



Aerial – Approximate property outline shown

### Key Property Facts

<b>Asking Price</b>	\$1,800,000
<b>Total Acreage</b>	±120.91 Acres
<b>Location</b>	0 Colley Hill Road, Gray, ME 04039
<b>County</b>	Cumberland
<b>Zoning</b>	RRA (Rural Residential & Agricultural)
<b>Road Frontage</b>	±100' (public records)
<b>Parcels</b>	Map 25-42 and 25-422 (marketed together)
<b>Tax (2025)</b>	\$6,227
<b>MLS #</b>	1644673
<b>Setting</b>	Wooded; level; private dirt road

### Investment & Development Highlights

- Rare large-scale development opportunity across from Spring Meadows Golf Club.
- Multiple recorded access options support flexible subdivision planning.
- Conceptual layout explored in the range of ~55–60 homes (conceptual only; not approved).
- Utilities generally available nearby along public road frontage; extension subject to design and approvals.

### Access / Recorded Rights-of-Way

- 60' ROW from Route 100 / Lewiston Rd: 60-foot-wide strip to interior woods road; then ROW in common with others over existing woods road.
- 60' ROW from Magnolia Dr (Mayall Woods Subdivision): recorded plan shows 60' ROW for potential interconnection at end of Magnolia Drive (Plan Book 206, Page 465).
- Easement (Brandon/Pollard): easement from Mayall Road intended for any and all purposes a Town Road would be used for, including utilities (Doc #62159).

### RRA Zoning Snapshot

- Min. Lot Area: 80,000 SF
- Min. Street Frontage: 200' (Planning Board flexibility in subdivisions)
  - Min. Area per Dwelling Unit: 40,000 SF (private well)
    - Setbacks (Front/Side/Rear): 50' / 25' (15') / 50'
    - Max. Height: 35' Max. Lot Coverage: 10%