



For Sale

Developable Site with Residence

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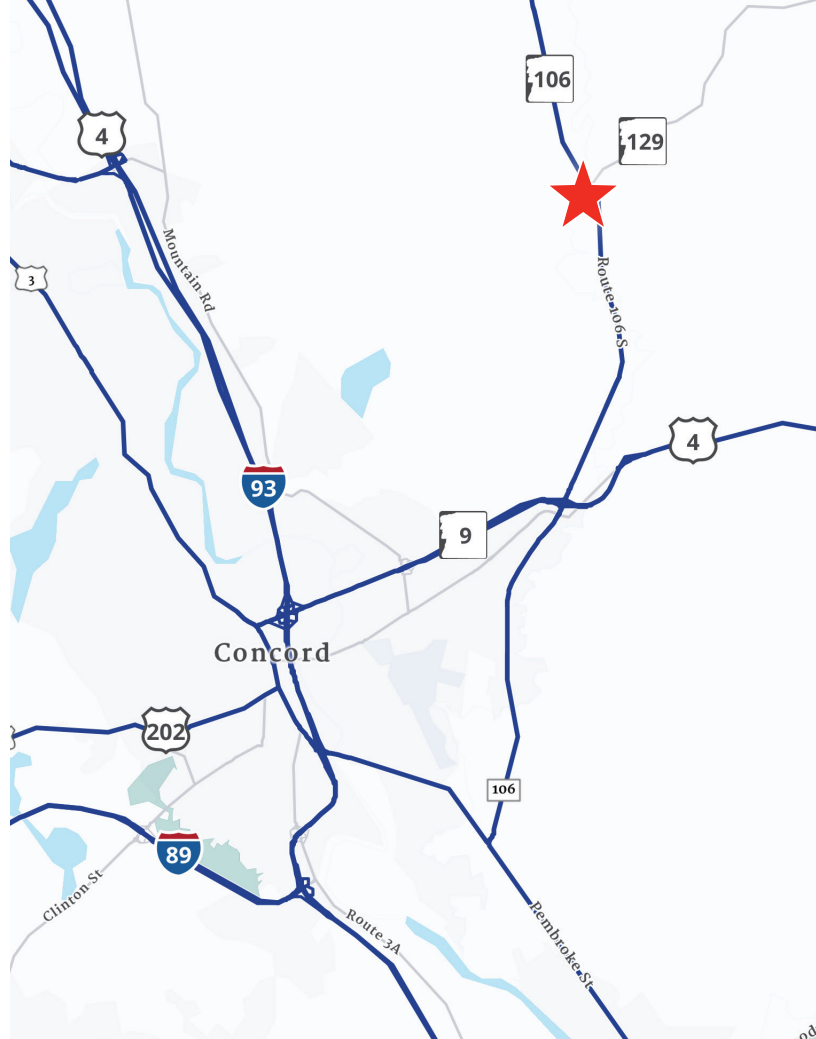
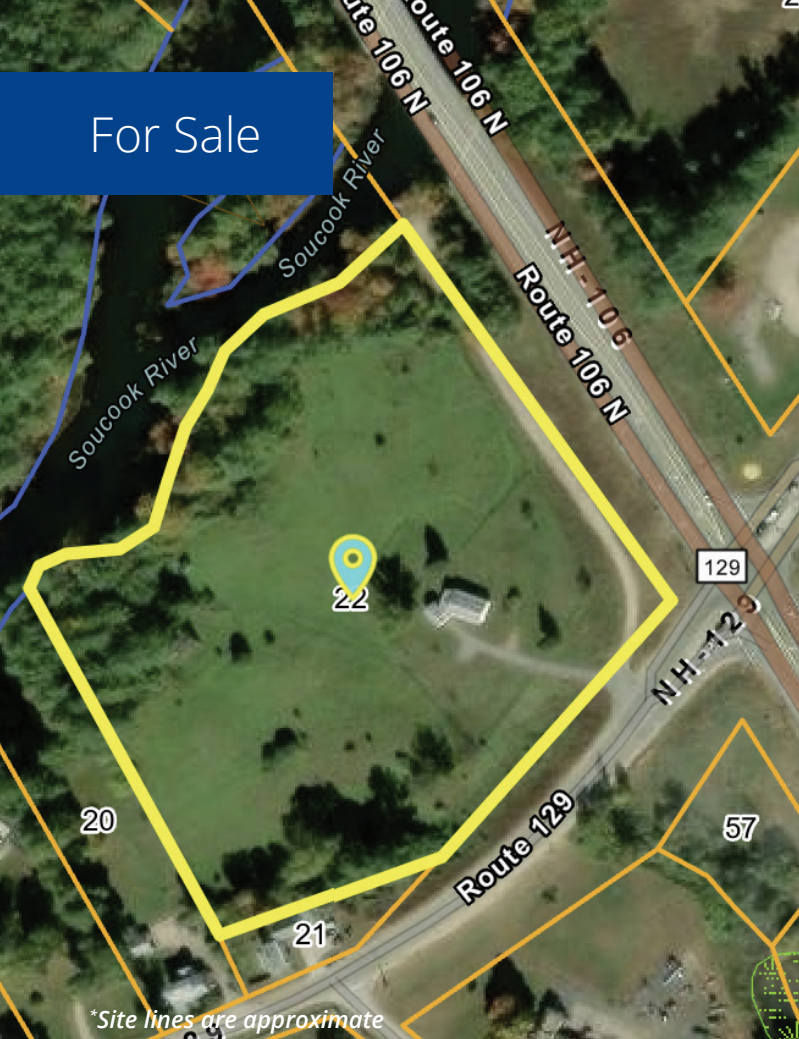
39 Route 129 Loudon, NH

Property Highlights

- Strategically positioned at the signalized intersection of Routes 106 and 129, this 7.9± acre parcel offers unmatched visibility, accessibility, and prominent signage opportunities
- Live-in or rental income potential with an on-site 2-bedroom, 2 1/2-bath residence
- With approximately 930' of combined frontage along two state highways, the site benefits from strong traffic counts (12,337± AADT per NHDOT 2024) and sight lines from all approaches
- Flexible C/I zoning accommodates a wide range of commercial, industrial, and retail uses, making it an ideal location for businesses seeking prominence and convenience
- Ample acreage supports subdivision potential for multiple uses or phased development

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Specifications

Address:	39 Route 129
Location:	Loudon, NH 03307
Acreage:	7.9±
Road Frontage:	530' on Route 106 400' on Route 129
Traffic Count:	12,337± AADT per NHDOT 2024
Utilities:	Private water & septic
Zoning:	C/I
2024 Taxes*:	\$5,805.53
List Price:	\$725,000 \$675,000

**Property may qualify for the Loudon 79E Community Tax Relief program. The exemption would delay the full municipal and local school property tax impact by five years for businesses seeking to build, rebuild, modernize or expand within Loudon.*



Contact us:

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Concept Plans

