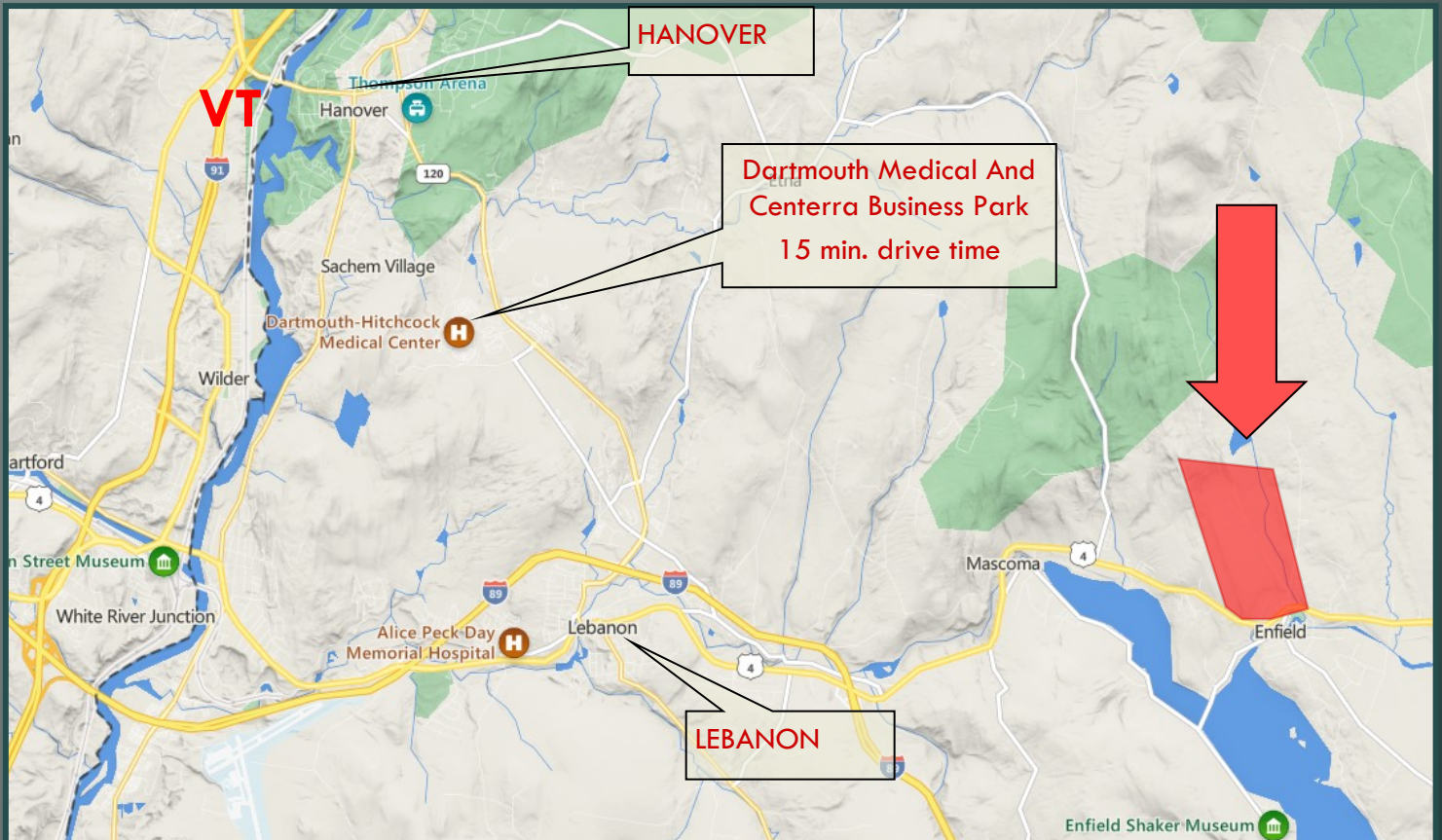


THE
EQUITY GROUP
REALTORS

43-250 ACRES
COMMERCIAL OR HIGH DENSITY RESIDENTIAL

453 US RT. 4, ENFIELD NH



43 ACRES—\$1,900,000
(\$46,000/AC OR \$3,800/UNIT)

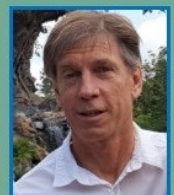
Utilities at site, excellent site conditions, in town location, possible higher density

225 ACRES \$1,100,000 (\$5000/ ACRE)

Adjacent land, Town of Canaan, no zoning, 75% useable, class 6 roads,



James P. Ward
Licensed Broker NH & VT
603 448 8000
264 Lafayette Rd. #10, Portsmouth NH
EquityGroupRealtors.com



LARGEST ASSEMBLEGE OF COMMERCIAL LAND IN UPPER VALLEY. VIRTUALLY NO UNDEVELOPED INDUSTRIAL./ OFFICE ZONED LAND IN MARKET. UTILITIES AT SITE. EXCELLENT SITE CONDITIONS. VIEWS.

STRONG DEMAND FOR QUALITY OFFICE AND INDUSTRIAL DUE TO DARTMOUTH COLLEGE AND MEDICAL CENTER SPIN OFFS AND SUPPORT BUSINESSES.

LACK OF APPROPRIATE ZONING AND GENERAL RUGGED TERRAIN LIMITS DEVELOPMENT SITES MAKING THIS ONE OF A KIND IN A MARKET WITH CONSISTENT DEMAND. LAND VALUED AT 1/4TH OF NEARBY LEBANON PRICES.

43 ACRES ON RT. 4 AND LOVEJOY RD. ZONED FOR RETAIL, OR RESIDENAL AT 12 UNIITS/AC. OR \$3800 PER. (DOUBELING OF DENSITY ON TOWN WARRANT) WATER AND SEWER AT STREET, GRAVITY FED, NO CAPACITY ISSUES.

ADJACENT 225 ACRES IN TOWN OF CANAAN. OPTIONAL ADD ON. NO ZONING NO SITE PLAN NEEDED. PRICED AT JUST \$5000 PER ACRE. CREATES AN OPPORTUNITY FOR LARGE SCALE PROJECT AT A FRACTION OF THE COST. TO EXTEND LIMITED WATER AND SEWER, GRANDUAL DOWN GRADE TO RT. 4. OFFERS WIDE SCENIC VIEWS. GENTLY ROLLING LAND (RARE IN THIS PART OF NH) MOSTLY WELL DRAINED SOILS OF SAND AND GRAVEL. CLASS 6 ROAD FRONTAGE. SUBSTAINITIAL GRAVEL RESERVES.

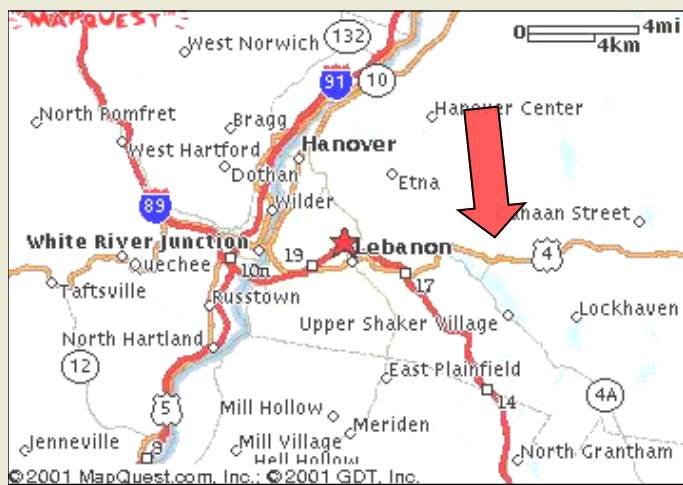


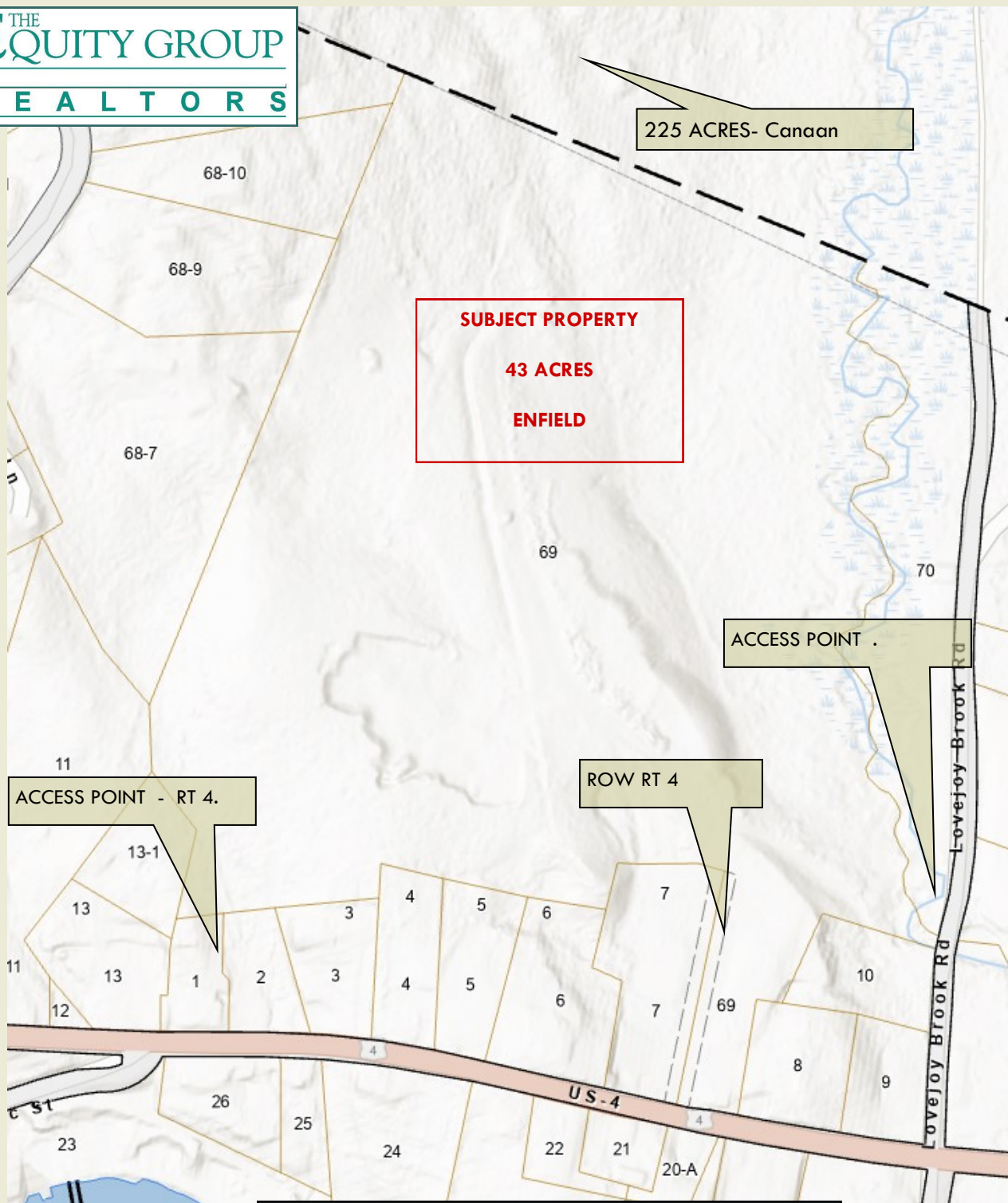
- USES ALLOWED- RETAIL, OFFICE, LIGHT INDUSTRIAL, SF OR MF RESIDENTIAL (@ 12 UNITS/AC)
- TOWN WATER/SEWER AT SITE
- 9 MILES (15 MIN.) TO HANOVER/LEBANON
- CAPITALIZE ON GROWTH OF UPPER VALLEY. HOUSING STUDY-400 UNITS /YR NEEDED.
- POPULATION: 10 MILES - 125,000
- SUPPORTIVE TOWN , SEEKING SHOPPING CENTER,
- IN A TIFF DISTRICT
- ADDITIONAL 225 AC. AVAILABLE –NO ZONING
- HIGH AND DRY LAND, EXCELLENT SOILS, GRAVEL, MTN VIEWS
- ON MAJOR EAST /WEST ROAD FOR CENTRAL NH; INCREASING TRAFFIC COUNTS. NOW APPROX. 8000 -11,000/DAY PER NHDOT
- ADDITIONAL OUTPARCELS AVAILABLE WITH DIRECT FRONTAGE ON RT. 4 (see map)



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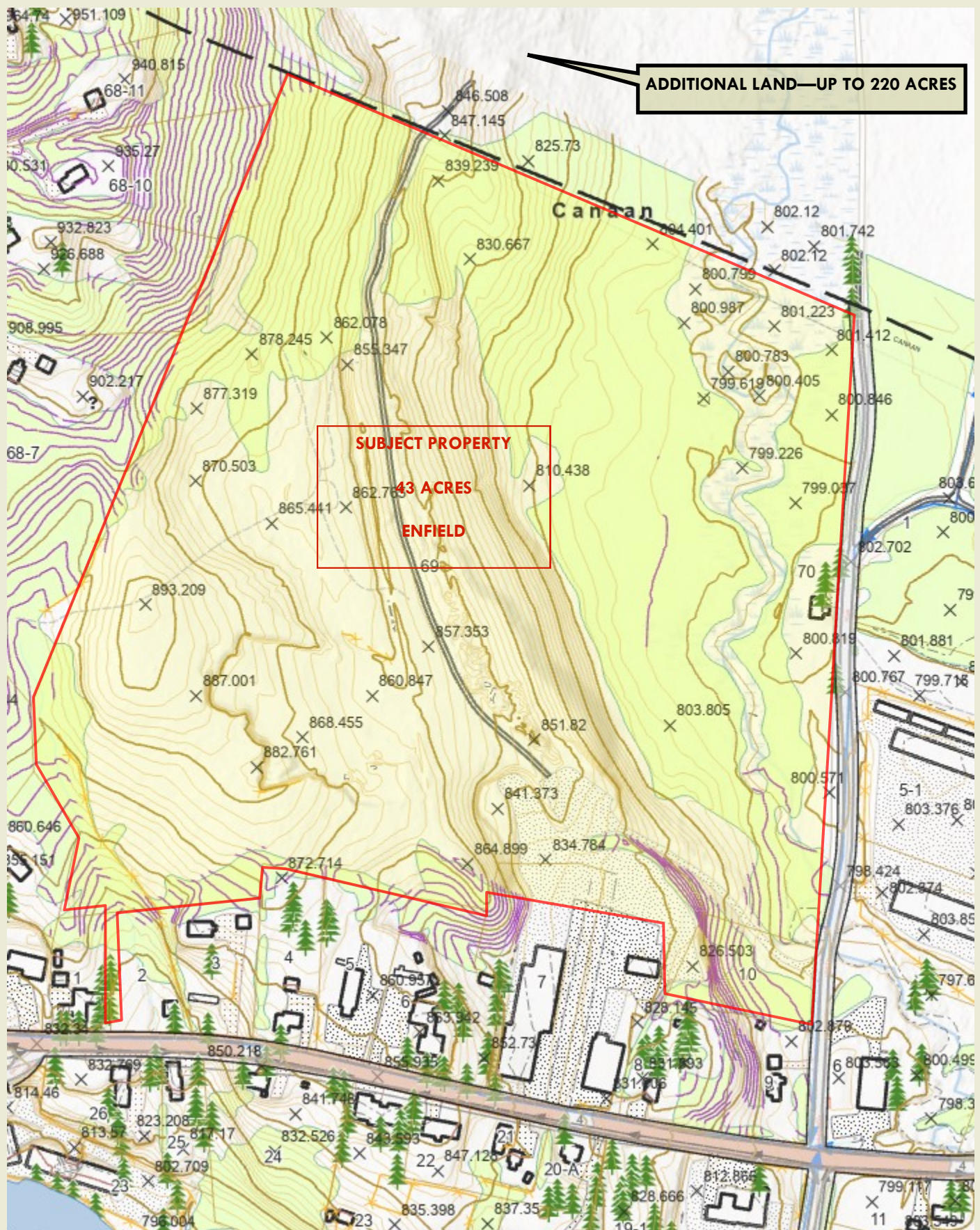






OFFERING & ADD ONS

Parcel	Map #	Acreage	Description
1	14-69	43	Access by ROW to Rt. 4 and/or Lovejoy Brook Rd. Lot total 47 ac. Sale subject to subdivision with Seller to retain approx. 4 acres (with existing building- parcel 4) and ROWs.
2	36-2 & 36-3	1.5	36-2 land with old barn. 36-3 House and mfg. home. Subject to retained ROW
3	36-4	1.04	3 unit apt. bldg. good cond.
4	14-69	4 mol	Sold. Subject to non exclusive ROW , frontage on Rt. 4
5	36-8	2	residential house
6	36-9 & 36-10	2	Corner of Rt. 4 and Lovejoy Brook. Trailer home. ROW retained by owner.
7	Map 6-1	220	Adjacent land in Canaan. (no zoning)- as package or custom sites with road. Can be sole separately
8	36-5	1.18	Duplex
9	36-6	1.95	SF house and commercial bldg. (currently a funeral home)



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 \$250/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)

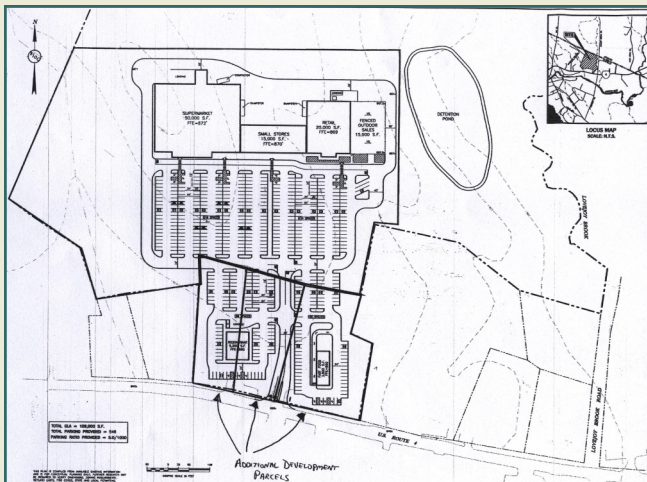
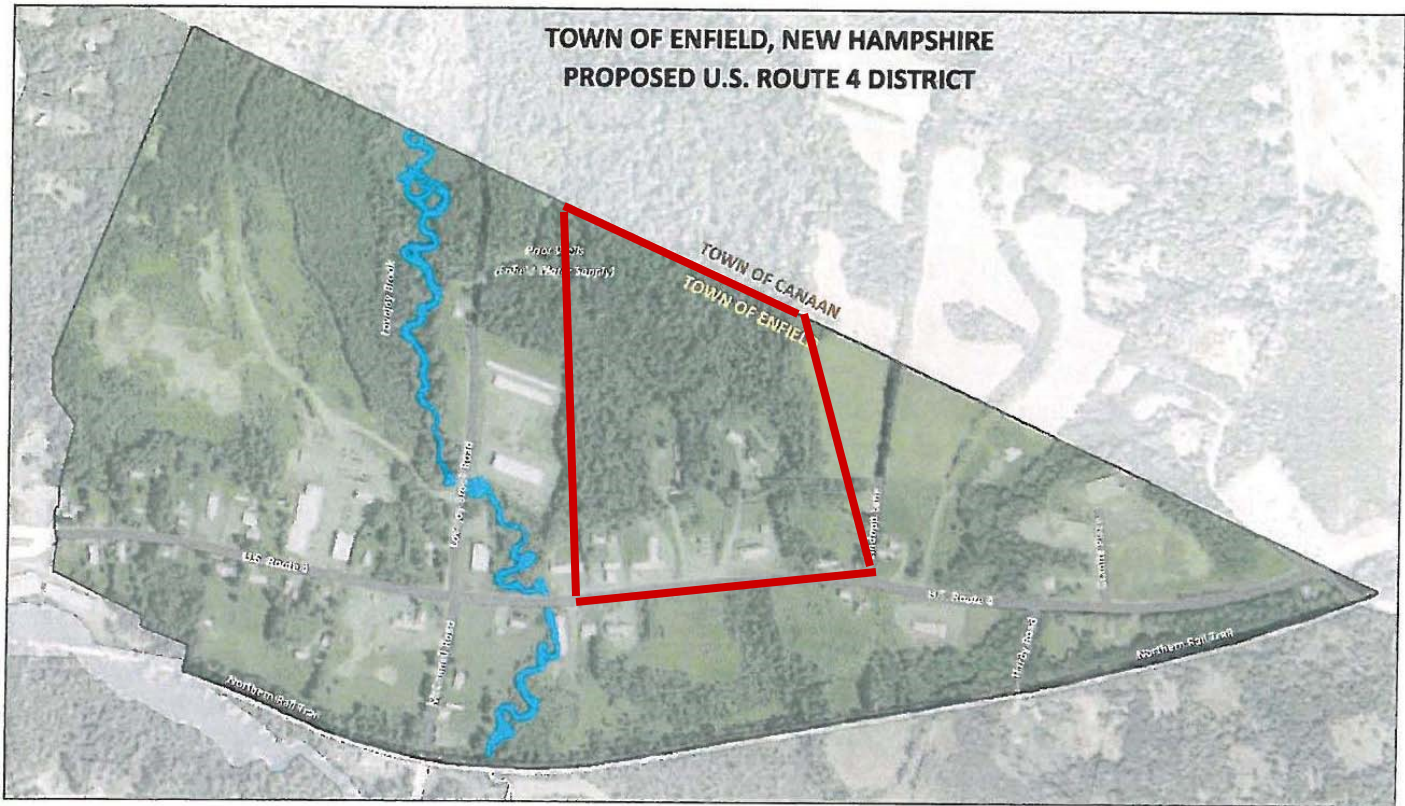
The site is elevated offering views. The terrain is gently undulations and the soils appear to be well drained and gravel type. See map insets.

FOR ADDITIONAL INFORMATION CONTACT JAMES WARD, BROKER

Demographics Enfield NH			
Population	5 Miles	10 Miles	20 Miles
	4,700	44,000	98,000
Traffic Counts	I-89	Rt. 4	
	35,000	11,000	
Household Income	Enfield	Lebanon	Hanover
	73800	54600	97000

ZONING MAP - NEW "RT. 4" DISTRICT

To establish a new Route 4 District and change a portion of the Community Business (CB) District generally bounded by the Enfield/Canaan Town Line on the north and east, the centerline of the Northern Rail Trail on the south, and lots 14-69, 36-1, 36-24, 36-25, and 36-26 on the west to the new Route 4 District as shown on the map below.



CONCEPT MAP- "FRONT" 15 AC.

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.





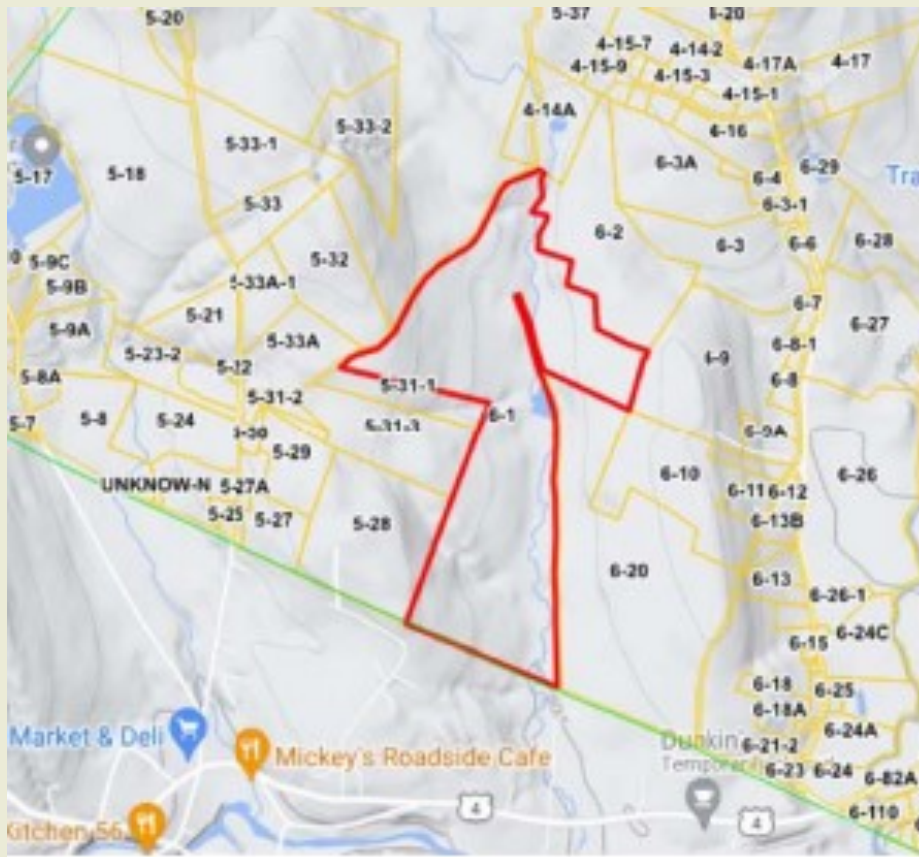
ADD ON PROPERTIES FRONTING ON RT. 4



ADJ. 225 ACRES –CANAAN

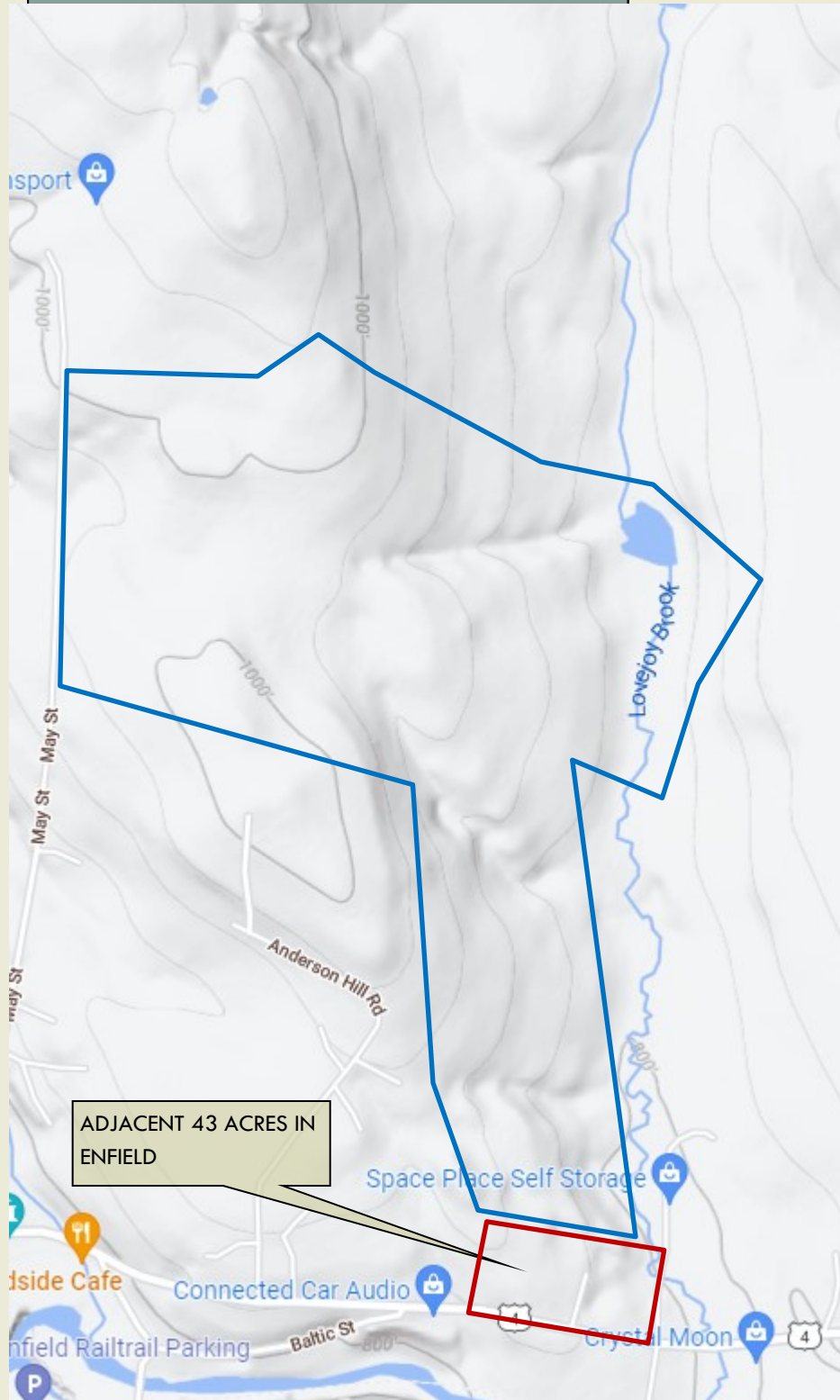


43 ACRES– ENFIELD



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TOPO MAP
ADJ. 225 ACRES
CANAAN



AREA HIGHLIGHTS

And Related Links



LEBANON

WWW.LEBCITY.COM

Codes, maps, chamber, etc.



HANOVER

www.hanovernh.org



DARTMOUTH COLLEGE

www.dartmouth.edu

Founded in 1769 and a member of the Ivy League, Dartmouth includes [Arts and Sciences Graduate Programs](#), [Dartmouth Medical School](#), [Thayer School of Engineering](#), and [Tuck School of Business](#). 5700 Students



DARTMOUTH-HITCHCOCK MEDICAL CENTER

www.dhmc.org

Campus, expansion, ratings

7500 employees



ADDITIONAL LINKS

[Grafton County Economic Development Council/NHEconomy](#) Is link for the State of New Hampshire Economic Development Online services.

Regional Planning Commission

A summary of the region's housing demands can be found in the Regional Plan at: <http://www.uvlsrc.org/files/pdf/CHAPTER%20IX.pdf>.

Local business papers of interest:

New Hampshire Business Review- www.nhbr.com--

Upper Valley Business Review- stevecms@sover.net,

Business NH Magazine- www.businessnhmagazine.com,

Local newspaper is Valley News- www.vnews.com



CENTERRA BUSINESS PARK

3 miles away. Fully developed



LAKE SUNAPEE REGION

www.lakesunapeenh.org

NH's premier lake, 25 minutes



VERMONT AND NH SKIING

Killington-- 20 minutes