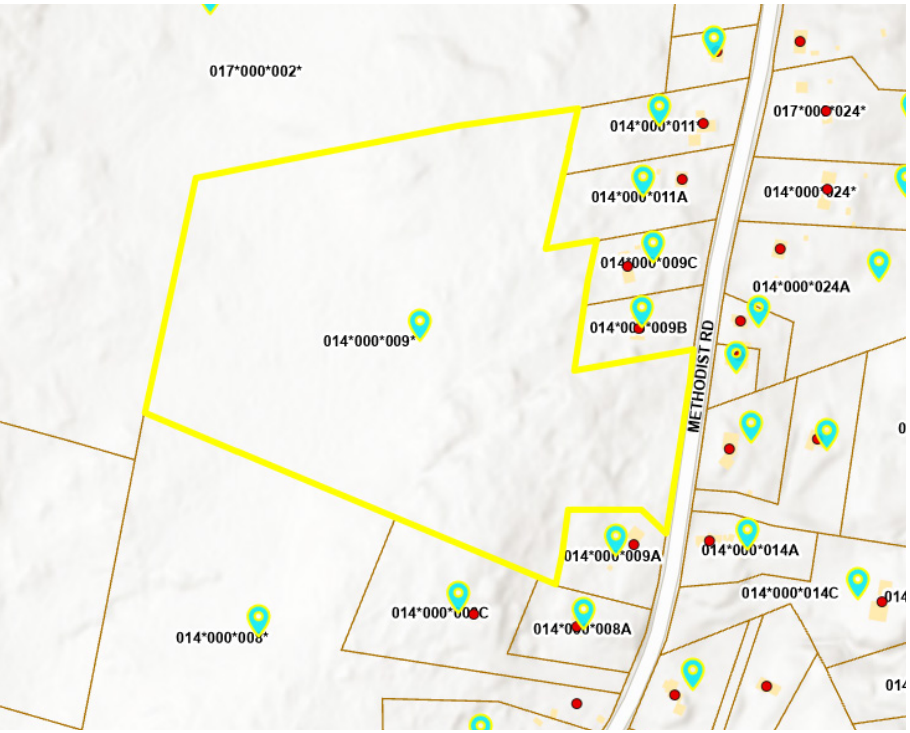
FOR SALE • DEVELOPABLE LAND

680 Methodist Road • Westbrook, ME

MALONE
COMMERCIAL BROKERS





19.92± ACRE DEVELOPMENT LOT

- Fully approved 9-lot subdivision with upside potential — one lot may be amended from single-family to four units (two duplexes), creating an opportunity for up to 12 total dwellings
- Ideal for builders or investors seeking scalable residential development
- Close proximity to Route 302 and downtown Westbrook
- Secluded hilltop cul-de-sac
- Site plans available

SALE PRICE: $600,000



Mike Anderson
O 207.358.7028
C 207.318.5969
Mike@malonecb.com

PROPERTY SUMMARY

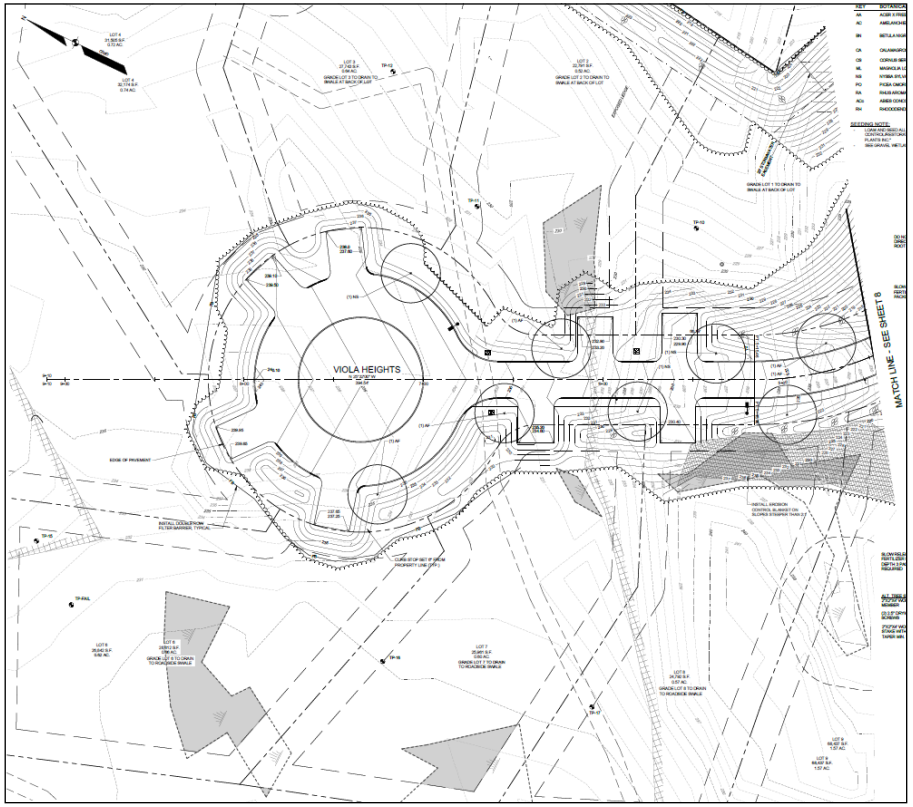
680 Methodist Road • Westbrook, ME

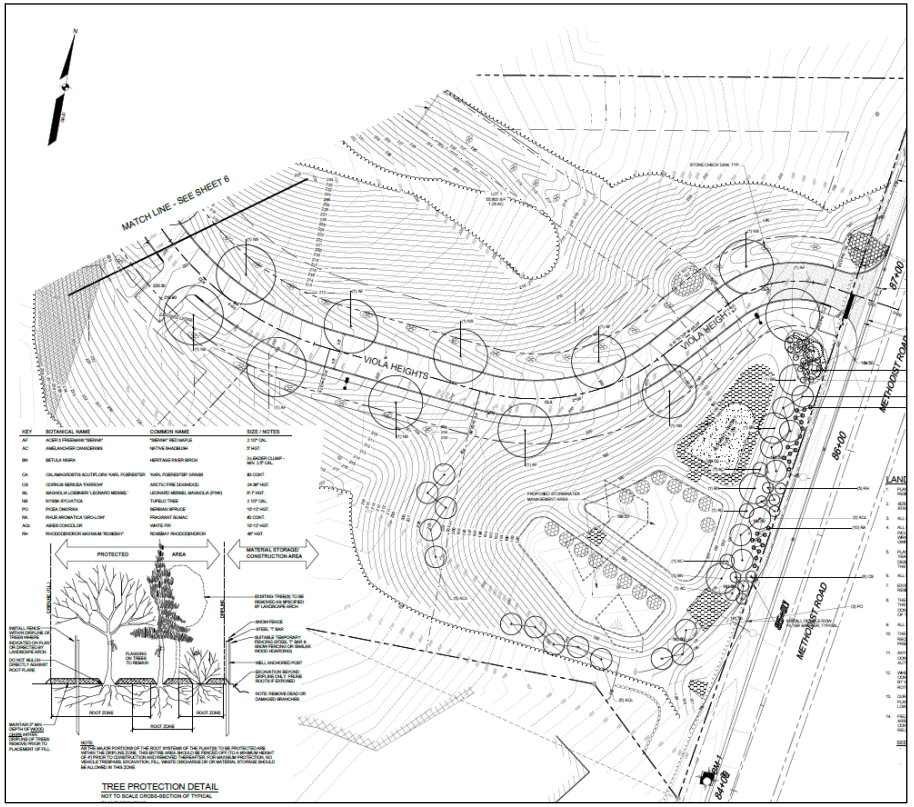
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Site Info

OWNER:	Methodist Homes LLC	**LOT SIZE:**	19.92± AC
DEED:	Book 37951, Page 23	**UTILITIES:**	Municipal water & private sewer

Road Plans

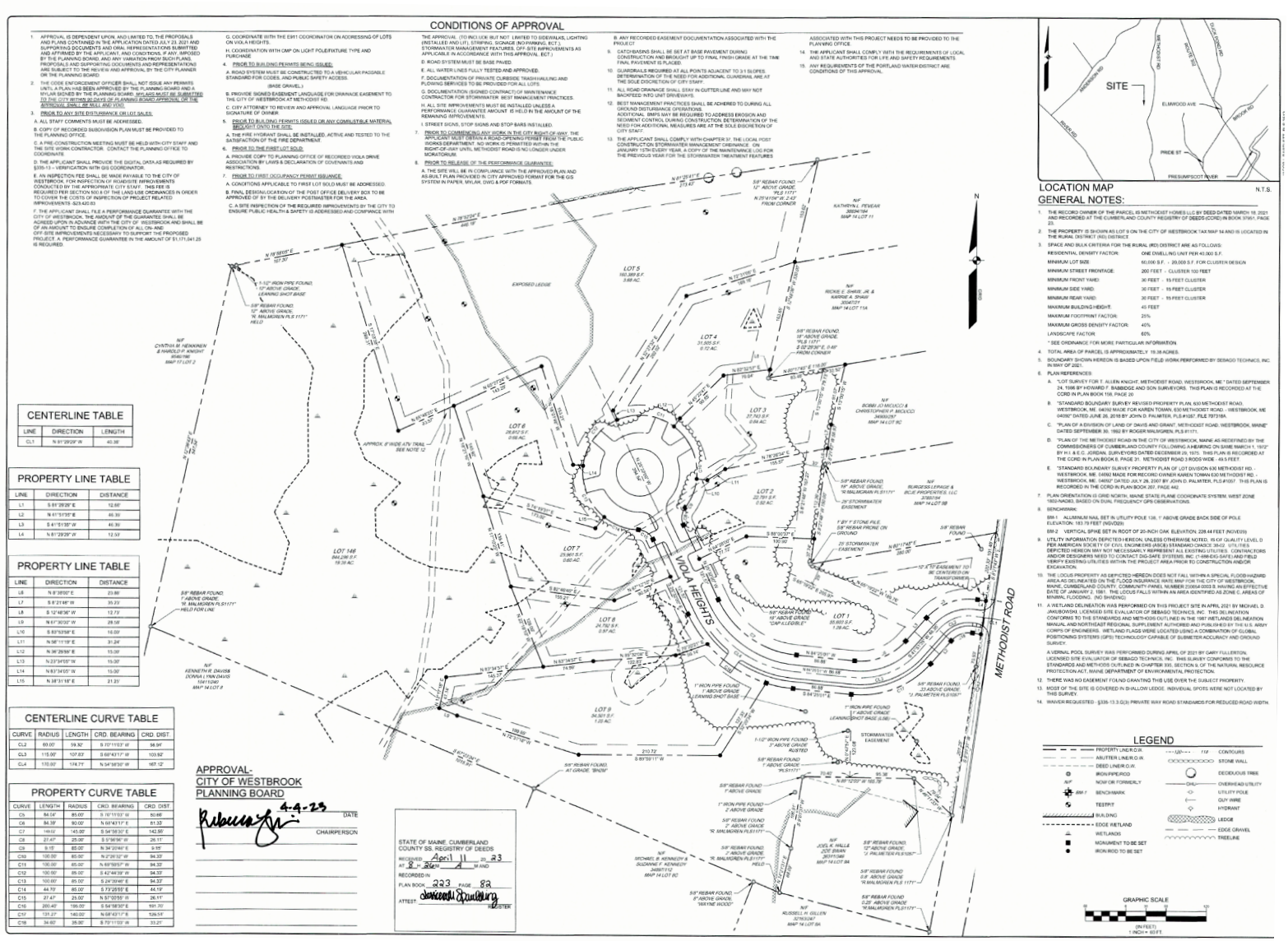




SUBDIVISION PLAN

680 Methodist Road • Westbrook, ME

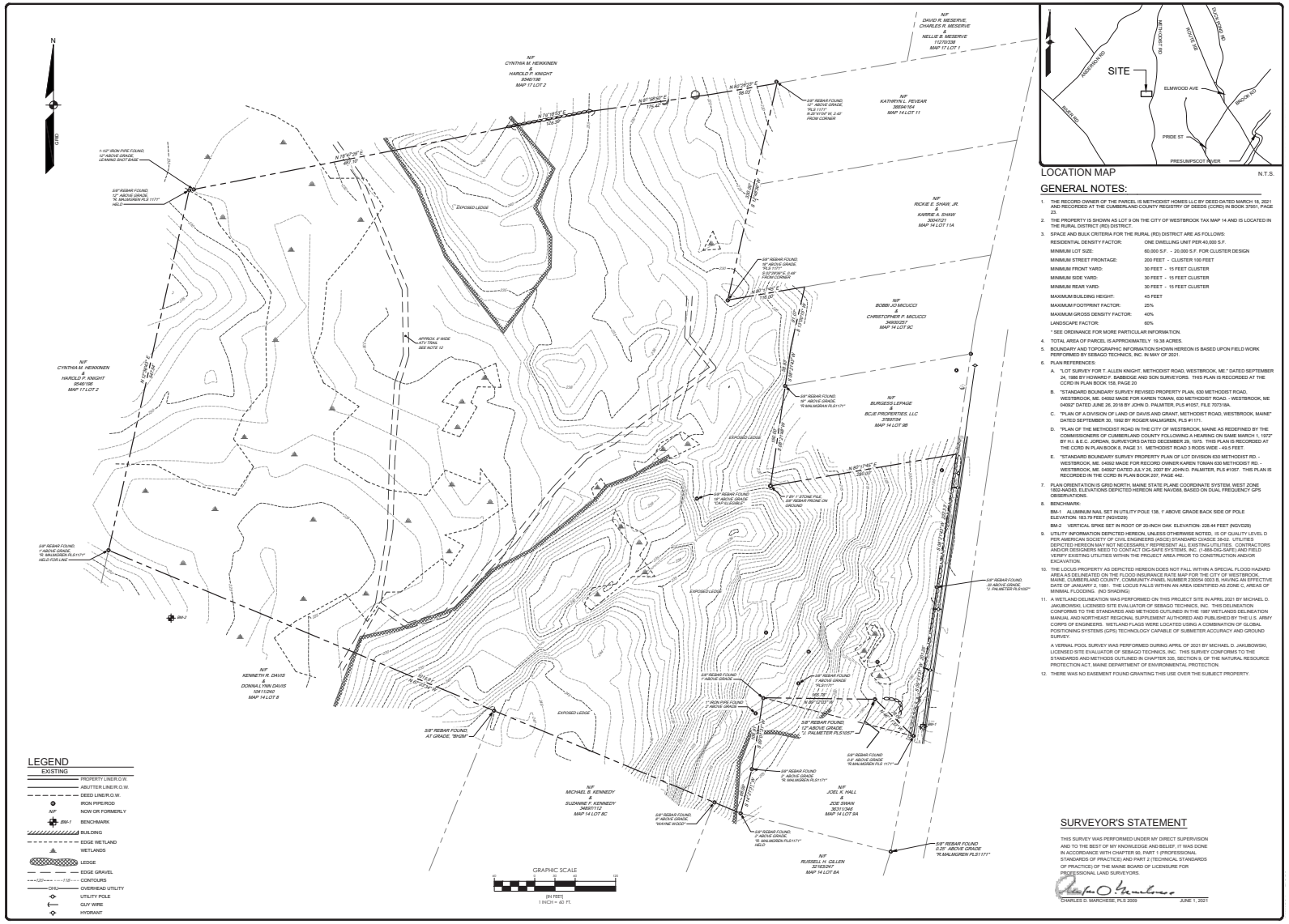
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EXISTING CONDITIONS

680 Methodist Road • Westbrook, ME

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LOCATION MAP N.T.S.

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS METHODIST HOMES LLC BY DEED DATED MARCH 18, 2021 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 37551, PAGE 23.
2. THE PROPERTY IS SHOWN AS LOT 9 ON THE CITY OF WESTBROOK TAX MAP 14 AND IS LOCATED IN THE RURAL DISTRICT (RD) DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE RURAL (RD) DISTRICT ARE AS FOLLOWS:

RESIDENTIAL DENSITY FACTOR:	ONE DWELLING UNIT PER 40,000 S.F.
MINIMUM LOT SIZE:	60,000 S.F. - 20,000 S.F. FOR CLUSTER DESIGN
MINIMUM STREET FRONTAGE:	200 FEET - CLUSTER 100 FEET
MINIMUM FRONT YARD:	30 FEET - 15 FEET CLUSTER
MINIMUM SIDE YARD:	30 FEET - 15 FEET CLUSTER
MINIMUM REAR YARD:	30 FEET - 15 FEET CLUSTER
MAXIMUM BUILDING HEIGHT:	45 FEET
MAXIMUM FOOTPRINT FACTOR:	25%
MAXIMUM GROSS DENSITY FACTOR:	40%
LANDSCAPE FACTOR:	60%

* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

4. TOTAL AREA OF PARCEL IS APPROXIMATELY 19.38 ACRES.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN MAY OF 2021.
6. PLAN REFERENCES:
   A. "LOT SURVEY FOR T. ALLEN KNIGHT, METHODIST ROAD, WESTBROOK, ME." DATED SEPTEMBER 24, 1986 BY HOWARD F. BABBIDGE AND SON SURVEYORS. THIS PLAN IS RECORDED AT THE CCRD IN PLAN BOOK 158, PAGE 20
   B. "STANDARD BOUNDARY SURVEY REVISED PROPERTY PLAN, 630 METHODIST ROAD, WESTBROOK, ME. 04092 MADE FOR KAREN TOMAN, 630 METHODIST ROAD. - WESTBROOK, ME 04092" DATED JUNE 26, 2018 BY JOHN D. PALMITER, PLS #1057, FILE 7073-18A.
   C. "PLAN OF A DIVISION OF LAND OF DAVIS AND GRANT, METHODIST ROAD. WESTBROOK, MAINE" DATED SEPTEMBER 30, 1992 BY ROGER MALMGREN, PLS #1171.
   D. "PLAN OF THE METHODIST ROAD IN THE CITY OF WESTBROOK, MAINE AS REDEFINED BY THE COMMISSIONERS OF CUMBERLAND COUNTY FOLLOWING A HEARING ON SAME MARCH 1, 1972" BY H.I. & E.C. JORDAN, SURVEYORS DATED DECEMBER 29, 1975. THIS PLAN IS RECORDED AT THE CCRD IN PLAN BOOK 9, PAGE 31. METHODIST ROAD 3 RODS WIDE - 49.5 FEET.
   E. "STANDARD BOUNDARY SURVEY PROPERTY PLAN OF LOT DIVISION 630 METHODIST RD. - WESTBROOK, ME. 04092 MADE FOR RECORD OWNER KAREN TOMAN 630 METHODIST RD. - WESTBROOK, ME. 04092" DATED JULY 26, 2007 BY JOHN D. PALMITER, PLS #1057. THIS PLAN IS RECORDED IN THE CCRD IN PLAN BOOK 207, PAGE 442.
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
8. BENCHMARK:
   BM-1 ALUMINUM NAIL SET IN UTILITY POLE 138, 1' ABOVE GRADE BACK SIDE OF POLE ELEVATION 183.79 FEET (NGVD29)
   BM-2 VERTICAL SPIKE SET IN ROOT OF 20-INCH OAK ELEVATION: 228.44 FEET (NGVD29).
9. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CI/ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
10. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF WESTBROOK, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 2300540 0003 B, HAVING AN EFFECTIVE DATE OF JANUARY 2, 1981. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING. (NO SHADING)
11. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN APRIL 2021 BY MICHAEL D. JAKUBOWSKI, LICENSED SITE EVALUATOR OF SEBAGO TECHNICS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND NORTHEAST REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. WETLAND FLAGS WERE LOCATED USING A COMBINATION OF GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY CAPABLE OF SUBMETER ACCURACY AND GROUND SURVEY.

    A VERNAL POOL SURVEY WAS PERFORMED DURING APRIL OF 2021 BY MICHAEL D. JAKUBOWSKI, LICENSED SITE EVALUATOR OF SEBAGO TECHNICS, INC. THIS SURVEY CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN CHAPTER 335, SECTION 9, OF THE NATURAL RESOURCE PROTECTION ACT, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
12. THERE WAS NO EASEMENT FOUND GRANTING THIS USE OVER THE SUBJECT PROPERTY.

SURVEYOR'S STATEMENT

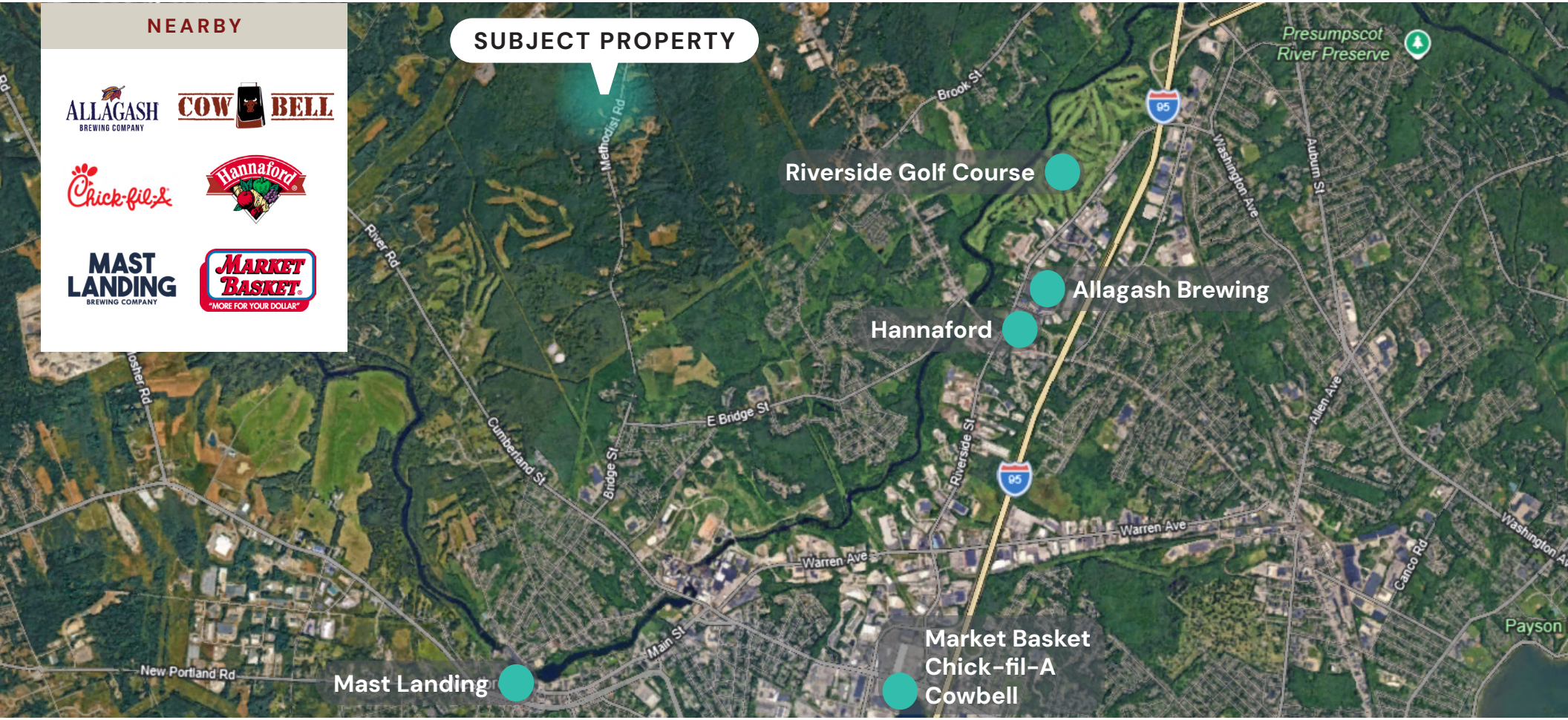
THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

CHARLES D. MARCHESE, PLS 2009 JUNE 1, 2021

LOCATION MAP

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