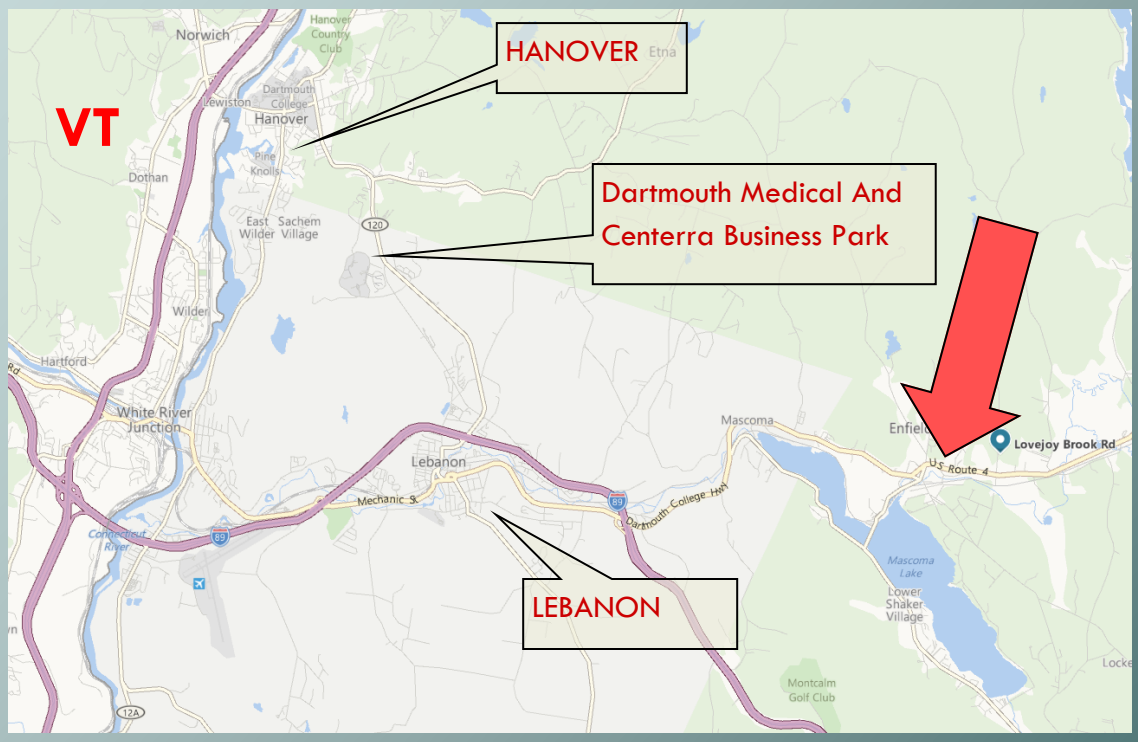
THE EQUITY GROUP REALTORS

PRESENTED BY

43 ACRES COMMERCIAL OR RESIDENTIAL

SHOPPING CENTER OR INDUSTRIAL in the UPPER VALLEY, NH

453 US RT. 4, ENFIELD NH



- USES ALLOWED- RETAIL, OFFICE, LIGHT INDUSTRIAL, SF OR MF RESIDENTIAL (@ 12 UNITS/AC)
- TOWN WATER/SEWER AT SITE
- 6 MILES TO CENTER OF HANOVER/LEBANON
- CAPITALIZE ON GROWTH OF UPPER VALLEY
- POPULATION: 10 MILES - 125,000
- SUPPORTIVE TOWN , TIFF DISTRICT
- ADDITIONAL 200+ AC. AVAILABLE (NO ZONING)
- HIGH AND DRY LAND, EXCELLENT SOILS, MTN VIEWS
- ON MAJOR EAST/WEST ROAD FOR CENTRAL NH; INCREASING TRAFFIC COUNTS. NOW APPROX. 8000-11,000/DAY PER NHDOT
- ADDITIONAL OUTPARCELS AVAILABLE WITH DIRECT FRONTAGE ON RT. 4 (see map)

$1,999,995

$46,000/AC OR $3,800/UNIT

COMMERCIAL Real Estate REALTOR®

CIBOR NEW HAMPSHIRE

James P. Ward

Licensed Broker NH & VT

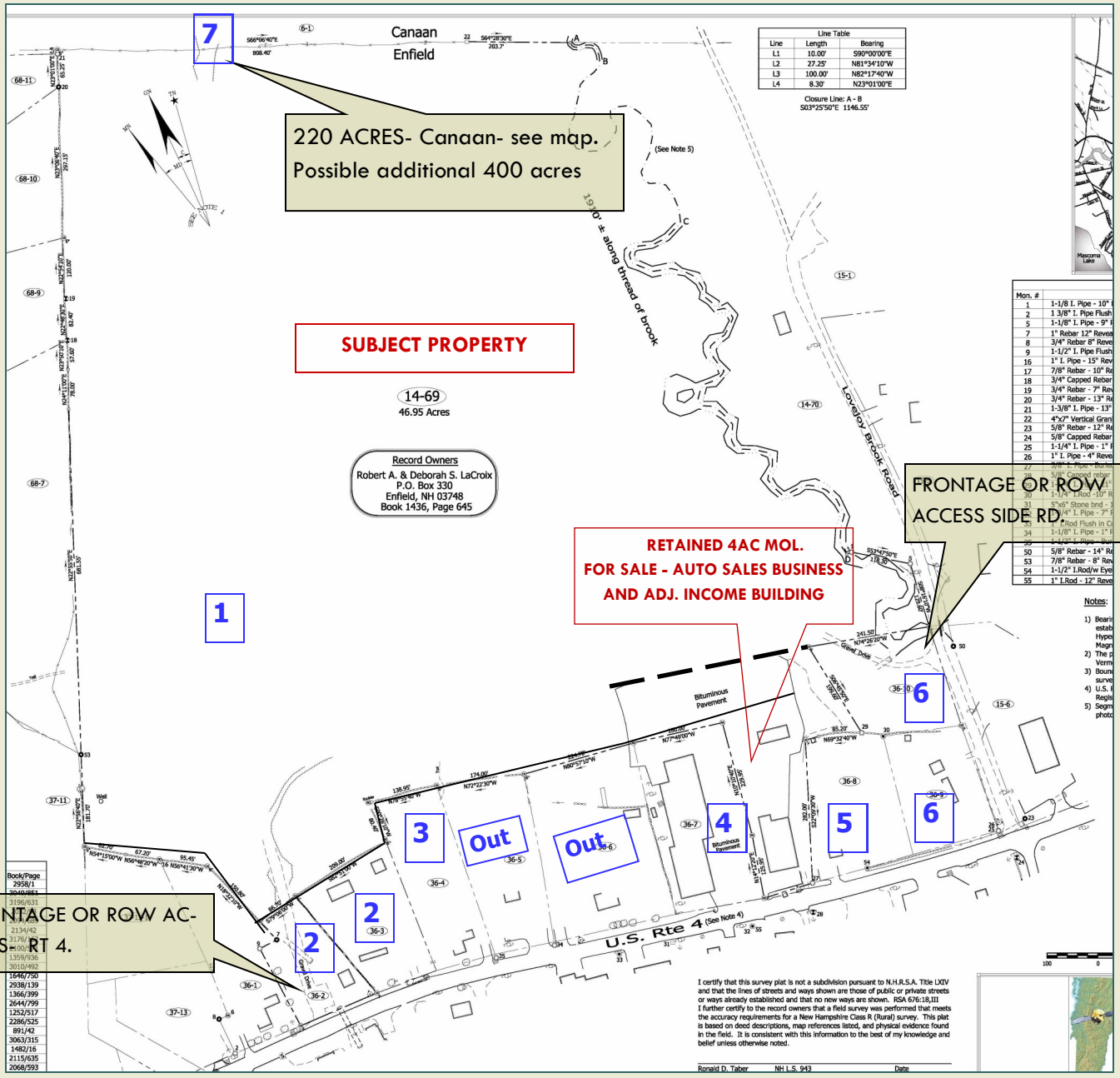
603 448 8000

PO Box 2015, Lebanon, NH 03766

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OFFERING & ADD ONS

Parcel	Map #	Acreage	Price	Description (add ons only, not sold separately)
1	14-69	43	$1,999,995	Access by ROW to Rt. 4 and/or Lovejoy Brook Rd. Lot total 47 ac. Sale subject to subdivision with Seller to retain approx. 4 acres (with existing building- parcel 4) and ROWs.
2	36-2 & 36-3	1.5	$350,000	36-2 land with old barn. 36-3 House and mfg. home. Subject to retained ROW
3	36-4	1.04	$250,000	3 unit apt. bldg, good condt.
4	14-69 retained portion	4 mol	call	Shaker Valley Auto Sale business and real estate with adjacent income building. Potential relocation within subject property.
5	36-8	2	$199,000	residential house
6	36-9 & 36-10	2	$300,000	Corner of Rt. 4 and Lovejoy Brook. Trailer home. ROW retained by owner.
7	Map 6-1	220	$5000/Ac.	Adjacent land in Canaan. (no zoning)

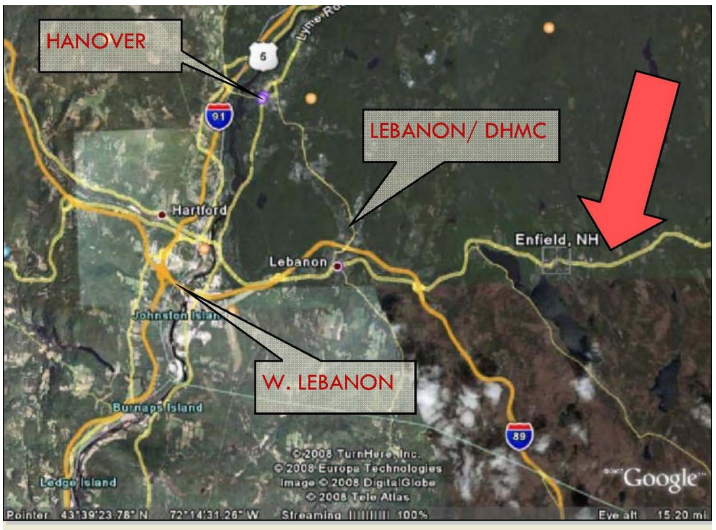
Prepared by James P. Ward, Equity Group Real Estate Brokers, Inc.
Oct 14, 2015 on NECPE

603-568-2329 [M] 603-448-8000 [O] jim@equitygrouprealtors.com
New Hampshire Real Estate License: 4786

Shopping Center site and Industrial and residential land

450 US-4, Enfield, NH 03748

Listing ID:	28655342
Status:	Active
Property Type:	Vacant Land For Sale (also listed as Retail-Commercial, Industrial)
Possible Uses:	Industrial, Mobile Home Park
Gross Land Area:	15 - 600 Acres
Sale Price:	$2,500,000
Sale Terms:	Cash to Seller



Overview/Comments

43 Acres Enfield, Commercial district allows most uses, demonstrated demand for neighborhood shopping center. Residential density at 12 units/ acre. Mobile home park potential. Supportive town, Water/sewer at site, TIFF district. 5 miles to I-89, 8 miles to Darmouth Med Center and Bus park in Hanover/Lebnaon. High and dry , gravel and sandy soil. Additional 220 acres in Canaan (no zoning) High plateau, good soils, mtn views, short commute to Upper Valley. Additional outparcels avail along Rt. 4 frontage. Multiple access points. Closest and largest commercial land offering in this market. Good site conditions, Industrail sites needed. see attachment for price and offering list. $60,000/AC or $5,000/unit

More Information Online

http://www.newenglandcommercialproperty.com/listing/28655342

QR Code

Scan this image with your mobile device:

General Information

Possible Uses:	Industrial, Mobile Home Park, Multi-Family, Retail, Retail-Pad
Zoning:	COMMERCIAL IN FRONT, NO ZONING IN BACK
Sale Terms:	Cash to Seller

Area & Location

Market Type:	Rural	Largest Nearby Street:	Rt. 4
Property Located Between:	Lebanon and Hanover	Feet of Frontage:	500
Side of Street:	North	Traffic/Vehicle Count:	10,000
Road Type:	Highway	Transportation:	Highway
Property Visibility:	Excellent	Highway Access:	corner lot,
Legal Description:	tax map 36-2 (partial)Enfield,	Airports:	Lebanon regional 10 miles

Site Description bank run gravel with sand. mostly high ground. extra material for development. more frontage avail with add on lots offered separately.

Area Description 10 miles to major employeers of Upper Valley. with NH's lowest unemployment. Few ind or comm lots avail.in area due to restrictive zoning and tough site conditions causing high demand and price.

Land Related

Lot Frontage (Feet):	500	Easements Description:	owner retains ROWs for back 200 acres
Development Name:	up to 40 Ac. Flex Comm. Plus 220 Ac w/open zoning	Soil Type:	Gravel
		Available Utilities:	Electric, Water, Cable
Topography:	Rolling	Water Service:	Municipal
Easements:	Other	Sewer Type:	Municipal

603-568-2329 [M] 603-448-8000 [O] jim@equitygrouprealtors.com
New Hampshire Real Estate License: 4786

Zoning Description CB- office, retail, shopping centers, banks, motel, residential (sf by right, Multi by special exception) Industrial- with 400 ft Rd. setback.

Location

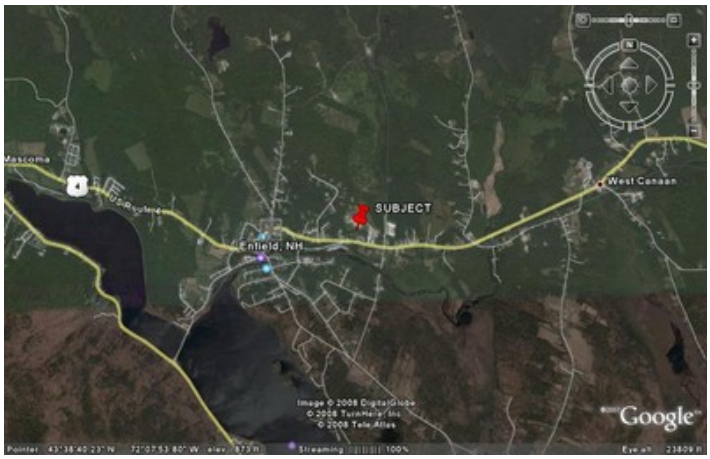
Address:	450 US-4, Enfield, NH 03748	MSA:	Claremont-Lebanon
County:	Grafton	Submarket:	Hanover/Lebanon



Property Images



aireal_map3



GoogleEarth_Image

Property Contacts



James P. Ward

Equity Group Real Estate Brokers, Inc.

603-568-2329 [M]

603-448-8000 [O]

jim@equitygrouprealtors.com

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453 Route 4, Enfield. NH

Area– In the very popular Upper Valley- home of Dartmouth College (5700 Students) and the ever expanding Medical Center (7500 employees). Considered a 4 season recreational Mecca and high quality of life. The famous skiing of Vermont and some of New Hampshire's most pristine lakes are 1/2 hour away. This area is home to world class high tech and biotech start ups. The commercial and shopping center for the area is drawing commuters and shoppers from up to 25 miles away. Hanover has among the highest real estate values and incomes in the state. 9000 additional housing units are needed within 10 years per UV Planning Council study of 2012. Vehicle count per NHDOT 35,000/day on I-89, 5 miles from the subject. 9000 vpd at site.

Enfield and Subject site- no other site of commercial land of this size in this close to the Upper Valley area on the NH side. Many retailers and growing businesses have been shut out of Lebanon and Hanover due to high pricing of commercial land (among the highest in the state) and lack of available property of suitable size. DEMAND- Ideal for neighborhood center. Currently no grocery, pharmacy, etc in town. Residents typically drive to W. Lebanon shopping district, about 11 miles away) This site is also a good candidate for industrial, R&D, and warehousing at a much lower cost than Lebanon. (Lebanon commercial land is $250/ac and up)

The site is 4.2 miles on Rt. 4 to Interstate 89 exit 17. Ingress/Egress, traffic, utilities have all been addressed with state and town officials. New sewer lines installed 2012. No capacity issues. Some prelim engineering available.

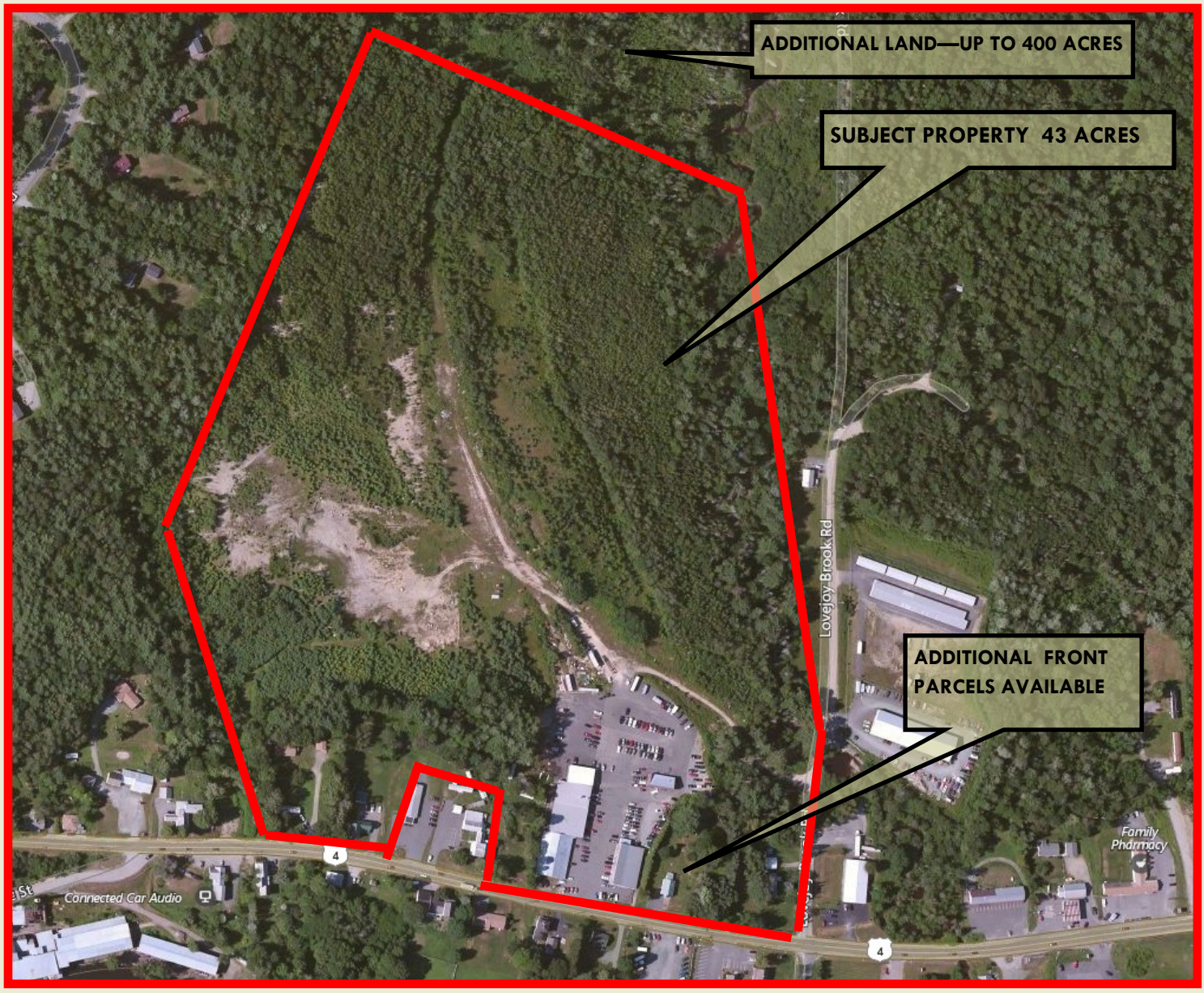
Part of land is subject to current use. (42.6 of the 47.6 acres)

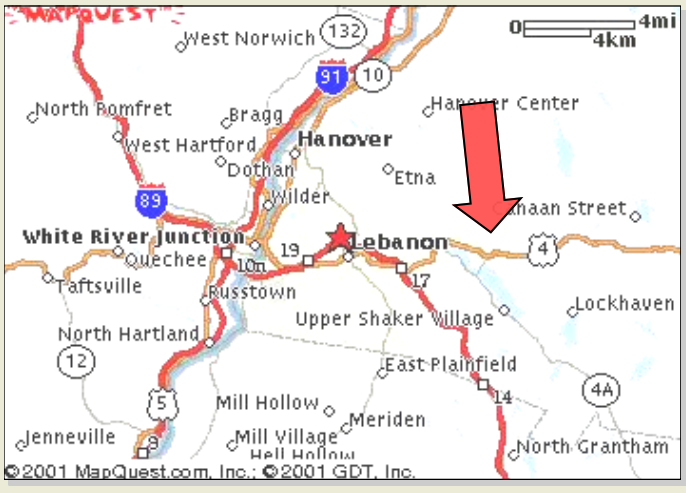
The site is elevated offering views. The terrain is gently undulations and the soils appear to be well drained and gravel type. See map insets.

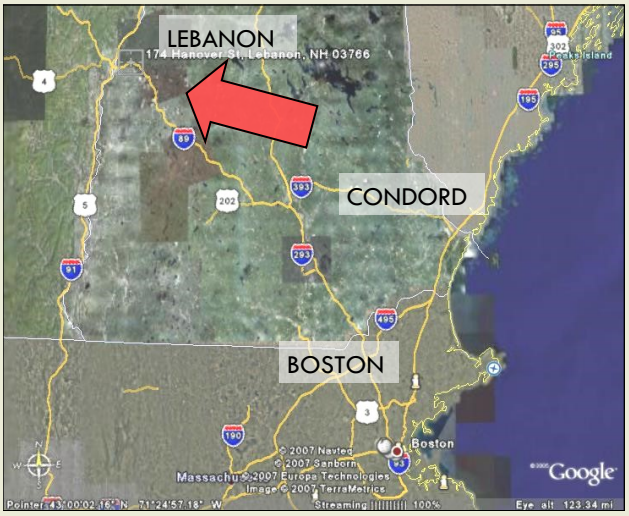
FOR ADDITIONAL INFORMATION CONTACT JAMES WARD, BROKER

Demograhics Enfield NH			
Population	5 Miles	10 Miles	20 Miles
	4,700	44,000	98,000
Traffic Counts	I-89	Rt. 4	
	35,000	11,000	
Household Income	Enfield	Lebanon	Hanover
	73800	54600	97000

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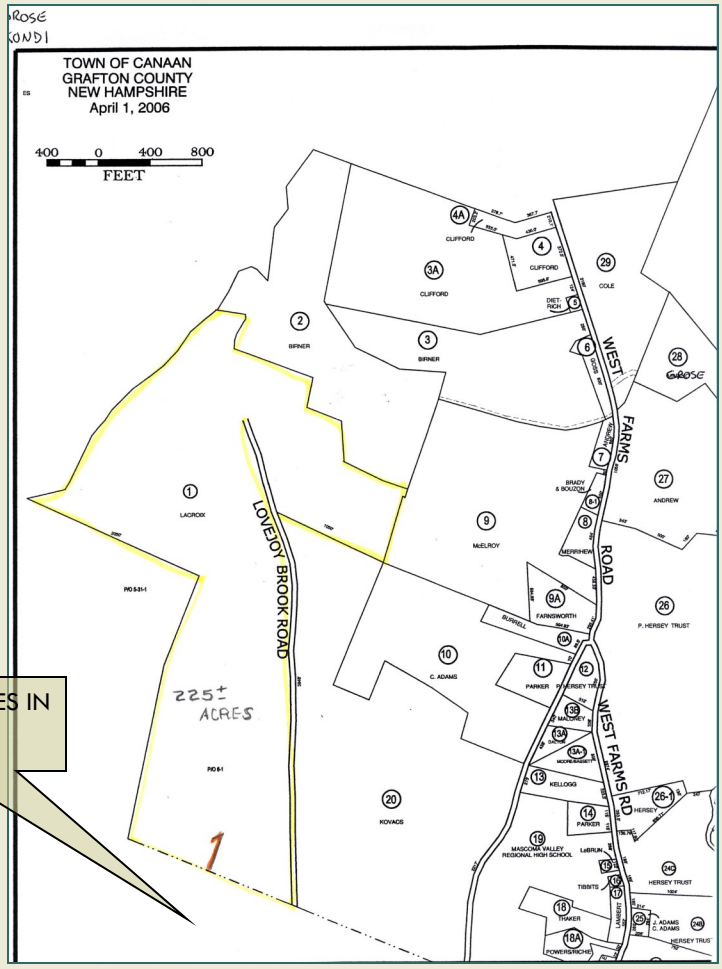






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PARCEL 7- ADJ. 201 ACRES

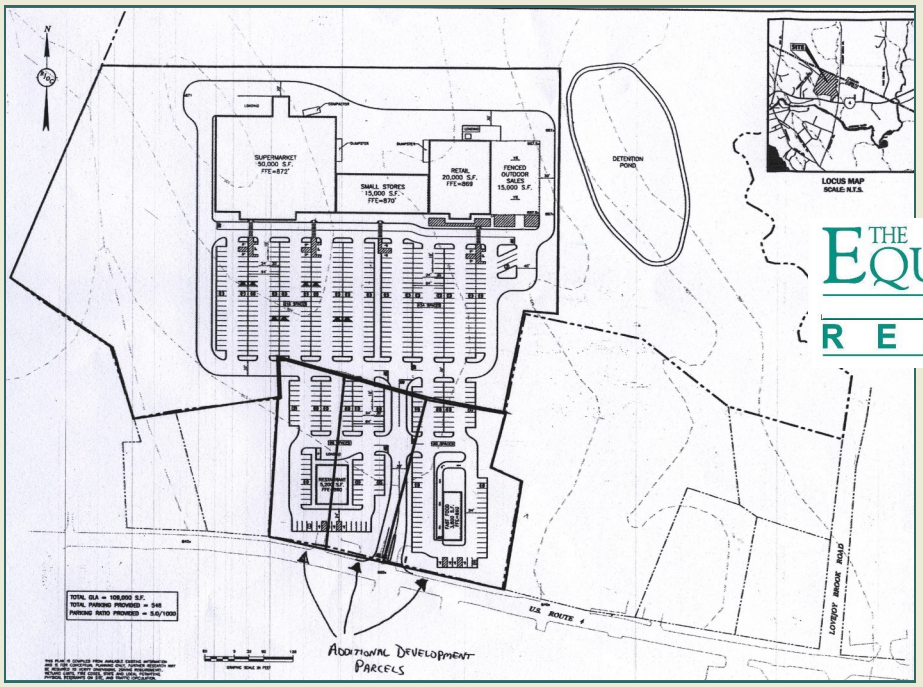


ADJACENT 43 ACRES IN ENFIELD

LINK TO LAND USE REGULATIONS– CANAAN

http://www.canaannh.org/boards/planning_board/Sub-DivReg_04_14_11_final.pdf

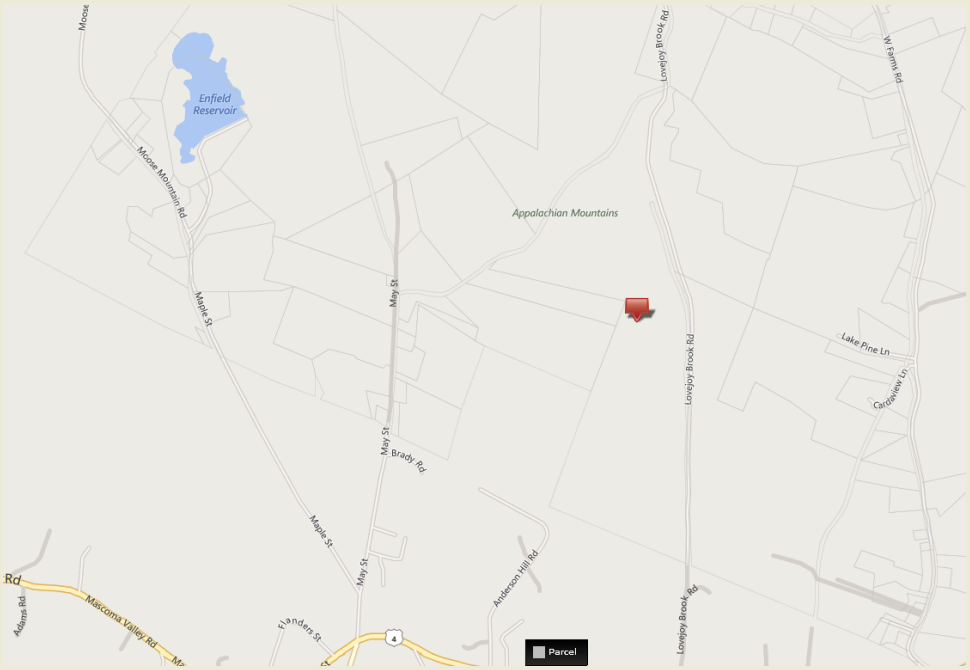
CONCEPT MAP- "FRONT" 15 AC.



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LINK TO LAND USE REGULATIONS– CANAAN

http://www.canaannh.org/boards/planning_board/SubDivReg_04_14_11_final.pdf

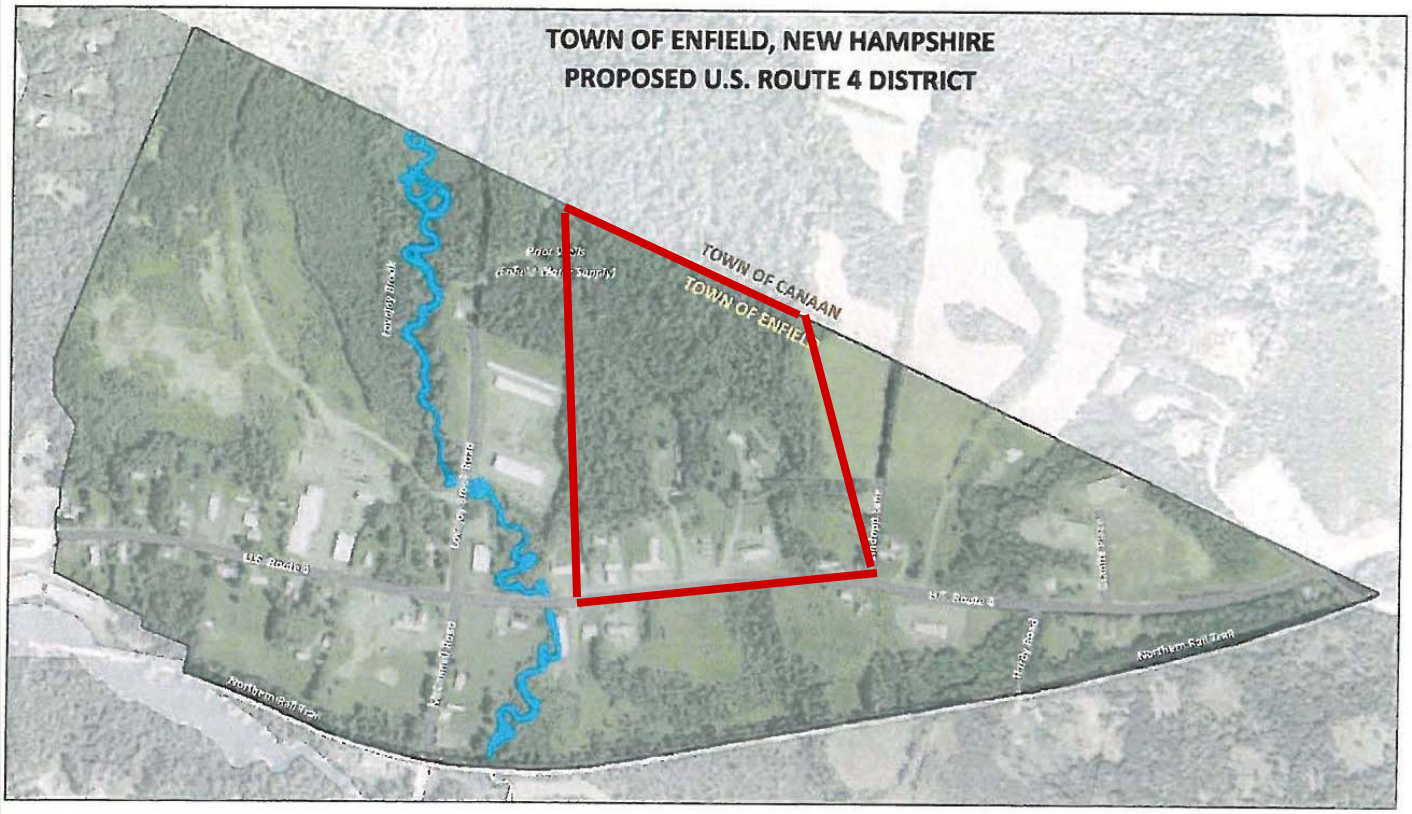




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ZONING MAP - NEW "RT. 4" DISTRICT

To establish a new Route 4 District and change a portion of the Community Business (CB) District generally bounded by the Enfield/Canaan Town Line on the north and east, the centerline of the Northern Rail Trail on the south, and lots 14-69, 36-1, 36-24, 36-25, and 36-26 on the west to the new Route 4 District as shown on the map below.



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Zoning Uses for "Rt. 4" District- Established 2013

401.6 ROUTE 4 DISTRICT

401.6 Route 4 District

Purpose:

The Route 4 District is intended to promote compact, mixed-use, walkable development supported by the availability of public water and sewer infrastructure, and characterized by: high-quality, multi-story buildings designed to be compatible with traditional New England architecture; a multi-modal, interconnected transportation network, including safe routes for pedestrians, bicyclists and other trail users, and front yards dominated by landscaped green space rather than parking. The following standards shall apply to all future development within the Route 4 District.

A. Lots and Uses

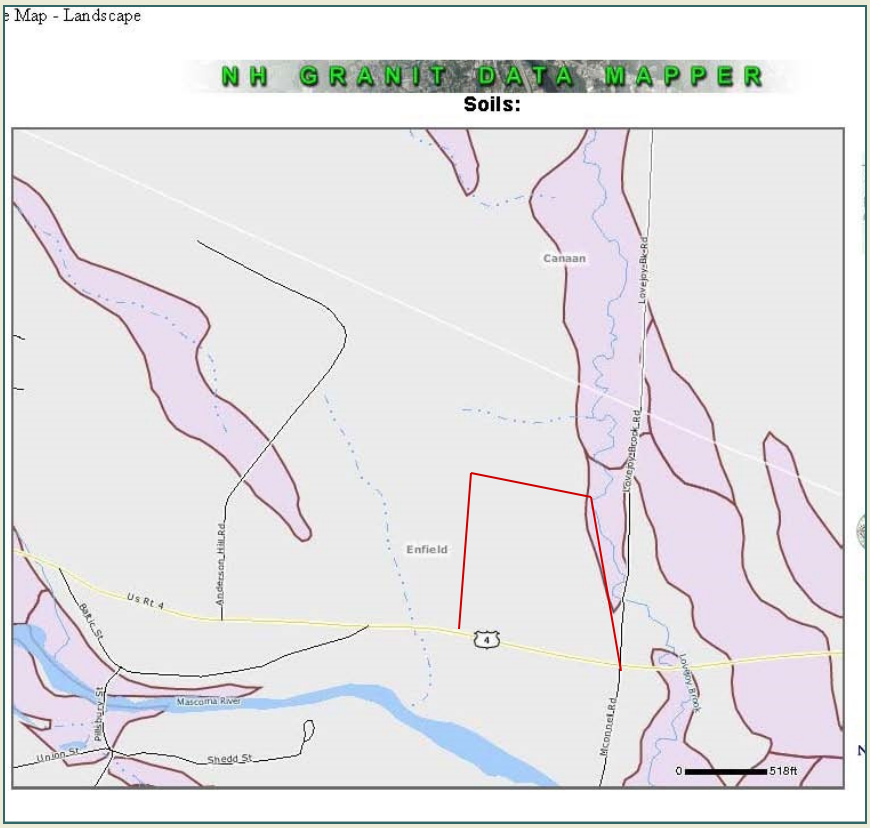
Lots in the Route 4 District shall comply with the following requirements:

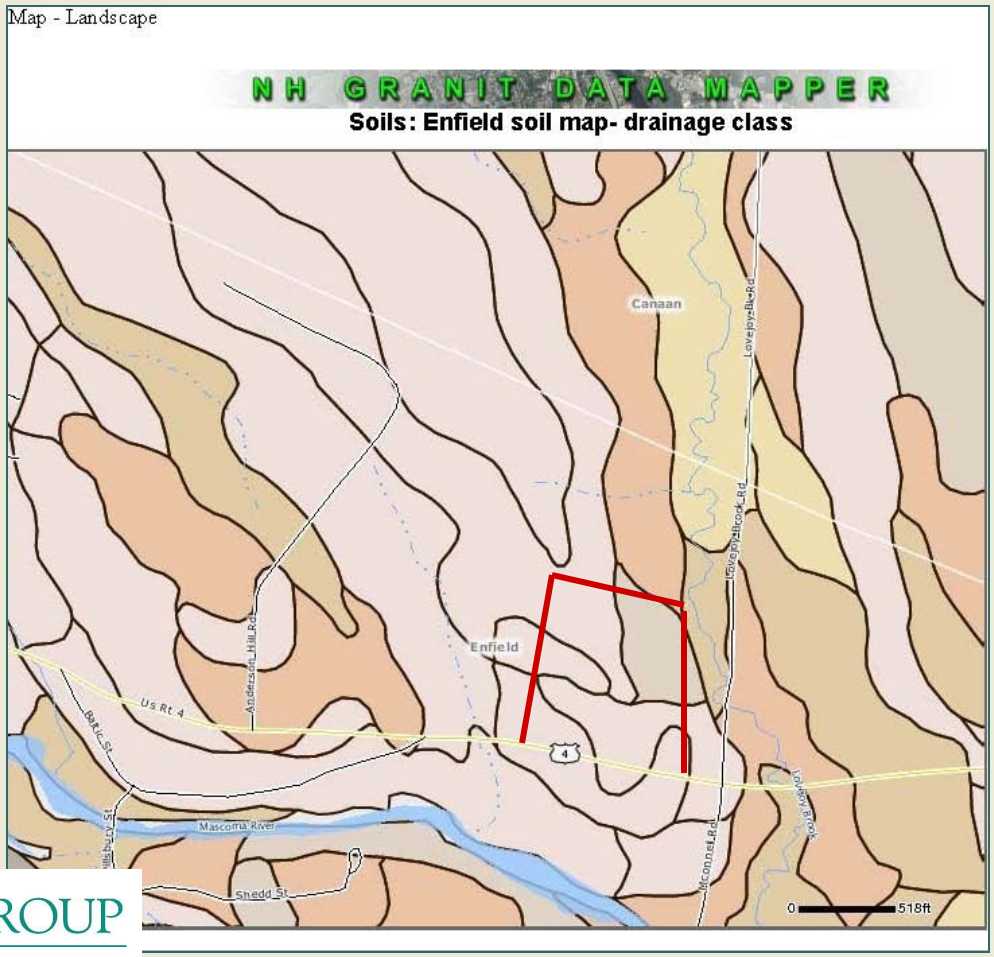
Lot Requirements	
Road Frontage	100 ft. (minimum)
Lot Size	15,000 SF (minimum)
Impervious Surface Coverage	70% (maximum)
Residential Density	12 dwelling units per acre (maximum)

Allowed uses in the Route 4 District shall be limited to:

By-Right Uses	
Retail Trade	Upper-floor Residential
Retail Service	Ground-floor Residential[2]
Office	Food Service
Light Industry[1]	Lodging
Research and Development[1]	Entertainment and Recreation
Special Exceptions	
• Buildings or lots developed solely for residential use less than 600 feet from Route 4.	
• Any by-right use occurring primarily outside an enclosed building.	
Notes	
[1] Shall be located 400 or more feet from Route 4. [2] Shall be located 600 or more feet from Route 4.	

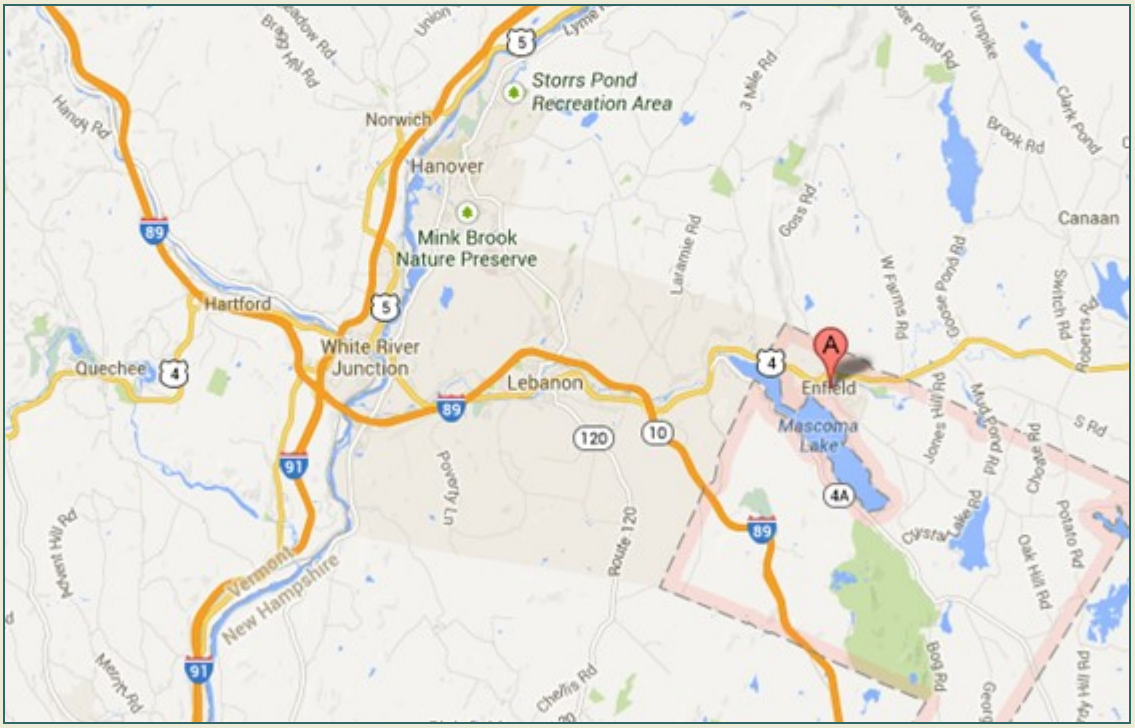
SOILS MAPS



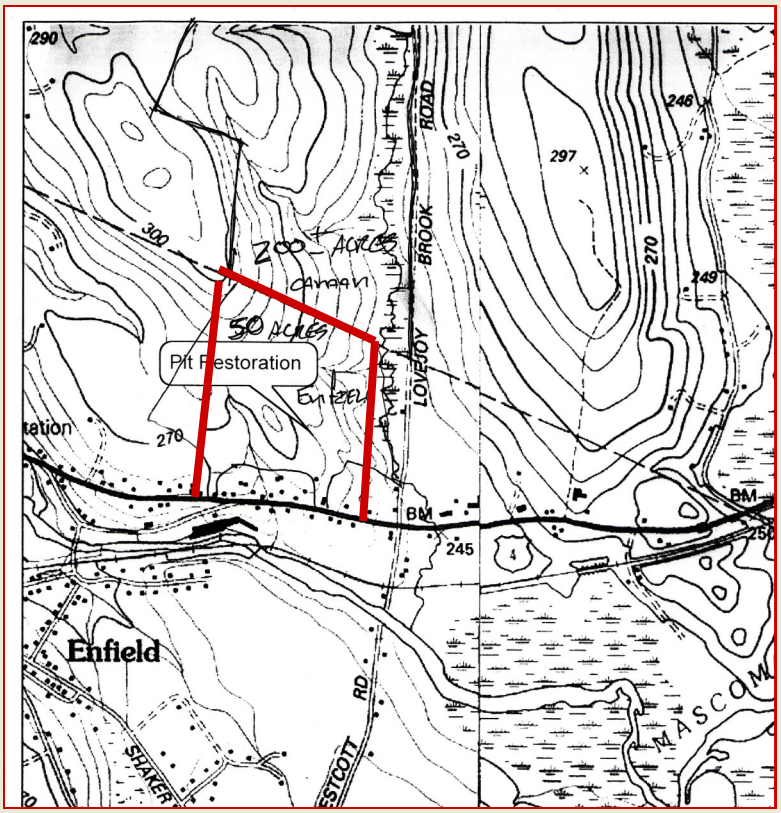


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MAPS







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AREA HIGHLIGHTS

And Related Links



LEBANON

WWW. LEBCITY.COM

Codes, maps, chamber, etc.

HANOVER

www.hanovernh.org



DARTMOUTH COLLEGE

www.dartmouth.edu

Founded in 1769 and a member of the Ivy League, Dartmouth includes Arts and Sciences Graduate Programs, Dartmouth Medical School, Thayer School of Engineering, and Tuck School of Business. 5700 Students





DARTMOUTH-HITCHCOCK MEDICAL CENTER

www.dhmc.org

Campus, expansion, ratings

7500 employees

ADDITIONAL LINKS

Grafton County Economic Development CouncilNHEconomy Is link for the State of New Hampshire Economic Development Online services.

Regional Planning Commission

A summary of the region's housing demands can be found in the Regional Plan at: http://www.uvlsrpc.org/files/pdf/CHAPTER%20IX.pdf.

Local business papers of interest:

New Hampshire Business Review- www.nhbr.com--

Upper Valley Business Review- stevecms@sover.net,

Business NH Magazine- www.businessnhmagazine.com,

Local newspaper is Valley News- www.vnews.com





CENTERRA BUSINESS PARK

3 miles away. Fully developed



LAKE SUNAPEE REGION

www.lakesunapeenh.org

NH's premier lake, 25 minutes



VERMONT AND NH SKIING

Killington– 20 minutes

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