

Commercial Sale**5022483****Active****00 Route 3 North****Carroll****Unit/Lot****NH 03574****Listed: 11/18/2024****\$499,000****Closed:****DOM: 0****Taxes TBD** No**Tax Year Notes****Tax Annual Amount** \$1,162.00**Tax Year** 2024**Gross Income****Operating Expense****Net Income****County**

NH-Coos

VillDstLoc**Year Built****SqFt-Total Building****SqFt-Total Source****SqFt-Total Available****SqFt-Apx Building Source****Zoning**

Industrial

Road Frontage

Yes

Road Frontage Length**Lot Size Acres**

11.10

Traffic Count**Loss Factor Percentage****Vacancy Factor****Delayed Showing**

No

Date - Showings Begin**Sub Property Type** Development, Land, Vacant Land**Sub Property Type** Distribution Facility, Free Standing Building, Industrial, Light**Use** Manufacturing, Office Building, Self Storage, Warehouse**Directions** Property is located on Route 3 North across from the UPS Distribution Center

Remarks - Public ATTENTION DEVELOPERS!! This 11+/- ac parcel has received approvals for three buildings. Located on well traveled NH Route 3, it is convenient to all points north/south and east/west on routes 3, 302 and within 20 minutes to US Route 93. Concept plans are included in this listing along with the Town of Carroll Approval Memo. Zoning is Industrial that allows for a wide range of uses.

STRUCTURE**Building Number****Total Units****# of Stories****Divisible SqFt Min****Divisible SqFt Max****List \$/SqFt Total Available****Basement** No**Basement Access Type****Ceiling Height**
Total Elevators**Total Drive-in Doors**
Door Height**Total Loading Docks**
Dock Levelers
Dock Height**LEVEL****TYPE****DESCRIPTION****FINANCIAL DETAILS****UNIT 1****UNIT 2****UNIT 3****UNIT 4****UNIT 5****UNIT 6****UNIT 7****UNIT 8****Expenses - CAM****Expenses - Taxes****Expense - Utility****Expenses - Insurance****Expenses - Management****Expenses - Maintenance****UTILITIES****GasNatAval****Water Source** Public Water - At Street**Sewer** None**Utilities** None**Internet** Unknown**Fuel Company****Phone Company****Cable Company****Electric Company****Internet Service Provider**

LOT & LOCATION

Submarket	Lot Features	Major Road Frontage	Waterfront Property
Project Building Name			Water View
			Water Body Access
ROW - Length			Water Body Name
ROW - Width			
ROW - Parcel Access			Water Body Type
ROW to other Parcel	Yes		Water Frontage Length
Surveyed	Yes		Waterfront Property Rights
Surveyed By			Water Body Restrictions

FEATURES

Air Conditioning Percent	Green Verification Body
Sprinkler	Green Verification Progrm
Signage	Green Verification Year
	Green Verification Rating
Railroad Available	Green Verification Metric
Railroad Provider	Green Verification Status
	Green Verification Source
	Green Verification NewCon
	Green Verification URL

PUBLIC RECORDS

Deed - Recorded Type	Warranty	Map	204	Tax Rate
Deeds - Total		Block	0	Tax Class
Deed - Book	1593	Lot	006	
Deed - Page	351	SPAN#		Current Use
				No
				Land Gains
Property ID				Assessment Year
Plan Survey Number	4697			Assessment Amount

DISCLOSURES

Foreclosed/Bank-Owned/REO	No	Financing-Current
Sale Includes	Land Only	Financing-Possible Opt
Items Excluded		Auction
Investment Info		No
Flood Zone	Unknown	Date - Auction
Seasonal	No	Auction Time
Easements	Yes	Auctioneer Name
Covenants	Unknown	Auctioneer License Number
		Auction Price Determnd By

Remarks - Non-Public
Remarks - Intra-Firm

Management Company
Management Company Phone

Date - MLS List	11/18/2024
Date - Expiration	6/30/2025
Date - Active Under Contr	
Date - Pending	
Date - Withdrawn	
Date - Terminated	
Date - Closed	
Anticipated Closing Date	
Listed in other Prop Type	No
Primary MLS#	
Comp Only	No
Comp Type	
Listing Type	Exclusive Right
Listing Service	Full Service
Designated/Apptd. Agency	Yes
Short Sale	No

Contingencies

Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2024 PrimeMLS.

PROPERTY DISCLOSURE - LAND ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

1. SELLER: 3G Eagle, LLC

2. PROPERTY LOCATION: 00 Route 3 North, Carroll, NH

3. The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.

4. NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

5. WATER SUPPLY (Please answer all questions regardless of type of water supply)

a. TYPE OF SYSTEM: ☐ None ☐ Public ☐ Private ☐ Seasonal ☐ Unknown
☐ Drilled ☐ Dug ☐ Other _____

b. INSTALLATION: Location: _____ Installed By: _____
 Date of Installation _____ What is the source of your information? _____

c. USE: Number of Persons currently using the system: _____
 Does system supply water for more than one household? ☐ Yes ☐ No

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

Pump: ☐ Yes ☐ No ☐ N/A Quantity: ☐ Yes ☐ No ☐ Unknown
 Quality: ☐ Yes ☐ No ☐ Unknown

If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? ☐ Yes ☐ No Date of most recent test _____

If YES to any question, please explain in Comments below or with attachment.

To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notations? ☐ Yes ☐ No

If YES, are test results available? ☐ Yes ☐ No

What steps were taken to remedy the problem? _____

f. COMMENTS: _____

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: ☐ Yes ☐ No Community/Shared: ☐ Yes ☐ No
 Private: ☐ Yes ☐ No Unknown: ☐ Yes ☐ No
 None: ☐ Yes ☐ No Septic/Design Plan in Process? ☐ Yes ☐ No
 Septic Design Available? ☐ Yes ☐ No

Comments: _____

b. IF PUBLIC OR COMMUNITY/SHARED:

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

What steps were taken to remedy the problem? _____

c. IF PRIVATE:

TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other _____

Tank Size ☐ 500 Gal. ☐ 1,000 Gal. ☐ Unknown ☐ Other _____

Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other _____

Location: _____ Location Unknown Date of Installation: _____

Date of Last Servicing: _____ Name of Company Servicing Tank: _____

Have you experienced any malfunctions? ☐ Yes ☐ No Comments: _____

d. LEACH FIELD: ☐ Yes ☐ No ☐ Other _____

If YES: Size _____ Location: _____ Unknown

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

Have you experienced any malfunctions? ☐ Yes ☐ No

Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☐ No ☐ Unknown

If YES, has a site assessment been done? ☐ Yes ☐ No ☐ Unknown

SOURCE OF INFORMATION: _____

f. COMMENTS: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

SELLER(S) INITIALS CB

BUYER(S) INITIALS _____

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**TO BE COMPLETED BY SELLER****PROPERTY LOCATION:** 00 Route 3 North, Carroll, NH**7. HAZARDOUS MATERIAL**

UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? ☐ YES ☐ NO ☐ UNKNOWNIF YES: Are tanks currently in use? ☐ YES ☐ NO

IF NO: How long have tank(s) been out of service? _____

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

Age of tank(s): _____ Size of tank(s): _____ Owner of tank(s): _____

Location: _____

Are you aware of any problems, such as leakage, etc.? ☐ Yes ☐ No Comments: _____Are tanks registered with the Department of Environmental Services (D.E.S.)? ☐ YES ☐ NO ☐ UNKNOWNIf tanks are no longer in use, have tanks been abandoned according to D.E.S.? ☐ YES ☐ NO ☐ UNKNOWN

Comments: _____

8. GENERAL INFORMATIONa. Is this property subject to Association fees? ☐ YES ☐ NO ☐ UNKNOWN

If YES, Explain: _____

If YES, what is your source of information? _____

b. Is this property located in a Federally Designated Flood Hazard Zone? ☐ YES ☐ NO ☐ UNKNOWNc. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? ☐ YES ☐ NO ☐ UNKNOWN

If YES, Explain: _____

d. What is your source of information? _____

e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? ☐ YES ☐ NO ☐ UNKNOWN

If YES, Explain: _____

f. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? ☐ YES ☐ NO ☐ UNKNOWN

If YES, Explain: _____

g. How is the property zoned? _____ Source: _____

h. Has the property been surveyed? ☐ YES ☐ NO ☐ UNKNOWN If YES, is the survey available? ☐ YES ☐ NOi. Has the soil been tested? ☐ YES ☐ NO ☐ UNKNOWN If YES, are the results available? ☐ YES ☐ NOj. Has a percolation test been done? ☐ YES ☐ NO ☐ UNKNOWN If YES, are the results available? ☐ YES ☐ NOk. Has a test pit been done? ☐ YES ☐ NO ☐ UNKNOWN If YES, are the results available? ☐ YES ☐ NOl. Have you subdivided the property? ☐ YES ☐ NO ☐ UNKNOWNm. Are there any local permits? ☐ YES ☐ NO ☐ UNKNOWN Please explain: _____n. Are there attachments explaining any of the above? ☐ YES ☐ NO ☐ UNKNOWNo. Septic/Design plan available? ☐ YES ☐ NO ☐ UNKNOWN

p. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?

(Per RSA 477:4-g) ☐ YES ☐ NO If YES, please explain: _____**9. ADDITIONAL INFORMATION:**

10. NOTE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS CB /

BUYER(S) INITIALS _____ /

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TO BE COMPLETED BY SELLER

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

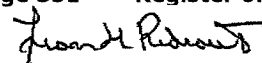
DocuSigned by: 11/4/2024
CHRISTOPHER BROWN
SELLER, 3C Eagle, LLC DATE SELLER DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER DATE BUYER DATE

Doc # 2200808 02/14/2022 03:02:31 PM Page 1 of 4
Book 1593 Page 351 Register of Deeds, Coos County

Return to:


LCHIP COA053540 25.00
TRANS TAX CO019768 4,500.00

WARRANTY DEED

PIKE INDUSTRIES, INC., a Delaware corporation ("**Grantor**") having an address of 3 Eastgate Park Road, Belmont, New Hampshire 03220, (**successor to Twin Mt. Sand & Gravel, Inc.; Campton Sand & Gravel, Inc. and Tilcon Arthur Whitcomb, Inc.**), for consideration paid, grants to **3G EAGLE, LLC**, a New Hampshire limited liability company ("**Grantee**") having an address of 65 Regional Drive, Concord, New Hampshire 03301, with WARRANTY COVENANTS, the following:

A certain parcel of land located on the westerly sideline of Route 3, in the Town of Carroll, County of Coos, New Hampshire more particularly bounded and described as follows:

Beginning at a point being a 1" iron pipe (set) 0.5' high with Promised Land Survey (hereafter referred to after as PLS) cap, said point being the northeasterly most corner of subject tract on the westerly ROW line of US Route 3;

thence N 87°49'51" W for a distance of 378.35' along new boundary of Map 204 Lot 5 to a point being a 1" iron pipe (set) 0.6' high with PLS cap;

thence S 01°17'49" W for a distance of 206.56' along new boundary of Map 204 Lot 5 to a point being a 1" iron pipe (set) 0.5' high with PLS cap;

thence by an arc of a curve to right having a radius of 3731.85' for a curve length of 496.87' along new boundary of Map 204 Lot 5 to a point;

thence S 07°47'43" W for a distance of 391.50' along new boundary of Map 204 Lot 5 to a point at northeasterly corner of abutting Map 204 Lot 1 being a 1" iron pipe (set) 0.7' high with PLS cap;

thence S 00°39'07" W for a distance of 215.00' along boundary of Map 204 Lot 1 to a point being a 1" iron pipe (set) 0.7' high with PLS cap;

thence S 22°15'28" W for a distance of 13.84' along boundary of Map 204 Lot 1 to a point at the northwesterly corner of abutting Map 204 Lot 4 being a 1" iron pipe (set) 0.7' high with PLS cap;

thence S 71°00'19" E for a distance of 228.15' along boundary of Map 204 Lot 4 to a point being a 1" iron pipe (set) 0.6' high with PLS cap;

thence N 24°01'19" E for a distance of 223.23' to a point;

thence S 73°28'27" E for a distance of 23.89' to a point on the westerly ROW line of US Route 3;

thence by an arc of a curve to left having a radius of 3745.36' for a curve length of 993.72' along the westerly ROW line of US Route 3 to a point being a 6"x6" NHHB concrete bound (found);

thence N 01°17'49" E for a distance of 200.79' along the westerly ROW line of US Route 3 to the point of beginning.

NEW LOT described herein containing 483,799 sq.ft. or 11.11 acres and further described on Plan recorded at Coos County Registry of Deeds as Plan No. 4697 and entitled: Subdivision Plat & Lot Merger; Map 204 Lots 5 & 6; Carroll, New Hampshire; dated March 08, 2021, last revised 12/28/2021, by Promised Land Survey, LLC.

Meaning and intending to describe and convey the 11.11 acre parcel as shown on the Plan, being a portion of the premises conveyed to Twin Mountain Sand & Gravel, Inc. (now Pike Industries, Inc.) by the following deeds: (i) Warranty Deed of Robert G. Thompson, Irene E. Thompson and Alice M. Thompson dated March 31, 1965 and recorded in the Coos County Registry of Deeds at Book 489, Page 181 (top); (ii) Warranty Deed of Ovila L. Ledoux dated March 31, 1965 and recorded in the Coos County Registry of Deeds at Book 489, Page 181 (bottom); and (iii) Warranty Deed of Blanche E. Hunt dated June 7, 1965, and recorded in the Coos County Registry of Deeds at Book 564, Page 337.

This Deed contains a restrictive covenant, prohibiting in perpetuity the use of the property for the (i) mining, excavation or extraction of sand, gravel, clay, overburden, dolomite, limestone, sandstone, boulders, stones or rocks suitable for use in building, construction and road making (including concrete, clay brick, asphalt, roadbeds, railroad ballast or other use), (ii) operation of an asphalt plant or asphalt-related business, (iii) operation of a concrete, concrete block, glass, or other building products plant, or (iv) operation of concrete batch plant (including both ready-mix plants and central-mix plants) or (v) resale yard for aggregates or related businesses.

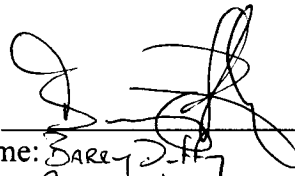
Such covenant shall run with the land and shall be binding upon Grantee's successors and assigns and all subsequent owners of the property until its natural expiration or earlier termination by the Grantor. Such covenant is only for the benefit of the Grantor and its successors or assigns.

This conveyance is subject to an Agreement Convey Access Easement by and by and between Pike Industries, Inc. and 3G Eagle, LLC of even date to be recorded herewith.

DATED this 8th day of February, 2022.

[The signature page follows.]

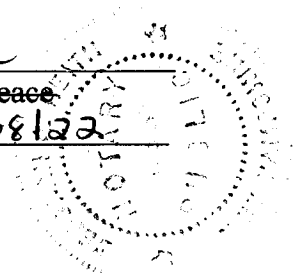
PIKE INDUSTRIES, INC.

By: 
Name: Barry Duffy
Title: President
Duly authorized

STATE OF NEW HAMPSHIRE
COUNTY OF Belknap

The foregoing instrument was acknowledged before me this 8th day of February, 2022, by Barry Duffy, the duly authorized President of Pike Industries, Inc., a Delaware corporation, on behalf of the corporation.

Deborah A. Keith
Notary Public/~~Justice of the Peace~~
My Commission Expires: 11/08/22



Town of Carroll

COMMERCIAL PROPERTY ASSESSMENT RECORD

Date Printed: 10/16/2024

Assessment Year: 2022

Map & Lot: 204-006-000-000

Location: ROUTE 3 NORTH

Parcel ID: 1980

Card: 1 of 1

Owner Information					Current Assessment Summary			Parcel Data				
3G EAGLE, LLC 65 REGIONAL DR CONCORD, NH 03301					NICU Acres		11.1000	Neighborhood Property Class Prime Use Zone Topography Road Surface Special District	TWIN MTN		Electric	
					CU Acres				Commercial		Water	
					Total Acres		11.1000		Vacant Commercial		Waste	
					Living Area Sq. Ft.				Industrial		P/U Year	S
Sale History					Assessed Values							
Date	Grantor	Q/U/Class	Sale Price	Bk/Page	NICU Land		\$93,400					
2/14/2022 PIKE INDUSTRIES, INC. U/ Corporate / Busine \$300,000 1593/351					Current Use							
					Total Land		\$93,400					
					Improvements							
					Total Assessment		\$93,400					
					Total Market Value		\$93,400					
Notes												
2022 PICK-UP - NEW LOT CREATED FROM 204-005 PER PLAN APPROVED JAN 6, 2022												
Assessed Land Valuation								Visit History				
Land Type		Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Final Value	Date	Reason	By	
COMM VACANT		1.000			60,000			\$60,000	5/23/22	Pickup Land	CP	
FRONTAGE		8.000			26,000			\$26,000				
REAR ACRES		2.100			7,350	Flood Zone Area		\$7,400				
								\$93,400				
Current Use												
Land Type		Acres	Location	Grade	Site	CU Rate/SPI	Rate/Acre	Rec/Adj	Ratio	CU Value		
Building Permits												
Date		Type	Number				Status					

Bill Information

Bill Number: TX-120050-TX	Bill Amount: \$576.27
Description: TAX1	Interest: \$0.00
Property ID: 204-006-000-000	Costs: \$0.00
Owner: 3G EAGLE, LLC	Total: \$576.27
Address: ROUTE 3 NORTH	Payments: \$576.27
Bill Date: 6/10/2024	Balance Due: \$0.00
Due Date: 7/11/2024	

Details

Description	Date	Tax Year	Period	Amount
Original Amount	6/10/2024	2024	2024	\$576.27
Principal Transaction	7/1/2024	2024	2024	(\$576.27)

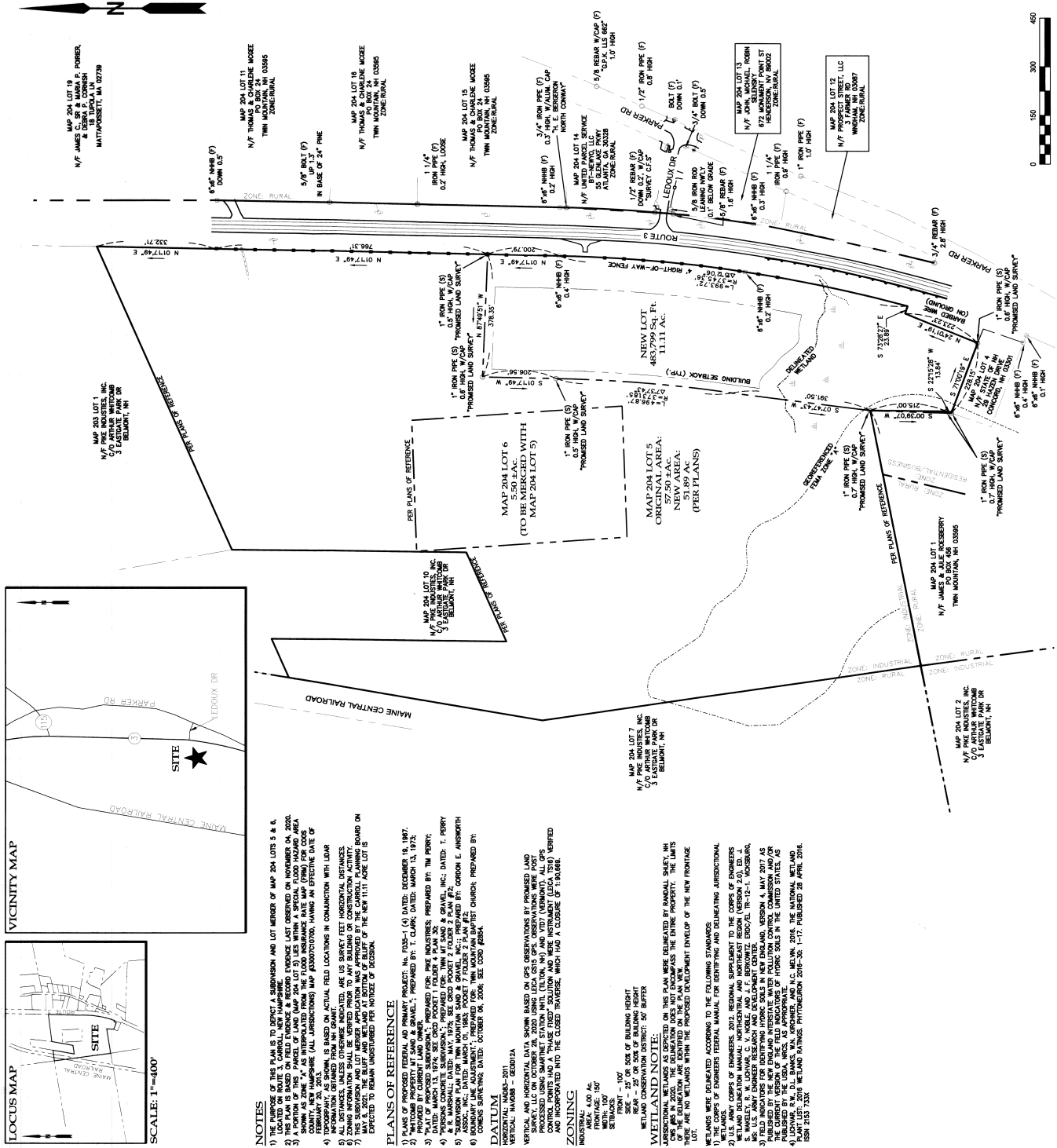
Bill Information

Bill Number: TX-118407-TX	Bill Amount: \$584.70
Description: TAX2	Interest: \$0.00
Property ID: 204-006-000-000	Costs: \$0.00
Owner: 3G EAGLE, LLC	Total: \$584.70
Address: ROUTE 3 NORTH	Payments: \$584.70
Bill Date: 11/15/2023	Balance Due: \$0.00
Due Date: 12/18/2023	

Details

Description	Date	Tax Year	Period	Amount
Original Amount	11/15/2023	2023	2023	\$584.70
Principal Transaction	11/22/2023	2023	2023	(\$584.70)





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