

THE EQUITY GROUP REALTORS

43-250 ACRES SHOPPING CENTER SITE

453 US RT. 4, ENFIELD NH



UP TO 43 ACRES

- Underserved location
- Utilities at site
- Excellent site conditions
- No competing sites in Enfield
- 20 min. to other grocery stores
- Quick approvals
- Will subdivide
- Mixed use zone
- Residential density 13/AC
- \$100,000 per acre
- RECENTLY ADOPTED TIF PLAN FOR EXTENSIVE ON AND OFF SITE INFRASTRUCTURE IMPROVEMENTS FOR ACCESS, WATER/SEWER & ROAD EXTENSION. ETC.

**THIS IS THE ONLY FEASIBLE SITE IN ENFIELD
FOR A RETAIL CENTER.**

**NEEDED SERVICES— GROCERY, HARDWARE,
PHARMACY, GAS, FAST FOOD, FAMILY RESTAU-
RANT**

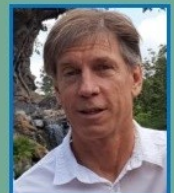
**PENT UP DEMAND FOR INDUSTRIAL/R&D WITH
NO AVAILABLE SITES**

ADD ON 205+/- ACRES— NO ZONING

INFORMATION BROCHURE



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EquityGroupRealtors.com



- **THE ONLY FEASIBLE SITE IN ENFIELD FOR NEEDED NEIGHBORHOOD RETAIL CENTER**
- COMPETING GROCERY STORES ARE 20 MINUTES DRIVE
- TOWN PLANNERS ACTIVELY SEEKING GROCERY AND RELATED RETAIL SERVICES.
- WATER/SEWER AT SITE—W/CAPACITY
- 9 MILES (15 MIN.) TO HANOVER/LEBANON
- POPULATION: 10 MILES - 125,000
- ADDITIONAL 225 AC. AVAILABLE –NO ZONING
- ADDITIONAL OUTPARCELS AVAILABLE WITH DIRECT FRONTAGE ON RT. 4 (see map)
- OTHER USES ALLOWED- OFFICE, LIGHT INDUSTRIAL, RESIDENTIAL
- 1 OF 3 OF HIGHEST INCOME AREAS OF NH

LAST OF LARGE COMMERCIAL SITES IN UPPER VALLEY. LACK OF ZONING AND POOR SITE CONDITIONS OF THIS REGION LIMITS DEVELOPMENT SITES MAKING THIS ONE OF A KIND IN A MARKET. OUTSIDE THE CORE AREA THE LAND IS ZONED AND LOW DENSITY RESIDENTIAL FOR 20+ MILE RADIUS. IN ADDITION THIS REGION THE LAND IS HILLY, THIN OR WET SOILS. THAT MAKES THIS OFFERING UNIQUE. THE LAND IS PRICED AT 1/3TH OF LEBANON'S COMMERCIAL LAND. ENFIELD PLANNING JUST ADOPTED A NEW PLAN FOR THE TIF DISTRICT FOR ON/OFF SITE INFRASTRUCTURE IMPROVEMENTS LIKELY IN THE MILLIONS OF DOLLARS. ANTICIPATED TO INCLUDE TRAFFIC FLOW TO RT. 4, WATER/SEWER LINE EXTENSIONS & INTERIOR ROAD ON SUBJECT SITE.

OTHER USES

INDUSTRIAL/R&D - NO AVAILABLE SITES ENTIRE IN MARKET AREA. HIGH DEMAND FOR INDUSTRIAL/R&D DUE TO DARTMOUTH BIOTECH/MED HUB OR COLLEGE AND MEDICAL CENTER. LEBANON PLANNING STAFF STUDY SHOWS NEED FOR 500,000 SF FOR EXISTING EXPANDING COMPANIES. COMPARABLE SALES ARE 2-3X HIGHER. 2 POTENTIAL UPCOMING SITES HAVE EXTENSIVE SITE CHALLENGES.

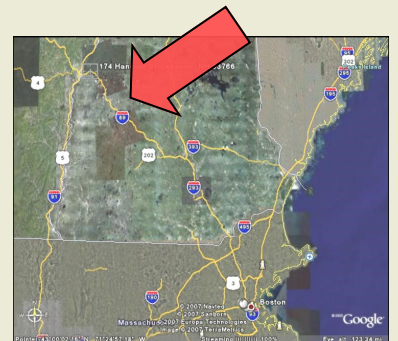
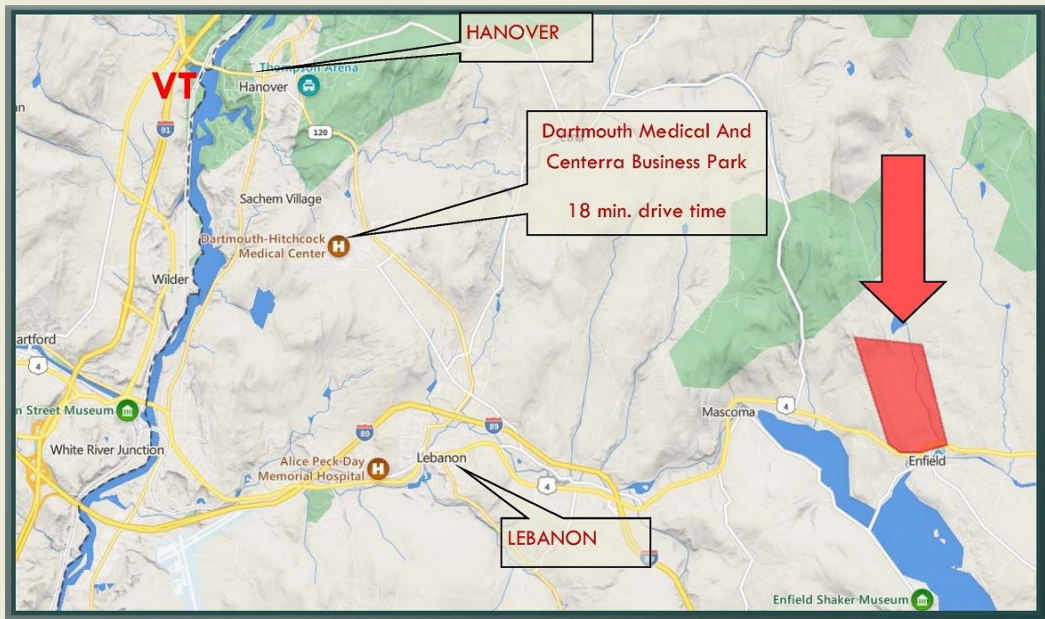
HOUSING-12 UNITS/AC & BONUSES). SITE HAS GENTLE GRADES, PANORAMIC RURAL VIEWS, PRICED AT 1/3RD OF LEBANON, UPPER VALLEY HOUSING STUDY PROJECTS 4000 UNITS NEEDED IN 10 YRS (TYPICAL UNDER 100/ YR) , REMAINING INFILL SITES IN LEBANON ARE CONDO SITE. NO LARGER SITES IN MARKET AREA THAT CAN ACCOMMODATE SINGLE FAMILY OR MIXED HOUSING. LOWEST LAND COST TO HIGH RENT RATIO IN NH. LEBANON DAY POPULATION TRIPLES.

ADDITIONAL 225 ACRES

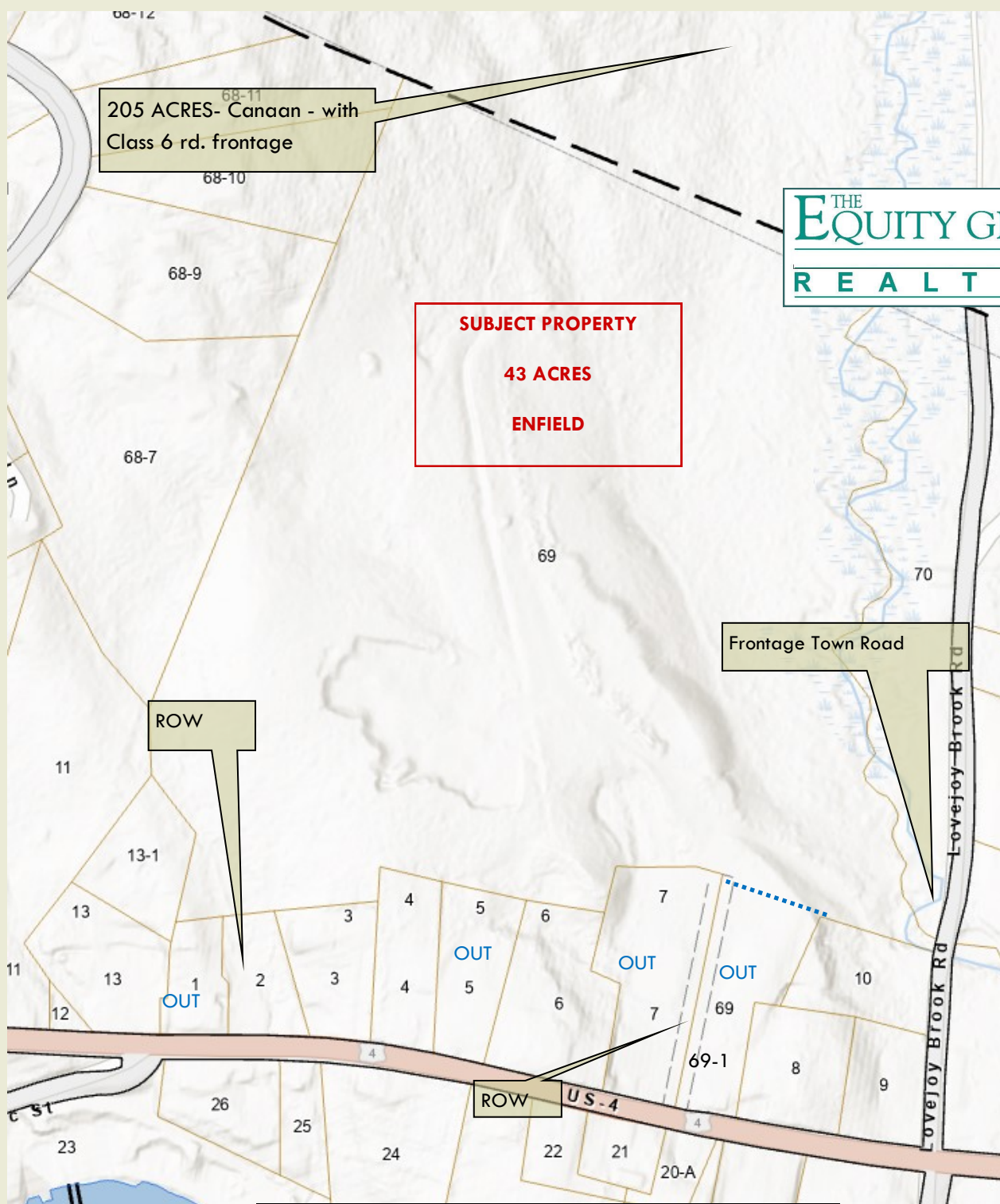
IN TOWN OF CANAAN. NO ZONING NO SITE PLAN NEEDED. AN OPPORTUNITY FOR LARGE SCALE PROJECT AT A FRACTION OF THE COST. POSSIBLE WATER AND SEWER WITH INTER MUNI AGRMT, GRADUAL DOWN GRADE TO RT. 4. OFFERS WIDE SCENIC VIEWS. GENERALLY WELL DRAINED SOILS OF SAND AND GRAVEL. CLASS 6 ROAD FRONTAGE WITH 2 CONNECTING TOWN RDS (300 FT. TO MAY ST.)PANORAMIC SOUTH FACING RURAL VIEWS.

4 SEASON RECREATIONAL ATTRACTIONS

ENFIELD IS PRIME RECREATIONAL TOWN WITH CLEAN MASCOMA LAKE, 3000 ACRES CONSERVATION LAND WITH TRAILS, THE MULTI-USE RAIL TRAIL, MONTCALM CHAMPIONSHIP GOLF COURSE (SEMI PRIVATE) , WHALE-BACK SKI CENTER

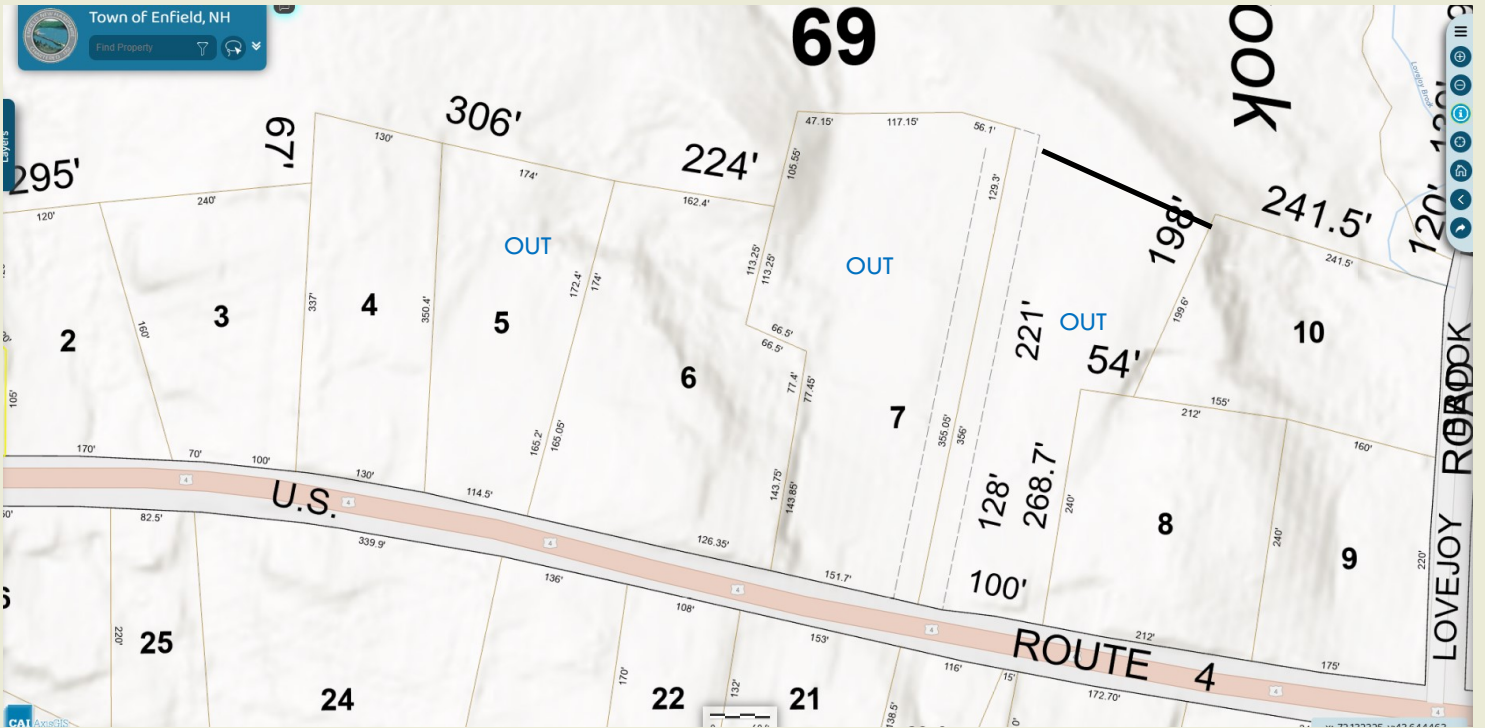


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Parcel	Map #	Acreage	Description
69	14-69	43	Access by ROW to Rt. 4 and/or Lovejoy Brook Rd. Lot total 47 ac. Sale subject to subdivision. (approx. 4 acres with existing building, to be retained by seller or available as add on. SUBJECT TO CURRENT USE
69-1	14-69-1	4	6000 sf metal bldg. 4 ac. Subject to subdivision
2 & 3	36-2 & 36-3	1.5	36-2 land with old barn. 36-3 House and mfg. home.
4	36-4	1.04	3 unit apt. bldg, good condit.
6	36-5	1.18	Duplex
8	36-8	2	residential house
9&10	36-9 & 36-10	2	Corner of Rt. 4 and Lovejoy Brook. Trailer home and vacant lot
canaan	Map 6-1	220	Adjacent land in Canaan. (no zoning)- as package or custom sites with road. Can be sole separately. SUBJECT TO CURRENT USE

ADD ON PROPERTIES FRONTING ON RT. 4



2



3



4

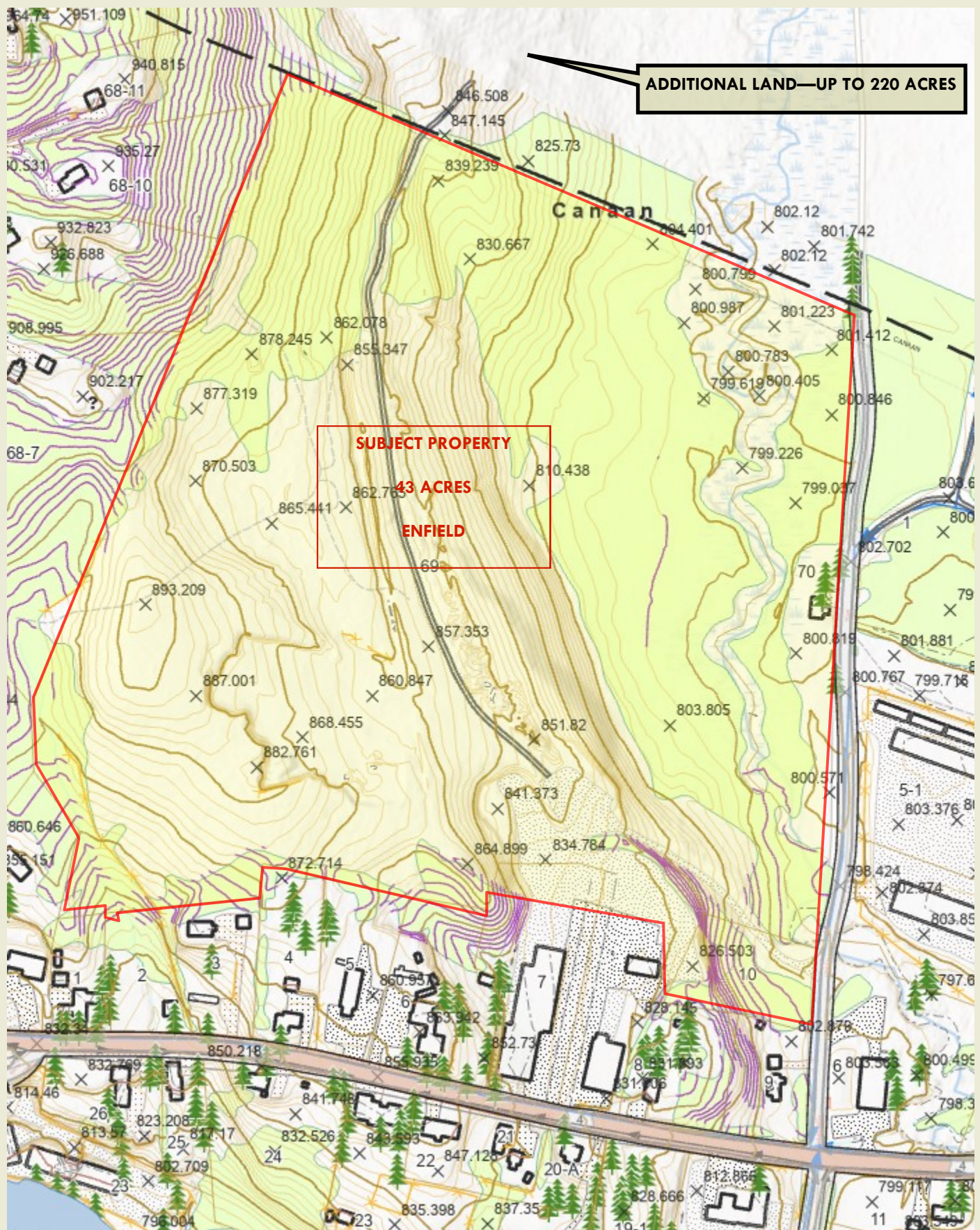


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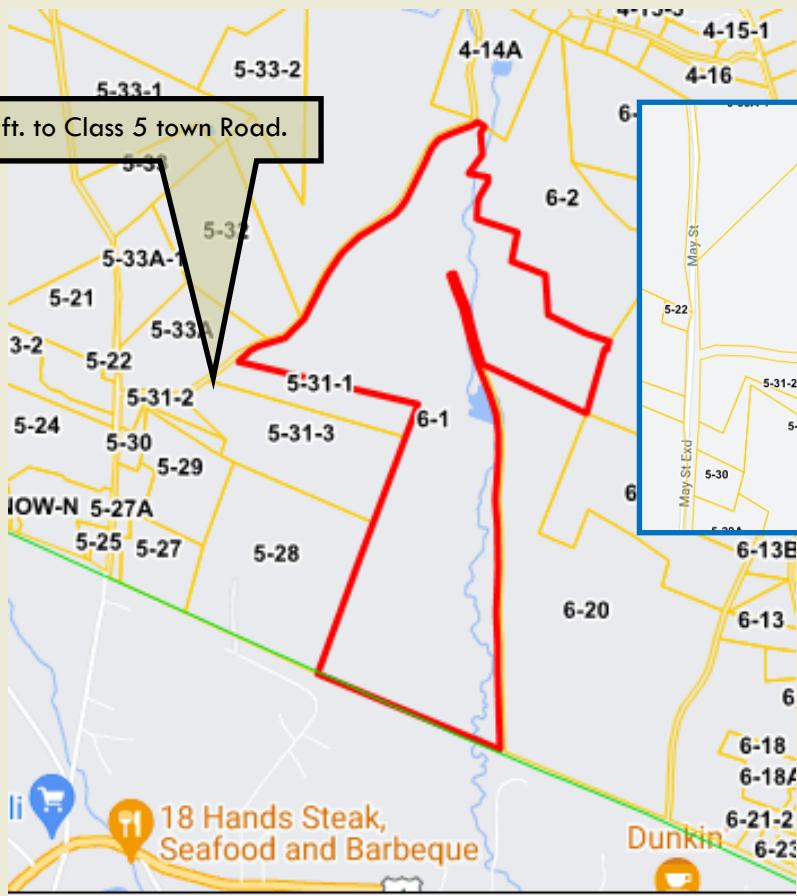
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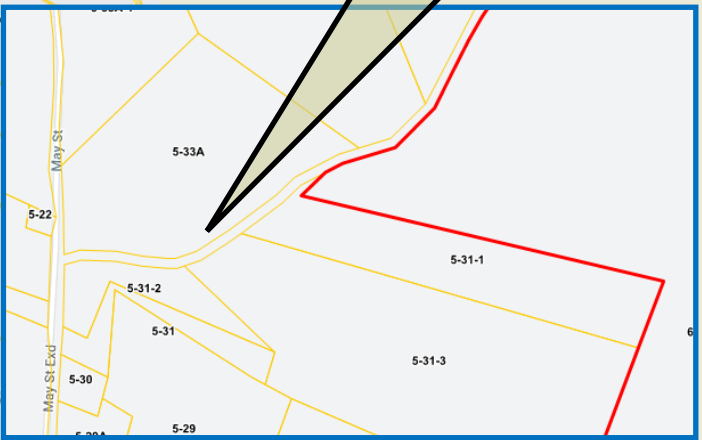




ADJ. 225 ACRES –CANAAN



300 ft. to Class 5 town Road.



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.

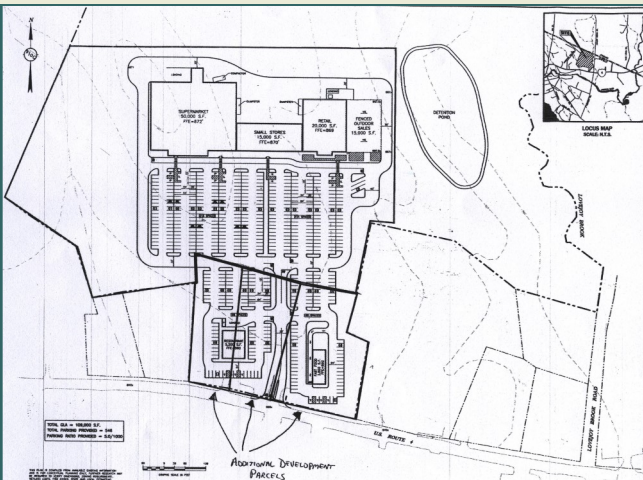
Enfield and Subject site- no other site of commercial land of this size in this close to the Upper Valley area on the NH side. Many retailers and growing businesses have been shut out of Lebanon and Hanover due to high pricing of commercial land (among the highest in the state) and lack of available 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 \$250k/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.

FOR ADDITIONAL INFORMATION CONTACT JAMES WARD, BROKER



CONCEPT MAP— GROCERY ANCHOR

Demographics Enfield NH			
Population	5 Miles	10 Miles	20 Miles
1 mile 4480	4,700	44,000	98,000
Traffic Counts	I-89	Rt. 4	
	35,000	11,000	
Household Income	Enfield	Lebanon	Hanover
	68000	103000	184000
MEDIAN HOME VALUE	397000	480000	593000

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.