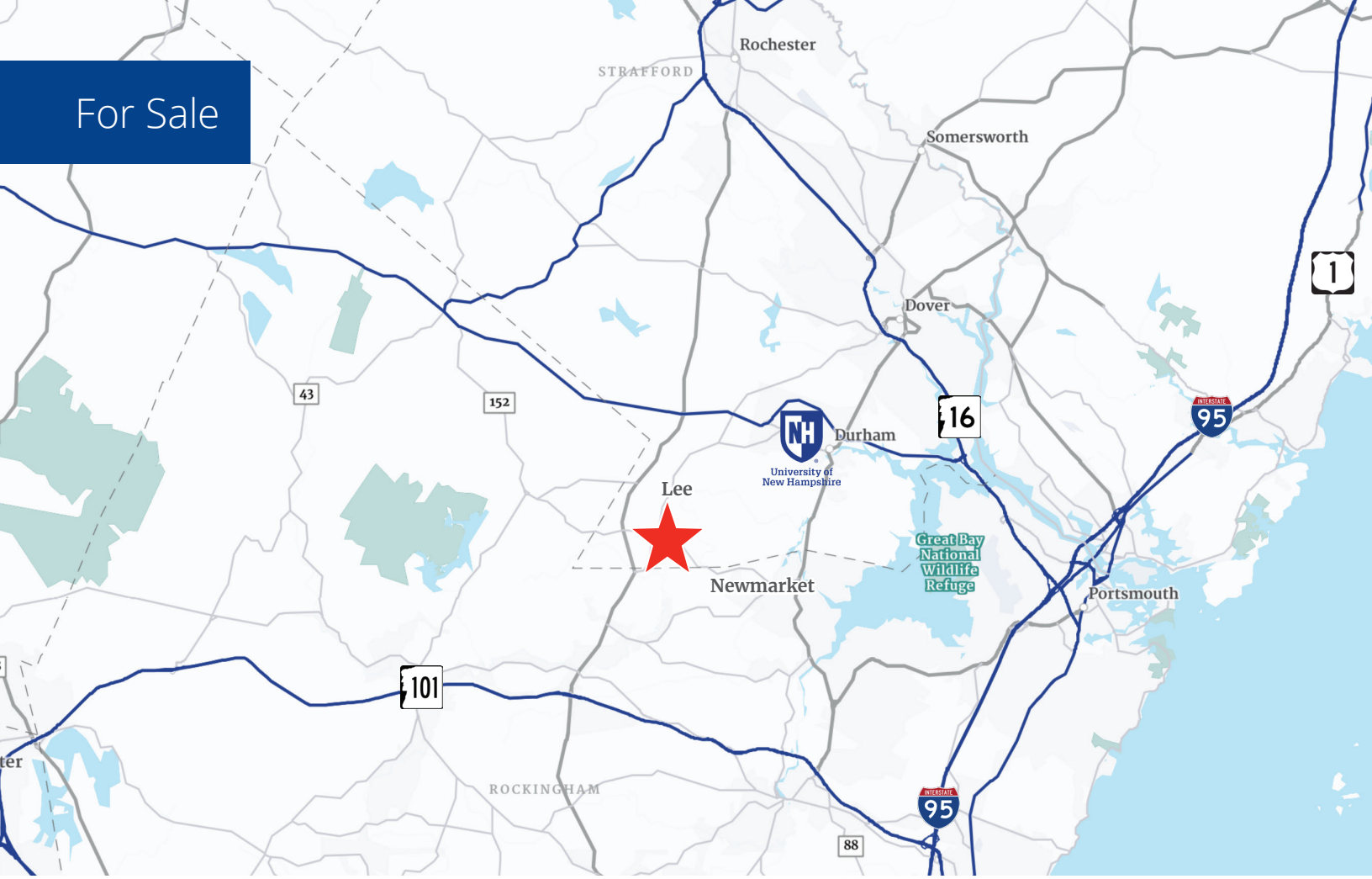
Rear Wadleigh Falls Road Lee, NH

Property Highlights

- 85.92± acre relatively flat land parcel available for sale
- Physically accessible via an existing gravel drive used for decades; legal access by easement or otherwise has not yet been achieved
- Residential (Zone A) zoning includes permitted uses such as: single family and duplex houses with accessory dwelling units, agriculture, and recreational
- 7.0± acres were recently farmed for corn; 4.0± acres were lightly mined for gravel; the balance of the lot is mostly undeveloped wooded area
- The Lee gravel pit was part of Newmarket Sand and Gravel, a division of Chick Trucking, Inc., which provided washed sand and stone for construction, industrial, and residential uses
- Site was surveyed in 2025 for material and 137,620 cubic yards of loam and fill are present; full survey and materials breakdown available upon request

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Specifications

Address:	Rear Wadleigh Falls Road
Location:	Lee, NH 03861
Acreage:	85.92±
Utilities:	None to site
Zoning:	Residential (Zone A)
2025 Taxes:	$11,782
List Price:	$1,200,000

5 Mile Demographics

Avg HH Income
$132,630

# of Households
10,268

Population
27,573

Source: U.S. Census Bureau, Census 2020. Esri forecasts for 2025.



Contact us:

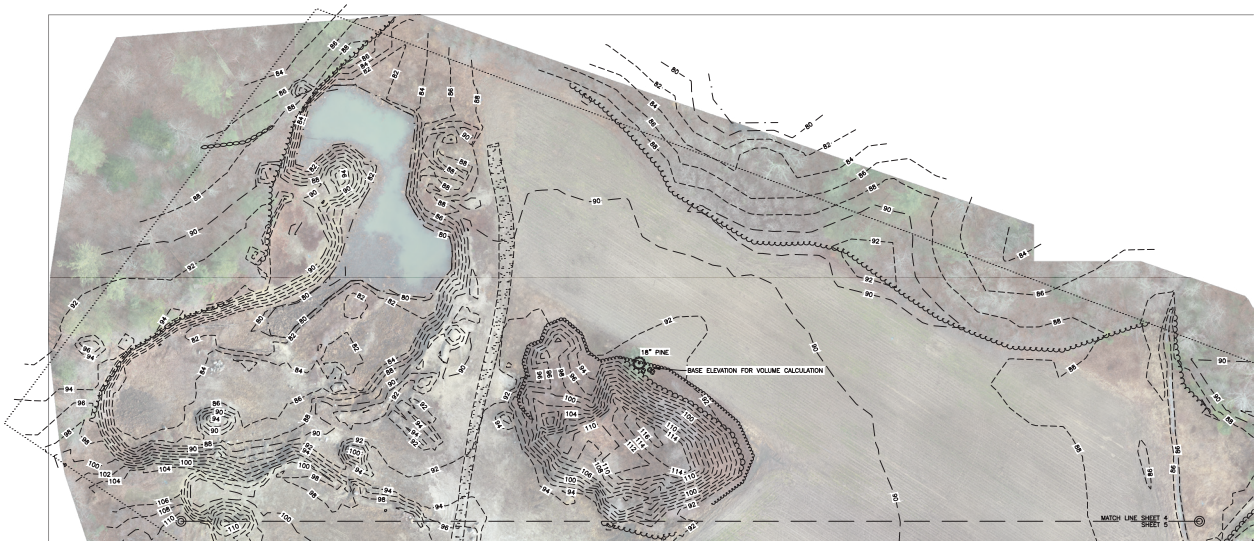
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Rear Wadleigh Falls Road, Lee, NH

Topography Plan



SCALE: 1 INCH = 50 FT.

TOPOGRAPHIC PLAN
FOR
CHICK TRUCKING, INC.
OF

LEE TAX MAP 35, LOT 9
NEWMARKET & LEE, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	G.A.N.	DATE:	MAY 2025
CHECKED BY:	E.A.K.	DRAWING NO.	8947A
JOB NO.	8947	SHEET	4 OF 5

DOUCET SURVEY | A SAM Company

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Offices in Bedford & Keene, NH and Kennebunk, ME
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LEE

Wadleigh Falls Road

Rear Wadleigh Falls Road, Lee, NH

Topography Plan

