

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

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# High-Traffic 129.6 Acre Development Site

612-644 Pembroke St, Pembroke, NH 03275

Exclusively Represented By:

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OFFERING MEMORANDUM

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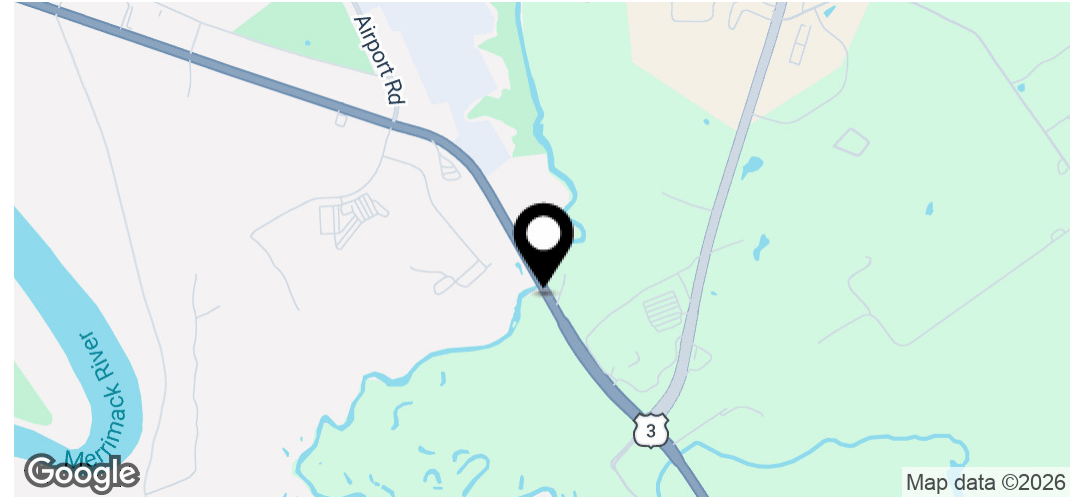
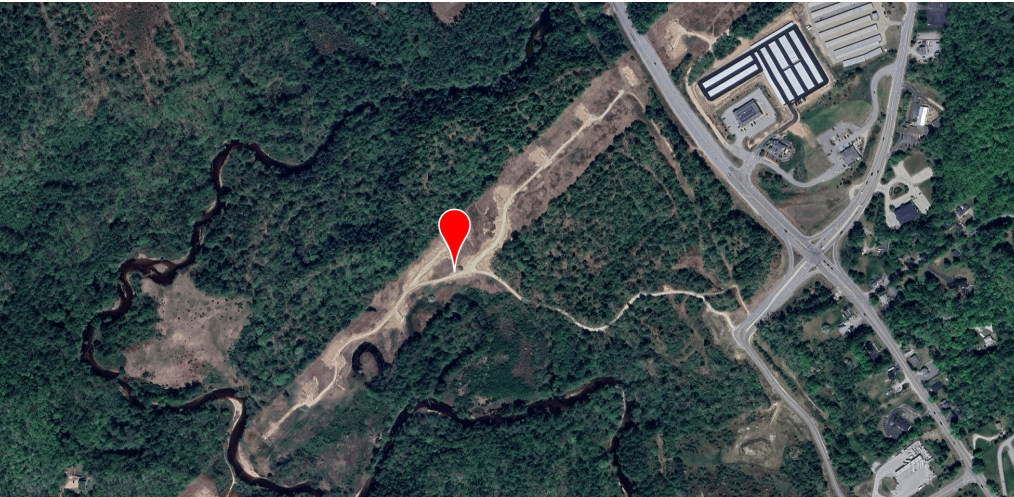
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# Initial Offering Summary

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Price	Call For Offers
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## Property Overview

### Offering Summary

Site Condition	Vacant Development Land
Lot Size	129.6 Acres
Zoning	Soucook River Development (SR)
Utilities	Municipal Water, Sewer, Electric & Natural Gas Available

Situated in Pembroke's Soucook River Development District, this sizeable parcel presents a prime investment opportunity for developers and businesses seeking a foothold in a strategic commercial and industrial hub. With flexible zoning, development incentives, and direct access to essential public infrastructure, this site is perfectly positioned for high-value development that complements the town's natural beauty.

Suited for multifamily, industrial, R&D, or Planned Unit Development, this land offers significant potential for long-term growth while bolstering Pembroke's economic development.

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# Property Considerations

## Section 1

# Key Highlights & Location Information

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## Site Highlights

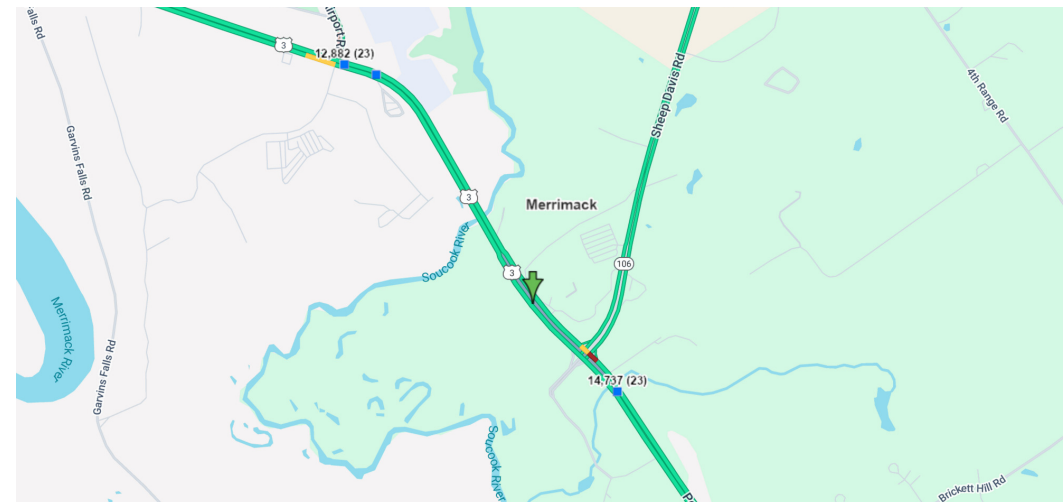
- **Prime Access:** Direct connectivity to I-93, I-89, Route 3, and Route 106.
- **Versatile Zoning:** SR District permits retail, industrial, research, office, and mixed-use development.
- **On-Site Resources:** Significant sand, gravel, and aggregate deposits can offset site prep costs or generate revenue.
- **Cost-Efficient Construction:** On-site materials reduce import and transportation costs for infrastructure.
- **Rising Market Demand:** Southern NH's industrial, commercial, and residential growth increases development potential.
- **Business-Friendly:** No state income or sales tax, making NH a top choice for businesses and investors.

## Key Commercial And Industrial Corridors:

- **Pembroke Street (US 3) and Sheep Davis Road (NH 106)** serve as the town's primary commercial hubs, forming a major corridor for retail, industrial, and mixed-use development.
- The 2023 NH DOT Traffic Counts report shows an Annual Average Daily Traffic (AADT) of 14,737 on Pembroke Street (US 3), highlighting strong regional traffic movement.
- **Strong Logistics Network:** Proximity to highways, rail access, and established transportation routes supports distribution and industrial use.

## Future Development & Infrastructure Upgrades:

- **Utility-Ready:** Public water, sewer, and natural gas nearby.
- **Scalable Development:** Large acreage allows phased projects, subdivisions, or a master-planned commercial/industrial park.
- **Ongoing land-use planning** supports continued commercial investment in these corridors. NH DOT's proposed expansion of I-93 and I-89 in Concord will include added lanes, rehabilitation of 33 bridges, and improved connectivity. This project is expected to alleviate congestion and enhance transportation into the capital region, directly benefiting this site.



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# Soucook River Development District Permitted Uses

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<b>Community Facilities</b>
Public park, conservation area and preserved open spaces, including areas of passive recreation
Town building, fire stations, police stations, public libraries and town equipment garages
Public utilities such as power or gas plants, water filter plant, sewage plant and refuse facility
Private utilities such as power or gas plants, water filter plant, sewage plant and refuse facility
<b>Agricultural</b>
Agricultural retail outlets
Veterinary hospital
<b>Retail and Service</b>
Retail establishment selling principally convenience goods including, but not limited to food, pharmaceutical, and proprietary goods
Retail establishment selling general merchandise, including but not limited to dry goods, apparel and accessories, furniture and home furnishings, home equipment, small wares, and hardware and including discount and limited price variety stores.
Eating and drinking places not including drive-in establishments.
Membership club
Professional and business offices
Miscellaneous business repair service excluding automobile service station or small engine repair shop
Motion picture establishment, indoor
Other amusement and recreation service, indoor
Commercial parking lot or commercial parking structure
Planned Commercial Development
Temporary office or storage trailer
Private day care or kindergarten
Hotels and motels
Construction industry including suppliers

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# Soucook River Development District Permitted Uses

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Retail and Service Cont.
Wholesale, Transportation and Industrial
Construction industry including suppliers
Research offices or establishments devoted to research and development activities
Planned Industrial Development
Planned Unit Development

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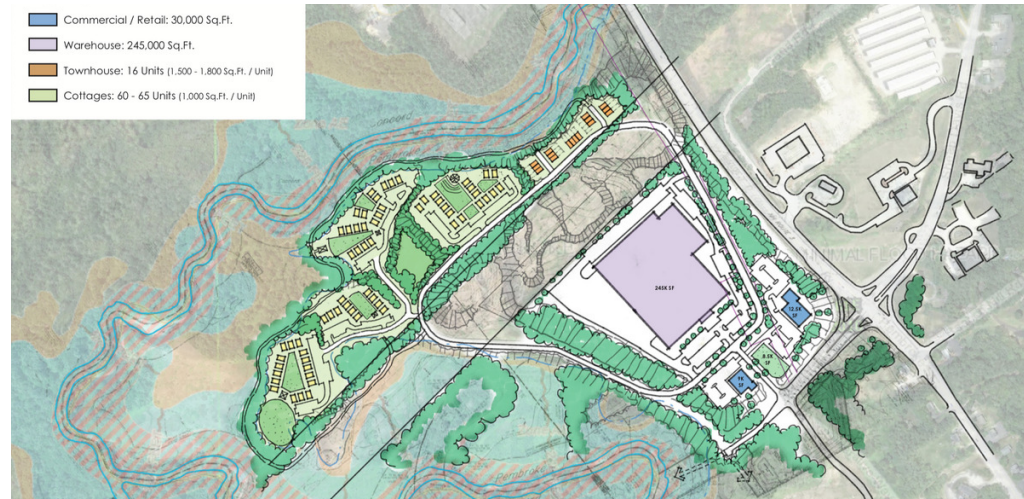
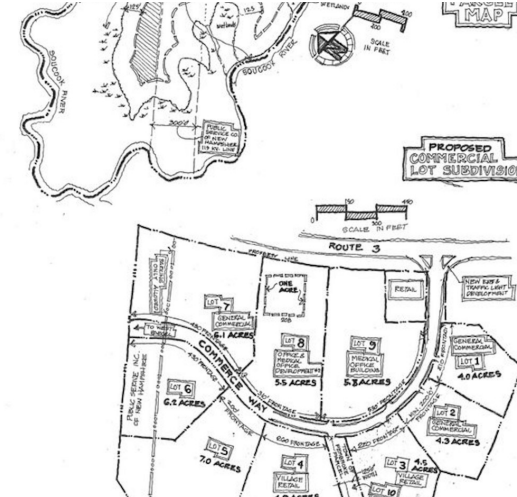
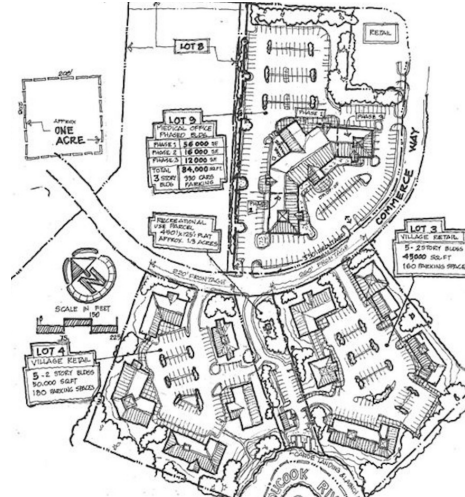
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# Potential Development Opportunities - Past Concepts

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- Commercial / Retail: 30,000 Sq.Ft.
- Warehouse / Light Industrial: 150,000 Sq.Ft.
- Townhouse: 16 Units (1,500 - 1,800 Sq.Ft. / Unit)
- Single Family: 21 Lots (average lot size: 1/2 acres)



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# Location Information

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# Regional Map

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# Aerial Map

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Google

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# GIS Map

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# Demographics

## Section 3

# MEET THE TEAM

Section 4

# Meet The Team

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