

Prime Route 236 Redevelopment Opportunity – 6.89± Acres 60-62 Route 236 & Adjacent Lot, Kittery, Maine 03904



Property Information

A rare opportunity to acquire three adjoining parcels totaling approximately 6.89± acres along Route 236 — a high-visibility corridor in Kittery, Maine.

This assemblage includes:

- A 1.48± acre parcel potentially suitable for limited new construction
- A 0.48± acre parcel improved with a 4-bedroom, 1,560± SF Cape-style residence (circa 1962), offering renovation or adaptive reuse potential
- An additional 4.93± acre residentially zoned parcel featuring a 720± SF income-producing garage and a 300± SF accessory shed, providing existing cash flow and future flexibility

C-2 zoning applies to the Route 236 frontage parcels, allowing for a variety of commercial and mixed-use applications, subject to municipal approvals.

Due to site constraints, development is anticipated to be concentrated on a single parcel, with the remaining land supporting buffer area, parking, stormwater, or potential future residential use.

PORTSMOUTH:
2 Greenleaf Woods Drive, Unit 301
Portsmouth, NH 03

BEDFORD:
116 South River Road
Bedford, NH 03110

+1 603 431 3001

info@nainorwoodgroup.com

For more information, please contact:



Deana Arden, Senior Advisor
o: 603-682-3440
e: darden@nainorwoodgroup.com



Jessie Gilton, Advisor and Self-Storage Specialist
o: 617 820 8443
e: jessie@nainorwoodgroup.com



Andrew Fleisher, Senior Advisor, CCIM
o: 603 498 2817
e: andy@nainorwoodgroup.com



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60-62 Route 236 & Adjacent Lot, Kittery, Maine 03904

Property Highlights

- 6.89± acres of developable land in a rapidly growing southern Maine commercial trade area
- 750+/- Frontage on Route 236
- C-2 zoning supporting a wide range of commercial and mixed-use applications
- Strong visibility and frontage along Route 236
- High-exposure corridor with quick access to I-95 and the Maine Turnpike

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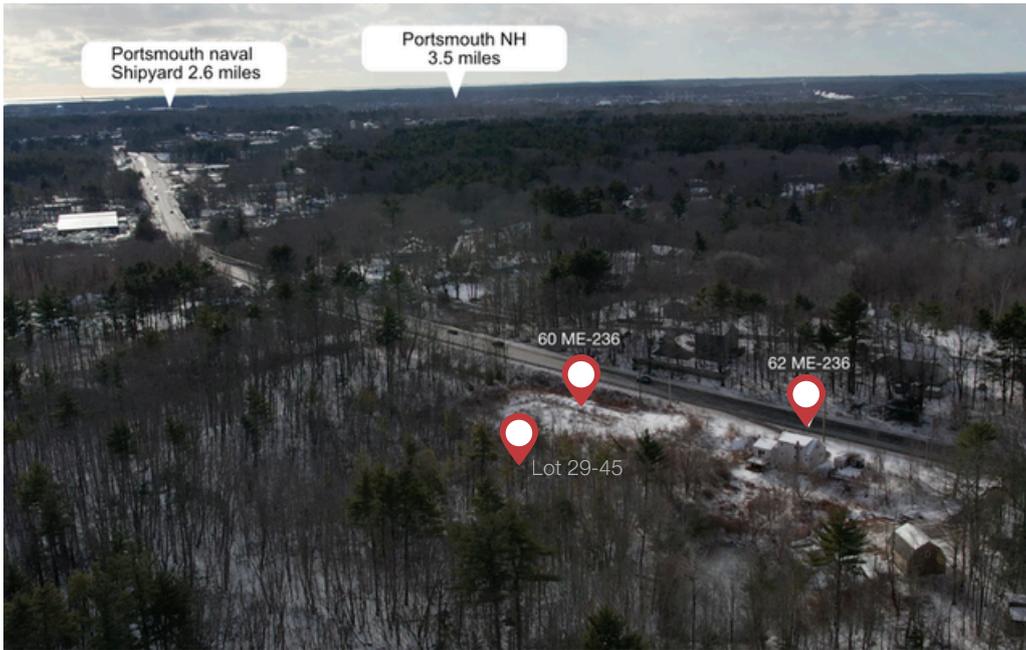
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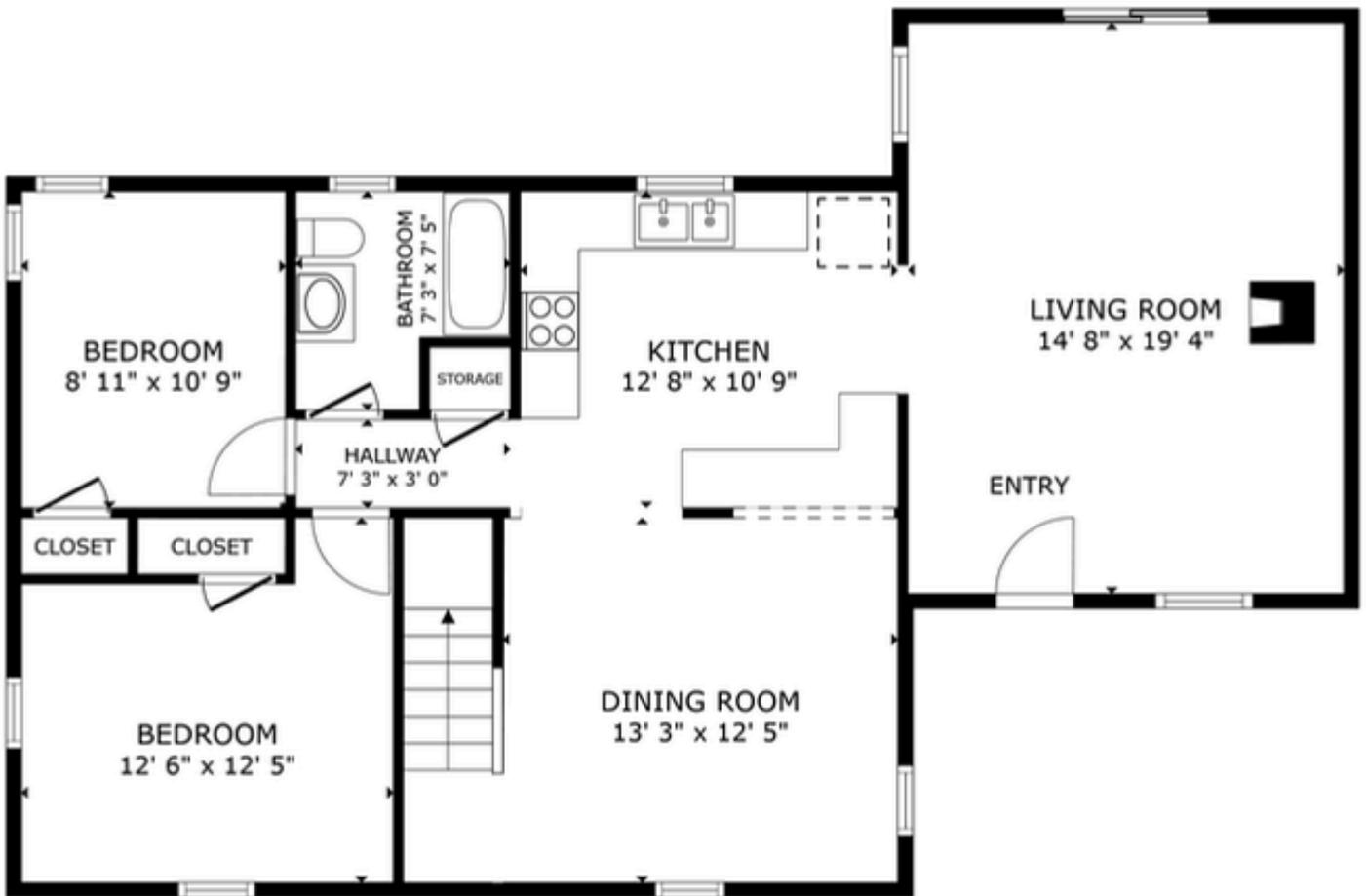


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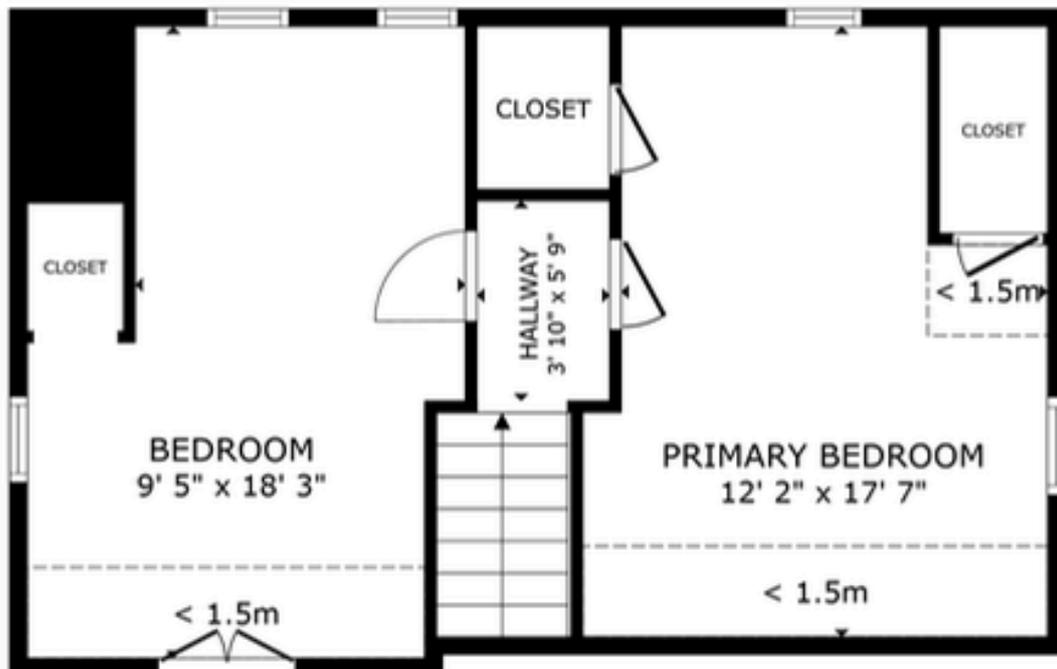


[Take A Virtual Tour!](#)

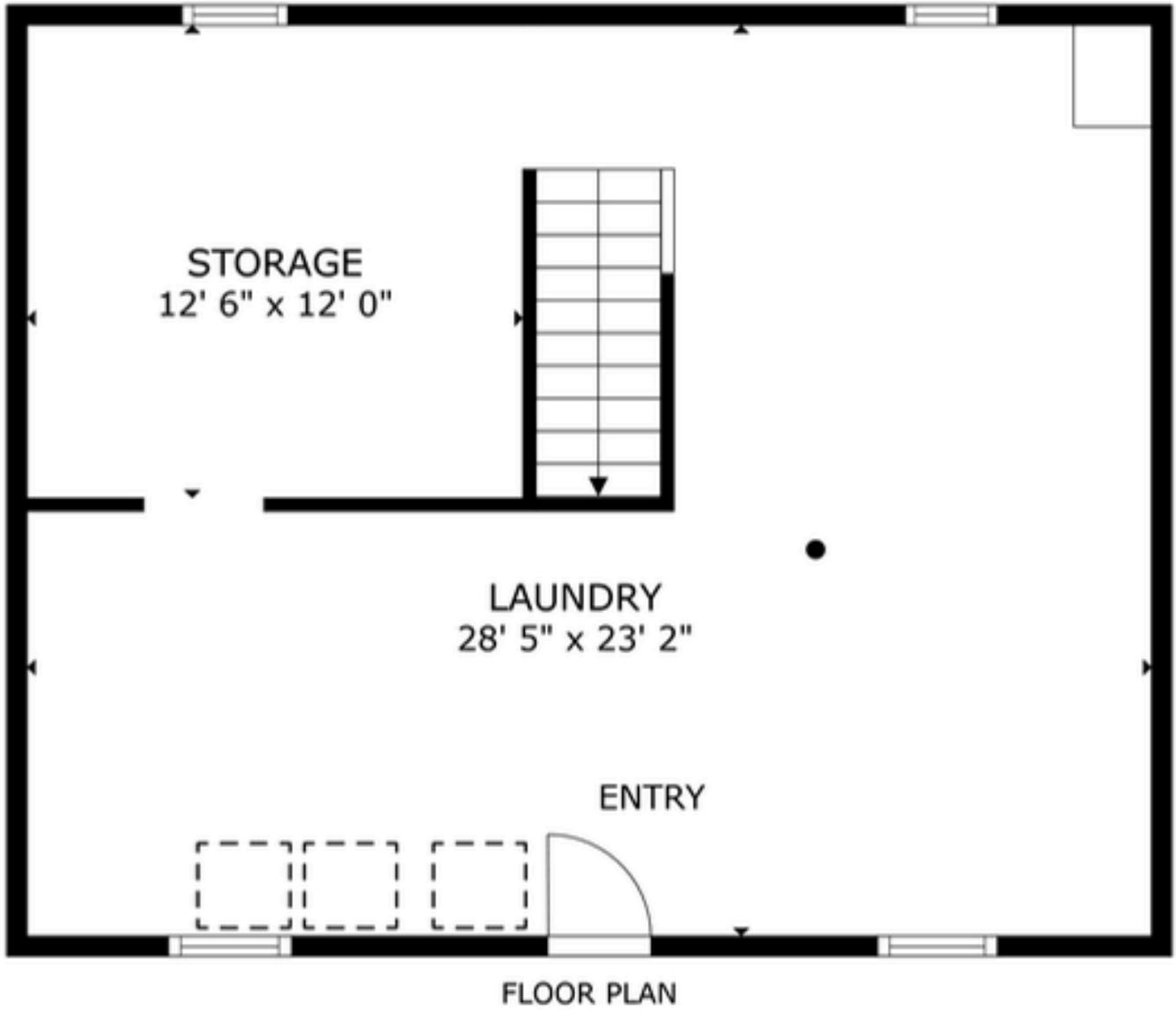


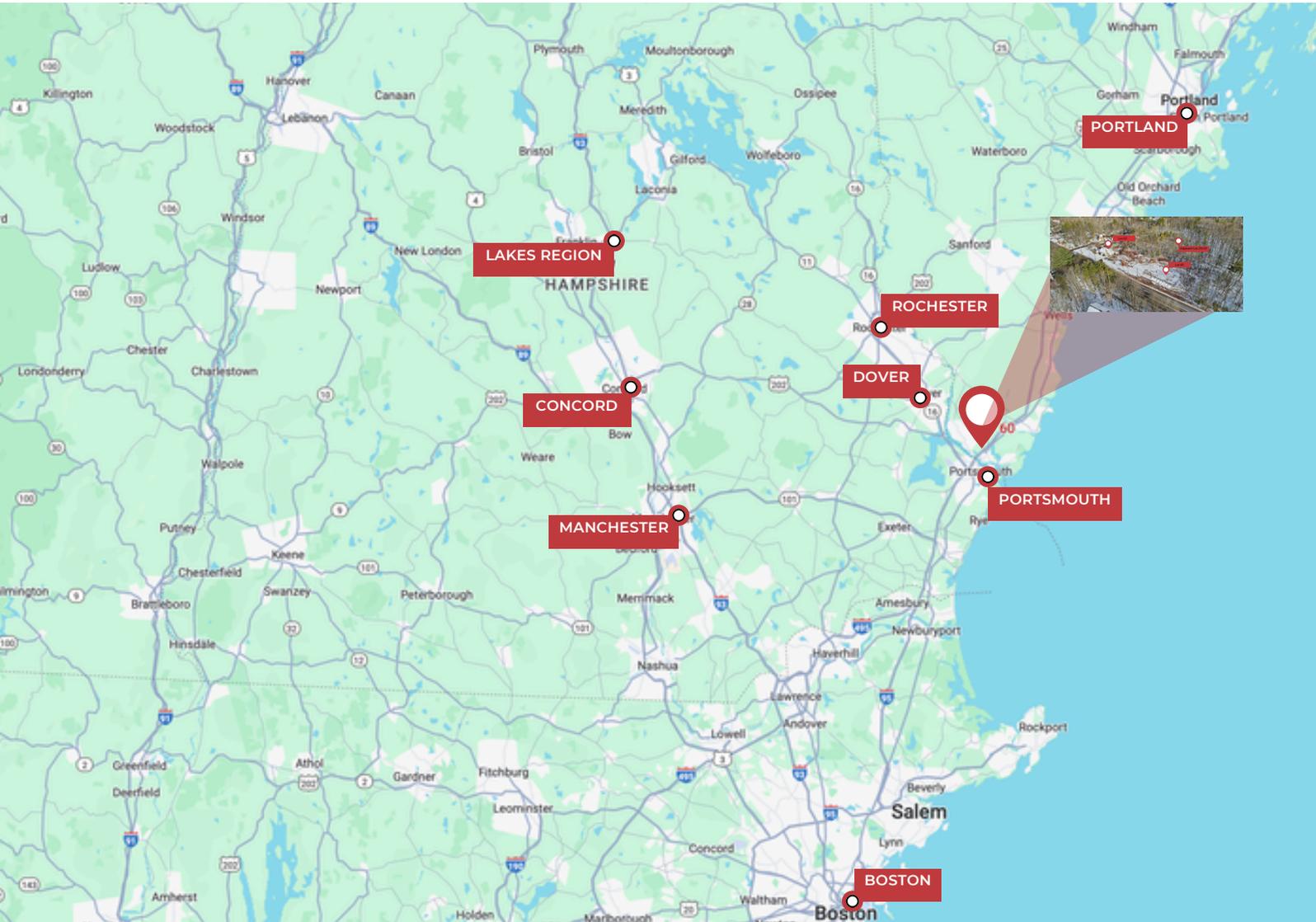


FLOOR 1



FLOOR 2





DRIVE TIMES TO:

Manchester, NH	46 mins	Lakes Region, NH	1 hr 16 mins
Concord, NH	1 hr	Dover, NH	15 mins
Boston, MA	1 h 2 mins	Portsmouth, NH	9 min
Portland, ME	46mins		



2025 SUMMARY	2 MILE	5 MILE	10 MILE
Population	8,531	41,560	126,995
Households	4,045	19,081	54,438
Families	2,300	10,666	31,347
Avg HH Size	2.09	2.13	2.20
Median Age	47.9	46.4	42.1
Median HH Income	\$102,124	\$112,966	\$108,926
Avg HH Income	\$124,710	\$145,931	\$140,166

BUSINESSES (10 MILE)



8,426
TOTAL BUSINESSES



94,875
TOTAL EMPLOYEES

INCOME (10 MILE)



\$108,926
MEDIAN HH INCOME



\$60,240
PER CAPITA INCOME



\$368,152
MEDIAN NET WORTH

CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

PRESENTED BY:

DEANA ARDEN

SENIOR ADVISOR

tel (603) 637-2014

mobile (603) 682-3440

darden@nainorwoodgroup.com

JESSIE GILTON

ADVISOR & SELF-STORAGE

SPECIALIST

tel (603) 637-2008

mobile (617) 820-8443

jessie@nainorwoodgroup.com



Commercial Real Estate Services, Worldwide

ANDREW FLEISHER, CCIM

SENIOR ADVISOR

ME Lic# DB109195

NAI Norwood Group

2 Greenleaf Woods Drive #301

Portsmouth, NH 03801

www.nainorwoodgroup.com

Additional Documents



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QUIT-CLAIM DEED
WITH COVENANT

Know All By These Present that **JAMES E. WILSON and URSULA H. WILSON, Trustees of the James E. Wilson Living Trust, dated June 2, 2000** with a mailing address of 33 Remicks Lane, Kittery, Maine 03909, for consideration paid, *Grant* to **Washburn Realty Group, LLC** with a mailing address of P.O. Box 463, Winchester, Massachusetts 01890, with *Quit-Claim Covenant*, a certain parcel of land, together with the buildings and improvements located thereon, situated on Route 236 in the Town of Kittery, County of York and State of Maine and bounded and described as follows:

Beginning on the State Highway known as Route 236 and the line of the right of way of the New Hampshire Public Service Company; thence northerly by Route 236, 600' to a hub; thence easterly by land now or formerly of Frank and Frances Jewett, 150' to a hub; thence southerly by other land now or formerly of Frank and Frances Jewett, 600' to the line of the New Hampshire Public Service Company right of way; thence westerly by said power line right of way, 150' to the place of beginning.

Excepting from the above-described parcel so much as was released by Partial Release from The Ocean National Bank of Kennebunk to Hector W. MacKenzie, Jr., dated December 18, 1987 and recorded in the York County Registry of Deeds at Book 4577, Page 310.

Meaning and intending to convey to same premises conveyed to the Grantors by deed of James E. Wilson dated July 22, 2015 and recorded in York County Registry of Deeds Book 17064, Page 465.

WITNESS my hand this 28 day of November, 2018.

James E. Wilson Living Trust

Maie Hunt
Witness

James E. Wilson
JAMES E. WILSON, Trustee
Ursula H. Wilson
URSULA H. WILSON, Trustee

U.S. 12/22

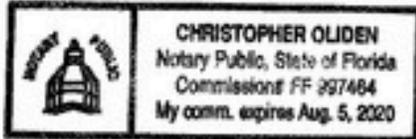
Maine R.E. Transfer Tax Paid

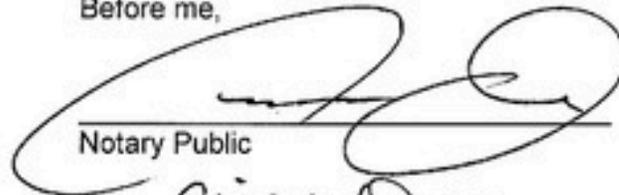
STATE OF *Florida*
County of *Broward*

November 29, 2018

Then personally appeared the above-named, **JAMES E. WILSON and URSULA H. WILSON, Trustees of the James E. Wilson Living Trust** and acknowledged the foregoing instrument to be their free act and deed in said capacity,

Before me,





Notary Public
Christopher Ojden

Print Name

U.S.W.
J.E.W.
P₅ 2 of 2

Return to:
Washburn Realty Group, LLC
19 South Gateway
Winchester, MA 01890

DLN: 1002240187968

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Hector W. MacKenzie, Jr. and Lorraine F. MacKenzie, Husband and Wife, of PO Box 166, Route 236, Kittery, ME 03904, for consideration paid grant(s) to Washburn Realty Group, LLC, a Maine Limited Liability Company, with an address of 19 South Gateway, Winchester, MA 01890, with WARRANTY COVENANTS:

Two certain lots or parcels of land, together with the buildings and improvement located thereon, situated at 62 Route 236, in the Town of Kittery, County of York and State of Maine, being more specifically bounded and described as follows:

Parcel I:

Beginning on State Highway known as Route 236 in said Kittery, Maine at the southerly corner of land owned by one Harry Cornish; and thence proceeding in a southeasterly direction along Route 236 for one hundred seventy (170) feet, more or less, to an iron pin; thence turning and running in a northeasterly direction for one hundred fifty (150) feet, said line being two feet northwesterly of the northwesterly end of the grantor's former store and said line also passing through the middle of a permanent catch basis; thence turning and running northwesterly in a line parallel with Route 236 for one hundred seventy (170) feet, more or less, to a point; thence turning and running in a southwesterly direction for one hundred fifty (150) feet by land of said Harry Cornish to Route 236 and the point of beginning.

Parcel II:

Beginning on Fernald Road at the southerly corner of land purported to be owned by Bruce Lane; thence by the boundaries of said Lane's land to land of Edward Roberts; thence along the boundaries of said Roberts' land to land owned by the Town of Kittery; thence along said Town of Kittery land to the southwesterly side of the road known as the town dump road; thence along said town dump road toward Stevenson Road to a point which represents the northerly point of land conveyed by Frank Jewett and Frances Jewett to Frank W. and Marlene R. Jewett; thence southwesterly along land conveyed by said Frank W. Jewett and other land owned by said Jewetts to land belonging to Hector W. MacKenzie; thence along the boundaries of the MacKenzie land to Route 236; thence along Route 236 for seventy (70) feet, more or less; thence

PROPERTY LOCATED AT: 60/62 Route 236, Kittery, Maine 04671

PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I - WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): N/A Yes No Unknown
 Quantity: Yes No Unknown
 Quality: Yes No Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? Yes No
 If Yes, Date of most recent test: _____ Are test results available? .. Yes No
 To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? Yes No
 If Yes, are test results available? Yes No
 What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: _____
 Installed by: _____
 Date of Installation: _____
 USE: Number of persons currently using system: _____
 Does system supply water for more than one household? Yes No Unknown

Comments: _____

Source of Section I information: _____
 Buyer Initials _____ Page 1 of 8 Seller Initials 82 _____

PROPERTY LOCATED AT: 60/62 Route 236, Kittery, Maine 04671

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected? Yes No

If Yes, what results: _____

Have you experienced any problems such as line or other malfunctions? Yes No

What steps were taken to remedy the problem? _____

IF PRIVATE (Strike Section if Not Applicable):

Tank: Septic Tank Holding Tank Cesspool Other: _____
 Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: _____ OR Unknown

Date installed: _____ Date last pumped: _____ Name of pumping company: _____

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: _____ Name of company servicing tank: _____

Leach Field: Yes No Unknown

If Yes, Location: _____

Date of installation of leach field: _____ Installed by: _____

Date of last servicing of leach field: _____ Company servicing leach field: _____

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

Do you have records of the design indicating the # of bedrooms the system was designed for? Yes No

If Yes, are they available? Yes No

Is System located in a Shoreland Zone? Yes No Unknown

Comments: _____

Source of Section II information: _____

Buyer Initials _____

Seller Initials **BZ**

PROPERTY LOCATED AT: 60/62 Route 236, Kittery, Maine 04671

SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System				
Age of system(s) or source(s)				
TYPE(S) of Fuel	Oil			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)				
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years				
Other pertinent information				

- Are there fuel supply lines? Yes No Unknown
- Are any buried? Yes No Unknown
- Are all sleeved? Yes No Unknown
- Chimney(s): Yes No
- If Yes, are they lined: Yes No Unknown
- Is more than one heat source vented through one flue? Yes No Unknown
- Had a chimney fire: Yes No Unknown
- Has chimney(s) been inspected? Yes No Unknown

 If Yes, date: _____

 Date chimney(s) last cleaned: _____

- Direct and/or Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown

 If Yes, date: _____

Comments: _____

Source of Section III information: _____

SECTION IV - HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

- A. UNDERGROUND STORAGE TANKS** - Are there now, or have there ever been, any underground storage tanks on the property? Yes No Unknown
- If Yes, are tanks in current use? Yes No Unknown
- If no longer in use, how long have they been out of service? _____
- If tanks are no longer in use, have tanks been abandoned according to DEP? Yes No Unknown
- Are tanks registered with DEP? Yes No Unknown
- Age of tank(s): _____ Size of tank(s): _____

 Location: _____

Buyer Initials _____ Page 3 of 8 Seller Initials **BZ** _____

PROPERTY LOCATED AT: 60/62 Route 236, Kittery, Maine 04671

What materials are, or were, stored in the tank(s)? _____

Have you experienced any problems such as leakage: _____ Yes No Unknown

Comments: _____

Source of information: _____

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? _____ Yes No Unknown

In the ceilings? _____ Yes No Unknown

In the siding? _____ Yes No Unknown

In the roofing shingles? _____ Yes No Unknown

In flooring tiles? _____ Yes No Unknown

Other: _____ Yes No Unknown

Comments: _____

Source of information: _____

C. RADON/AIR - Current or previously existing:

Has the property been tested? _____ Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? _____ Yes No Unknown

Are test results available? _____ Yes No

Results/Comments: _____

Source of information: _____

D. RADON/WATER - Current or previously existing:

Has the property been tested? _____ Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? _____ Yes No Unknown

Are test results available? _____ Yes No

Results/Comments: _____

Source of information: _____

E. METHAMPHETAMINE - Current or previously existing:

Comments: _____ Yes No Unknown

Source of information: _____

Buyer Initials _____

PROPERTY LOCATED AT: 60/62 Route 236, Kittery, Maine 04671

F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
..... Yes No Unknown Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: Yes No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? Yes No

Comments: _____

Source of information: _____

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: _____

Source of information: _____

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V - ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: _____

Source of information: _____

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? Yes No Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Source of information: _____

Buyer Initials _____

Seller Initials 82 _____

PROPERTY LOCATED AT: 4952 Route 236, Kittery, Maine 04671

SECTION VI - FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from: (a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? Yes No Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? Yes No Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? Yes No Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? Yes No Unknown

If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? Yes No Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? Yes No Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map? _____

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: _____

Source of Section VI information: _____

Buyer Initials _____

Seller Initials 02

PROPERTY LOCATED AT: 60/62 Route 236, Kittery, Maine 04671

SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....

Yes No Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?..... Yes No Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... Yes No Unknown

If Yes, explain: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: _____

Year Principal Structure Built: _____ What year did Seller acquire property? _____

Roof: Year Shingles/Other Installed: _____

Water, moisture or leakage: _____

Comments: _____

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

Water, moisture or leakage since you owned the property: Yes No Unknown

Prior water, moisture or leakage? Yes No Unknown

Comments: _____

Mold: Has the property ever been tested for mold? Yes No Unknown

If Yes, are test results available? Yes No

Comments: _____

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: _____

Has all or a portion of the property been surveyed? Yes No Unknown

If Yes, is the survey available? Yes No Unknown

Manufactured Housing - Is the residence a:

Mobile Home Yes No Unknown

Modular Yes No Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... Yes No Unknown

Comments: _____

Buyer Initials _____

Seller Initials 82

PROPERTY LOCATED AT: 60/62 Route 236, Kittery, Maine 04671

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: _____

Comments: _____

Source of Section VII information: _____

SECTION VIII - ADDITIONAL INFORMATION

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: _____ Yes No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Brian Zarthar 01/20/2026
SELLER DATE
Brian Zarthar
SELLER DATE
[Signature] 1/24/26
DATE

Andrew McFry-dols 1/24/26
SELLER DATE
[Signature]
SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE

BUYER DATE

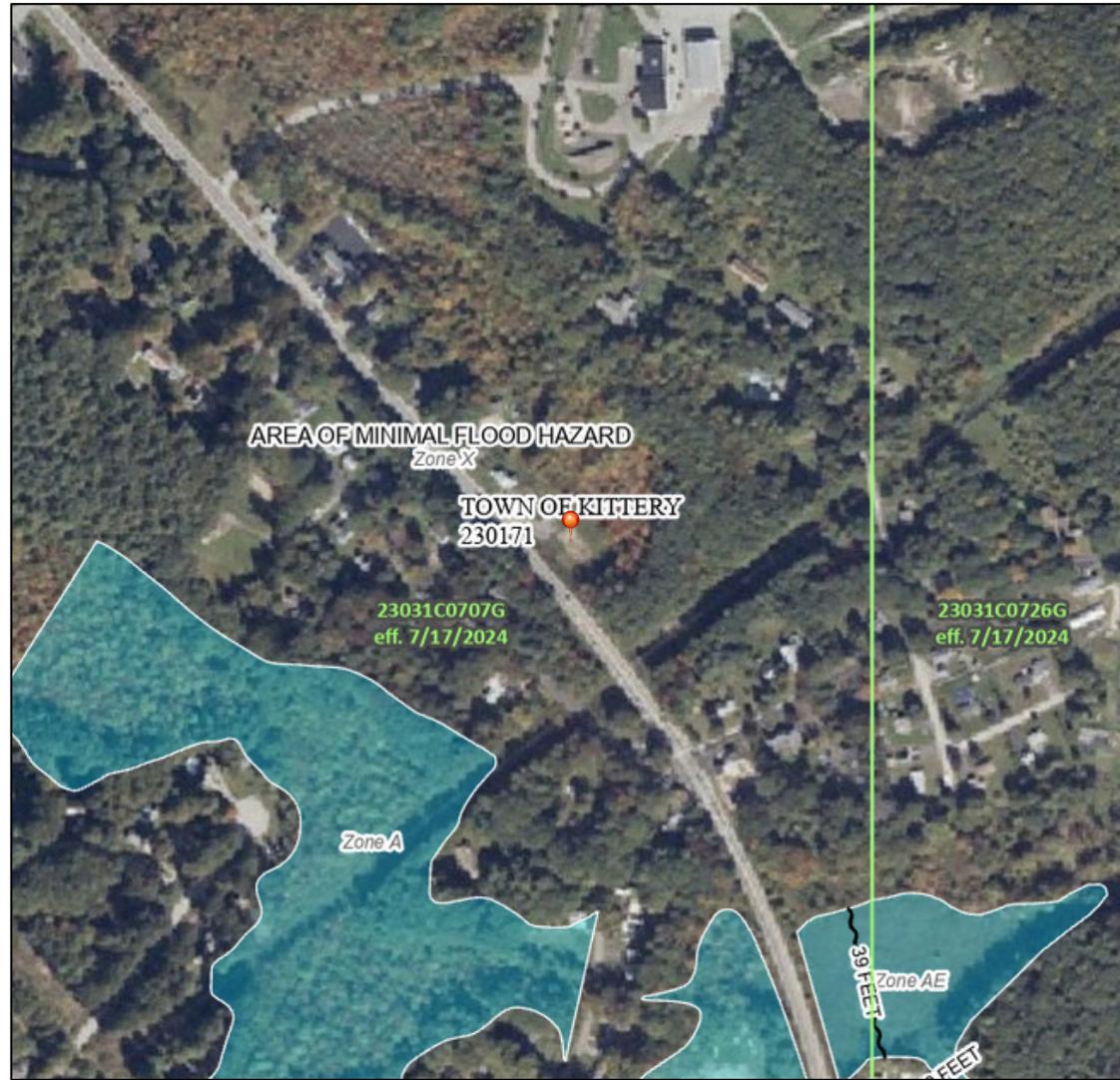
BUYER DATE

BUYER DATE



National Flood Hazard Layer FIRMette

70°45'29"W 43°7'8"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, A
		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
OTHER AREAS OF FLOOD HAZARD		Area with Flood Risk due to Levee Zone X
		NO SCREEN Area of Minimal Flood Hazard Zone X
OTHER AREAS		Effective LOMRs
		Area of Undetermined Flood
GENERAL STRUCTURES		Hazard Zone D Channel, Culvert, or
		Storm Sewer
		Levee, Dike, or Floodwall Cross
		Water Surface Elevation 17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline Hydrographic Feature
OTHER FEATURES		Digital Data Available
		No Digital Data Available
		Unmapped
MAP PANELS		
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/14/2026 at 4:14 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.