

PORTA
& CO.

Development Site

29-31 Haigis Parkway, Scarborough, ME

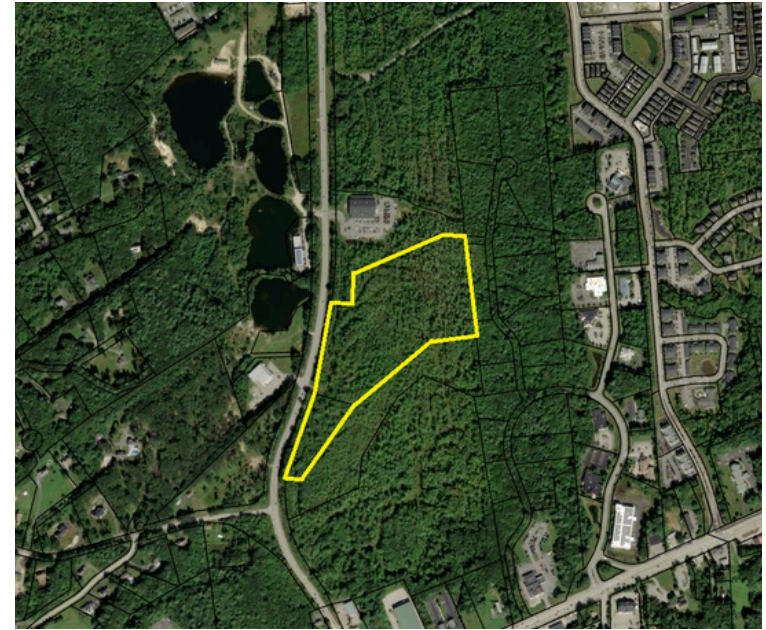


PRICE REDUCTION



Site Overview

Owner	KMAN Scarborough, LLC
Land Size	20.33± acres
Uplands	3.1± acres
Zoning	HPZ - Haigis Parkway
AADT	10,420 cars per day
Parking*	156 spaces
Building Size(s)*	21,500 SF - 4 buildings
Book/Page	40290/72
Map/Lot	R050/34C
Taxes	\$7,817.14
Sale Price	\$1,750,000 \$1,500,000



Potential Building Rendering

*Based on Conceptual Plan per Zoning Guidelines

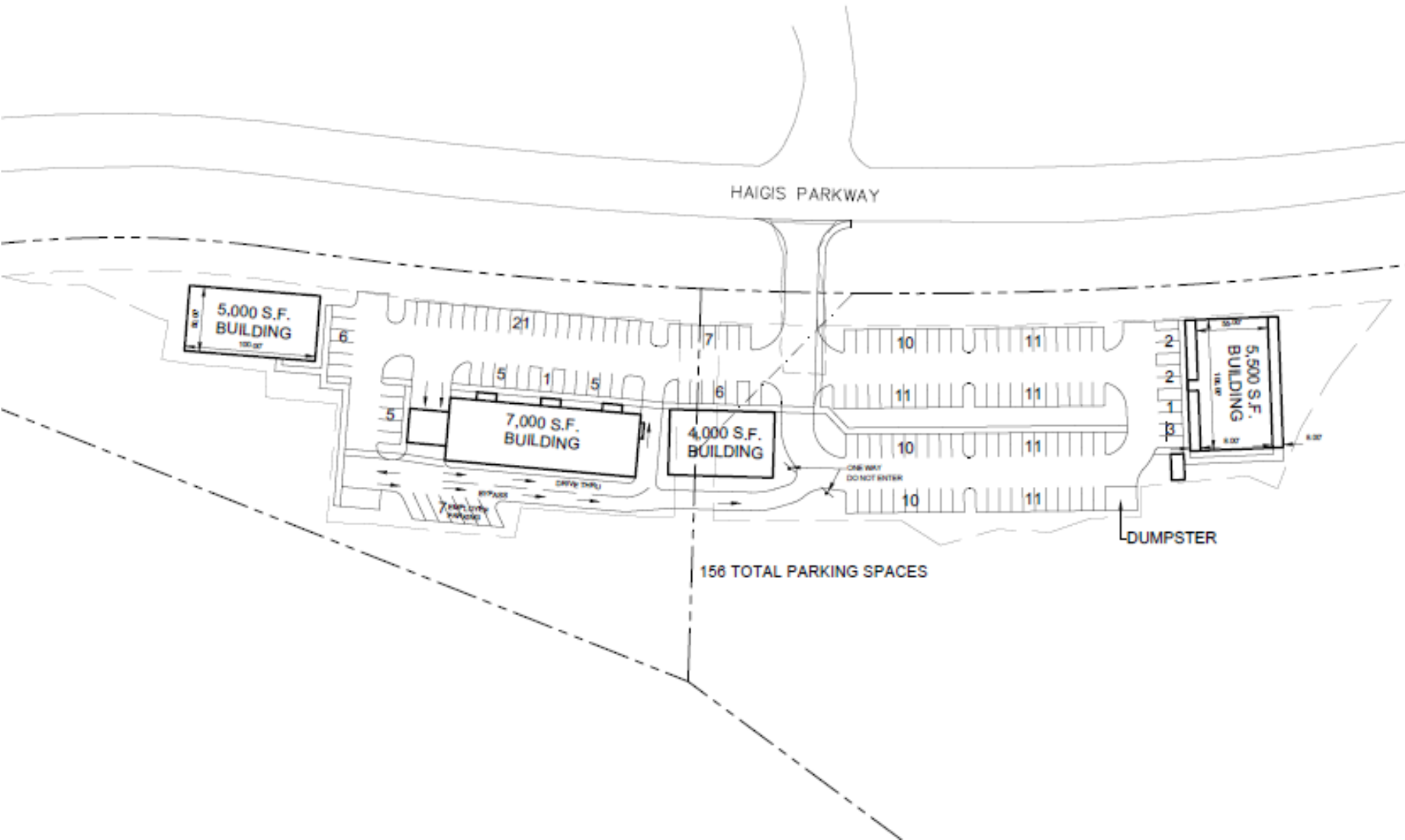


Surrounding Area





Conceptual Site Plan



Site plan meets zoning guidelines, buyer would need to get the site plans permitted and approved

Scarborough town, Cumberland County, ME

County Subdivision in: [Cumberland County, ME](#), [Maine](#), [United States](#)

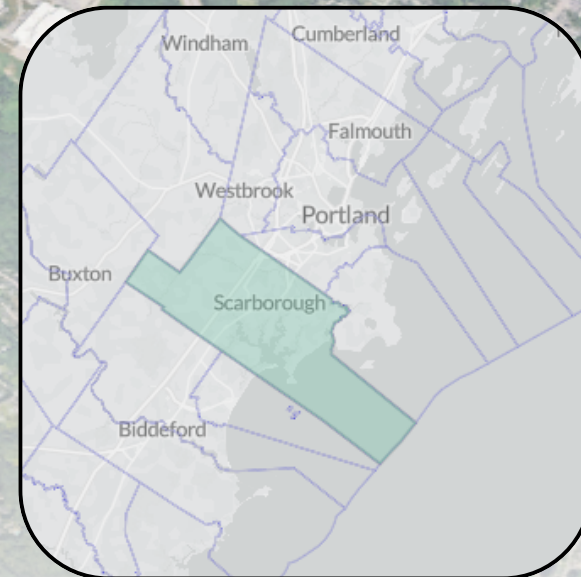
22,747

Population

47.7 square miles

476.4 people per square mile

Census data: ACS 2023 1-year unless noted



Income

\$68,196

Per capita income

about 25 percent higher than the amount in Cumberland County: \$54,238

more than 1.5 times the amount in Maine: \$42,035

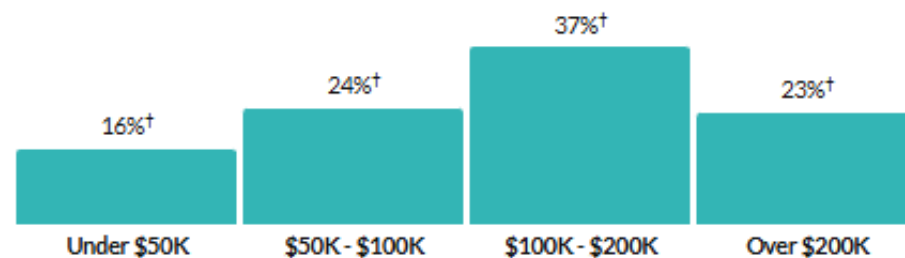
\$122,435

Median household income

about 1.3 times the amount in Cumberland County: \$92,983

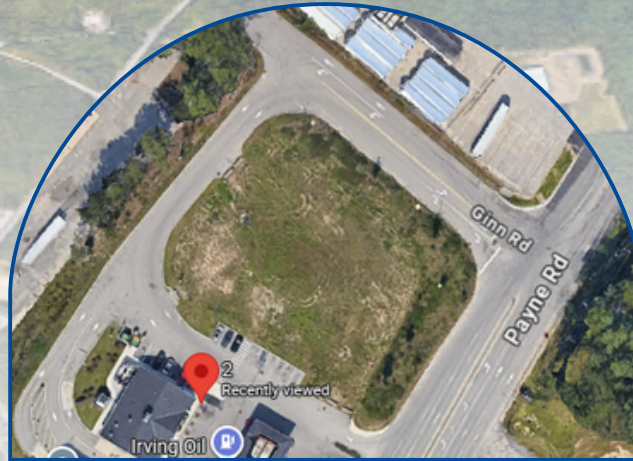
more than 1.5 times the amount in Maine: \$71,773

Household income



[Show data / Embed](#)

Sale Comparables



2 Ginn Rd Scarborough, ME

Square Feet: n/a
Land Size: 1.4 acres
Sale Price: \$1,600,000
Price Per Acre: \$1,142,857



491 Payne Rd Scarborough, ME

Square Feet: 1,568
Land Size: 2.5 acres
Sale Price: \$1,700,000
Price Per Acre: \$680,000



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COMMERCIAL REAL ESTATE

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