

95-1



**SPERRY**  
COMMERCIAL REALTY ASSOCIATES

96

96-1

63

97

57-4

98

57-3

57-2

57

55

Fourth Range Road

Fifth Range Road

Dudley Hill Road

54

54-1

54-2

54-3



**DAVE TANGUAY**  
SENIOR ASSOCIATE  
603-674-1617



**SAHIL MARIPURI**  
ASSOCIATE  
603-858-4884

# HIGHLIGHTS

- **Sale Price:** \$1,125,000
- **3 Lots:** Total size 26.89 acres
- **Zoning:** R-3D
- **Previously engineered for 8 homes:** Preliminary work completed — foundation for quick entitlement and permitting
- **Convenient location:** Easy access to local roads and community services while still offering a private, rural residential feel
- **Ideal buyer:** Residential developer, small-scale homebuilder, or investor seeking a permitted-friendly site with short lead time to lot creation







## DESCRIPTION

**For sale are 3 separate parcels that are to be sold together for a housing development in Pembroke, NH.**

Prior engineering that was completed showed that 8 houses could be built on the site. Buyer to conduct their own due diligence to see if additional development of lots could occur on the parcel. The three parcels are listed below, and all are zoned R-3D.

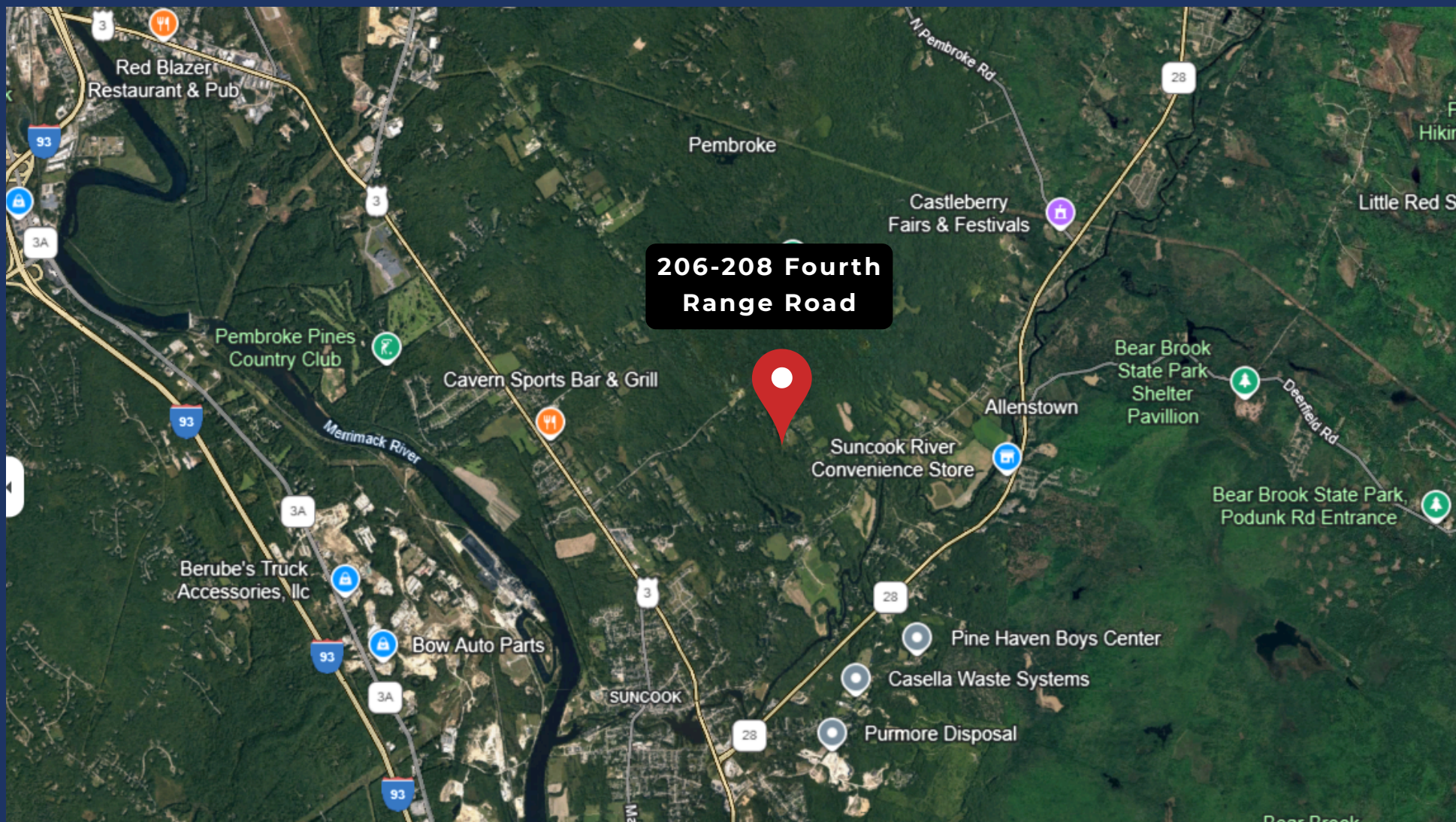
206-208 FOURTH RANGE RD 264/ / 54/ 1/ 2.34 acres

206-208 FOURTH RANGE RD 264/ / 97/ / 15.84 acres

156-158 DUDLEY HILL RD 264/ / 54/ 3/ 8.71 acres



# AERIAL VIEW



# ADVISOR BIO



## Sahil Maripuri

SPERRY-Commercial Realty Associates  
*Associate*

Sahil brings a unique blend of investment experience and technical expertise to his role at SPERRY, with a strong focus on multifamily real estate. As a former venture capital leader, he helped deploy over \$50 million into residential assets nationwide, including large-scale apartment complexes and SFR portfolios. He leverages this background to guide clients through complex investment decisions with clarity and confidence. Known for his professionalism and strategic mindset, Sahil is deeply committed to delivering value through thoughtful, solutions-oriented service tailored to each client's goals.



## Dave Tanguay

SPERRY-Commercial Realty Associates  
*Senior Associate*

Dave brings over 10 years of experience in sales within the business and office supply industry, where he developed a reputation for reliability, communication, and results. Known for his strong work ethic and dedication to client satisfaction, Dave focuses on building long-term relationships by listening closely to client needs and following through with precision. His approach ensures each client receives personalized service and consistent value throughout every stage of the process.