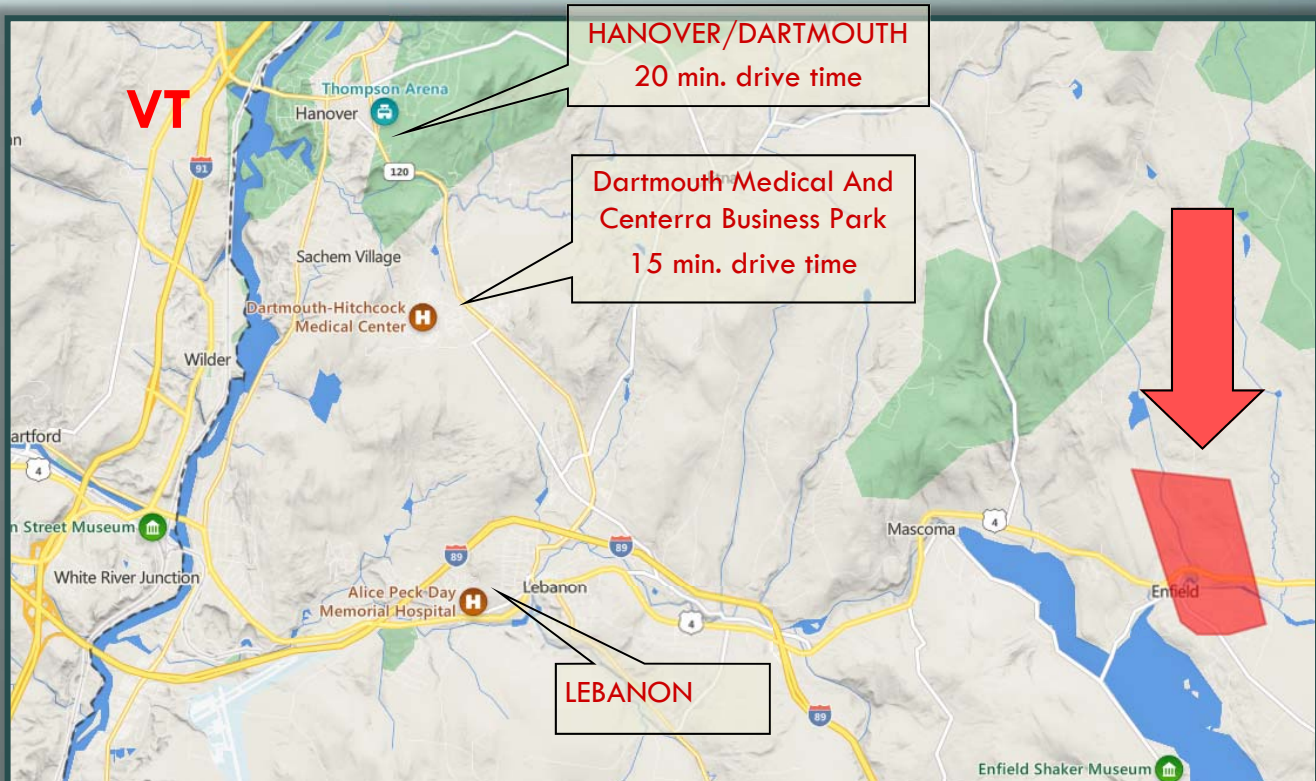


THE
EQUITY GROUP
REALTORS

43-250 ACRES
COMMERCIAL OR HIGH DENSITY RESIDENTIAL

453 US RT. 4, ENFIELD NH



44 ACRES, ENFIELD

Utilities at site, excellent site conditions, in town location, possible higher density
TIF PLAN RECENTLY ADOPTED FOR SITE- RT. 4 ACCESS IMPROVEMENTS, W/S EXTENSION, ,
(\$20,000 PER LOT, \$7000 PER MF UNIT)
\$2,450,000

205+/- ACRES ADD ON

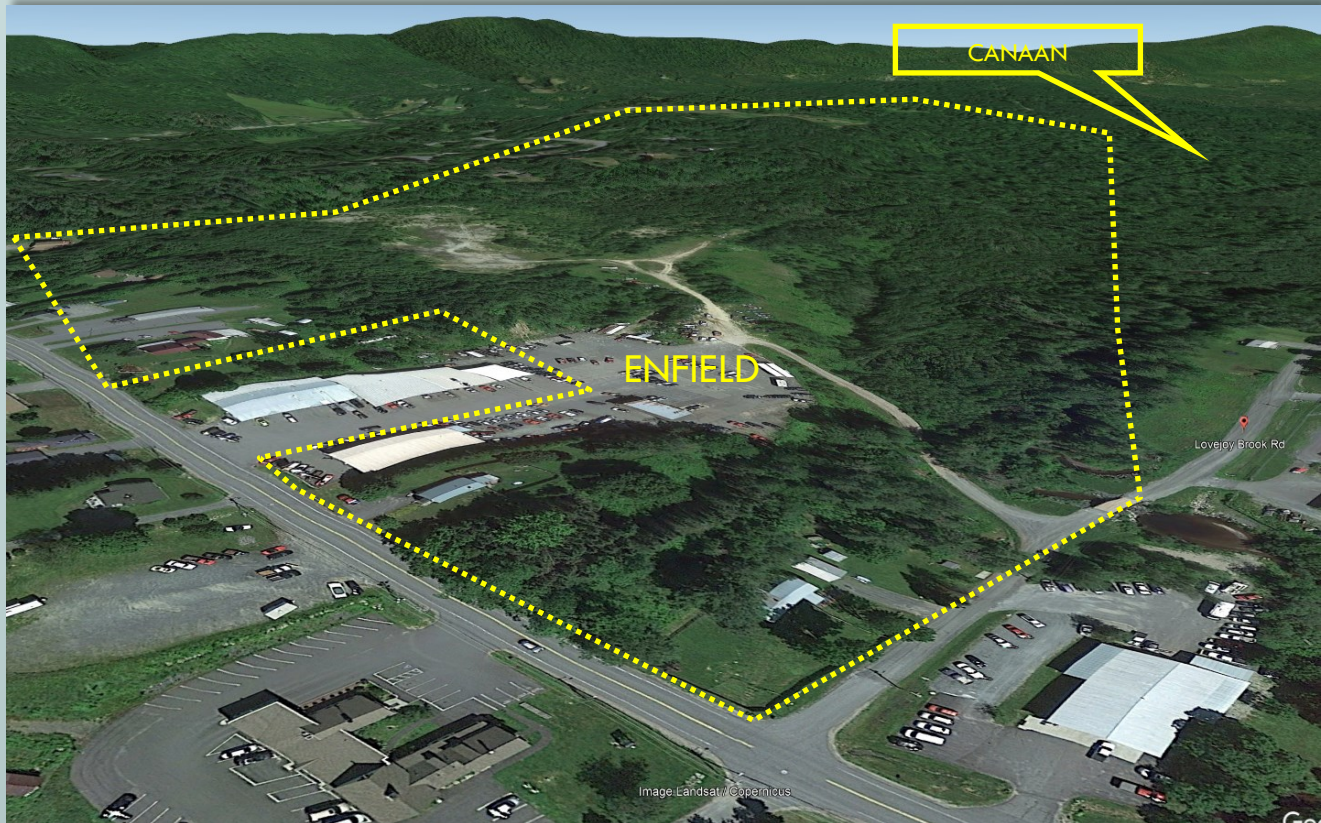
Adjacent land, Town of Canaan, no zoning, 75% useable,
\$1,900,000 (\$10,000 /ACRE)



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



- 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
- **RETAIL SERVICES NEEDED—THIS IS THE ONLY KNOWN FEASIBLE SITE IN ENFIELD FOR RETAIL CENTER**
- 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)



LARGEST ASSEMBLAGE 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.

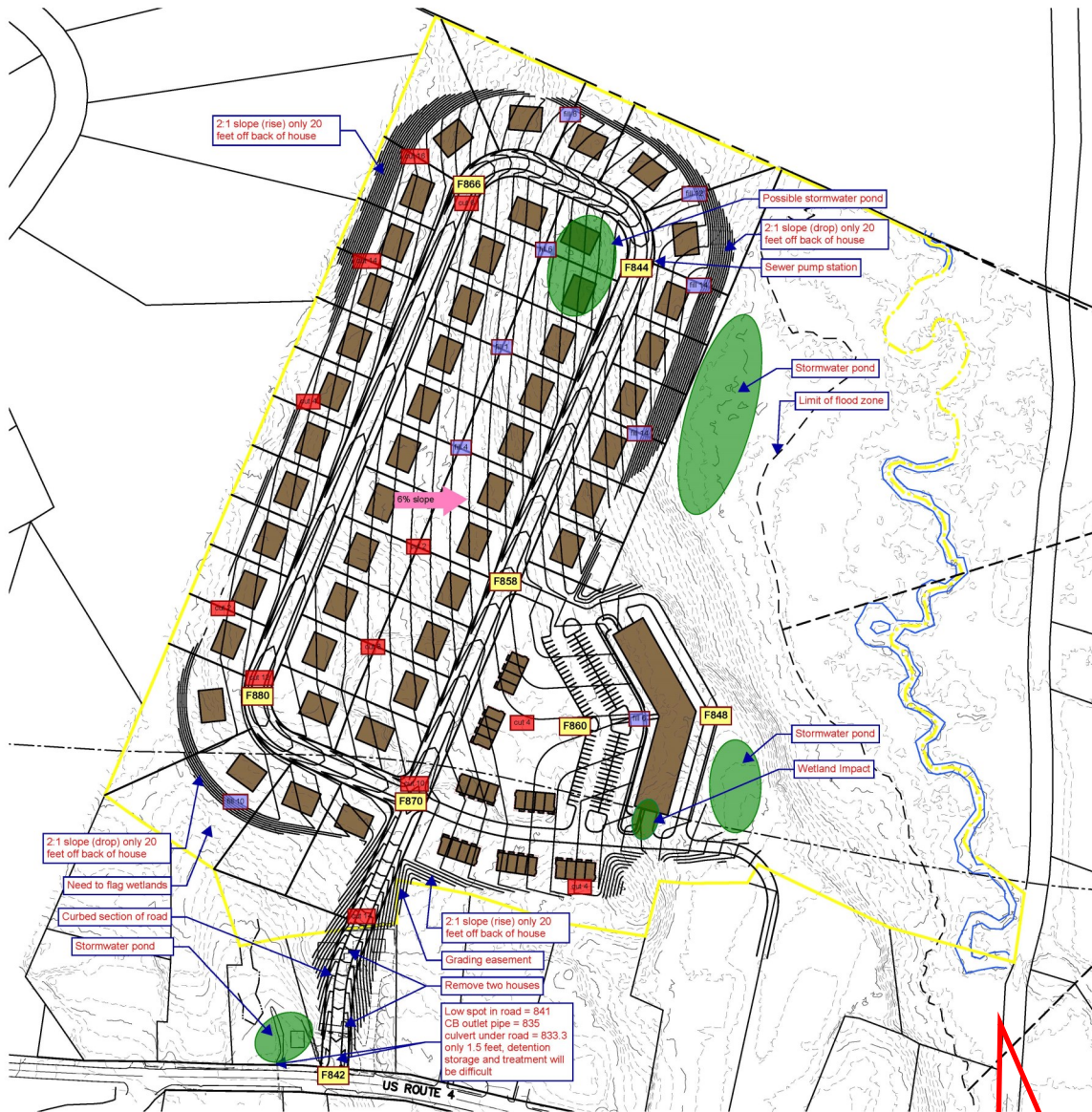
43 ACRES ON RT. 4 AND LOVEJOY RD. ZONED FOR RETAIL, OR RESIDENTIAL AT 12 UNITS/AC. (DOUBLING OF DENSITY ON TOWN WARRANT) WATER AND SEWER AT STREET, NO CAPACITY ISSUES.

ADJACENT 225 ACRES IN TOWN OF CANAAN. OPTIONAL ADD ON. NO ZONING NO SITE PLAN NEEDED. CREATES 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. GENTLY ROLLING LAND (RARE IN THIS PART OF NH) APPROX. 75% WELL DRAINED SOILS OF EXTENSIVE SAND AND GRAVEL. CLASS 6 ROAD FRONTAGE WITH 2 CONNECTING TOWN RDS (300 FT. TO MAY ST.)

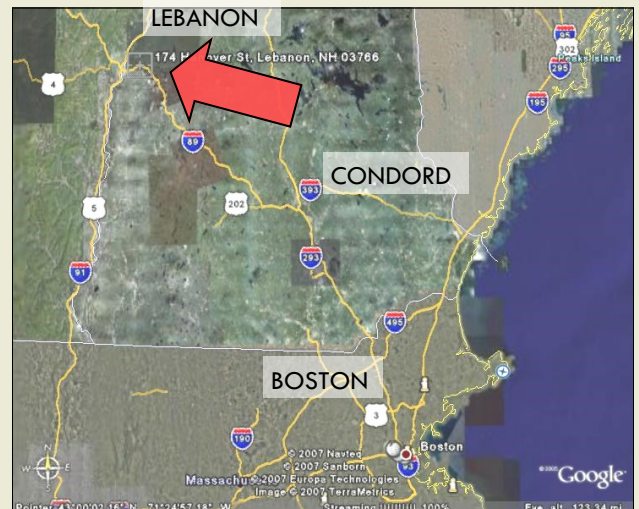
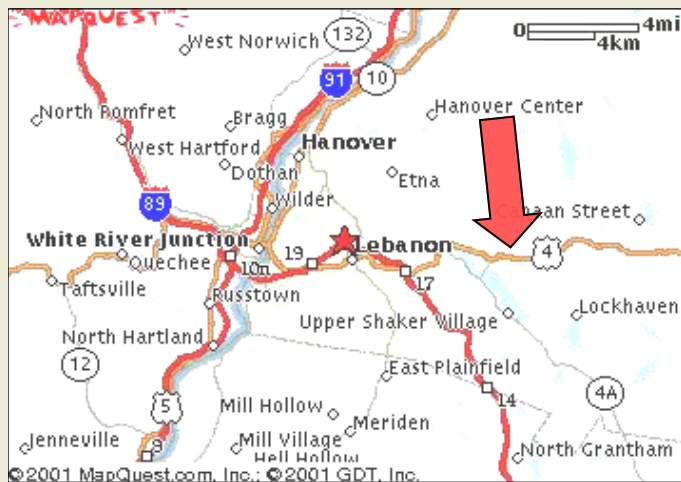
CONCEPT

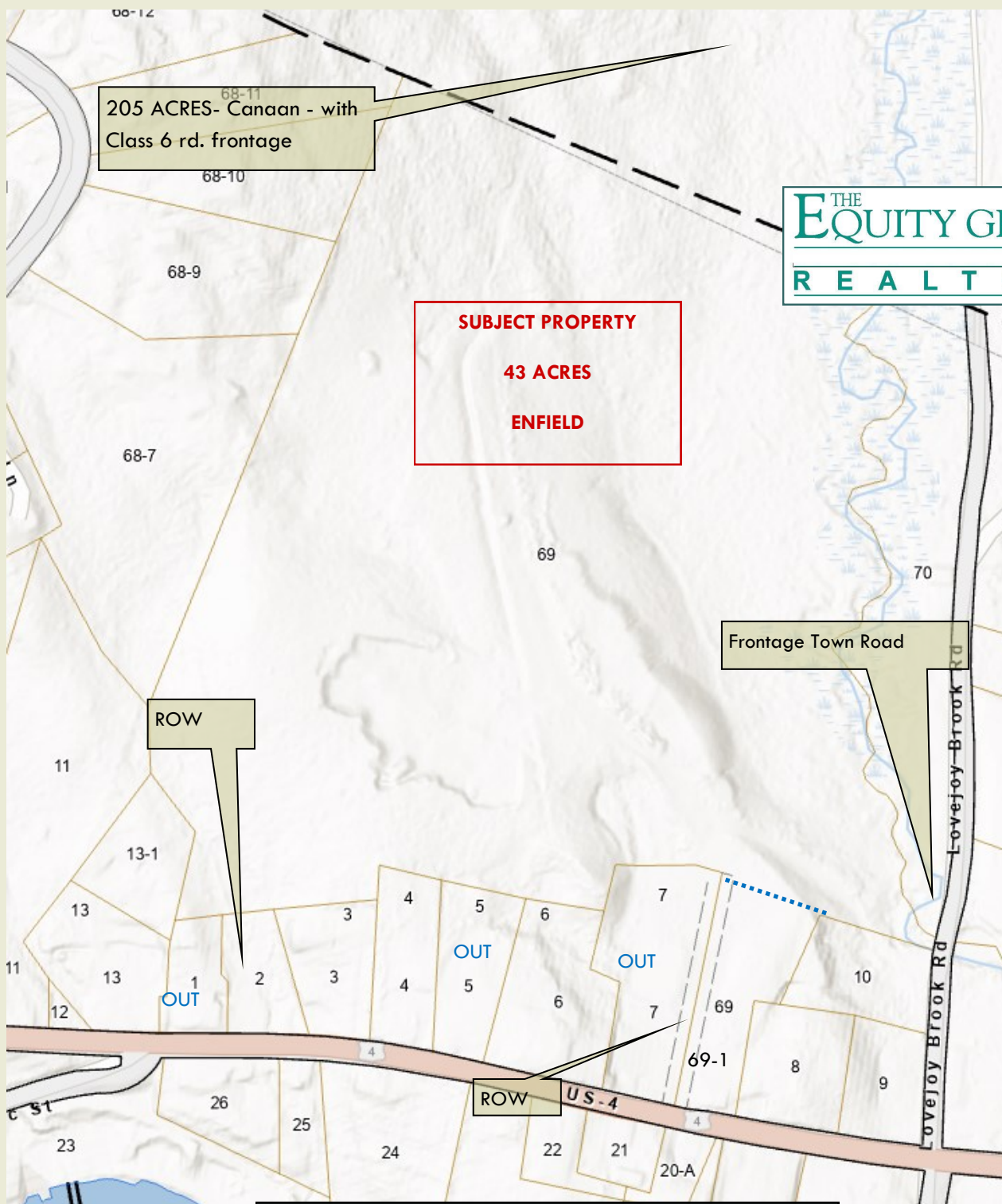
175 UNITS

47 SF LOTS, 28 TOWN HOMES AND 100 MIDRISE APTS.



POTENTIAL ALTERNATIVE OR
SECONDARY ACCESS VIA
LOVEJOY TO RT. 4



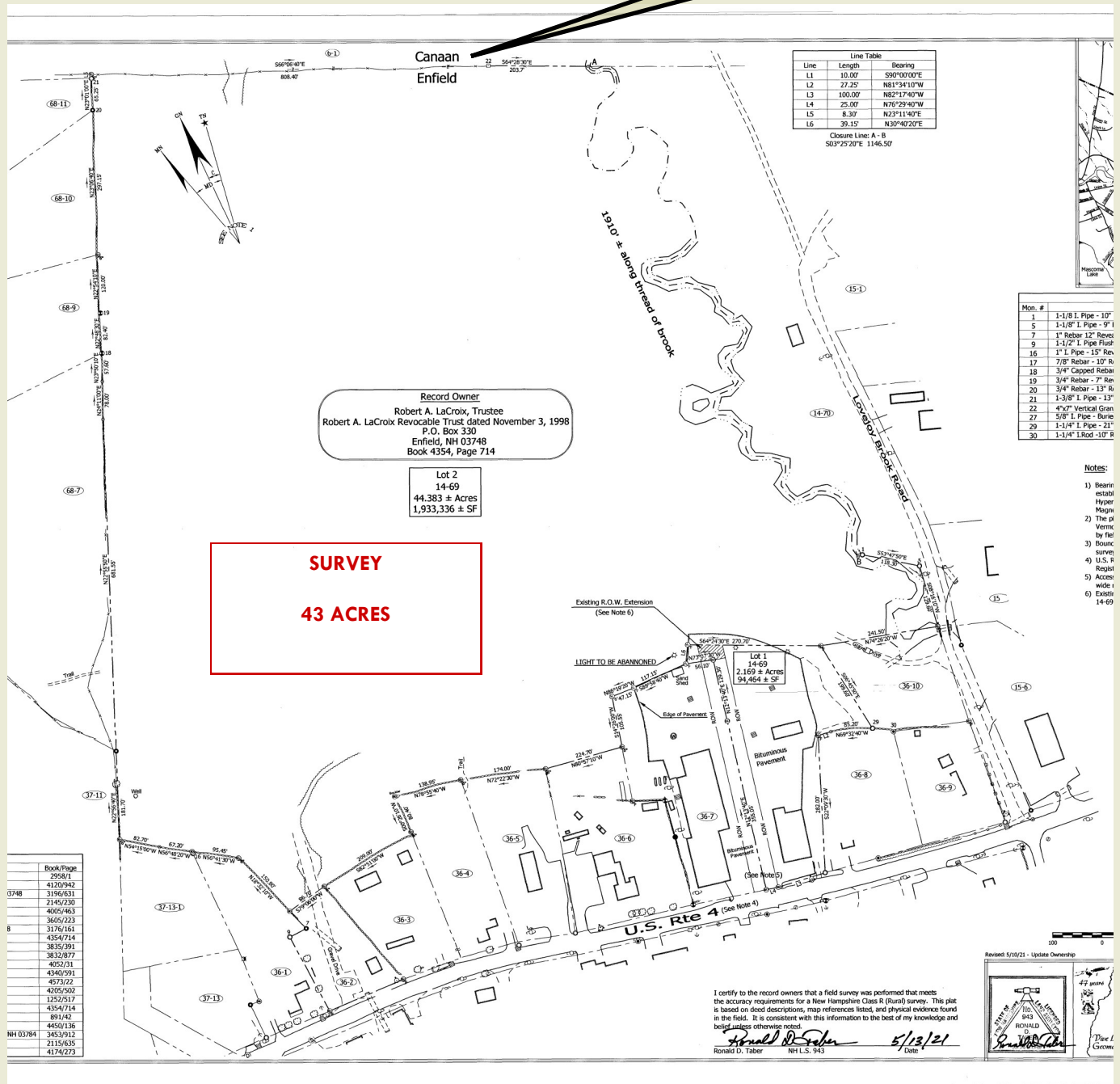


THE
EQUITY GROUP
R E A L T O R S

OFFERING & ADD ONS

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 cond.
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

ADDITIONAL LAND—205 +/- ACRES



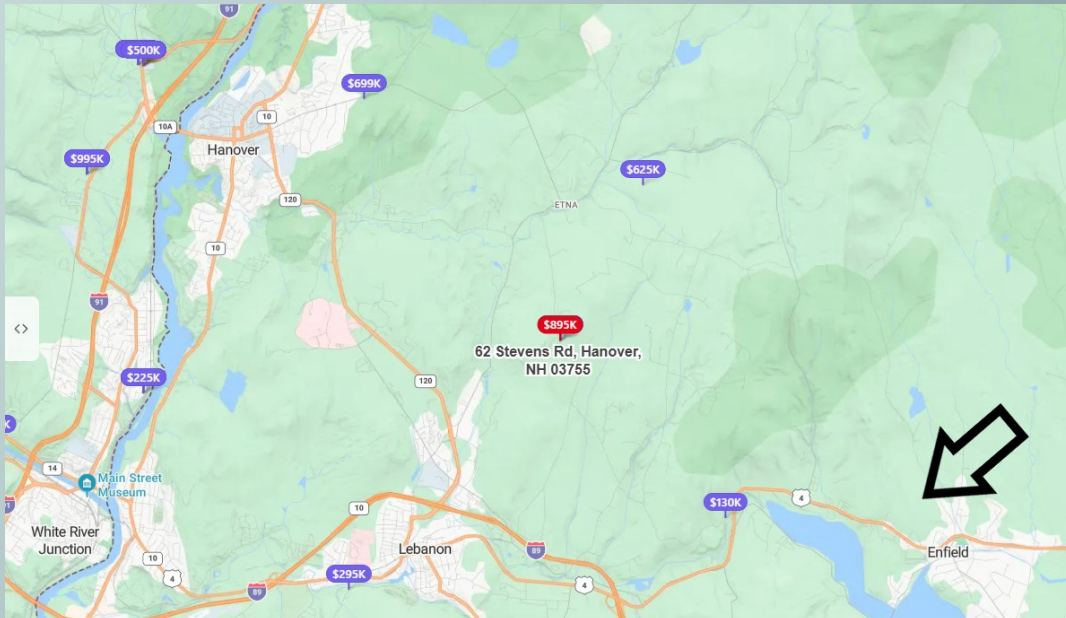
SALES COMPS/ACTIVE –LAND

House lots in Lebanon and Hanover \$130,000-\$699,000

Multi family sales per dwelling unit in Lebanon \$14-15,000 raw unapproved.
\$25-30K approved. (non existent Hanover, no property zoned land)

5 min. additional commute for subject.

Few if any SF opportunities adjacent to Leb/Hanover



Property Features	Comparable	Comparable	Comparable	Comparable
Picture Count	19	15	7	12
MLS #	4979143	4980512	4983864	5027829
Listing Status	Closed	Closed	Closed	Closed
Property Class	Land	Land	Land	Land
Property Type	Land	Land	Land	Land
Address	3 Black Bear Court	68 EASTMAN HILL Road	0 Slayton Hill Road	120 Trescott Road
City	Lebanon	Lebanon	Lebanon	Hanover
State	NH	NH	NH	NH
Price	\$135,000	\$149,000	\$180,000	\$220,000
Lot Size Acres	0.33	1.89	12.00	2.60
Road Frontage Length	80	310	607	
Water Frontage Length				

Property Features	Comparable	Comparable	Comparable	Comparable
Picture Count	25	28	14	17
MLS #	5015172	4950510	4961581	4905411
Listing Status	Active	Active	Active	Active
Property Class	Land	Land	Land	Land
Property Type	Land	Land	Land	Land
Address	153 Greensboro Road	37 Low Road	00 Balch Hill Lane	62 Stevens Road
City	Hanover	Hanover	Hanover	Hanover
State	NH	NH	NH	NH
Price	\$259,000	\$499,000	\$699,000	\$895,000
Lot Size Acres	0.56	4.35	1.62	16.60
Road Frontage Length	127	54	256	
Water Frontage Length				

SALES SUMMARY
PER MLS FEB 2025
LEBANON /HANOVER

SF HOMES

Active	9
Pending	19
Sold 12 months	195

RESIDENTIAL LOTS

Active	10
Pending	0
Sold 12 months	7

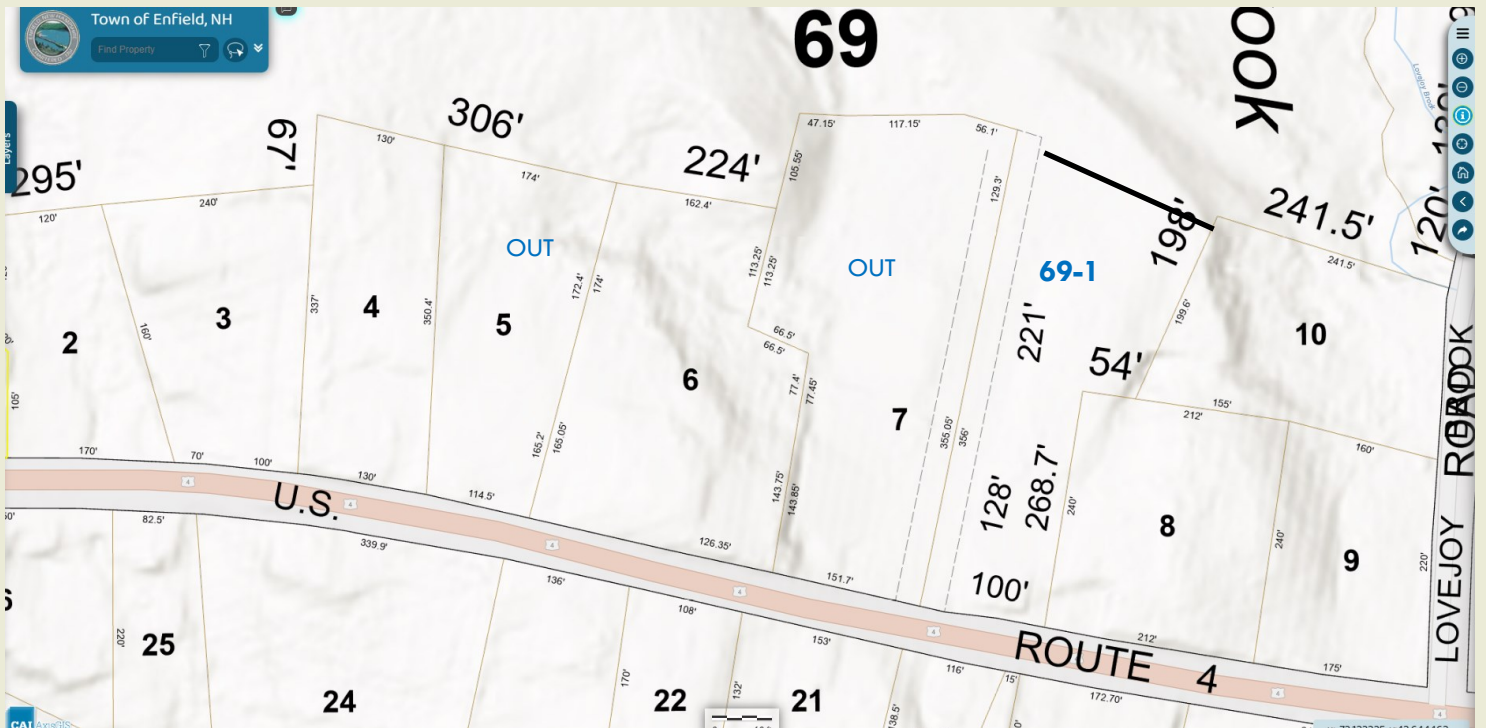
Average Sf house sale price <u>Lebanon</u>	\$556,000
Average days on Market	23
Household income Lebanon	\$92,000
Household income Hanover	\$163,000

Updates

Sewer- at one point Enfield was open to sewer from Canaan then they became concerned about capacity when a potential 300-unit project approached them that project has been held up due to height in a neighborhood of residential the neighbors are suing. Later the town hedged on that and referred me to Lebanon. However, Enfield has excess capacity that they are contracted for from Lebanon that they are not using. To alleviate their capacity concern for accepting Canaan perhaps a stipulation of bonding for the possible need of additional capacity down the road.

- Mf vs sf- recently Lebanon proposed rezoning land route 120 to allow mixed-use including multifamily that are closer to the core area. However, Lebanon and Hanover have virtually no feasible single family or townhome sites due to terrain, zoning and land cost. A few stalled failed sites in Lebanon each have significant issues to bring online.
- Few opportunities outside Lebanon or Enfield core area- outside core areas are all rural zoning. Also, no sewer and mostly poor site conditions. To the north of Hanover all low density rural. South nothing until Claremont 20+ min, West is VT, east 30 min to New London (4000 pop). Then concord, not much between.
- I mentioned that some single family lots sold and for sale in the outskirts of Hanover of over \$300,000 dollars. (see report) The subject site is only about 3 or 4 more minutes of drive time to Hanover versus the outlining Hanover sites to the Medical Center. The subject house sites also have distant south facing views.
- Outdoor recreational amenities. Most of the recreational amenities are now closer to the subject site than Hanover and Dartmouth campus. See map.
- Tiff- in my discussion with the town planner he is offered that the town could do the road access and on site infrastructure terms to be negotiated once they know what's going in. My understanding is they would fund this through the approved and recently amended tiff warrant.

ADD ON PROPERTIES FRONTING ON RT. 4



2



3



4



6



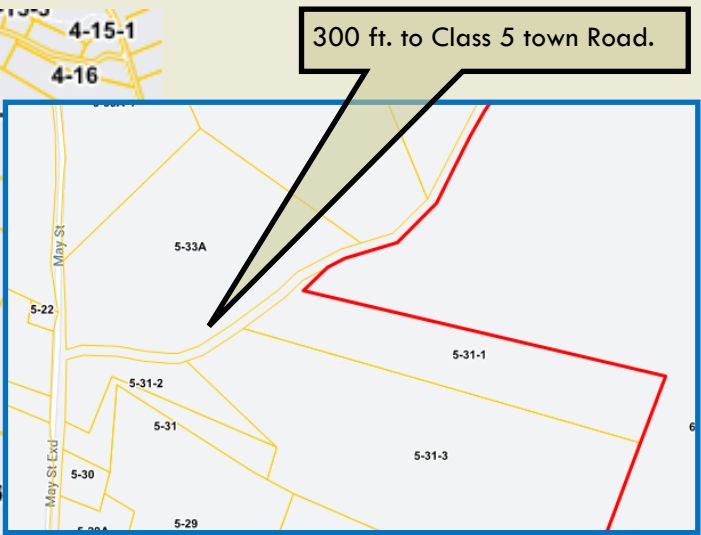
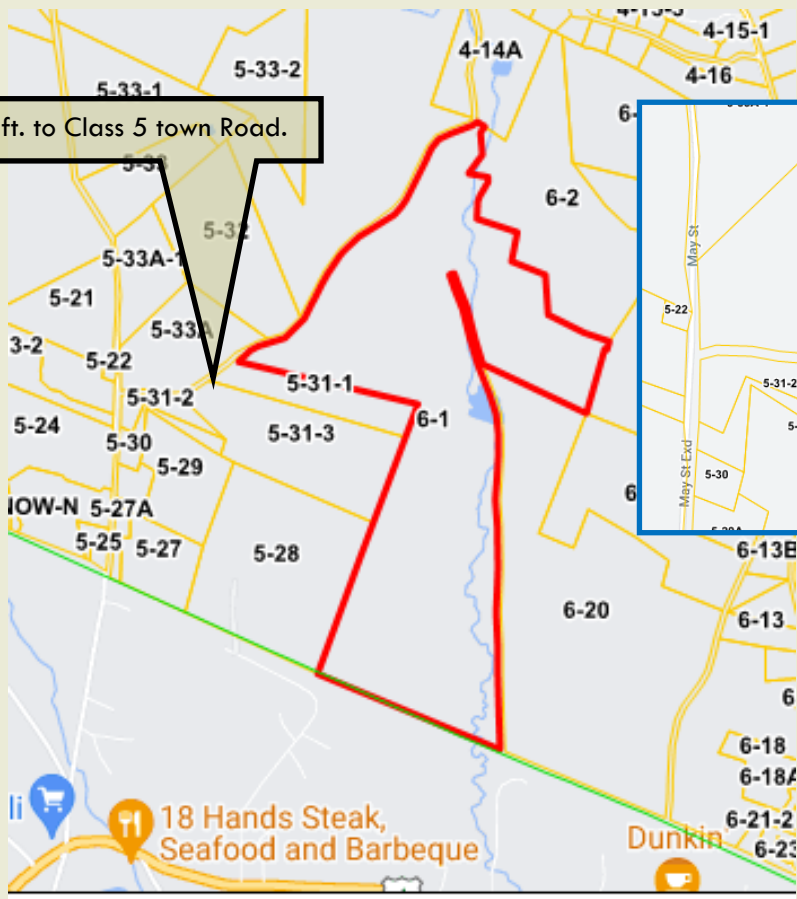
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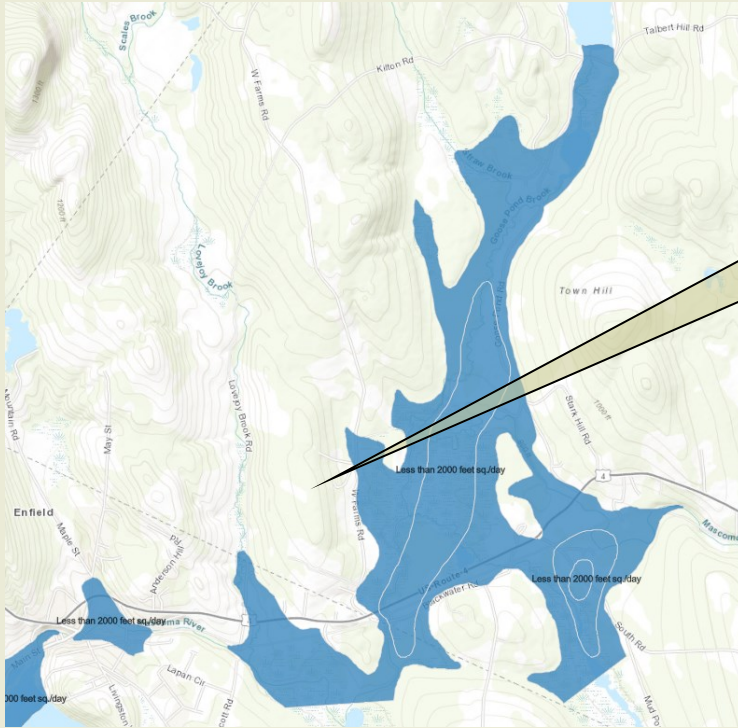


9/10

EQUITY GROUP
OF NEW LONDON INC
REALTORS

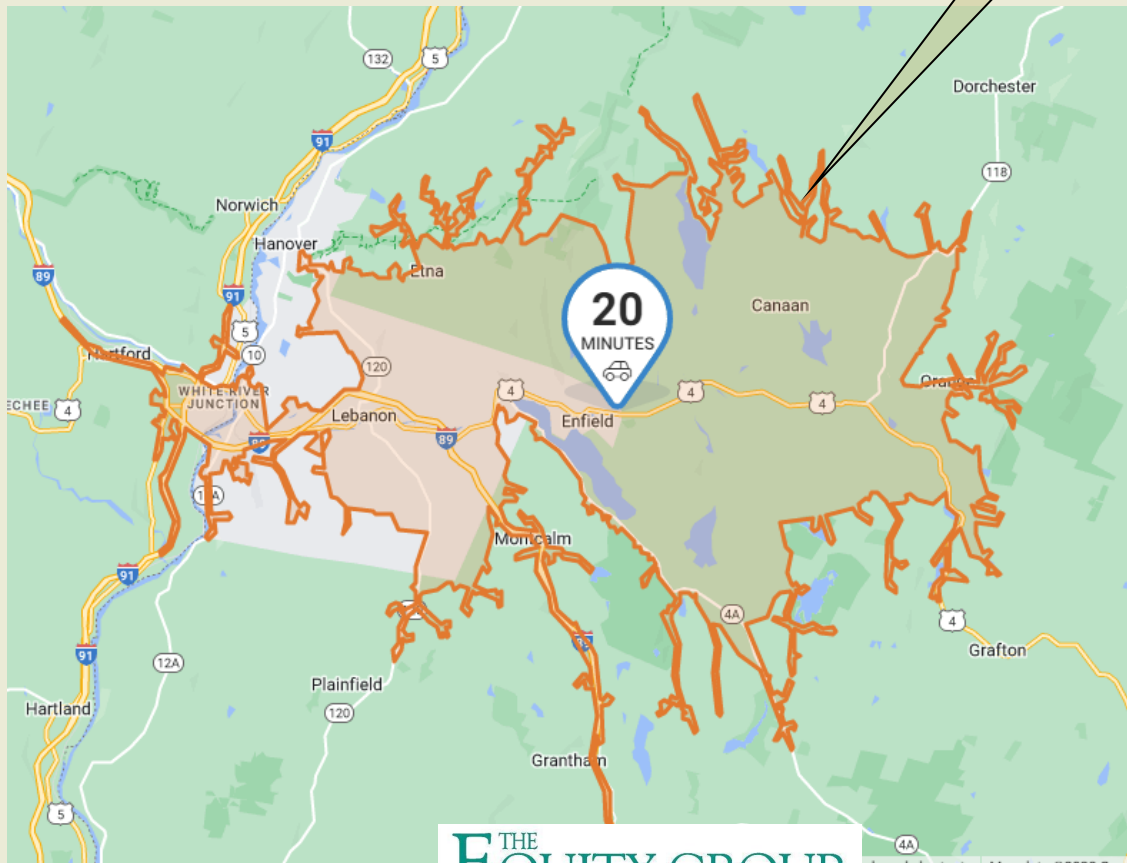
ADJ. 225 ACRES –CANAAN





Aquifer
And FWGA
sites

Drive time
from subject



THE
EQUITY GROUP
REALTORS

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. See map insets.

FOR ADDITIONAL INFORMATION CONTACT JAMES WARD, BROKER

Demographics Enfield NH			
Average SF home Lebanon	\$558,000		
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	92000	163000

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

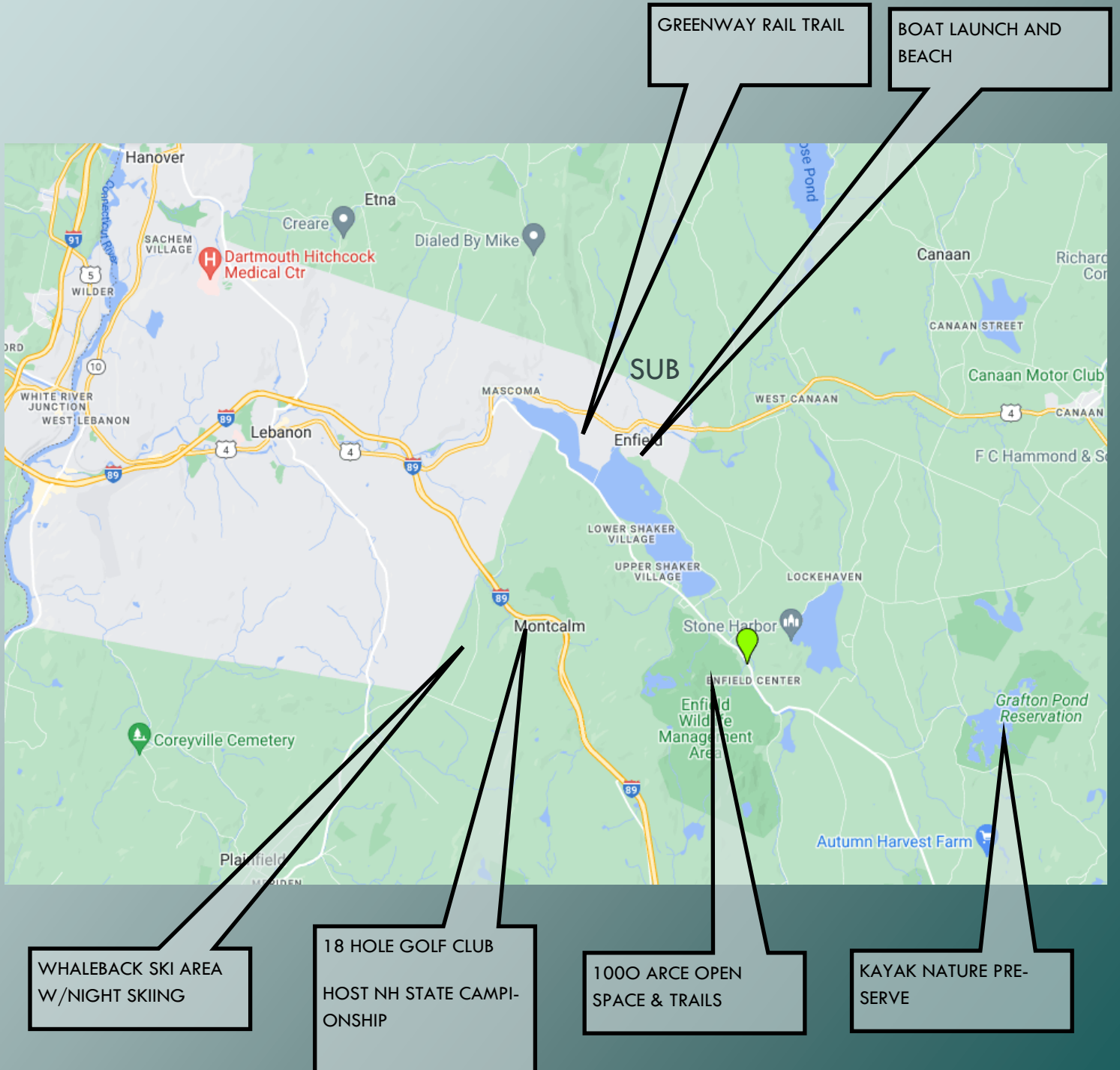
Special Exceptions

- 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

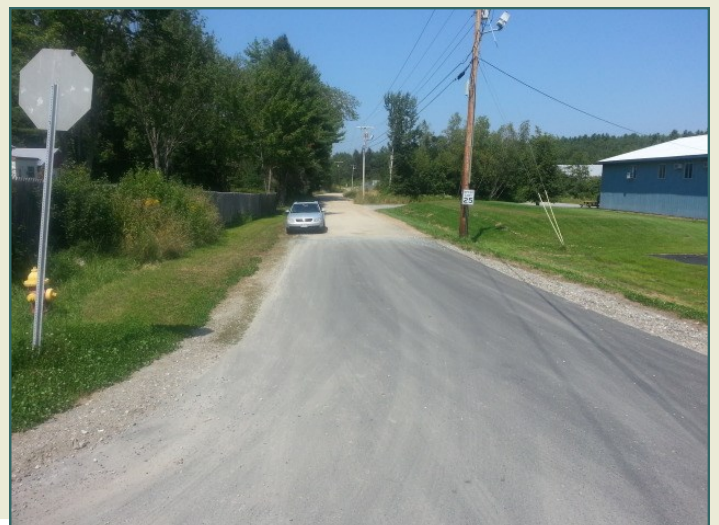
⁽¹⁾ Shall be located 400 or more feet from Route 4. ⁽²⁾ Shall be located 600 or more feet from Route 4.

RECREATION AMENITIES OF ENFIELD





Facing south and east



Rt. 4 & Loyejoy Rd.

THE
EQUITY GROUP
OF NEW LONDON INC
REALTORS

Side Road (Lovejoy Brook) from rt. 4

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