

FOR SALE | FREEPORT DEVELOPMENT LAND

0 LIGHTHOUSE ROAD, FREEPORT, ME 04032



PROPERTY HIGHLIGHTS

- 7.49± acre commercial development opportunity in Freeport's established Route 1 corridor
- Concept plans demonstrate development potential of up to 6.96± acres.
- Located approximately 1 mile from I-295
- Conveniently positioned near L.L. Bean, Maine Beer Company, Downtown Freeport, and a strong mix of retail, hospitality, and service amenities.

SALE PRICE: \$895,000



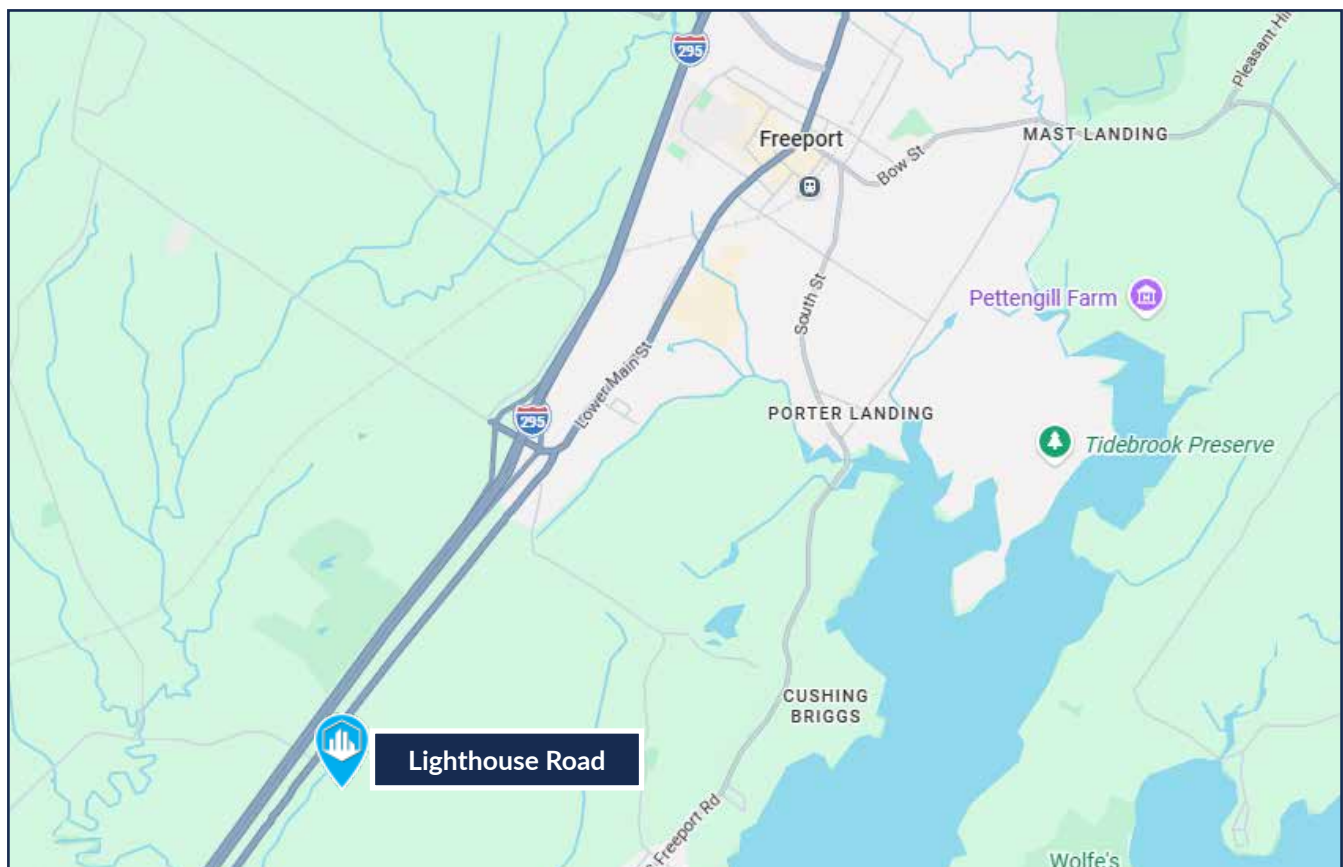
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PROPERTY DETAILS

OWNER	MBC RE Holdings, LLC
ASSESSOR'S REFERENCE	27/70/B/3
DEED REFERENCE	Book 37841, Page 122
LOT SIZE	7.49± AC
BUILDABLE LAND AREA	4.93± Acres; Concept Plans showing potential for 5.17-6.96± AC
ZONING	C1 - Commercial
UTILITIES	Private water and sewer
R.E. TAXES	\$3,005.14 (FY 26/27)
AREA BUSINESSES	L.L. Bean, Maine Beer Company, Zachau Construction, Doten's Construction, Bath Savings Institution, Kennebec Savings Bank, Casco Bay Yacht Sales
ASSESSED VALUE	\$229,400
SALE PRICE	\$895,000



The map shows a residential development area bounded by StoneWood Drive to the west and Lighthouse Rd. (Private) to the east. Key features include:

- StoneWood Drive**: A road running along the western boundary.
- Lighthouse Rd. (Private)**: A road running horizontally across the middle of the map.
- Potential Wetland Impact Areas**: Shaded blue regions on the right side of the map.
- Anticipated Development Areas**: Hatched areas indicating planned construction.
- Stormwater Pond**: Located in the lower central part of the map.
- Access Easement for Public Use Trail**: Indicated near the wetland areas.
- Found Rebar**: Several locations where rebar was found, noted as "FOUND 5/8\" REBAR 12\" HIGH SET IN END OF STONE WALL."
- Lot Dimensions and Areas**: Various lots are labeled with their dimensions and areas, such as "LOT 101 100,465 S.F. 2.31 AC." and "LOT 5 208,819 S.F. 4.79 AC."
- Graphic Scale**: Located at the bottom center, showing distances in feet (0 to 100).
- North Arrow**: Located at the top center, pointing towards the upper left.
- Survey Data**: Numerous bearings and distances are provided for all boundaries, such as "S 34°02'46\" W 230.67'" and "N 32°08'31\" E 83.53'".

20,208



\$130,565



8,075



1,057



46.4



9,915

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CONCEPT PLAN



CONTACT US



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.