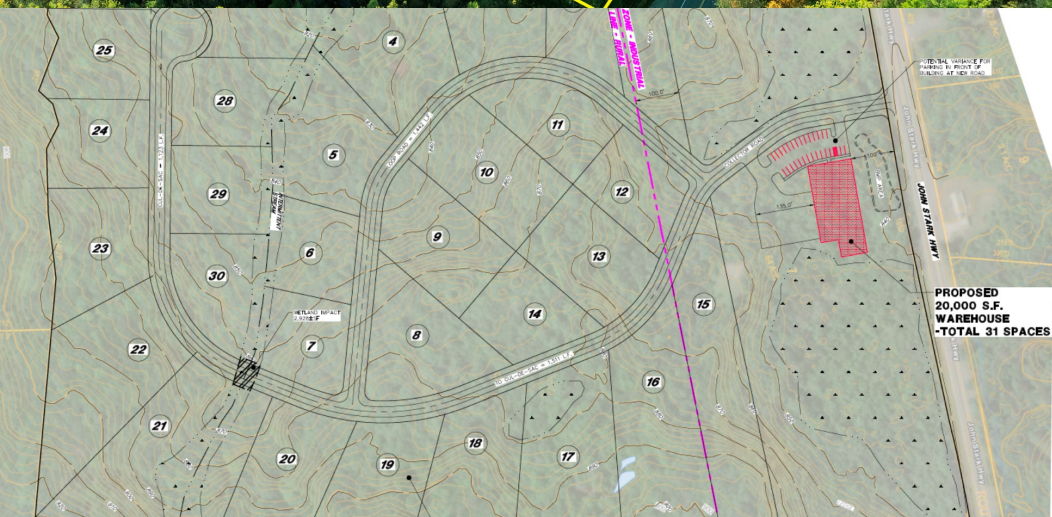


RESIDENTIAL & INDUSTRIAL DEVELOPMENT OPPORTUNITY

430 JOHN STARK HWY NEWPORT, NH 03773

FOR SALE \$750,000

(-/+ 64 ACRES)



Alexander Berube
Senior Associate



603-856-4445



Alex.berube@cbrealty.com



www.Andersonmills.org



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166 Route 101 Bedford, NH 03110

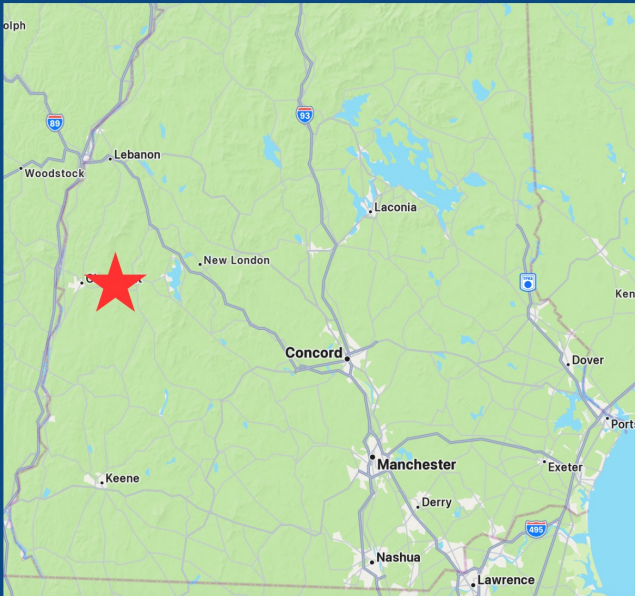
603-471-0777

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Offering Summary

Map 233 Block 007 John Stark Hwy Newport, NH 03773

- 64 Acres
- Multiple zoning designations
- 1,650' of road frontage
- Concepts for 30 single family houses & 20,000 sqft industrial building
- Test pit done for septic
- 9,504 VPD



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Newport, New Hampshire

Trade Area Summary

Attribute Summary for Newport, New Hampshire

Median Household Income	Median Age	Total Population	1st Dominant Segment
\$70,333	43.6	4,897	Front Porches
Source: 2024/2029 Income (Esri)	Source: 2024/2029 Age: 5 Year Increments (Esri)	Source: 2024 Age: 1 Year Increments (Esri)	Source: 2024 Tapestry Market Segmentation (Households)

Consumer Segmentation

<div>LIFE MODE - What are the people like that live in this area?</div> <div>Middle Ground</div> <div>Lifestyles of thirtysomethings</div>	<div>URBANIZATION - Where do people like this usually live?</div> <div>Metro Cities</div> <div>Affordable city life, including smaller metros, satellite cities</div>
--	--

Top Tapestry Segments	Front Porches	Parks and Rec	Salt of the Earth	Old and Newcomers
% of Households	664 (31.5%)	568 (27.0%)	478 (22.7%)	397 (18.8%)
Lifestyle Group	Middle Ground	GenXurban	Cozy Country Living	Middle Ground
Urbanization Group	Metro Cities	Suburban Periphery	Rural	Metro Cities
Residence Type	Single Family; Multi-Units	Single Family	Single Family	Single Family; Multi-Units
Household Type	Married Couples	Married Couples	Married Couples	Singles
Average Household Size	2.5	2.46	2.52	2.1
Median Age	36.5	40.9	44.3	39.7
Diversity Index	70	64.1	29	62.9
Median Household Income	\$61,900	\$82,500	\$78,200	\$60,300
Median Net Worth	\$88,000	\$267,000	\$317,400	\$93,900
Median Home Value	\$302,500	\$327,400	\$252,700	\$282,500
Homeownership	49.5	71.4	85.5	48.6
Employment	Services or Professional	Professional or Mgmnt/Bus/Financial	Professional or Mgmnt/Bus/Financial	Professional or Services
Education	High School Diploma	High School Diploma	High School Diploma	Some College No Degree
Preferred Activities	Seek adventure and strive to have fun. Go online for gaming and watching movies.	Take advantage of local parks and recreational activities. Choose to vacation within the US.	Spending time with family is their top priority. Outdoor sports and activities.	Strong sense of community volunteer for charities. Food features convenience, frozen and fast food.
Financial	With limited incomes, price is more important than brand	Financially shrewd	Prefer to conduct business in person	Price aware and coupon clippers, but open to impulse buys
Media	Watch Comedy Central, Nickelodeon, PBS Kids Sprout	Watch Animal Planet, Discovery, History Channel	Satellite dishes and high speed internet through DSL	Features the Internet, listening to country music and read the paper
Vehicle	Own just one vehicle	Buy SUVs or trucks	Own truck, ATV	View car as transportation only

Newport, New Hampshire

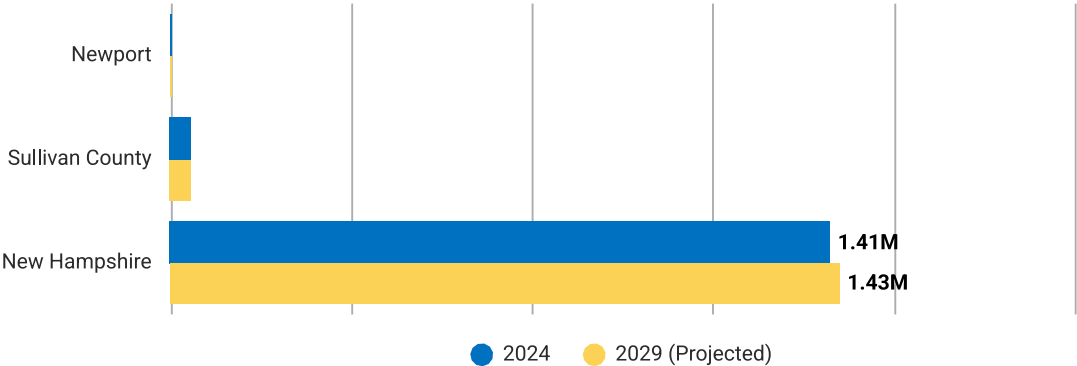
Population

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

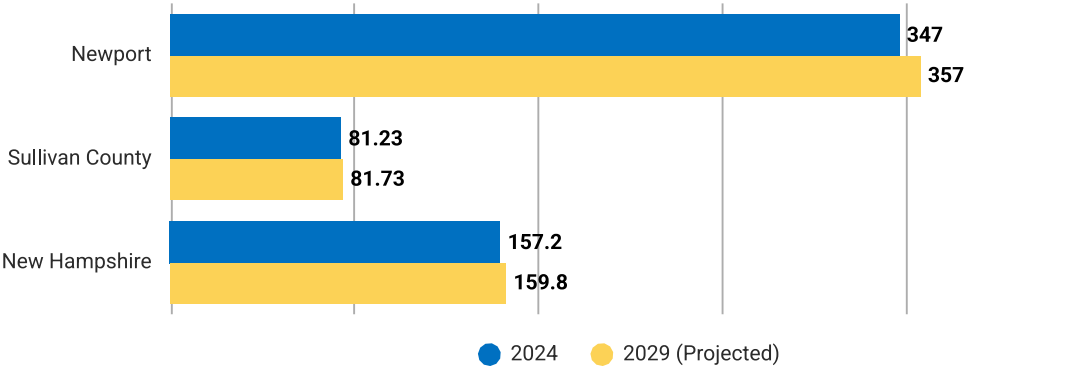
Total Population

This chart shows the total population in an area, compared with other geographies.



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.



Total Daytime Population

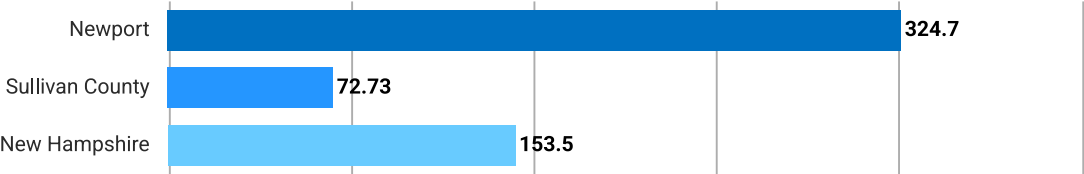
This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.



Newport, New Hampshire

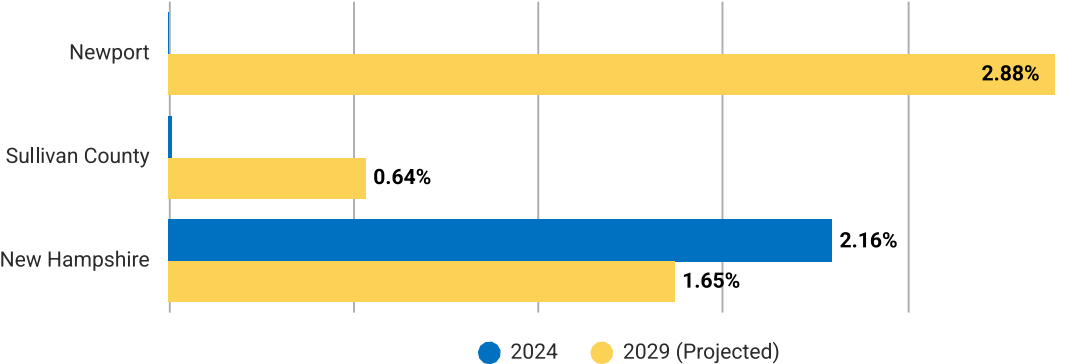
Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.



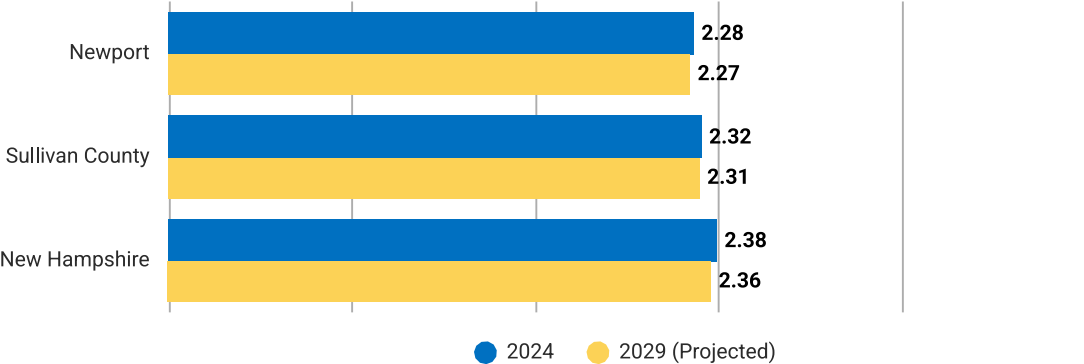
Population Change Since 2020

This chart shows the percentage change in area's population from 2020 to 2024, compared with other geographies.



Average Household Size

This chart shows the average household size in an area, compared with other geographies.



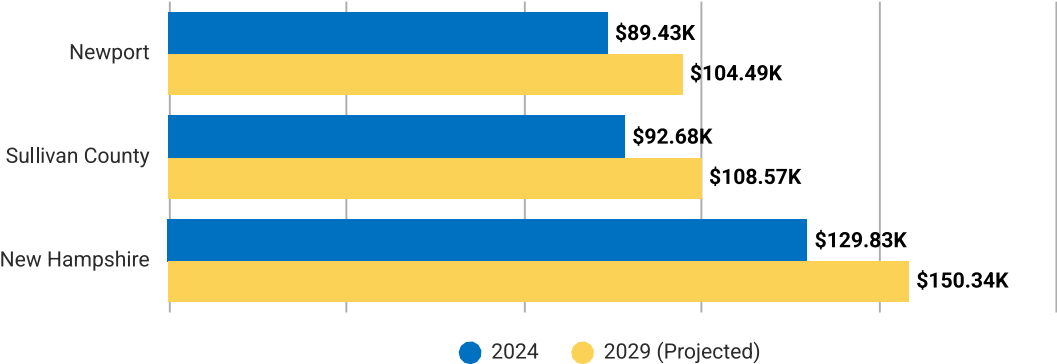
Income

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

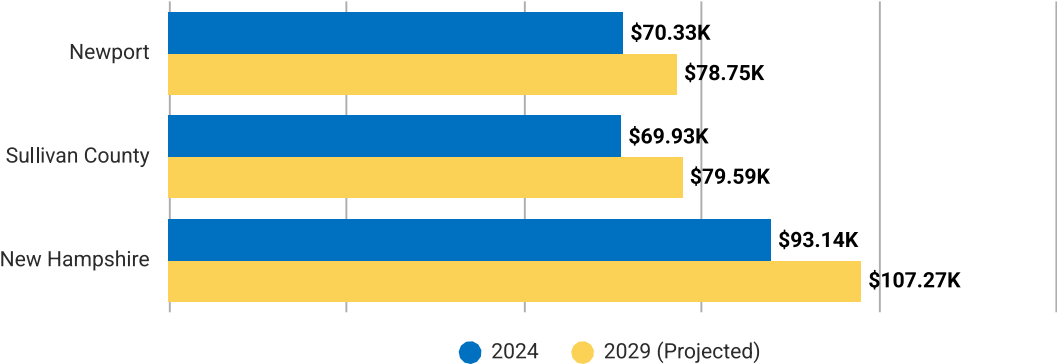
Average Household Income

This chart shows the average household income in an area, compared with other geographies.



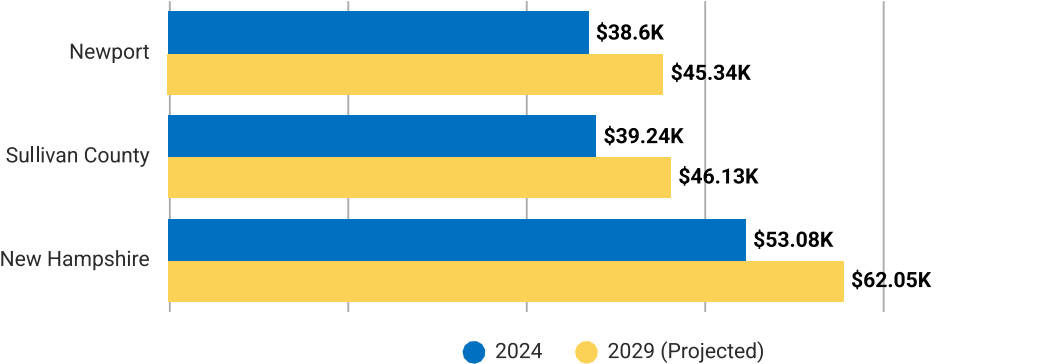
Median Household Income

This chart shows the median household income in an area, compared with other geographies.



Per Capita Income

This chart shows per capita income in an area, compared with other geographies.



Newport, New Hampshire

Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



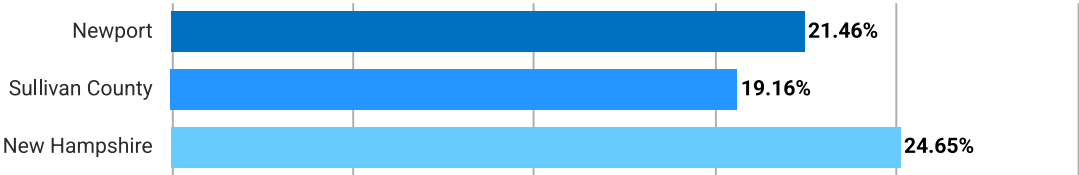
Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



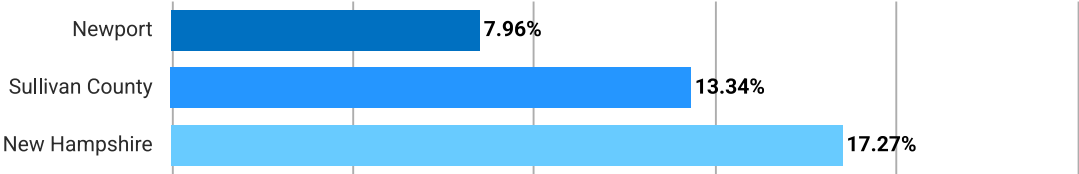
Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



Economy

Unemployment Number

This chart shows the number of civilian unemployed people in an area, compared with other geographies.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually



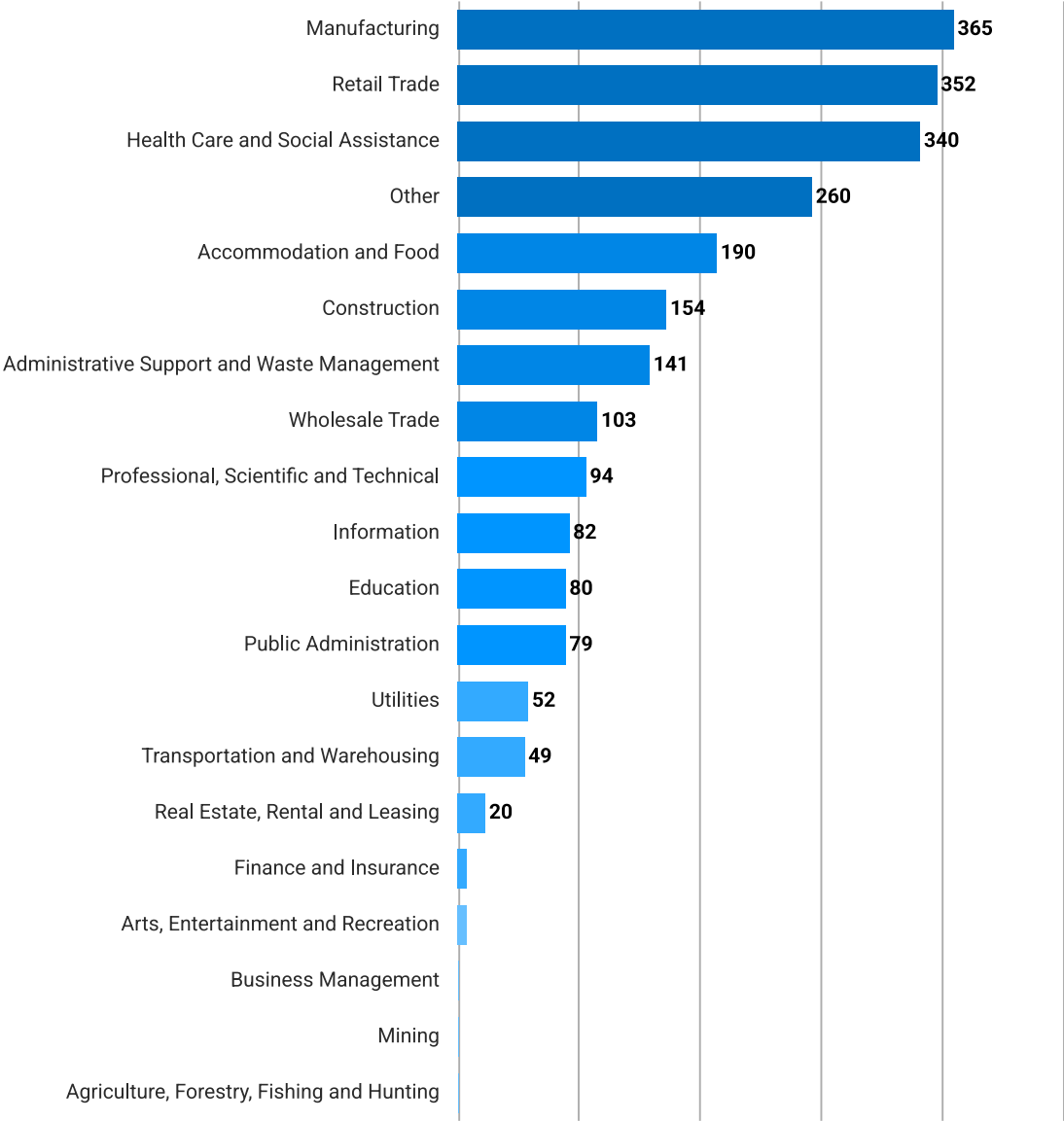
Newport, New Hampshire

Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually



Newport, New Hampshire

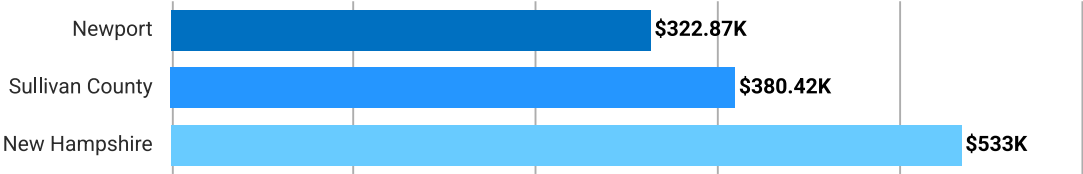
Home Values

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

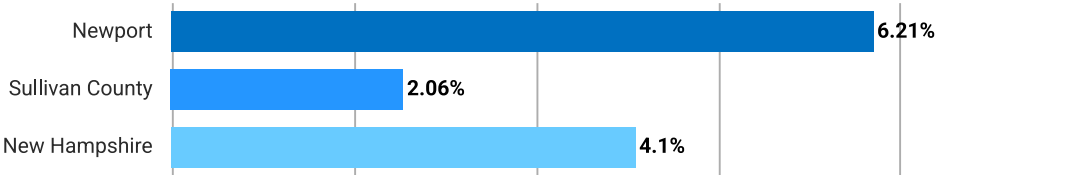


12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



Median Listing Price

This chart displays the median listing price for homes in this area, the county, and the state.

Source: Listing data

Update Frequency: Monthly

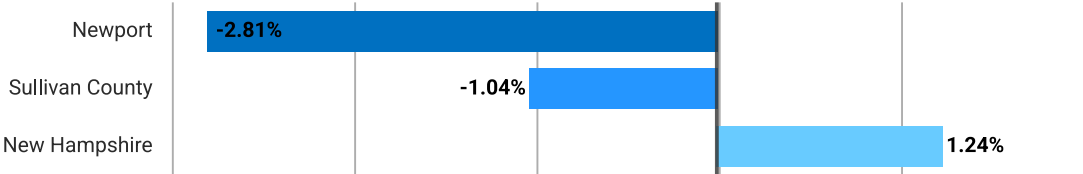


12 mo. Change in Median Listing Price

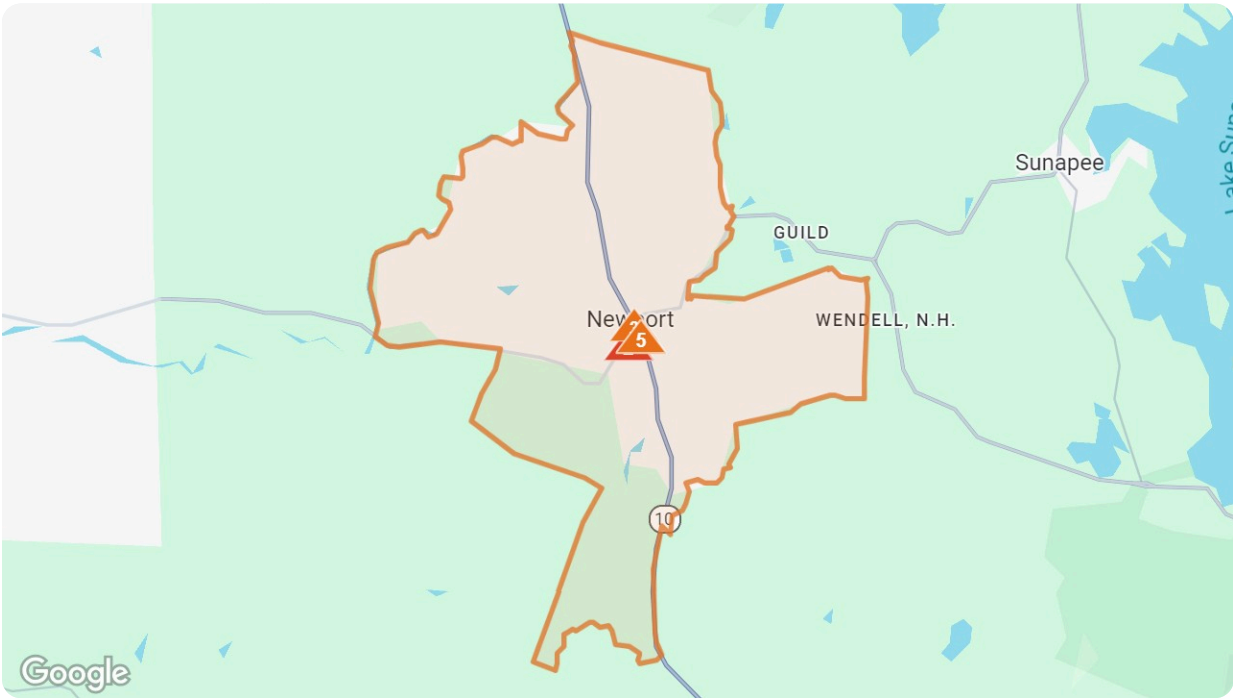
This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Source: Listing data

Update Frequency: Monthly



Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts by Highest Traffic Count

▲ 15,541

Elm Street

2022 Est. daily traffic counts

Cross: John Stark Hwy
Cross Dir: SW
Distance: 0.05 miles

Historical counts

Year	▲	Count	Type
2021	▲	15,387	AADT
2020	▲	13,850	AADT
2019	▲	15,469	AADT
2018	▲	15,316	AADT

▲ 15,214

Elm St

2024 Est. daily traffic counts

Cross: John Stark Hwy
Cross Dir: SW
Distance: –

▲ 13,758

Main St

2024 Est. daily traffic counts

Cross: West St
Cross Dir: SE
Distance: 0.02 miles

Historical counts

Year	▲	Count	Type
2003	▲	14,000	AADT
1996	▲	12,000	AADT

▲ 13,445

South Main Street

2022 Est. daily traffic counts

Cross: Mechanic St
Cross Dir: NW
Distance: 0.02 miles

Historical counts

Year	▲	Count	Type
2021	▲	13,312	AADT
2020	▲	11,982	AADT
2019	▲	13,804	AADT
2018	▲	14,617	AADT

▲ 13,375

S Main St

2024 Est. daily traffic counts

Cross: Mechanic St
Cross Dir: NW
Distance: –

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

Disclaimers

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