

FOR SALE PRIME COMMERCIAL LAND 1030 PUTNEY ROAD BRATTLEBORO, VT



LAST COMMERCIAL LOT LEFT ON ROUTE 5

Parcel Size: 7.6 Acres

Features:

- Frontage on Route 5: 600 feet
- Zoning: Service Center District (Commercial)
- Access via Putney Road and Black Mountain Road

Purchase Price: \$3,900,000

CALL FOR DETAILS

NAI J.L. Davis Realty

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Demographics

	3	5	10
Pop	20,800	39,500	70,700
Med HH Income	\$65,300	\$69,900	\$74,000

Traffic Counts

- Rte 5: 14,292 ADT
- Rte 9: 12,905 ADT
- I-91: 22,285 ADT

Contact Information

Jeff Nick
NAI J.L. Davis Realty
Direct: (802) 876.6923
Fax: (802) 651-0101
Email: jeff@jeffnick.com
www.jldavisrealty.com



Concept Plan



-tce-

ENGINEERING • SURVEY
PLANNING • ENVIRONMENTAL
418 Main Street • Williston, Vermont 05495
802.865.7070 | www.tcevt.com

Reference
No. Description Date Rev

00070514.000, 00070520.000, 00070519.000,
00070515.000

Use of These Drawings:
1. Unless otherwise noted, these drawings are intended for construction purposes only. They are to be used by the owner, engineer, and contractor for the construction of the project. They are not intended as construction drawings unless noted on the drawing.

2. No use of these drawings for construction of the project is to be made without the Owner's review, approval, and acceptance of the drawings. The Owner is to review, approve, and keep them with all applicable permits/documents, including but not limited to, the Engineer and the Architect. No use of these drawings for construction is to be made and not limited to contract documents, specifications, owner/contractor agreements, building and mechanical plans, and any other documents or plans required for construction.

3. Owner and Architect are responsible for final design and construction of the project, including all necessary permits and approvals. The Owner is to be responsible for a minimum of 10 feet around any building and coordinating that utility connections shown on these plans.

4. Prior to using these plans for construction, the owner must have the plans reviewed by the local zoning commission.

5. These drawings are specific to the project and are not applicable to other documents or services. These drawings and copies thereof, furnished by TCE, are the exclusive property of the Owner. Any unauthorized copying of these drawings, or any portion thereof, may be subject to the action of TCE immediately.

6. It is the User's responsibility to ensure the copy contains the most current revisions.

This plan is conceptual in nature.
The purpose of this plan is to allow the user the review and approval of the overall direction of the design concept. This plan shall not be used for construction bidding, construction, permitting or any other purpose.

30% Plans

Project Title

CO Holdings
Brattleboro
Putney Road & Black Mountain
Road
Brattleboro, Vermont

Sheet Title

Full-Build w Taking

Date: _____
Scale: 1:250
Project Number: 00070514.000
Drawn By: _____
Project Engineer: _____
Approved By: _____
Revd Book: _____

C2-01C

Section 223. Service Center (SC) District

223.A **PURPOSE.** The Service Center District includes the Putney Road area around Interstate 91 Exit 3, which developed primarily as a commercial center providing shopping, dining, lodging, and other services to travelers and residents from throughout the region. The land within this district is located along Route 5, a major arterial highway, and is served by municipal water and sewer, public transit, and limited sidewalks. The purpose of this district is to maintain the role and function of these areas as regional service centers while encouraging a gradual transformation of their built environment towards more compact development patterns, a greater mix of uses, improved walkability, high-quality construction, and attractive landscaping, signage and lighting in accordance with the policies of the Brattleboro Town Plan.

223.B **USE STANDARDS.** The permitted and conditional uses allowed in this district in accordance with [SECTION 211](#) are listed in [FIGURE 2-10](#).

223.C **DIMENSIONAL STANDARDS.** The following standards apply to all development in this district in accordance with [SECTION 212](#) unless a waiver or variance is granted under [SECTION 432](#):

LOTS	SETBACKS OR YARDS	DENSITY	BUILDINGS
Size: 0.5 acre min Frontage: 90 ft min Coverage: 70%	Front: 20 ft min – 100 ft max Side: 20 ft min Rear: 20 ft min Riparian: 25 ft min ^{PD} or 50 ft min ^{UN}	n/a	Frontage Build-Out: 20% min Height: 24 ft min – 5 stories max

PD = Previously developed lot. UN = Undeveloped lot.

See [CHAPTER 510](#) for further guidance on interpreting dimensional standards.

223.D **FRONTAGE STANDARDS.** The following standards apply to development in this district that requires major site plan approval in accordance with [SECTION 213](#):

- (1) No more than 800 square feet of land within the minimum front yard setback may be paved for vehicular access. Previously developed lots must eliminate any excess pavement within the setback to the maximum extent feasible given site-specific conditions.
- (2) The remainder of the minimum front yard setback must be maintained or established as green space, except that:
 - (a) Sidewalks, walkways or outdoor seating areas may be located within the minimum front yard setback. If there are no or inadequate public sidewalks along the street, a minimum 5-foot sidewalk must be provided and it may be located within the front yard setback adjacent to the street right-of-way (see [SECTION 311](#)).
 - (b) Encroachments, including signs, may be located within the minimum front yard setback in accordance with [SECTION 301](#).
- (3) No parking is permitted within the minimum front yard setback and any pre-existing parking must be removed to the maximum extent feasible given site specific conditions.
- (4) No outdoor storage or display is permitted within the minimum front yard setback and any pre-existing storage or display areas must be removed to the maximum extent feasible given site specific conditions.
- (5) The front yard must be landscaped in accordance with [SECTION 315](#). The green space within the minimum front yard setback may be designed to serve as part of the site's stormwater infrastructure (see [SECTION 333](#)).

Figure 2-10. Service Center Use Table

PERMITTED USES	
Single-unit attached dwellings	Beverage products manufacturing
Accessory dwelling	Miscellaneous manufacturing
Triplex (3 units)	Wholesale trade establishment
Quadruplex (4 units)	Publishing
Multi-unit dwellings (5 or more units)	Information services or data processing
Retirement housing	Performance theater
Congregate living	Movie theater
Assisted living	Amphitheater
Skilled-nursing services	Indoor games facility
Bed and breakfast or inn	Sports arena
Rooming or boarding house	Exhibition, convention or conference structure
Hotel or motel	Religious facility
Shop or store, less than 25,000 sf	Government facility, office or courthouse
Open market or market shop	Other community structures
Malls or shopping centers	Fitness, sports, gym or athletic club
Fueling station	Nature or recreational park
Automobile repair or service structures	Medical clinic building
Automobile sales establishment	Grade school
Lawn, garden or farm supply sales	College or university
Lumber yard or building material sales	Trade or specialty school
Bank	Library
Rental or leasing	Museum or exhibition hall or pavilion
Professional services	Art gallery
Veterinary services	Public safety facility
Administrative or business services	Supervision or rehabilitative services
Services to buildings or dwellings	Social assistance or charitable services
Food services (restaurant)	Child day care
Bar or drinking place	Services for the elderly and disabled
Food service contractor	Bus stop shelter
Personal services	Road passenger and transit services
Pet and animal sales or services	Truck and freight transportation services
Construction-related business	Utility structures
Light industrial	Communication antenna
Laboratory	Communication tower
Media broadcast facility or studio	Composting facility
Computer data center	Greenhouse
Warehouse or storage	Agriculture and forestry
CONDITIONAL USES	
Single-unit detached dwelling	Wood products establishment
Duplex (2 units)	Hospital
Other specialized residential structures	Surface parking
Shop or store, 25,000 sf or more	Parking structure
Construction-related business with specialized machinery	Bus or truck maintenance facility
Manufacturing plant	Air transportation facility
Mini-warehouse, within a portion of a multi-use building	Water supply related facility
Large area distribution or transit warehouse	Sewer related facility

- (6) Loading areas or docks, parking garage or service entrances, trash collection areas, dumpsters, and similar utilitarian elements must be located to the side or rear of the building and screened from view at the front property line.
- (7) Mechanical equipment, electrical meter and service components, and similar utility devices whether at ground level or mounted on the building must be camouflaged or screened from view at the front property line.

223.E **BUILDING STANDARDS.** The following standards apply to development in this district that requires major site plan approval in accordance with [SECTION 213](#):

- (1) Building facades must be composed of bays that incorporate visible changes in the facade elevation through the use of wall plane projections or recesses, pilasters, piers, columns, colonnades, arcades or similar architectural features that create a distinct facade elevation. A bay must not exceed 60 feet in width.
- (2) Building facades must screen any solid or blank walls exceeding 20 feet in length with a green space or raised planters not less than 10 feet deep and landscaped in accordance with [SECTION 315](#).
- (3) The facade of retail buildings must be designed as storefronts with clear glass windows offering views into the building interior composing a minimum of 60% of the ground-level wall area up to 10 feet above the finished grade. For building facades composed of multiple bays, the storefront requirement will apply only to bays that incorporate a customer entrance.
- (4) A principal entrance must face the street. Pedestrian access must be provided from the public sidewalk or street to a principal entrance.
- (5) Single-story buildings with a footprint of less than 5,000 square feet must have a sloped roof. The slope of the primary roof must not be less than 6:12. The slope of secondary roofs (sheds, porches, dormers, etc.) may be less than 6:12.
- (6) Vehicular service bay doors should be on the side or rear of the building whenever feasible. Vehicle service bay doors facing the street must be set back at least 120 feet from the front property line.

Figure 2-11. Service Center Illustrated Frontage Standards



- (7) No drive-through windows, fuel station pumps, and similar auto-oriented features are permitted between the building frontline and street.
- (8) Accessory structures, including fuel station canopies, must be similar in architectural form and materials to the principal building.

223.F **PARKING STANDARDS.** In addition to the requirements of [SECTION 313](#), the following standards apply to development in this district that requires major site plan approval in accordance with [SECTION 213](#):

- (1) Large expanses of parking must be broken up into discrete parking units. A unit must not include more than 80 parking spaces. Units must be separated by a building, a green space at least 20 feet wide and landscaped in accordance with [SECTION 315](#), or a driveway designed like a street. The green space may be designed to serve as part of the site's stormwater infrastructure (see [SECTION 333](#)).
- (2) Long rows of parking must be broken up into units of no more than 10 contiguous spaces separated by an island not less than 8 feet wide by 16 feet deep and landscaped in accordance with [SECTION 315](#). The islands may be designed to serve as part of the site's stormwater infrastructure (see [SECTION 333](#)).
- (3) Shared parking and access between adjacent properties is strongly encouraged. Adjacent parking lots that are not connected must be separated by a green space at least 40 feet wide and landscaped in accordance with [SECTION 315](#).
- (4) Pedestrian access must be provided from the parking lot to a principal entrance.
- (5) A bicycle rack must be provided within 200 feet of each nonresidential entryway. Public bicycle racks may count towards this requirement. A single bicycle rack may serve multiple entrances.

Figure 2-12. Service Center Illustrated Building Standards





Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. **You should not reveal any confidential information that could harm your bargaining position.**

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

NAI/J.L. Davis Realty

Printed Name of Real Estate Brokerage Firm

Jeff Nick

Printed Name of Agent Signing Below

Signature of Agent of the Brokerage Firm

Date

Printed Name of Consumer

Signature of Consumer

Date

[] Declined to sign

Printed Name of Consumer

Signature of Consumer

Date

[] Declined to sign