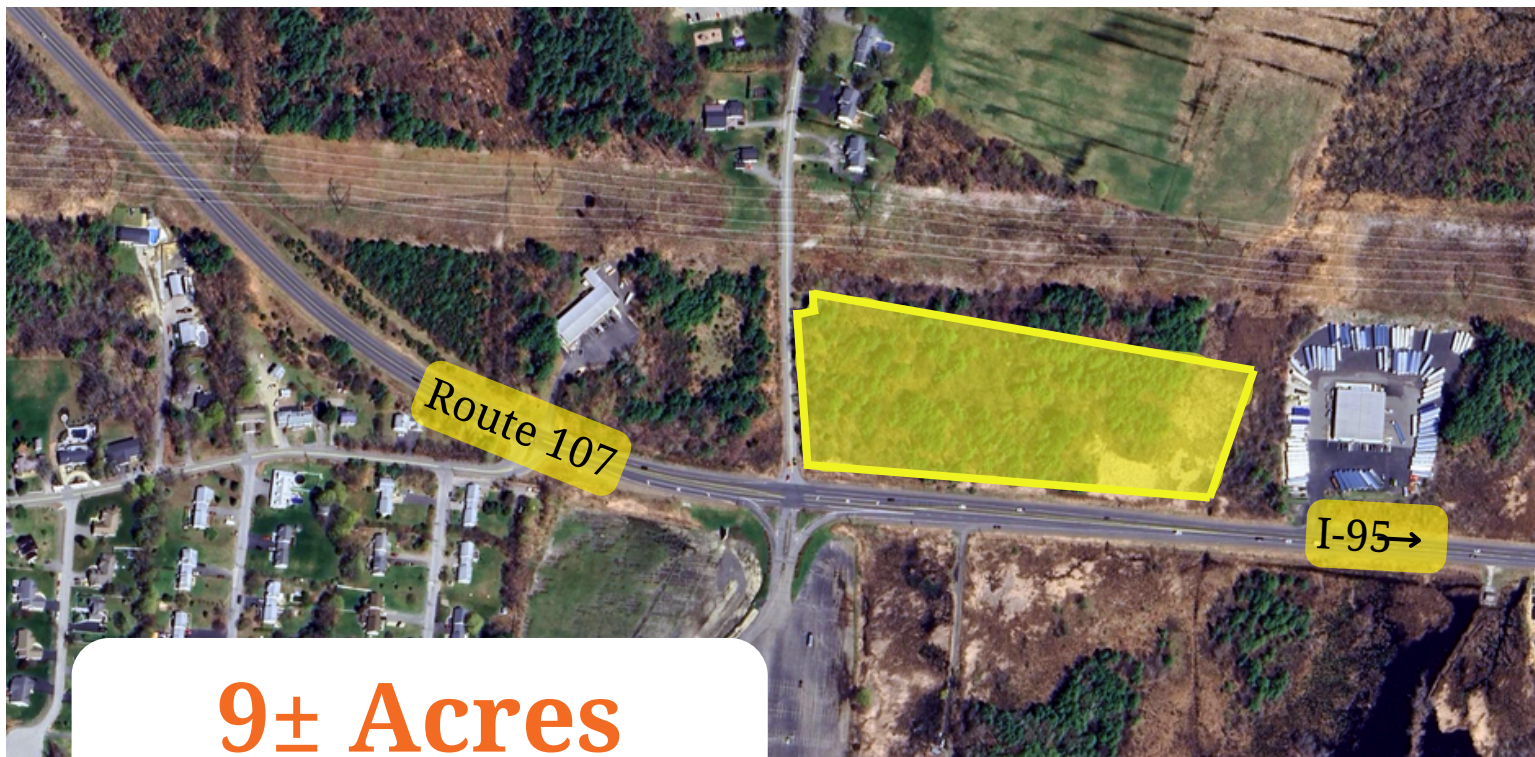


# For Sale // Prime Development Site



262 Route 107, Seabrook, NH 03874



## 9± Acres


### About:

9 +/- acres of raw land adjacent to the new casino and year-round entertainment complex “The Brook”, New Hampshire’s premier Casino destination and the state’s largest sportsbook location, “The DraftKings Sportsbook”.

Seabrook is a border town with Massachusetts and is located just 1-mile from I-95 (Exit 1) with municipal water & sewer with natural gas available.

### Contact Details:

 **Patti Visconte**

 603-498-6998

 [Patti.Visconte@SVN.com](mailto:Patti.Visconte@SVN.com)

### Zoning:

The commercial zone offers an opportunity for many uses including but not limited to many retail & service businesses, light industrial uses, hotels & motels, indoor recreational uses, some residential uses, restaurants (with or without drive-up windows), indoor self-storage, special events, agricultural & churches.





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262 Route 107, Seabrook, NH 03874



## Population

0.3 miles: 153  
0.5 miles: 556  
1 mile: 1,865



## Median Income

0.3 miles: \$130,828  
0.5 miles: \$132,005  
1 mile: \$134,208



## Total Households

0.3 miles: 67  
0.5 miles: 243  
1 mile: 807

## Property Overview:

**ACERAGE:** 9.0 ± AC

**SALE PRICE:** \$2,379,000

**ZONING:** Commercial

**TRAFFIC COUNT:** 10,542 VPD

## Property Highlights:

- 1,000 feet of frontage
- Corner lot
- Located on Route 107
- 1 mile from I-95 exit
- Municipal water & sewer at street
- Natural gas available
- Multiple uses allowed
- Excellent visibility