

FOR SALE | DEVELOPABLE LAND

680 Methodist Road | Westbrook, ME



OPEN SPACE TABLE

Total Open Space (SF)	158,236
Wetland	130,483
With any other unuseable land within Open Space Lot (slope) (square feet)	24,839
	202,844

Open Space Requirement Example - Total amounts subject to change depending on final lot size/number of lots
 Avg lot size: 46,011
 % of lot required for open space: 3.1%
 Development Fee: 848,501 / 143 Parcel
 Open Space Required: 26,150

Minimum Open Space Required
 Open Space Deficiency Requirement = 4 (cluster equivalent)
 Open Space Available: 158,236

LAND AREA CALCULATIONS
 PARCEL SIZE: 19.38 ACRES (844,192.8)
NET RESIDENTIAL CALCULATION:
 WETLANDS: 130,483 SQFT.
 SLOPES: 24,919 SQFT
 RIGHT-OF-WAY: 54,477 SQFT
 TOTAL UNUSABLE: 209,879 SQFT
 844,192.8 - 209,879 = 634,313.8 USABLE LAND
 634,313.8 / 40,000 = 15.85 TOTAL UNITS
 15 TOTAL UNITS
 TOTAL OPEN SPACE: 378,771 SQFT
 WETLAND: 130,483
 130,483 / 378,771 = 34%

19.92± AC DEVELOPABLE LOT

- Fully approved 9-lot subdivision with upside potential – one lot may be amended from single-family to four units (two duplexes), creating an opportunity for up to 12 total dwellings
- Ideal for builders or investors seeking scalable residential development
- Close proximity to Route 302 and downtown Westbrook
- Secluded hilltop cul-de-sac
- Site plans available

SALE PRICE: \$600,000

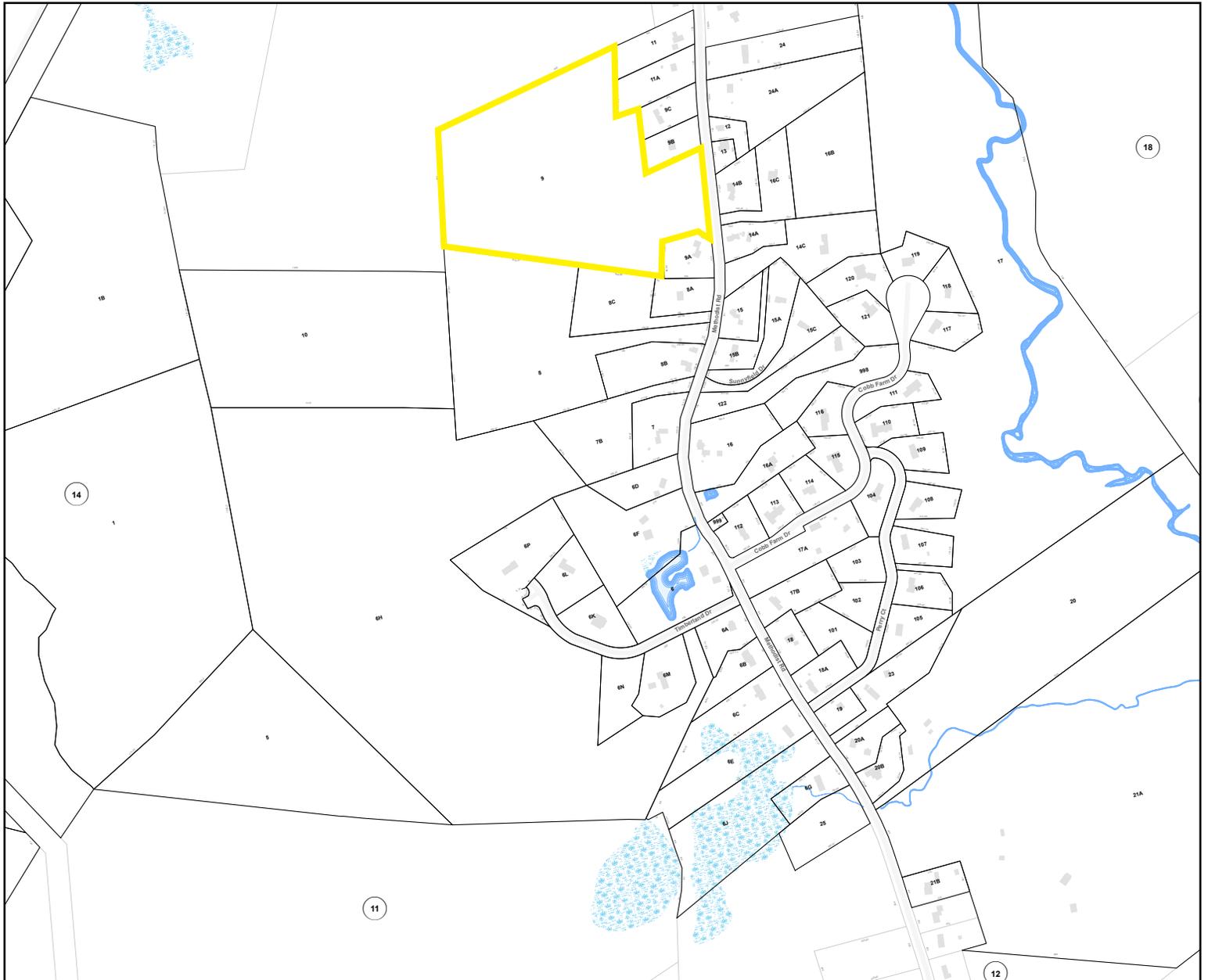


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TAX MAP

680 Methodist Road | Westbrook, ME



THREE MILE DEMOGRAPHICS

680 Methodist Road | Westbrook, ME



KEY FACTS

22,482

Population



2.4

Average Household Size

40.2

Median Age

\$103,472

Median Household Income

EDUCATION

3%

No High School Diploma



21%

High School Graduate



28%

Some College



48%

Bachelor's/Grad/Prof Degree

BUSINESS



1,129

Total Businesses



13,512

Total Employees

EMPLOYMENT



73%

White Collar



16%

Blue Collar



11%

Services

3.3%

Unemployment Rate

INCOME



\$103,472

Median Household Income



\$51,945

Per Capita Income



\$288,206

Median Net Worth

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (27.9%)

The smallest group: \$15,000 - \$24,999 (3.6%)

Indicator ▲	Value	Diff	
<\$15,000	4.9%	+0.1%	
\$15,000 - \$24,999	3.6%	-0.7%	
\$25,000 - \$34,999	6.1%	+1.1%	
\$35,000 - \$49,999	8.2%	+0.6%	
\$50,000 - \$74,999	13.0%	-0.5%	
\$75,000 - \$99,999	11.1%	-1.1%	
\$100,000 - \$149,999	27.9%	+4.1%	
\$150,000 - \$199,999	12.4%	+1.0%	
\$200,000+	12.7%	-4.1%	

Bars show deviation from Cumberland County

Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025).

FIVE MILE DEMOGRAPHICS

680 Methodist Road | Westbrook, ME



KEY FACTS

73,929

Population

41.9

Median Age

2.3

Average Household Size

\$103,948

Median Household Income

EDUCATION

3%

No High School Diploma



19%

High School Graduate



24%

Some College



55%

Bachelor's/Grad/Prof Degree

BUSINESS



3,084

Total Businesses



48,298

Total Employees

EMPLOYMENT



76%

White Collar



14%

Blue Collar



10%

Services

2.9%

Unemployment Rate

INCOME



\$103,948

Median Household Income



\$56,011

Per Capita Income



\$348,456

Median Net Worth

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (24.5%)

The smallest group: <\$15,000 (4.5%)

Indicator ▲	Value	Diff	
<\$15,000	4.5%	-0.3%	
\$15,000 - \$24,999	4.5%	+0.2%	
\$25,000 - \$34,999	5.4%	+0.4%	
\$35,000 - \$49,999	8.1%	+0.5%	
\$50,000 - \$74,999	12.4%	-1.1%	
\$75,000 - \$99,999	12.2%	0	
\$100,000 - \$149,999	24.5%	+0.7%	
\$150,000 - \$199,999	12.0%	+0.6%	
\$200,000+	16.3%	-1.1%	

Bars show deviation from Cumberland County

Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025).

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SUBJECT PROPERTY

PRIDE'S CORNER



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