GoodnowRealEstateServices

Real Estate Consulting • Investment • Brokerage • Development Advisory Services

FOR SALE

FULLY PERMITTED and APPROVED
MIXED USE DEVELOPMENT IN SOUTHERN NH

'WEST RUNNING BROOK VILLAGE'

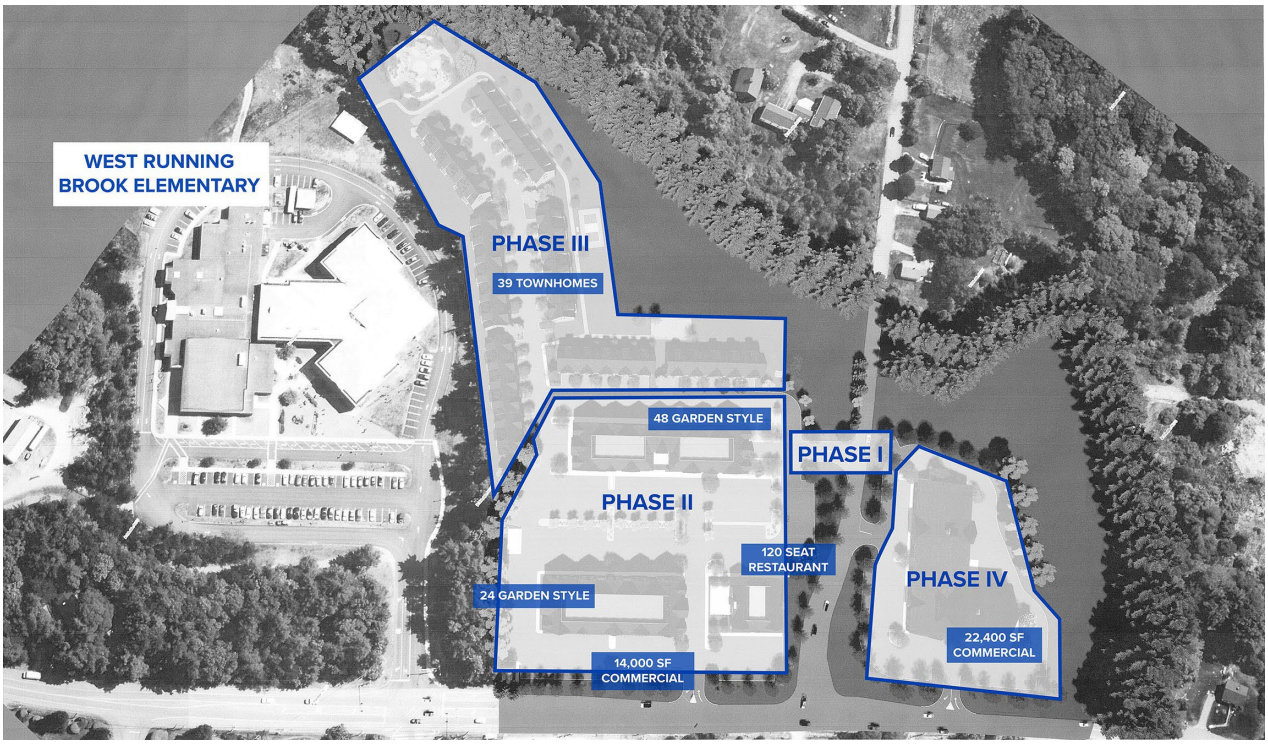


- 39 Town home approvals
- 72 Garden style units
- 14,000 SF of retail/commercial
- 5,600 SF, 120 seat restaurant pad site
- 22,400 SF of Restaurant/Commercial uses on a separate lot

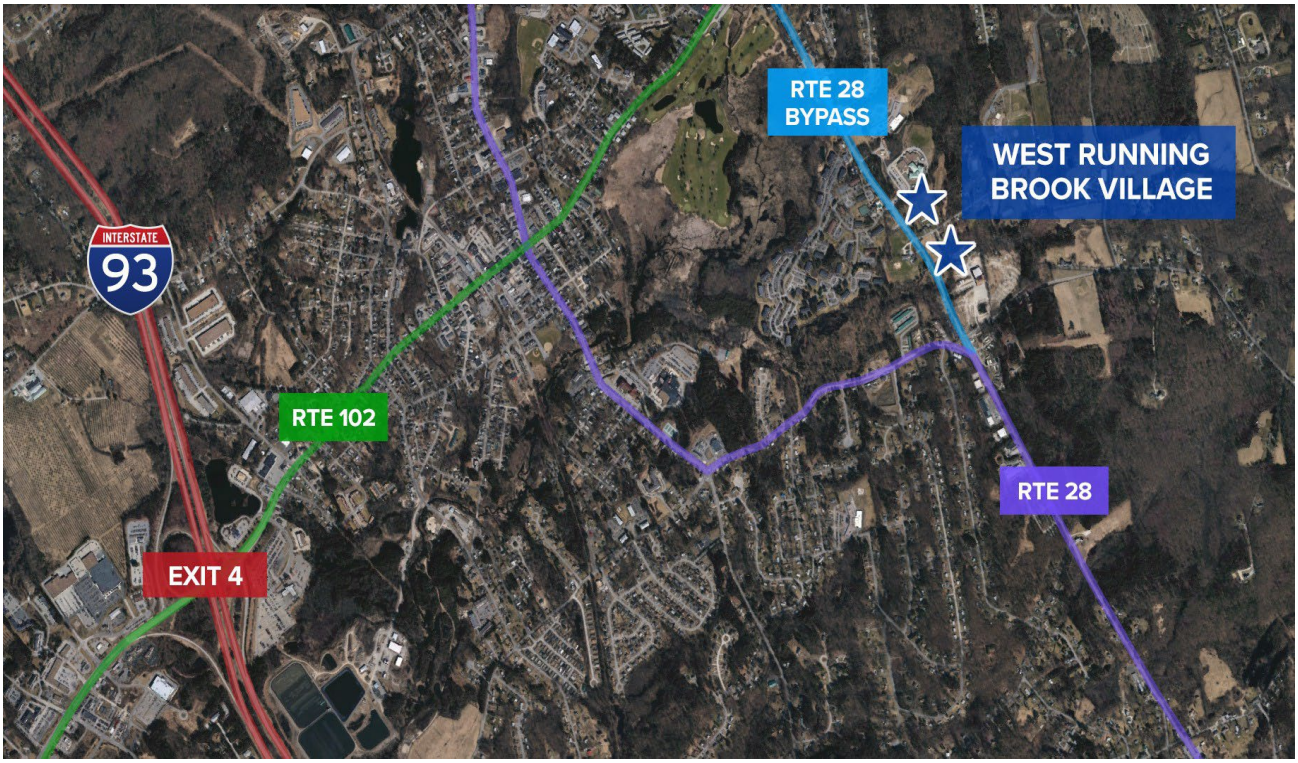
23 Stiles Road, Unit 214A, Salem, NH 03079 | (603)893-5000 | GoodnowMIT@gmail.com | GoodnowREServices.com

- **Derry NH** **Rt 28 Bypass** **12,000 ADT**
- **1 mile pop.: 4,995** **3 mile pop.: 30,153**
- **Municipal sewer and water, natural gas (Liberty), Eversource**
- **Two lots, each fee simple**
- **Town of Derry Approval, Alteration of Terrain (AoT), NH DOT off site approval, sewer connection permit, NH DES approval**





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Approvals include:

<u>The 'North Lot'</u> 10.55 acres of WRB mixed use zoned land

39 Town homes: 2+ stories, approx. 1,900 SF/Unit (varies) w/2 car garage

Building #1: 3 Stories, floors are 80' x 200'
1st floor is 14,000 SF of retail w/47 parking spaces, 2,000 SF managers office

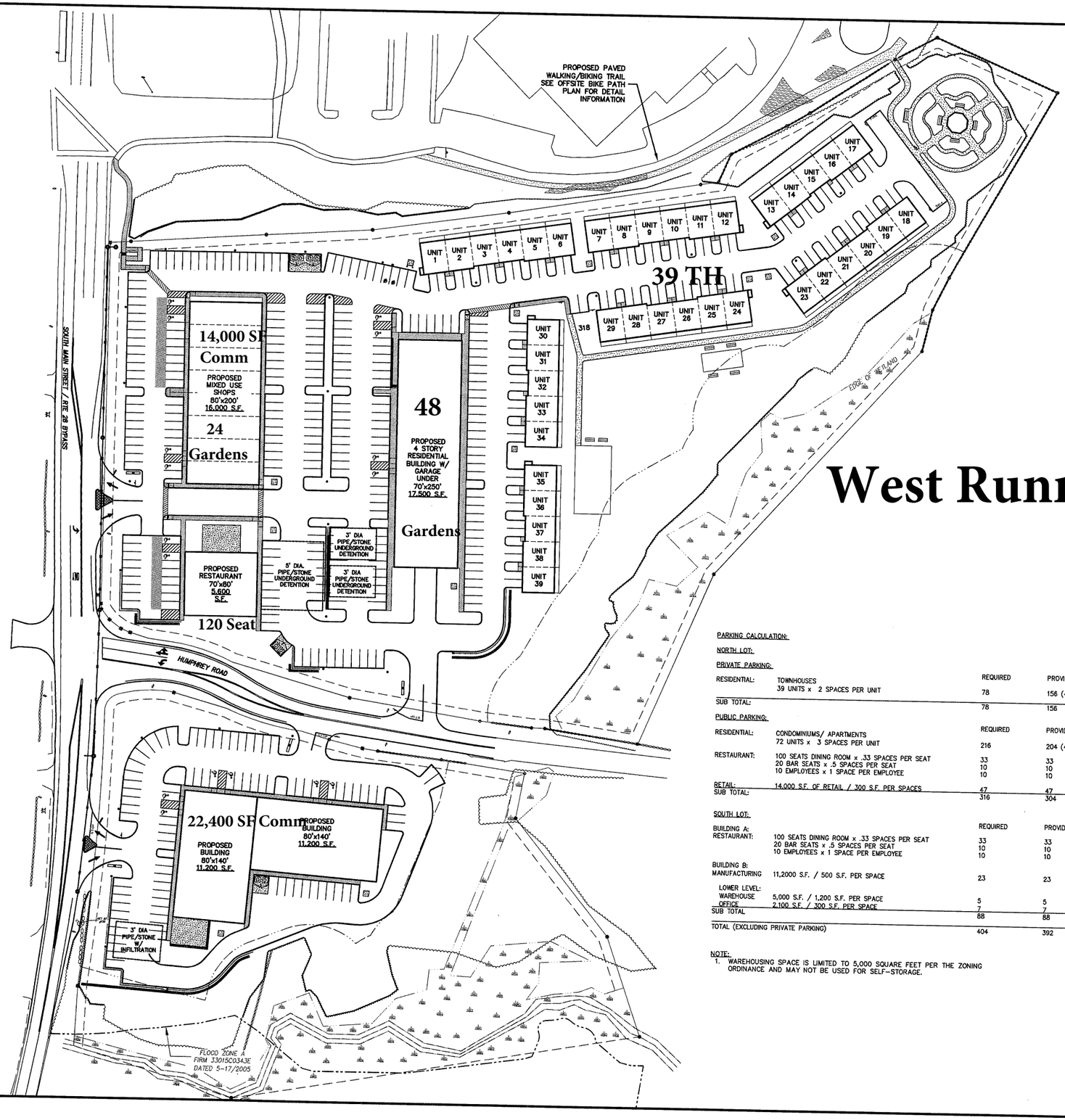
2nd & 3rd floors are 24 garden style units, 3 spaces/Unit parking

Building #2: 4 Stories, floors are 70' x 250'
48 garden style units, 3 spaces/Unit parking of which 40 spaces are below grade

Restaurant: 5,600 SF, 70' x 80', 100 seats, 20 bar seats, 53 parking spaces

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West Running Brook Village



PARKING CALCULATION:

NORTH LOT:

PRIVATE PARKING:

		REQUIRED	PROVIDED
RESIDENTIAL:	TOWNHOUSES 39 UNITS x 2 SPACES PER UNIT	78	156 (4/UNIT)
SUB TOTAL:		78	156

PUBLIC PARKING:

		REQUIRED	PROVIDED
RESIDENTIAL:	CONDOMINIUMS/ APARTMENTS 72 UNITS x 3 SPACES PER UNIT	216	204 (40 IN GARAGE)
RESTAURANT:	100 SEATS DINING ROOM x .33 SPACES PER SEAT	33	33
	20 BAR SEATS x .5 SPACES PER SEAT	10	10
	10 EMPLOYEES x 1 SPACE PER EMPLOYEE	10	10
RETAIL:	14,000 S.F. OF RETAIL / 300 S.F. PER SPACES	47	47
SUB TOTAL:		316	304

SOUTH LOT:

		REQUIRED	PROVIDED
BUILDING A:			
RESTAURANT:	100 SEATS DINING ROOM x .33 SPACES PER SEAT	33	33
	20 BAR SEATS x .5 SPACES PER SEAT	10	10
	10 EMPLOYEES x 1 SPACE PER EMPLOYEE	10	10
BUILDING B:			
MANUFACTURING	11,2000 S.F. / 500 S.F. PER SPACE	23	23
LOWER LEVEL:			
WAREHOUSE	5,000 S.F. / 1,200 S.F. PER SPACE	5	5
OFFICE	2,100 S.F. / 300 S.F. PER SPACE	7	7
SUB TOTAL		88	88
TOTAL (EXCLUDING PRIVATE PARKING)		404	392

NOTE:
1. WAREHOUSING SPACE IS LIMITED TO 5,000 SQUARE FEET PER THE ZONING ORDINANCE AND MAY NOT BE USED FOR SELF-STORAGE.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

REVISIONS:
6-17-26 REVISED PER FINAL PB NOD
4-10-2026 REVISED PER NHDES WASTEWATER COMMENTS
2-3-26 REVISED PER NH DOT COMMENTS
11-7-25 REVISED PER PB NOD
7-30-24 REVISED PER TRC COMMENTS
5-30-24 REVISED PER AOT COMMENTS
4-26-24 REVISED PER NHDOT COMMENTS
12-1-23 REVISED PER NHDES AOT COMMENTS
9-14-23 REVISED PER TRC COMMENTS

"WEST RUNNING BROOK VILLAGE"

MIXED USE SITE PLAN

ON MAP 5, LOTS 062, 063, 064 & 065-001

2 HUMPHREY ROAD, DERRY, NH

OWNER: *HUMPHREY ROAD, LLC*
2 HUMPHREY ROAD
DERRY, NH 03038
&
TIMOTHY J. BUTTERFIELD
JUNE 1997 REVOCABLE TRUST
TIMOTHY J. BUTTERFIELD, TRUSTEE
&
SHARON L. BUTTERFIELD
JUNE 1997 REVOCABLE TRUST
SHARON L. BUTTERFIELD, TRUSTEE
2 HUMPHREY ROAD, DERRY, NH 03038

STATE OF NEW HAMPSHIRE — STEPHEN J. HAIGHT No. 7878 — LICENSED PROFESSIONAL ENGINEER

SCALE: 1"=60' SHEET: 5 APRIL 2023

OVERALL SITE PLAN

EDWARD N. HERBERT ASSOC., INC.
LAND SURVEYORS – CIVIL ENGINEERS
1 FROST ROAD WINDHAM, NH 03087 (603) 432-2462

<u>The 'South Lot'</u> 4.229 acres of WRB mixed use zoned land

Commercial Building: 22,400 SF 'at grade' comprised of;

11,200 SF restaurant, 100 seats, 20 bar seats, 53 parking spaces

11,200 SF Manufacturing space, 23 parking spaces.

In addition, there is 7,100 SF of approved, sub grade warehouse and office space with 12 parking Spaces



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Available materials Include:

- Full Plan Set
- Off site Plan Set
- Architectural concepts
- Permits from various entities
- Notice of Decision from the Town of Derry

Additional: Among other items; as the part of the conditions of approval and required of a purchaser:

- Posting an amount equivalent to 10% of the 'to be' estimated sitework, drainage, offsite (which will be calculated by 11/10/26), estimated posting amount is $1M (approx.) in the form of: (a) Performance Bond (b) Letter of Credit or (c) Check
- Utility connection fees
- A $35,000 fee for the future improvements of the 'Webster's Corner' intersection, south of the development

The Offering: The 'West Running Brook Village' project, as a fully approved development, is being offered in its' entirety, for $5,950,000.

For additional information or questions please contact:

Christopher B. Goodnow, principal
Goodnow RE Services
603-490-4366 Cell
GoodnowMIT@gmail.com

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This information is provided without warranties or presentations of any kind. Prospective purchasers are solely liable to review any and all applicable materials.

State of New Hampshire

OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION
DIVISION OF LICENSING AND BOARD ADMINISTRATION
7 Eagle Square, Concord, NH 03301-4980
Phone: 603-271-2152

BROKERAGE RELATIONSHIP DISCLOSURE FORM

(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

Right Now, You Are a Customer

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

To Become a Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel, and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).
I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)		Name of Consumer (Please Print)	
Signature of Consumer	Date	Signature of Consumer	Date
Provided by: Name & License #	Date	(Name and License # of Real Estate Brokerage Firm)	

_____consumer has declined to sign this form
(Licensees Initials)

To check on the license status of a real estate firm or licensee use the licensee look up at oplc.nh.gov
Inactive licens*ees may not practice real estate brokerage. 8/18/17*

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.