



## Development Opportunity

257 Wallace Road  
Bedford, NH

16.2 Acers  
Commercial Zoning  
Corner of Wallace & Route 101

Traffic Count: 26,000 +/- VPD

Median Household Income @  
5 Mile Radii: \$100,200

Population @ 5 Mile Radii:  
95,600



# LISTING TEAM



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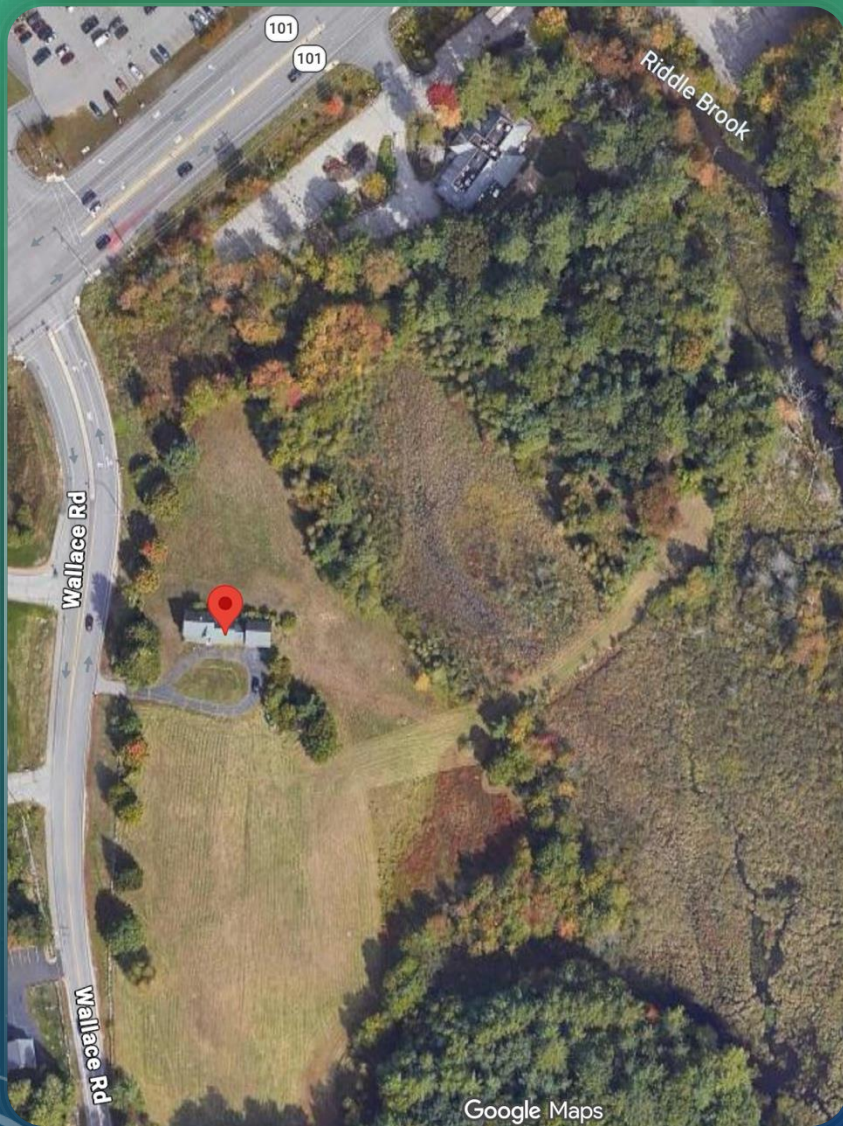
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•257 Wallace Road presents a unique residential or commercial development opportunity in one of Bedford, New Hampshire's most visible and strategically positioned commercial corridors. The ±16.2-acre parcel is located at the signalized intersection of Wallace Road and Route 101, providing outstanding regional access, visibility, and frontage along one of Southern New Hampshire's primary transportation routes. Situated within the Highway Commercial zoning district, the property offers potential for a variety of mixed-use residential and commercial uses including retail, hospitality, office, service-oriented development, and other permitted commercial applications, subject to local approvals.

•The site is proximate to municipal water infrastructure. The property is impacted by wetlands and a land conservation easement, creating a distinctive natural setting while requiring thoughtful site planning and design considerations. Despite these environmental constraints, the parcel offers substantial frontage and strong exposure at a high-traffic intersection serving commuters, residents, and regional travelers. Its location within Bedford's established commercial corridor places the property near national retailers, professional office developments, and major transportation connections, positioning the site as a compelling long-term investment and development opportunity.

•Available For Sale at: \$2,900,000

•Note: The land is in "current use", current use tax is to be paid by the buyer at closing.

## COTTAGE COURT CONCEPT

A conceptual development plan for the property contemplates a “Cottage Court Housing” community, offering an attractive alternative to traditional multifamily housing within Bedford’s highly desirable residential market. The natural features of the site, including existing wetlands and conservation areas, provide an opportunity to create a thoughtfully designed cottage-style neighborhood that emphasizes open space, privacy, and a park-like setting. The development concept would capitalize on growing demand for smaller, low-maintenance housing options appealing to empty nesters, active adults, and professionals seeking a high-quality residential environment.

Located at the signalized intersection of Route 101 and Wallace Road, the property offers residents convenient access to Bedford’s retail, dining, healthcare, and employment centers while maintaining a distinctive residential character. The combination of strategic location, strong demographics, and preserved natural amenities creates the potential for a unique residential community that complements Bedford’s existing housing stock and enhances the long-term value of the property.

•Photo Provided by: Timothy West (The Cottages at River Hill)





## About Bedford, NH

The Town of Bedford is widely regarded as one of Southern New Hampshire's premier residential and commercial communities, strategically located adjacent to Manchester and approximately 50 miles north of Boston. With a population of approximately 24,000 residents, Bedford benefits from an affluent and highly educated demographic profile, including a median household income exceeding \$160,000, significantly above both state and national averages. The community is home to a strong consumer base and has experienced sustained residential and commercial growth driven by its quality school system, proximity to Manchester-Boston Regional Airport, and convenient access to Interstate 293, Route 3, and Route 101. Major national retailers including Whole Foods, Trader Joe's, Target, Lowe's, and REI maintain a presence in Bedford, reinforcing the town's position as a regional retail and service destination.

The offering property occupies a highly visible commercial location at the corner of Wallace Road and Route 101, one of the primary east-west transportation corridors in Southern New Hampshire. Route 101 provides direct access between Manchester and the Seacoast region and carries substantial commuter and regional traffic volumes throughout the day. According to traffic data and transportation planning studies, Route 101 near Wallace Road experiences average daily traffic counts of approximately 27,000 vehicles per day, with traffic volumes increasing further west toward Route 114. The intersection benefits from excellent accessibility, strong visibility, and immediate connectivity to Bedford's expanding commercial corridor, making the site well-positioned for a variety of retail, office, hospitality, or mixed commercial development opportunities.



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