

RETAIL PAD SITE & RESIDENTIAL DEVELOPMENT FOR SALE



1st New Hampshire Turnpike, Northwood, NH 03261



PROPERTY DESCRIPTION

Introducing a prime development opportunity on the 1st New Hampshire Turnpike in Northwood, NH. This rural-zoned property offers endless potential for land or retail development. This expansive property presents a rare chance to capitalize on a tranquil, yet strategically positioned location. With its zoning and location, this property promises a versatile investment with the flexibility to suit a range of commercial and residential needs. Embrace the opportunity to shape the future of this exceptional property in a growing market.

PROPERTY HIGHLIGHTS

- Proximity to Northwoods Brewing Company presents potential for complementary business
- Over 12,000 vehicles average daily traffic
- Zoned Rural, offering versatile development opportunities

OFFERING SUMMARY

Sale Price:	\$1,450,000
Lot Size:	13.5 Acres

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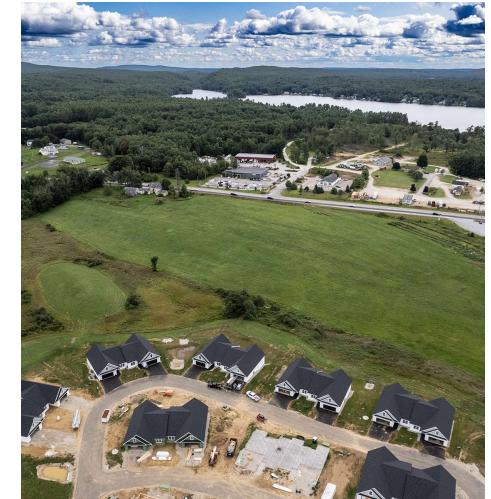
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750 Lafayette Rd.
Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

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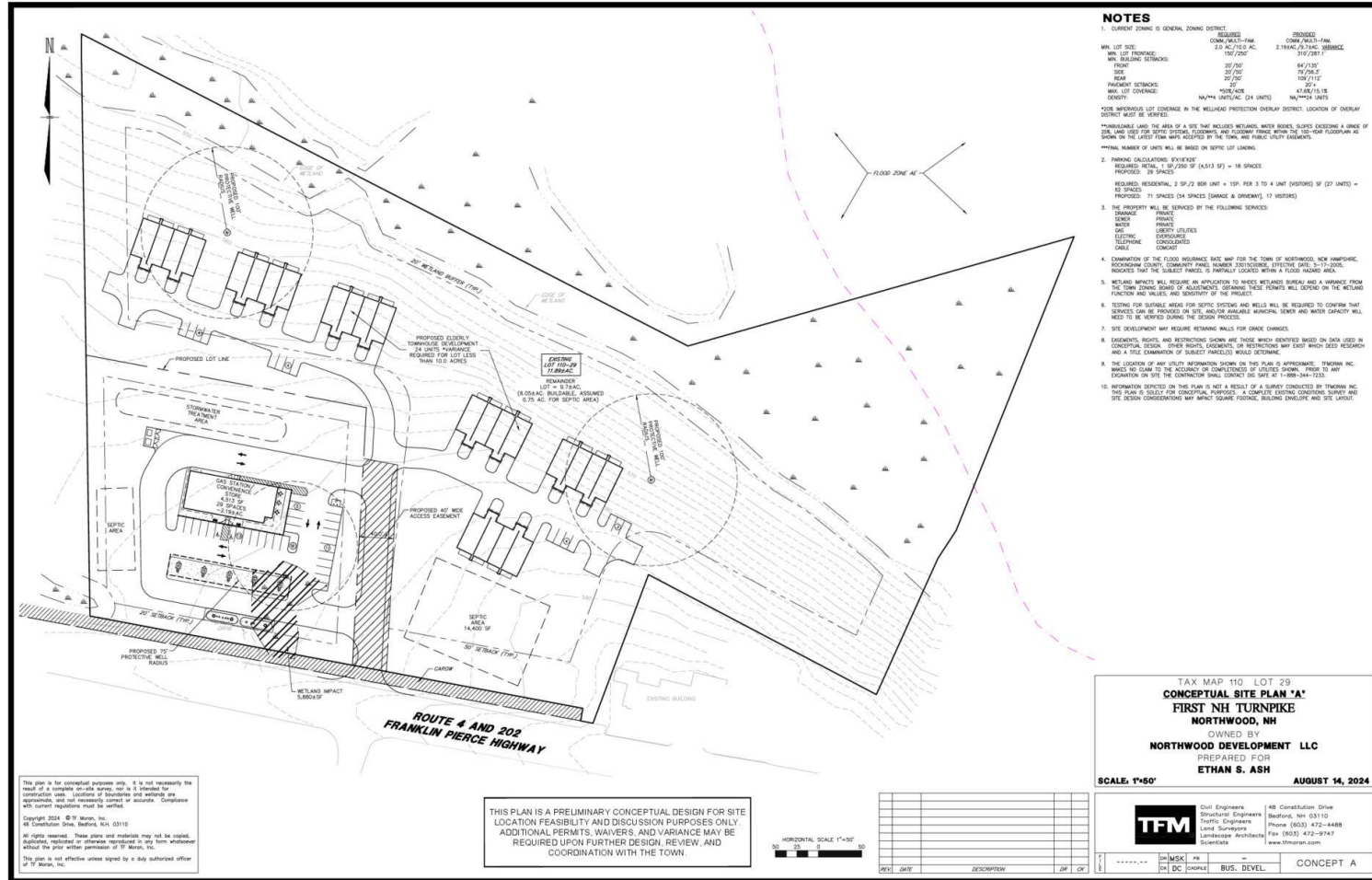
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- NOTES**
- CURRENT ZONING IS GENERAL ZONING DISTRICT.

REQUIRED	COM/PAULS-FAM	PROPOSED	COM/PAULS-FAM
MIN. LOT SIZE:	2.0 AC/10.5 AC	2.0 TRAC/2.5 TRAC	2.1 TRAC/2.5 TRAC
MIN. SETBACKS:	150'/200'		150'/200'
FRONT:	20'/20'		20'/20'
SIDE:	20'/20'		20'/20'
REAR:	20'/20'		20'/20'
PARKING DETACHMENT:	100%/100%		100%/100%
MAX. LOT COVERAGE:	NA/NA		NA/NA
 - PARKING CALCULATIONS:

REQUIRED: TOTAL 1,500/200 SF (4,313 SF) = 18 SPACES
PROPOSED: 29 SPACES
 - UTILITIES:

REQUIRED: SEWER, 2 8" DIA. SEW. LINE + 10" DIA. TO 4 UNIT (WASTEW. OF) (27 UNITS) = 82 SPACES
PROPOSED: 71 SPACES (24 SPACES (GARAGE & DRIVEWAY), 17 UNITS)
 - UTILITIES TO BE PROVIDED BY THE FOLLOWING SERVICES:

SEWER:	PRIVATE
WATER:	PRIVATE
ELECTRIC:	CONVEYANCE
TELEPHONE:	CONVEYANCE
CABLE:	CONVEYANCE

TAX MAP 110 LOT 29
CONCEPTUAL SITE PLAN 'A'
FIRST NH TURNPIKE
NORTHWOOD, NH
 OWNED BY
NORTHWOOD DEVELOPMENT LLC
 PREPARED FOR
ETHAN S. ASH
 SCALE: 1"=50' AUGUST 14, 2024

TFM Civil Engineers 48 Constitution Drive
 Structural Engineers Bedford, NH 03110
 Traffic Engineers Phone (603) 472-4488
 Land Surveyors Fax (603) 472-9747
 Landscape Architects www.tfmnh.com
 Scientists

1	*****	IN MSK	#		
2		DC	(DATE)	BUS. DEVEL.	CONCEPT A

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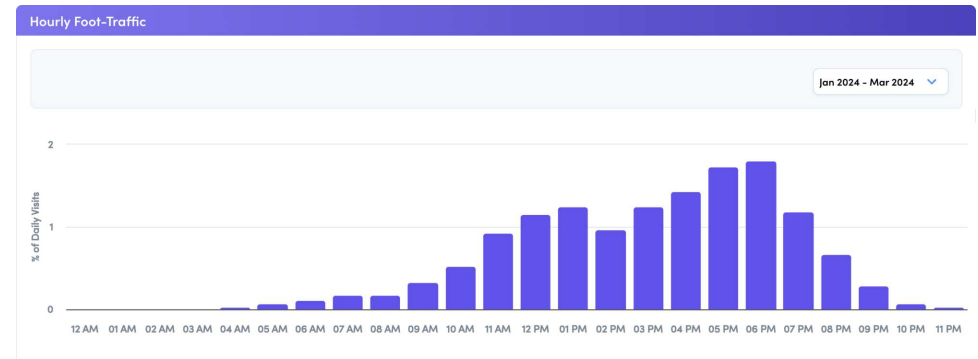
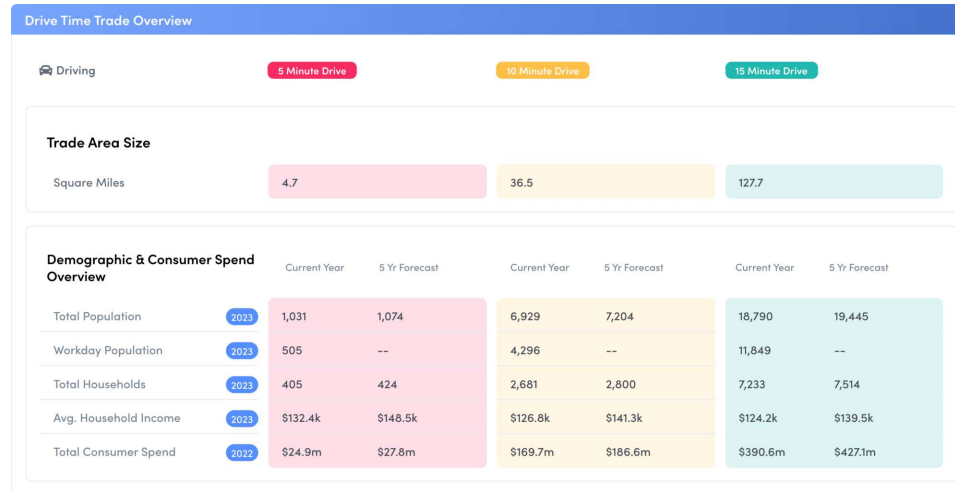
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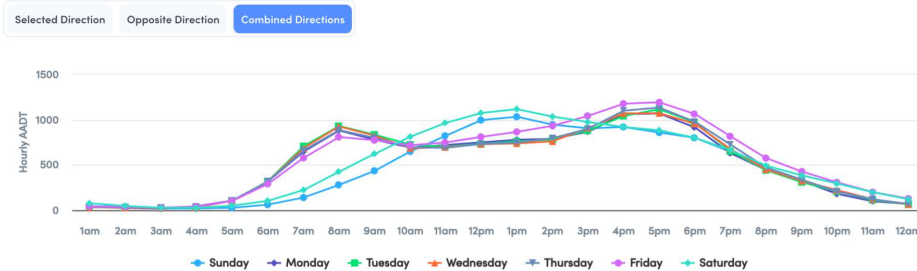
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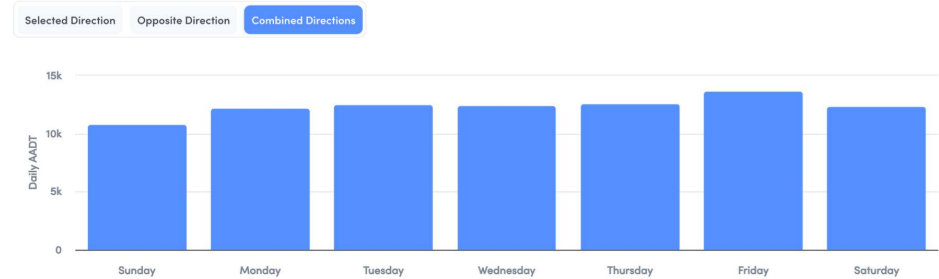
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AADT by Hour First New Hampshire Turnpike, US 4, US 202, NH 9 (2022)



AADT by Day First New Hampshire Turnpike, US 4, US 202, NH 9 (2022)



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