

RESIDENTIAL REDEVELOPMENT / EXISTING GARDEN CENTER

941 US ROUTE 1, YORK, ME 03909

FOR SALE



PROPERTY OVERVIEW

The Boulos Company is pleased to present 941 US Route 1 in York, Maine for sale. Situated on the prominent Route 1 corridor, the site combines existing greenhouse improvements with meaningful redevelopment potential. With strong accessibility, the property is well positioned for users looking to capitalize on York's continued growth.

- Strong development potential with conceptals for up to 96 townhomes, inquire for details
- Existing garden center with recent improvements
- Strong location along highly trafficked Route 1 with traffic counts of 14,992± VPD
- Close proximity to New Hampshire border and York Beach





PROPERTY DETAILS

LOT SIZE	17.81± acres
ASSESSOR'S REFERENCE	0094/0075/C
BOOK/PAGE	19633/271
ZONING	<ul style="list-style-type: none"> • Character 4 District - CD-4 • York Beach Greenway District
YEAR BUILT	1987/2025
19 BUILDINGS	<ul style="list-style-type: none"> • Total SF: 32,650± SF over multiple buildings • (1) 2-story retail center: 1,800± SF • (16) greenhouses: 28,154± SF • (1) storage shed: 2,646± SF • (1) warehouse
RECENT SITE IMPROVEMENTS	<p>Retail/Office</p> <ul style="list-style-type: none"> • Added central A/C and propane to building • Renovations to retail building <p>Lot</p> <ul style="list-style-type: none"> • Clearing/grading of lot • Drip irrigation system • Paving to site
UTILITIES	<ul style="list-style-type: none"> • Public water; private septic (Note: public sewer nearby) • Oil, propane
PARKING	Ample on-site parking
ASSESSED VALUE	<p>Land: \$887,600</p> <p>Building: \$392,800</p> <p>Total: \$1,280,400</p>
ESTIMATED TAXES (2026)	\$10,563.30

DEMOGRAPHICS (5 Miles)



POPULATION

14,435



MEDIAN AGE

54.1



AVERAGE HOUSEHOLD SIZE

2.3



BUSINESSES

777



EMPLOYEES

7,999



MEDIAN HOUSEHOLD INCOME

\$126,503



PER CAPITA INCOME

\$64,925



MEDIAN NET WORTH

\$783,487

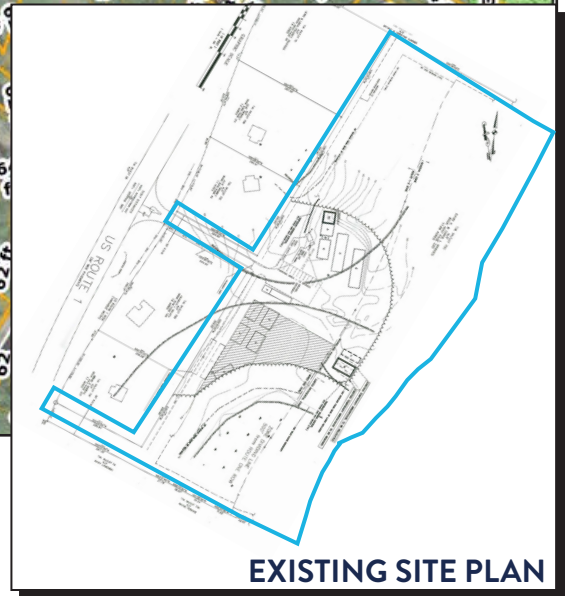
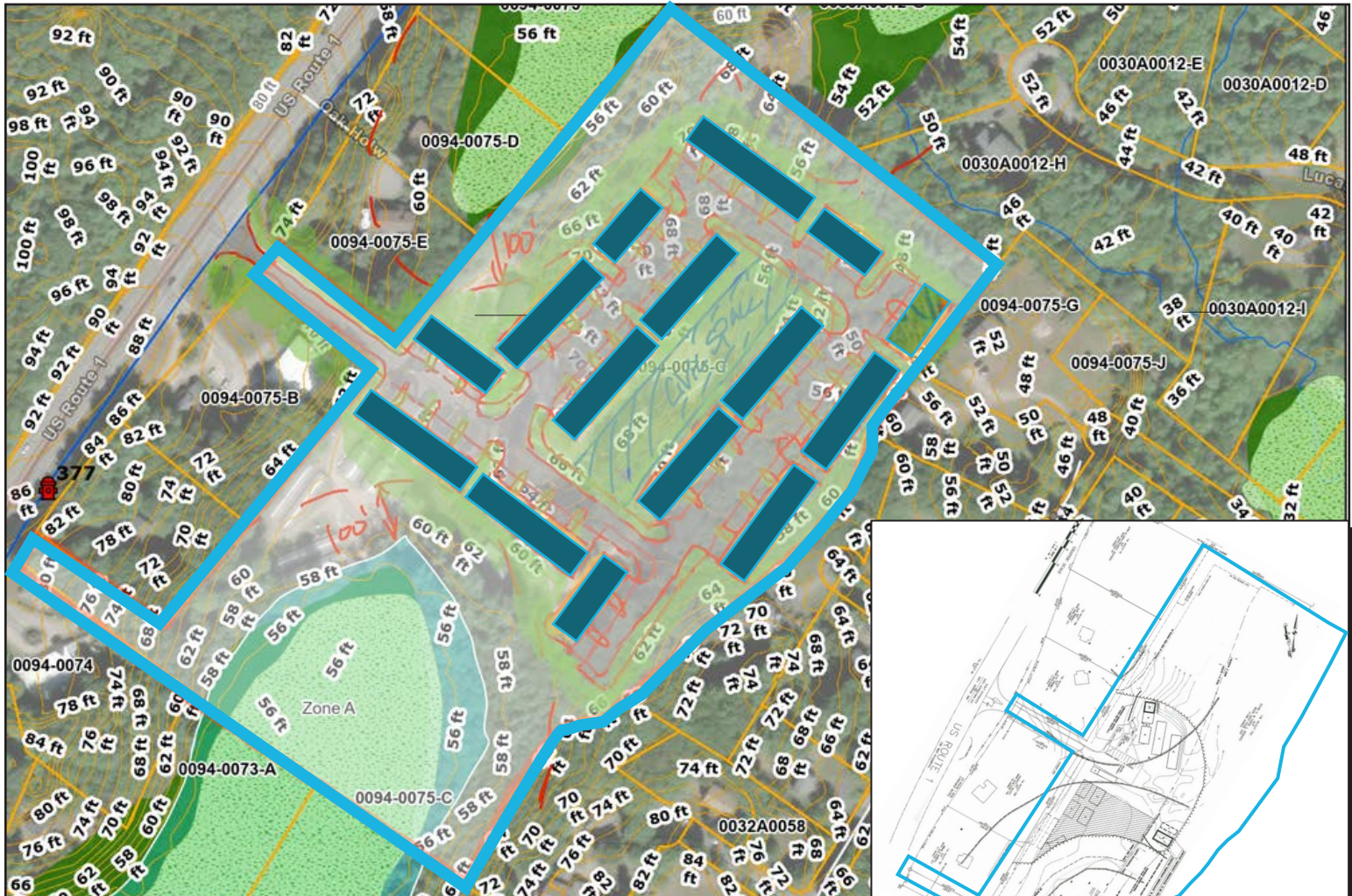


MEDIAN HOME VALUE

\$638,500



CONCEPTUAL SITE PLAN FOR RESIDENTIAL SUBDIVISION



HIGHLIGHTS

- Located in the new Greenway District (May 2025)
- Concept Design For Greenway District
 - Total AC: 17,81±
 - Wetlands/Flood Plain: 2.7± acres
 - Proposed Bows: 2.6± acres
 - 12.5± acres remaining
 - » 5% dedicated civil space (min) 0.62 AC
 - » 70% residential (max) 8.75 AC
- Currently on private septic but potential to connect to public
- 96 town house units (3-story)
- Inquire about multi-family, single homes, and duplexes



LOCATION OVERVIEW

York, Maine offers a compelling opportunity for a townhome development within one of southern Maine’s most desirable coastal communities. Renowned for its historic charm, scenic coastline, and exceptional quality of life, York attracts a diverse mix of year-round residents, seasonal homeowners, and buyers seeking low-maintenance coastal living. The town’s distinct villages, including York Harbor, York Village, York Beach, and Cape Neddick, provide a blend of walkable centers, recreational amenities, and strong community character.

Conveniently located along Interstate 95 and U.S. Route 1, York provides regional access to employment centers, transportation networks, and nearby coastal destinations, including Portsmouth, New Hampshire, Portland, Maine, and the Greater Boston metropolitan area. Continued regional housing demand, limited land availability, and evolving housing preferences support the need for diverse ownership housing options, including well-designed townhome communities. York’s public amenities, coastal access, and established infrastructure contribute to its appeal as a stable and desirable location for residential investment and long-term community growth.

DISTANCE & DRIVE TIMES

	MILES	DRIVE TIME
BOSTON, MA	67	1 hr. & 15 mins.
PORTLAND, ME	40	40 mins.
PORTSMOUTH, NH	12	15 mins.
MANCHESTER, NH	58	1 hr.

CONTACT US



CHRISTIAN STALLKAMP
 Senior Broker, Partner
 +1 603.570.2696 D
 +1 603.828.3818 C
 cstallkamp@boulos.com



KATHERINE GEMMECKE
 Senior Associate
 +1 603.570.2685 D
 +1 603.973.4256 C
 kgemmecke@boulos.com

©2026 The Boulos Company, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Boundary lines shown are approximate and are for informational purposes only. They are not suitable for legal, engineering, or surveying purposes.