



SPERRY
COMMERCIAL REALTY ASSOCIATES

**DEVELOPMENT
OPPORTUNITY
NEW HAMPTON, NH**

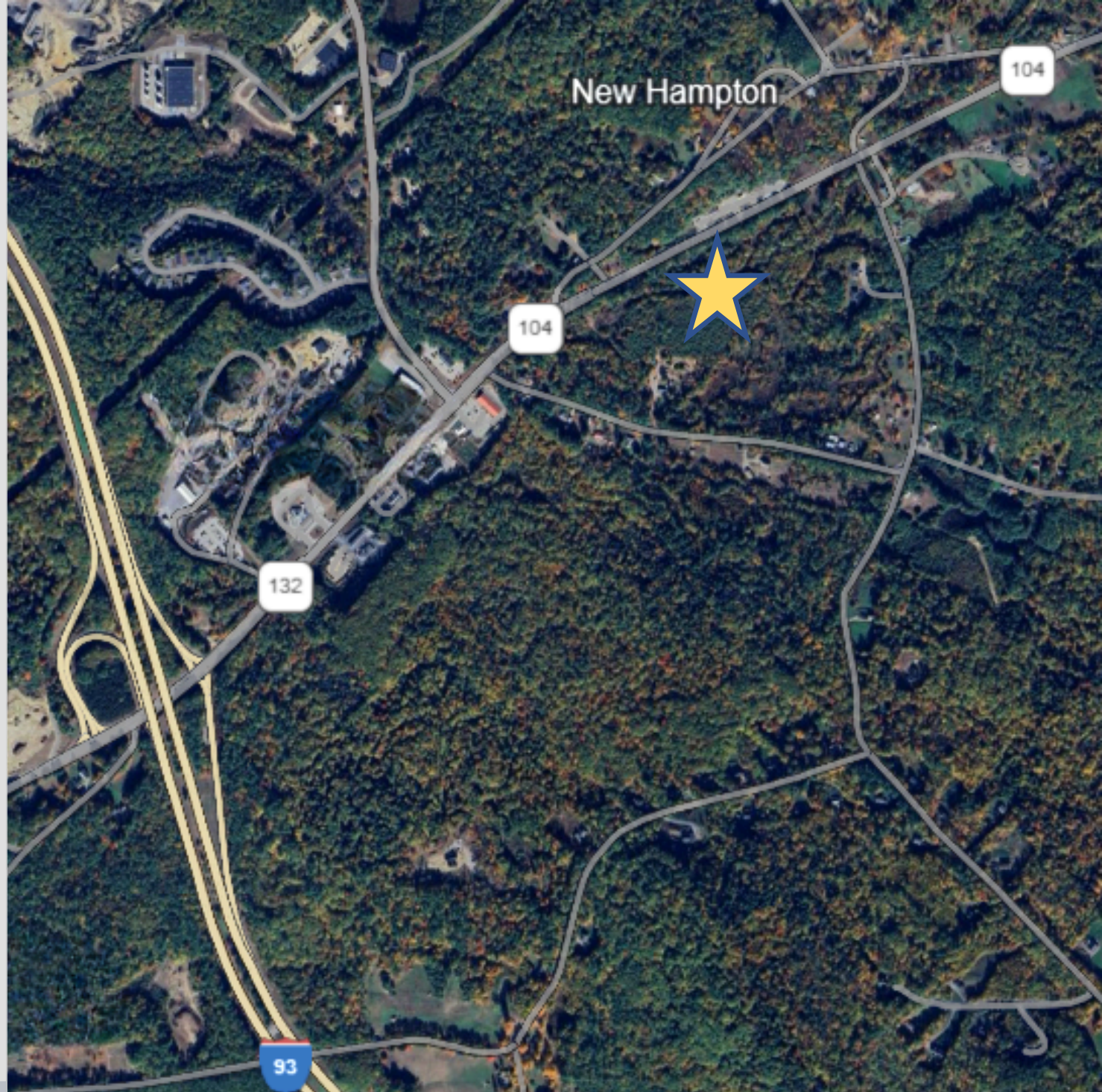
LAND FOR SALE



SAHIL MARIPURI
ASSOCIATE
603-858-4884



DAVE TANGUAY
SENIOR ASSOCIATE
603-674-1617



www.TheCREassociates.com | 603.262.3555 | 169 South River Road, Bedford, NH

HIGHLIGHTS

Sale Overview

- **Tax Map R4-79 Lot 2, New Hampton, NH 03256**
- **Sale Price:** \$600,000
- **Lot Size:** 5.04± Acres
- **Zoning:** BC2

Location Highlights

- Prime land offering with frontage along Route 104
- ±2 miles from I-93 (Exit 23), providing direct access to the Lakes Region, Plymouth, and central NH
- Situated just outside New Hampton's town center—offering both privacy and convenience
- Quick access to Route 132 and surrounding community amenities
- Nearby retailers include Dunkin', Maple Creamery Café & Market, and additional daily-use services

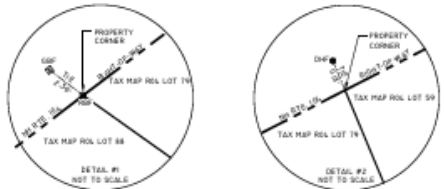
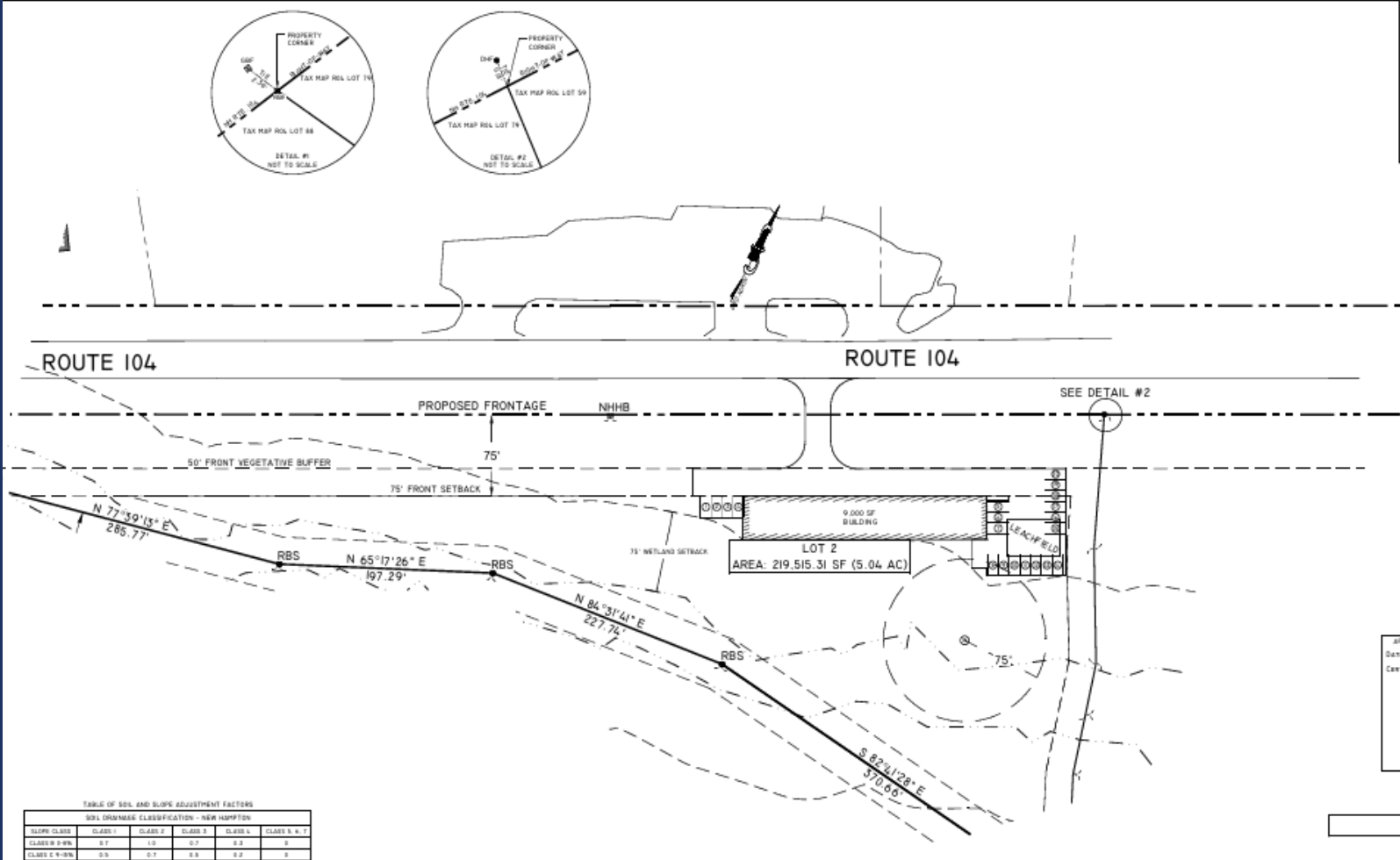
Area Advantages

- Strong visibility and easy travel for residential and commercial traffic
- Close to community assets such as New Hampton School, recreation amenities, and local businesses—driving steady year-round activity

Opportunity Summary

- Versatile site suitable for commercial, contractor/trade, or mixed-use development combines a convenient location, natural setting, and flexible development potential—providing a solid foundation for a wide range of future uses

PARCEL OVERVIEW



SYMBOL LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING PROPERTY TO LINE
---	STONE BOUND FOUND (SBF)
---	IRON ROD FOUND (IRF)
---	BRASS NAIL FOUND (BNF)
---	IRON PIPE FOUND (IPF)
---	RAILROAD TIE FOUND (RTF)
---	WE-BAR FOUND (WBF)

APPROVED BY THE TOWN OF NEW HAMPTON, NH PLANNING BOARD

Date Approved:	Date Signed:
Certified By:	SEAL

TABLE OF SOIL AND SLOPE ADJUSTMENT FACTORS

SOIL DRAINAGE CLASSIFICATION - NEW HAMPTON					
SLOPE CLASS	CLASS 1	CLASS 2	CLASS 3	CLASS 4	CLASS 5, 6, 7
CLASS 1 S-W	0.7	1.0	0.7	0.7	0
CLASS 2 S-W	0.5	0.7	0.5	0.5	0
CLASS 3 S-W	0	0.5	0.2	0	0
CLASS 4 S-W	0	0	0	0	0
CLASS 5 S-W	0	0	0	0	0

LOT SETTING CALCULATIONS

ADJUSTED AREA FOR SOIL AND SLOPE LOT 1 (SF)					
SLOPE CLASS	CLASS 1	CLASS 2	CLASS 3	CLASS 4	CLASS 5, 6, 7
CLASS 1 S-W	0	10,700	107,400	10,700	0
CLASS 2 S-W	0	0	16,710	0	0
CLASS 3 S-W	0	0	0	0	0
CLASS 4 S-W	0	0	0	0	0
CLASS 5 S-W	0	0	0	0	0
LOT 1 TOTAL	0	10,700	124,110	10,700	0

ADJUSTED AREA FOR SOIL AND SLOPE LOT 2 (SF)

SLOPE CLASS	CLASS 1	CLASS 2	CLASS 3	CLASS 4	CLASS 5, 6, 7
CLASS 1 S-W	0	0	44,760	0	0
CLASS 2 S-W	0	0	0	0	0
CLASS 3 S-W	0	0	0	0	0
CLASS 4 S-W	0	0	0	0	0
CLASS 5 S-W	0	0	0	0	0
LOT 2 TOTAL	0	0	44,760	0	0

PLAN OF RECORD

1. SEE PLAN ENTITLED "SUBDIVISION OF LAND FOR BARBARA HAMPTON NH ROUTE 104 & DRUM ROAD" IN THE SCALE OF 1"=100' BY LEFENE ENGINEERING AND ASSOCIATES INC. DATED JUNE 1, 1992 AND RECORDED AT THE RECORD AS L17-02.

2. SEE PLAN ENTITLED "PLAN OF LAND OF NEW HAMPTON PARS, LLC, TAX MAP R-4 LOT 59, SINGULAR HILL ROAD, NEW HAMPTON, NH IN THE SCALE OF 1"=50' BY DAVID H. KELLY ASSOCIATES, P.C. DATED DECEMBER 14, 2008 AND RECORDED AT RECORD AS L40-74.

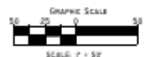
3. SEE PLAN ENTITLED "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, PLAN OF PROPOSED FEDERAL AID SECONDARY PROJECT NO. 330(2)" IN THE SCALE OF 1"=50' DATED FEBRUARY 26, 1963, ON RECORD AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION AS PROJECT NO. 3-001.

- GENERAL NOTES**
- THE PURPOSE OF THIS PLAN IS TO SHOW A SUBDIVISION OF LAND.
 - THE PROPERTY IS DESIGNATED TAX MAP REL LOT 079. THE PROPERTY IS 20.4 ACRES IN SIZE. THE OWNER OF RECORD IS J. HALL & ASSOCIATES, INC. PO BOX 102 ASHLAND, NH 03017 BOOK 3504 PAGE 509 COUNTY BELKNAP.
 - THE PROPERTY IS ZONED R-2.
 - TOWN OF NEW HAMPTON 90-2 SETBACKS:
 - 15' FRONT WITH 50' VEGETATIVE BUFFER WITHIN 25' SIDE YARD
 - 35' REAR
 - 15' SURFACE WATERWAY 1+ ACRES WETLANDS
 - 25' 0.25+1+1 ACRES WETLANDS
 - LOT COVERAGE:
 - MIN. MAXIMUM BUILDING AND IMPERMEABLE AREA COVER
 - BUILDINGS SHALL NOT BE HIGHER THAN 30'.

SUBDIVISION PLAN TAX MAP R04 LOT 79 ROUTE 104, NEW HAMPTON, NH 03256

PREPARED FOR:
LAKES REGION MOTOR CONDOS, LLC
35 TOWN LANE
LEE, NH 03801
BOOK 3354 PAGE 539

PREPARED BY:
HESS ENGINEERING & CONSTRUCTION CONSULTANTS, LLC
63 WEST STREET - P.O. BOX 498
ASHLAND, NH 03017
TEL: (603) 948-5844
WWW.HESSENGINEERINGLLC.COM



REV	DATE	DESCRIPTION	BY
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DATE: 10/6/25
JOB NO: 25008

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.