

LAND FOR SALE – Bedford NH
17.6+/- Acres located off DW Highway (South River Rd)



Executive Summary:

This land parcel is located within Bedford's Performance Zoning District. It is comprised of one (1) lot totaling 17.6+/- acres. Access is off the DW Highway (South River Road) at a newly created boulevard located directly across from Iron Horse Drive.

The owner is constructing a boulevard with municipal water, municipal sewer and natural gas proximate to the site, cost to construct the boulevard are to be shared. The land was previously approved for the development of two (2) apartment buildings and a club house totaling 142 housing units with 25% designated as workforce housing. Approvals for multifamily development were obtained in October of 2020 and a new application needs to be approved by the Planning Board. Alternatively, the parcel can be developed for other uses as provided for within Bedford's Performance Zone (PZ Zone).

This is one of the last (large) undeveloped parcels located in the most diverse commercial corridor in Bedford, NH. This property offers a developer flexibility to create a signature development that will benefit from existing infrastructure, nearby amenities and easy access to and from the Boston-Manchester Regional Airport.

This property is adjacent to a newly developed Toyota Dealership and a Mercedes Dealership, both of which are currently under construction to the South of this parcel along East Point Drive.

Mike Harrington, Broker

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BEDFORD - DEVELOPMENT SITE FOR SALE
17.6+/- Acres of PZ Zoned Land



Property Summary

Land Size – 17.6 +/- acres

Zoning - Performance Zone (PZ)

Curb cut on DW Highway across from Iron Horse Dr

New Boulevard constructed by owner

City Water, Municipal Sewer, Natural Gas

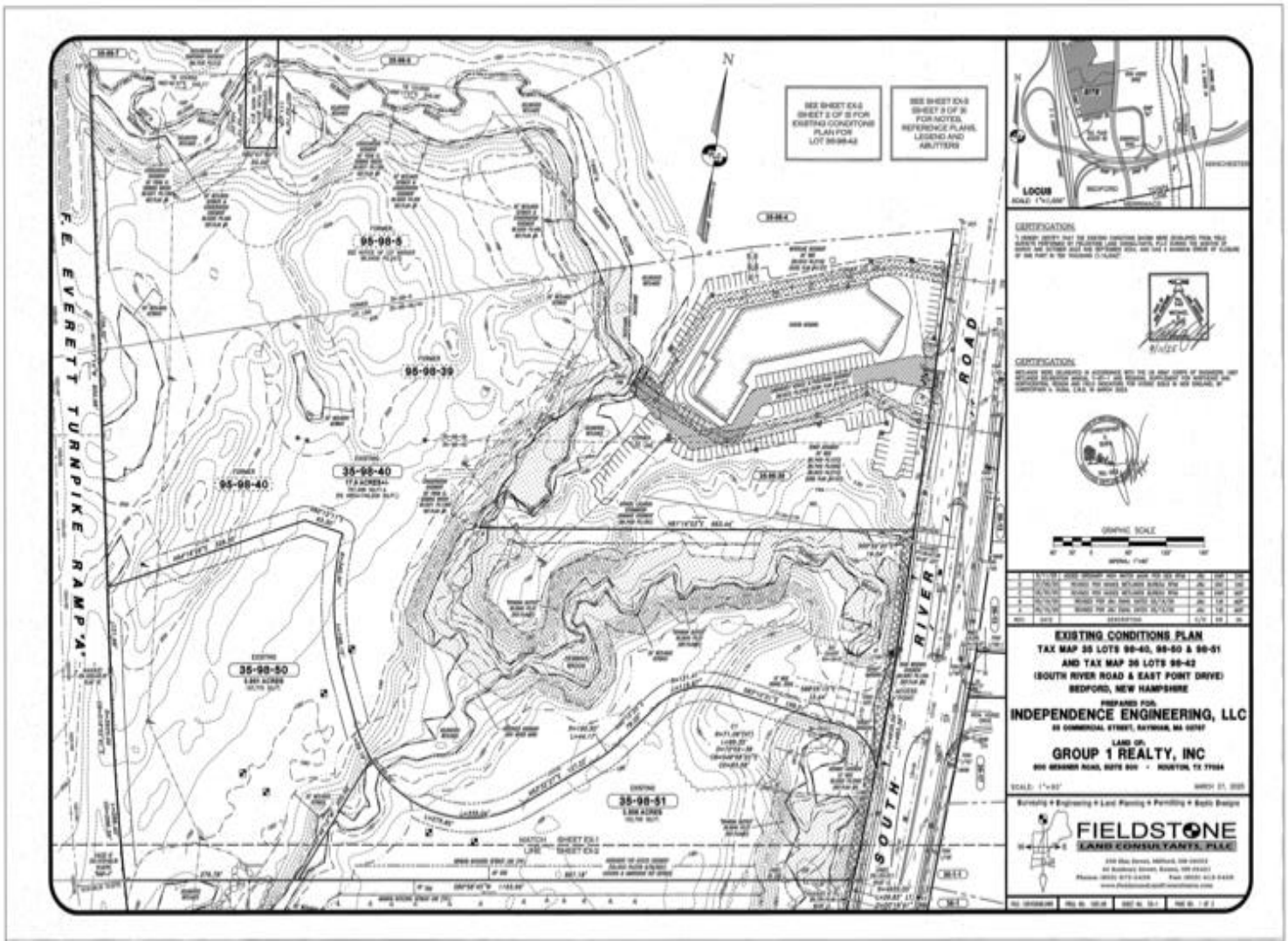
Offering Price: \$3,600,000

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Existing Conditions Plan



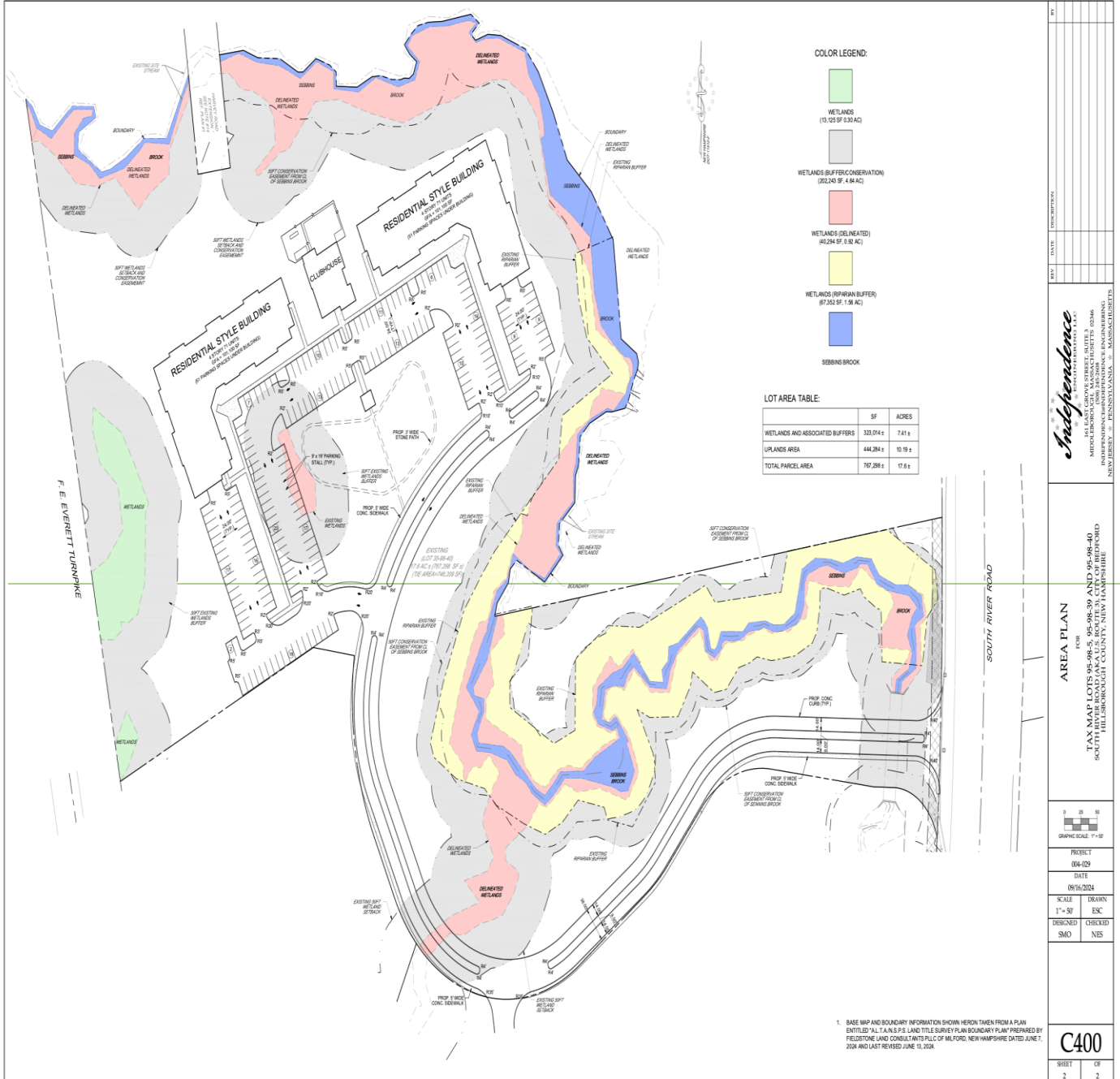
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Residential Concept Plan



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