

For Sale

Developable Residential Land

Andrew M. Ward

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In conjunction with Bill Stewart

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210 Commerce Way, Suite 350
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**Site lines are approximate*

Rear Wadleigh Falls Road Lee, NH

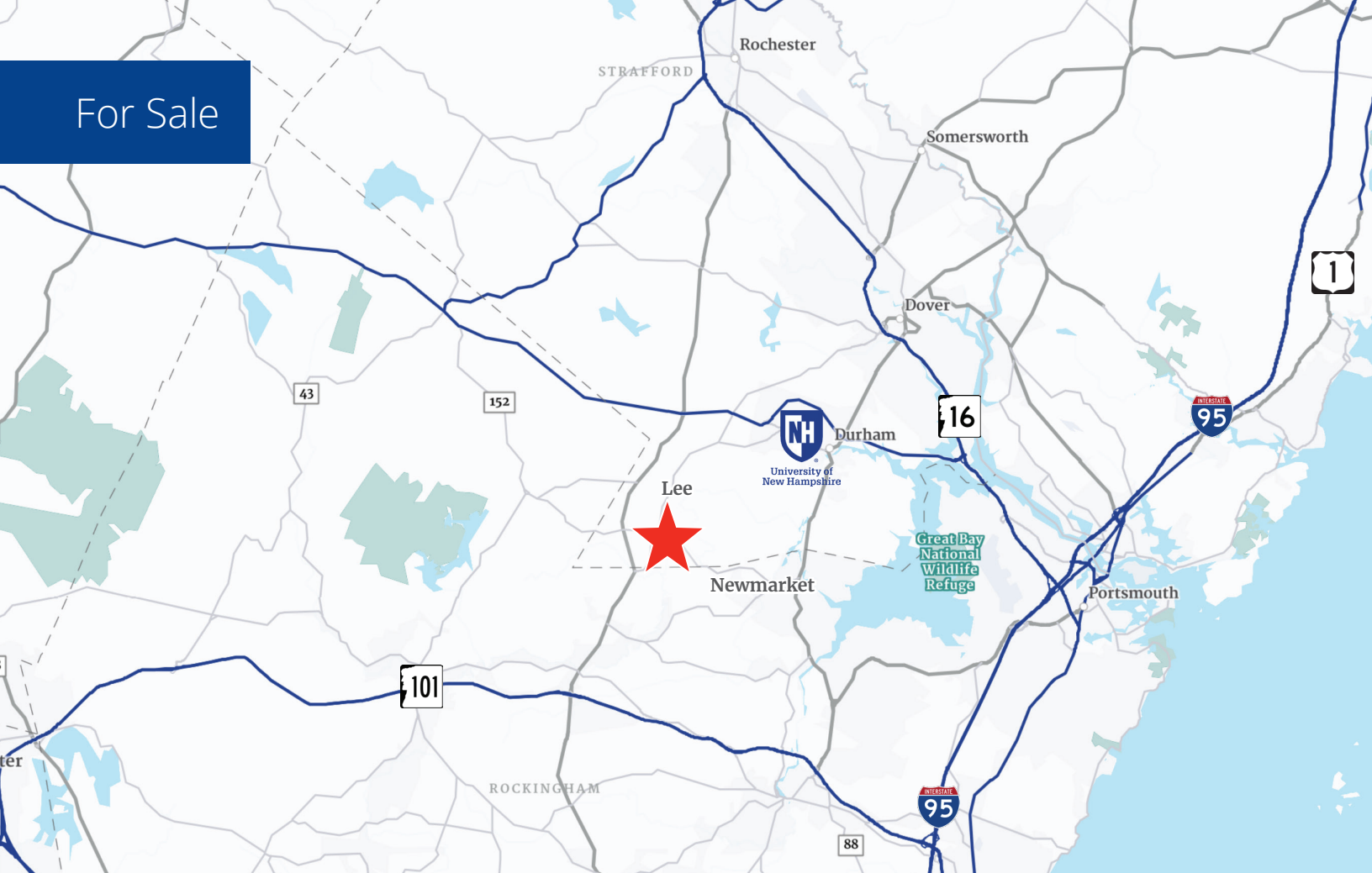
Property Highlights

- 85.92± acre relatively flat land parcel available for sale, with approximately 6.0 of those acres located in the Town of Newmarket
- Residential (Zone A) zoning includes permitted uses such as: single family and duplex houses with accessory dwelling units, agriculture, and recreational
- 7.0± acres are actively farmed for corn; 4.0± acres are lightly mined for gravel; the balance of the lot is mostly undeveloped wooded area
- The Lee gravel pit is part of Newmarket Sand and Gravel, a division of Chick Trucking, Inc., which provides washed sand and stone for construction, industrial, and residential uses
- Site was surveyed in 2025 for material and 137,620 cubic yards of loam and fill are present; full survey and materials breakdown available upon request

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

Accelerating success.

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Specifications

Address:	Rear Wadleigh Falls Road
Location:	Lee, NH 03861
Acreage:	85.92±
Utilities:	None to site
Zoning:	Residential (Zone A)
2023-24 Taxes:	\$10,083
List Price:	\$2,150,000

5 Mile Demographics



Avg HH Income

\$132,630



of Households

10,268



Population

27,573

Source: U.S. Census Bureau, Census 2020. Esri forecasts for 2025.



Contact us:

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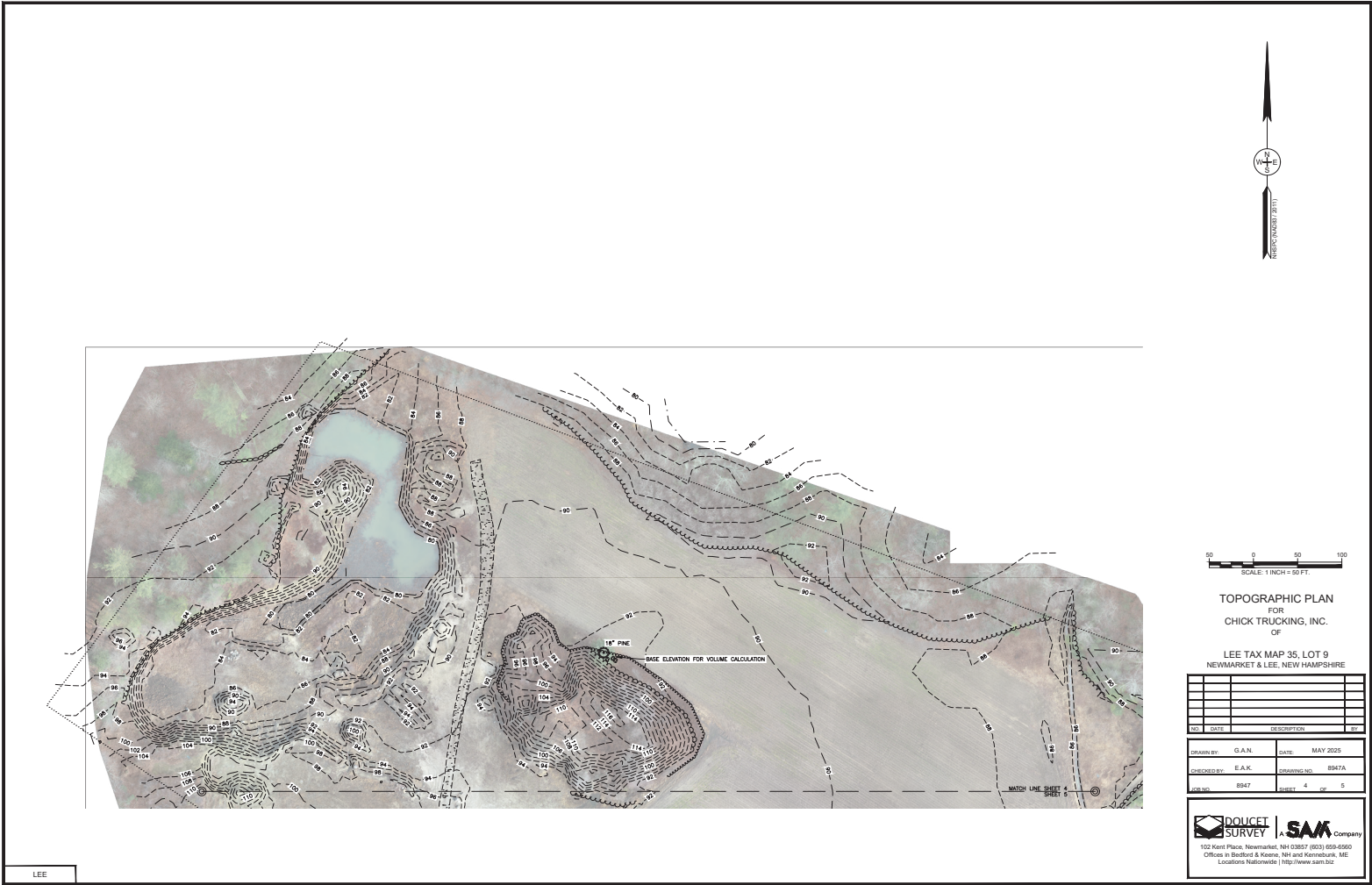
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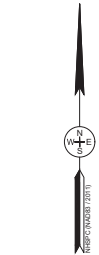
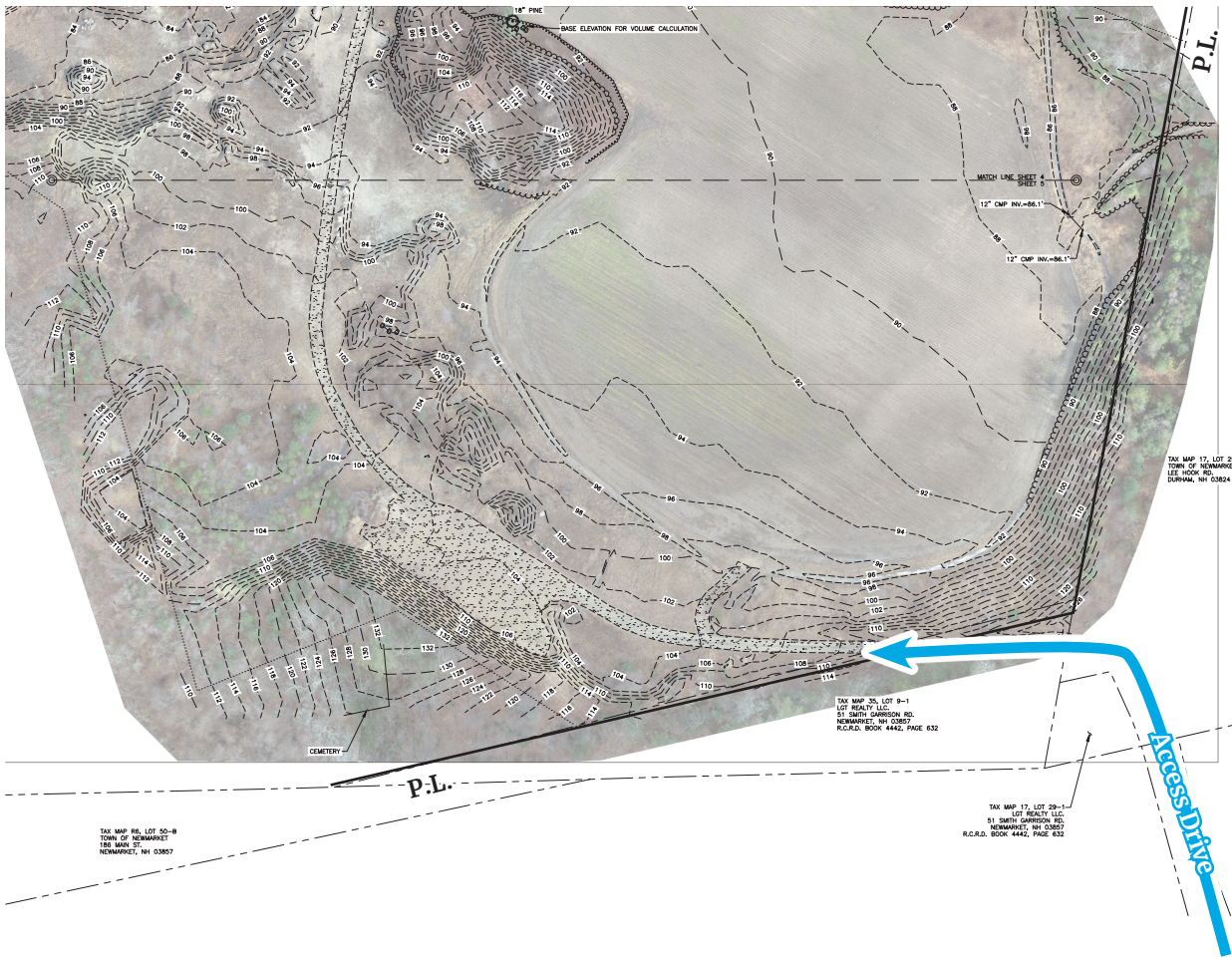
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Topography Plan



Topography Plan



SCALE: 1 INCH = 50 FT.

TOPOGRAPHIC PLAN
FOR
CHICK TRUCKING, INC.
P.C.

LEE TAX MAP 35, LOT 9
NEWMARKET & LEE, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY: G.A.N.	DATE: MAY 2020
CHECKED BY: E.A.K.	DRAWING NO: 8847A
JOB NO: 8847	SHEET: 5 OF 5

DOUCET SURVEY | **SAM** Company
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Offices in Bedford & Keene, NH and Kennebunk, ME
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Wadleigh Falls Road