

# For Sale

**20+/- Acres of Land  
Wellington Road  
Manchester, NH**



**Site Acres:** Prime residential development opportunity  
**20 +/- Acres Wellington Rd, Manchester, NH**

**Utilities:** Water & Sewer available from City of  
Manchester, Natural Gas, Electricity,  
Telephone, Cable and Internet are available  
to the site.

**Access:** Wellington Road

**Zoning:** R-1A / LMPOD Overlay

**Topography:** Sloping and Rolling

**Sale price:** \$2,500,000.00



**Stebbins Commercial Properties LLC**

730 Pine Street  
Manchester, NH 03104-03108  
P (603) 669-6323 F (603) 622-4556  
[www.stebbinscommercialproperties.com](http://www.stebbinscommercialproperties.com)

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## Site Data:

- Site Acres:** 20 +/- Acres Rectangular shape.
- Frontage:** Wellington Road
- Zoning:** R-1A (Zoning reg attached)  
LMPOD (*Lake Massabesic Protection Overlay District (LMPOD)*). The purpose of this overlay district is to protect the Lake Massabesic drinking water supply to the City of Manchester.
- Map & Lot:** Map 860 Lot 30
- Character:** Sloping topography, heavily wooded with some granite outcroppings with little to no observable wetlands
- Subdivision:** Subject to Zoning and Planning Board approval
- Comments:** Rare opportunity to develop or land bank this beautiful strategically located large tract of residential land. This site is located next to the prestigious Currier Hill Residential Development with open land to the east of the subject property.

## Sale Information:

- Sale price:** \$2,500,000.00
- Taxes:** TBD



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