



POTENTIAL  
RESIDENTIAL  
DEVELOPMENT

**FOR SALE AND FOR LEASE**

**8 STARK ROAD,  
DERRY, NH 03038**

11+/- Acres Available

# PROPERTY INFORMATION



**FOR SALE AND FOR LEASE**  
**8 STARK ROAD, DERRY, NH 03038**  
SALE PRICE: \$1,400,000

## DESCRIPTION:

11+/- acres currently zoned CGA but potential to build 5 single family homes, 2 acre lots, located on scenic Stark Road, The property has a 90 day ROFR and an easement for a bill board. Buyer shall be responsible to pay current use tax. This is a prime development opportunity in a fast growing area of New Hampshire. Derry is located just under 15 miles from Manchester and 45 miles from Boston. This area is prime for additional real estate development.

## PROPERTY FEATURES:

- Potential for 5 Single Family Homes
- Only 15 miles from Manchester
- Only 45 miles from Boston
- Great opportunity in one of NH's fastest growing areas.

# DEMOGRAPHICS



## 2025 SUMMARY

2026 SUMMARY	2 MILE	5 MILE	10 MILE
Population	7,369	63,249	223,232
Households	2,711	24,956	87,617
Families	2,089	17,519	62,570
Avg HH Size	2.70	2.52	2.54
Median Age	42.7	43.1	43.7
Median HH Income	\$147,393	\$117,979	\$127,328
Avg HH Income	\$177,684	\$150,770	\$154,380

### BUSINESSES (10 MILE)



**9,167**

TOTAL BUSINESSES



**93,291**

TOTAL EMPLOYEES

### INCOME (10 MILE)



**\$127,328**

MEDIAN HH INCOME



**\$60,561**

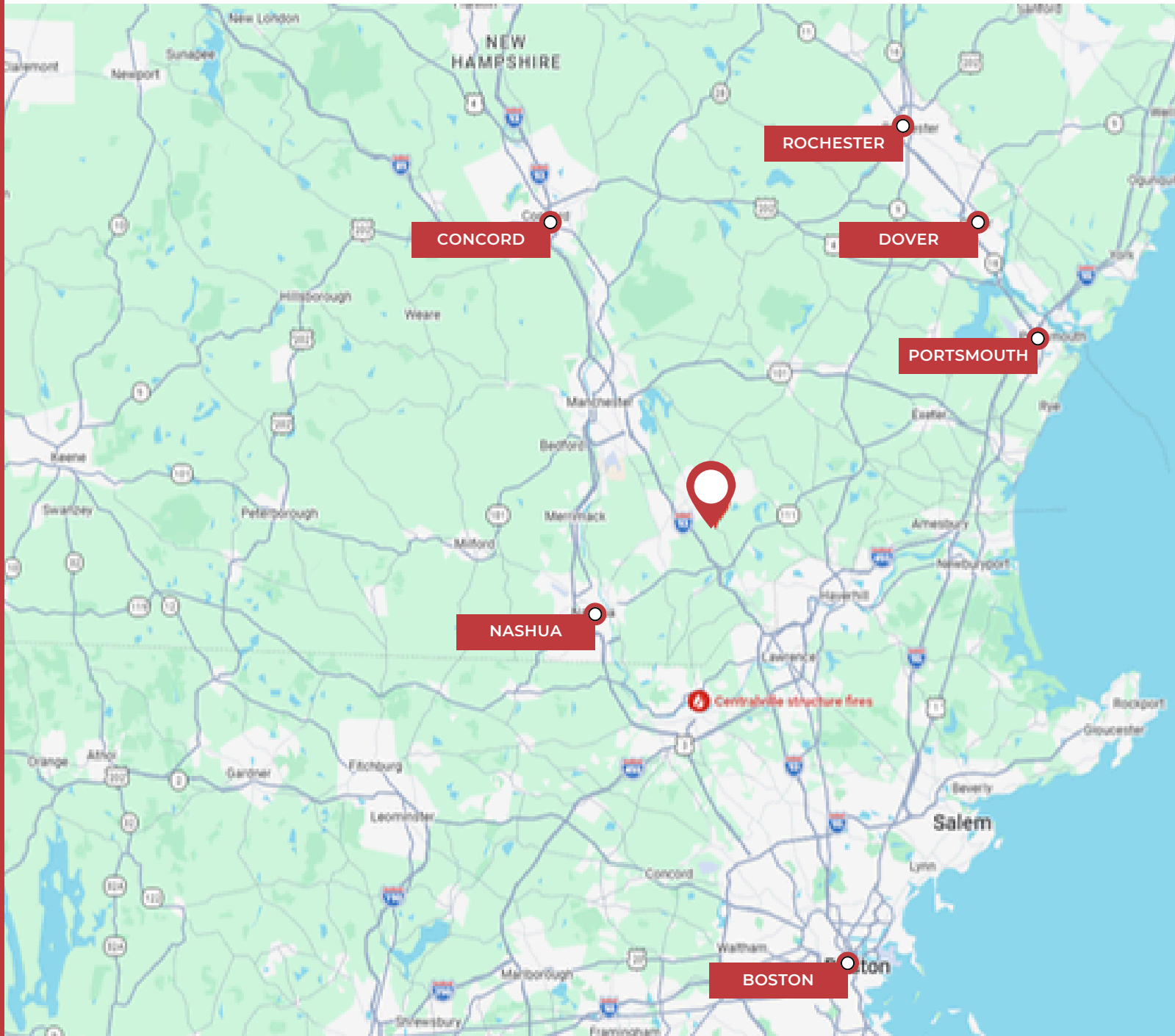
PER CAPITA INCOME



**\$630,136**

MEDIAN NET WORTH

# MAP LOCATOR



## DRIVE TIMES TO:

<b>Boston, MA</b>	1 hr 32 mins	<b>Rochester, NH</b>	1 hr 10 mins
<b>Concord, NH</b>	40 mins	<b>Dover, NH</b>	1 hr 4 mins
<b>Nashua, NH</b>	31 mins	<b>Portsmouth, NH</b>	1 hr 7 mins

# WETLANDS MAP

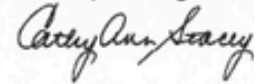


# PHOTOS



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E # 24036768 11/26/2024 10:38:08 AM  
Book 6588 Page 2238 Page 1 of 3  
Register of Deeds, Rockingham County



LCHIP	ROA693637	25.00
RECORDING		18.00
SURCHARGE		2.00

### DEED WITHOUT COVENANTS

For consideration received, Marjorie A. Palmer, as Trustee of The Marjorie A. Palmer Revocable Trust 2007, as amended, with a mailing address of 91 Warner Hill Road, Derry, NH 03038 ("Grantor") hereby grants to David A. Palmer, with a mailing address of 22 Pierce Street, Concord, NH 03301 ("Grantee"), without covenants, the following:

The certain two (2) tracts or parcels of land in Derry, Rockingham County, New Hampshire, with the buildings and, except as provided below, the improvements thereon, described as MAP 03 LOT 129 and MAP 03 LOT 76 as shown on a plan of land entitled "BOUNDARY PLAT MAP 3 LOTS 74, 76, 128, & 129 #202 ROCKINGHAM RD, #8 & #14 STARK RD; & #2 KILREA RD DERRY, NEW HAMPSHIRE MAY 31, 2018", PREPARED FOR /OWNER: THE MARJORIE A. PALMER REVOCABLE- TRUST 2007 MARJORIE A. PALMER, TRUSTEE 91 WARNER HILL ROAD DERRY NH, 03036 SCALE: 1" = 100' SHEET 1 OF 1 PREPARED BY: Promised Land Survey, LLC 60 Crystal Ave, Unit A Derry, New Hampshire 03038, and recorded at the Rockingham County Registry of Deeds as Plan Number D-42128 (the "Plan").

Meaning and intending to describe and convey a portion of the premises described in the Quitclaim Deed of Marjorie A. Palmer to Marjorie A. Palmer, as Trustee of The Marjorie A. Palmer Revocable Trust 2007 recorded in the Rockingham County Registry of Deed in Book 5844, Page 1702.

This conveyance is made upon and subject to: (i) the certain Easement Deed made by Grantor in favor of Palmer and Gardner, LLC of even or near even date and recorded herewith (the "Easement Deed"); and (ii) all matters of record, including without limitation, all matters shown on the Plan. Excepted and reserved from this conveyance are any rights or interests in the Billboard (as defined in the Easement Deed) or any related improvements or facilities notwithstanding the annexation thereof to the land, all of such rights and interests having been conveyed to Palmer and Gardner, LLC pursuant to the Easement Deed.

Grantor hereby reserves to Grantor and Grantor's successors and assigns as evidenced by instruments filed with the Rockingham County Registry of Deeds (collectively, the "ROFR Holder") a right of first refusal of the interest of Grantee and Grantee's successors and assigns regarding the premises hereby conveyed whereby the Grantee or any of Grantee's successors or assigns desiring to sell or transfer the premises or any part thereof or interest therein (a "Transferring Owner") shall serve a right of first refusal written notice upon the ROFR Holder, identifying the name and address of the third party desiring to purchase the same, with a copy of any written offer and any applicable correspondence attached to it (the "ROFR Notice"). The Transferring Owner shall provide all information about the

# DEEDS, CONT.

Book: 6588 Page: 2239

proposed transferee and proposed transaction as may be reasonably requested by the ROFR Holder. The ROFR Holder shall have the exclusive right and option, to be exercised by giving written notice to the Transferring Owner within ninety (90) days from its receipt of the ROFR Notice (the "Option Period") to purchase the interest proposed to be transferred at a purchase price and upon terms no less favorable than those to be paid or performed by the third party for a closing to occur within sixty (60) days following the expiration of the Option Period or such later date, if any, contained in the terms offered to the proposed transferee. The right of first refusal hereby created shall survive involuntary transfers of any part of the premises or interest therein, including any transfers by operation of law, or the attachment, levy, bankruptcy, insolvency, death or incapacity of Grantee or Grantee's successors or assigns.

The undersigned trustee(s) as Trustee(s) under The Marjorie A. Palmer Revocable Trust 2007 created by Marjorie A. Palmer as grantor under trust agreement dated January 23, 2007, as amended to the date hereof, and thereto have full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

The above premises are not subject to homestead or marital rights.

This conveyance is not subject to New Hampshire Real Estate Transfer Tax pursuant to RSA 78-B:2 IX because it is a non-contractual transfer, being a gift.

Executed this 25<sup>th</sup> day of Nov, 2024.



Marjorie A. Palmer, as Trustee of The Marjorie A. Palmer Revocable Trust 2007, as amended

## ACCEPTANCE OF GRANTEE

By acceptance of the within Deed Without Covenants, for consideration received, the above-name Grantee, David A. Palmer, for himself and his successors and assigns, does hereby agree to fully abide by and perform, as and when required, each covenant and other requirement applicable as owner or successor owner of the above-described property by virtue of the above provisions and/or those set forth in the Easement Deed (as defined above).

Executed this 25<sup>th</sup> day of Nov, 2024.



David A. Palmer

# DEEDS, CONT.

Book: 6588 Page: 2240

State of New Hampshire  
County of Hillsborough

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of Nov, 2024, by Marjorie A. Palmer, in her capacity as Trustee of The Marjorie A. Palmer Revocable Trust 2007, as amended.



Bertrand A. Zalinsky  
Notary Public/Justice of the Peace  
Print Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

State of New Hampshire  
County of Hillsborough

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of Nov, 2024, by David A. Palmer.

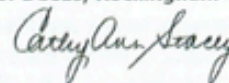


Bertrand A. Zalinsky  
Notary Public/Justice of the Peace  
Print Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

# DEEDS, CONT.

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E # 24028991 09/25/2024 10:17:56 AM  
Book 6574 Page 2516 Page 1 of 3  
Register of Deeds, Rockingham County



LCHIP	ROA687949	25.00
TRANSFER TAX	RO132187	40.00
RECORDING		18.00
SURCHARGE		2.00

## EASEMENT DEED

For consideration received, Marjorie A. Palmer, as Trustee of The Marjorie A. Palmer Revocable Trust 2007, as amended, with mailing address of 91 Warner Hill Road, Derry, NH 03038 ("Grantor") hereby grants to Palmer and Gardner, LLC, a New Hampshire limited liability company, with a mailing address of 91 Warner Hill Road, Derry, NH 03038 ("Grantee"), without covenants, the following:

The certain exclusive easements, rights and interests more particularly described below in and over a portion the certain property of the Grantor situated in Derry, County of Rockingham and State of New Hampshire being MAP 03 LOT 129 ("Lot 129") as shown on a plan of land entitled, "BOUNDARY PLAT MAP 3 LOTS 74, 76, 128, & 129 #202 ROCKINGHAM RD, #8 & #14 STARK RD; & #2 KILREA RD DERRY, NEW HAMPSHIRE MAY 31, 2018", PREPARED FOR /OWNER: THE MARJORIE A. PALMER REVOCABLE TRUST 2007 MARJORIE A. PALMER, TRUSTEE 91 WARNER HILL ROAD DERRY NH, 03036 SCALE: 1" = 100' SHEET 1 OF 1 PREPARED BY: Promised Land Survey, LLC 60 Crystal Ave, Unit A Derry, New Hampshire 03038, and recorded at the Rockingham County Registry of Deeds as Plan Number D-42128 (the "Plan") more particularly bounded and described as the portion of Lot 129 forming a strip of land seventy (70) feet in width lying adjacent to, parallel with, and immediately southeasterly of the southerly boundary of MAP 03 LOT 129-1 with Lot 129 ("Lot 129-1 Boundary"), the course for which boundary is described on the Plan as having a course of S 69° 20' 33" W (the "Easement Area"). The Easement Area is bounded on the west by Rockingham Rd (NH Rte. 28) and is bounded on the east by a line forming a right angle with the Lot 129-1 Boundary, which line measures one hundred (100) feet from Rockingham Rd (NH Rte. 28) at its closest point thereto, namely along the southerly boundary of the Easement Area herein described.

Grantor hereby conveys to Grantee the exclusive easement and right to access, improve, maintain, repair, replace and/or reconstruct the billboard and incidental advertising display facilities currently located on the Easement Area as such billboard and facilities may be expanded and improved to enhance the economic potential thereof (collectively, the "Billboard"). Without implied limitation, the easements and rights hereby conveyed include: (i) the easement and right of Grantee to enter on foot or by motorized equipment or vehicle on the Easement Area to access, improve, maintain, repair, replace and/or reconstruct the Billboard and for related purposes, including display changes and enhancements, landscaping, irrigation and lighting (with above and/or below ground easements and rights to install, maintain, repair, replace and reinstall all related facilities, including electrical and/or data lines); and (ii) the right of Grantee to lease and/or license the Billboard along with all rights in or to the Easement Area hereby conveyed by Grantor to third-parties from time to time.

Grantor for itself and its successors and assigns covenants: (i) that no building, structure or use will encroach upon the Easement Area which in the reasonable judgment of Grantee or its successors or assigns might unreasonably interfere with easements, rights or interests hereby granted to Grantee; (ii) that no building or structure shall be erected, placed or permitted to exist on Lot 129 which interferes with a clear line of sight from Rockingham Rd (NH Rte. 28) to the Billboard or which, in the reasonable judgment of Grantee or its successors or assigns, might unreasonably interfere with easements, rights or

# DEEDS, CONT.

Book: 6574 Page: 2517

interests hereby granted to Grantee; (iii) at the sole cost and expense of Grantor and its successors and assigns, to maintain the trees, bushes and other vegetation or landscaping on the Easement Area and Lot 129 to preserve a clear line of sight from Rockingham Rd (NH Rte. 28) as reasonably directed by Grantee or its successors or assigns; and (iv) to reasonably cooperate with Grantee and its successors and assigns in obtaining any entitlements, approvals, authorizations and permits desired in order for Grantee and its successors and assigns to develop, construct, use and operate the Billboard. Such cooperation shall include, without limitation, cooperating by executing and delivering any documents required to be signed by the owner of the land in order to pursue such entitlements, approvals, authorizations or permits or in prosecuting or contesting any appeals thereof.

Grantor does hereby sell, assign, transfer, convey and deliver to Grantee and its successors and assigns all of Grantor's rights, title and interest in and to the Billboard and related improvements and facilities its/their sole property notwithstanding the annexation thereof to the land, and free of any present or future interests or claims of Grantor or its successors or assigns.

The easements, rights and interests described herein shall: (i) be effective commencing on the date of execution and recordation of this instrument in the registry of deeds and shall remain in full force and effect thereafter in perpetuity; and (ii) inure to the benefit of Grantee and Grantee's heirs, successors, devisees, assigns, designees, agents and licensees under outdoor advertising contracts or otherwise, and be binding upon Grantor and Grantor's heirs, successors, devisees, assigns, tenants and occupants; in each case as easements, rights and interests in gross to the fullest extent permitted by law.

Meaning and intending to describe and convey easements, rights and interests in the Easement Area, being a portion of the premises described in the Quitclaim Deed of Marjorie A. Palmer to Marjorie A. Palmer, as Trustee of The Marjorie A. Palmer Revocable Trust 2007, as amended recorded in the Rockingham County Registry of Deeds in Book 5844, Page 1702.

The undersigned trustee(s) as Trustee(s) under The Marjorie A. Palmer Revocable Trust 2007 created by Marjorie A. Palmer as grantor under trust agreement dated January 23, 2007, as amended to the date hereof, and thereto have full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

This is not homestead property.

This conveyance is not subject to New Hampshire Real Estate Transfer Tax pursuant to RSA 78-B:2 XXII because (a) No consideration is exchanged for the transfer of the real estate; and (b) The direct or indirect owners of the parties to the transfer remain the same before and after the transfer of the real estate, the respective ownership percentages of each are identical, and the combined assets and liabilities of the transferor and transferee remain the same except with respect to the real estate.

[Signature page follows.]

# DEEDS, CONT.

Book: 6574 Page: 2518

Executed this 21 day of SEPTEMBER, 2024.

*Marjorie A. Palmer*

Marjorie A. Palmer, as Trustee of The Marjorie A. Palmer Revocable Trust 2007, as amended

State of New Hampshire

County of Hillsborough

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of Sept, 2024, by Marjorie A. Palmer, in her capacity as Trustee of The Marjorie A. Palmer Revocable Trust 2007, as amended.



*Bertrand A. Zalinsky*

Notary Public/Justice of the Peace

Print Name: \_\_\_\_\_

My commission expires: \_\_\_\_\_

# TAX CARDS

## 8 STARK RD

Location 8 STARK RD

Mblu 03/ 129/ //

Acct#

Owner PALMER DAVID A

Assessment \$4,297

PID 10213

Building Count 1

### Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$0	\$4,297	\$4,297

### Owner of Record

Owner PALMER DAVID A  
 Co-Owner  
 Address 22 PIERCE ST  
 CONCORD, NH 03301

Sale Price \$0  
 Book & Page 6588/2238  
 Sale Date 11/26/2024  
 Instrument 38

### Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
PALMER DAVID A	\$0	6588/2238	38	11/26/2024
MARJORIE A PALMER REVOCABLE TRUST 2007	\$0	5844/1702	44	08/14/2017
PALMER MARJORIE A	\$0	5844/1697	44	08/14/2017
PALMER WILBUR H TRUSTEE 1/2 INT	\$0	4774/1476	38	03/09/2007
PALMER WILBUR H	\$0	0000/0000		

### Building Information

#### Building 1 : Section 1

Year Built:  
 Living Area: 0  
 Replacement Cost: \$0  
 Building Percent Good:  
 Replacement Cost  
 Less Depreciation: \$0

# TAX CARDS, CONT.

Building Attributes	
Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Total Fixtures	
Attic	
Bsmt	
Num Park	
Fireplaces	
MHP	
Fndtn Cndtn	
Basement	

## Building Photo



([https://images.vgsi.com/photos/DerryNHPhotos/10018/10213\\_18304.JPG](https://images.vgsi.com/photos/DerryNHPhotos/10018/10213_18304.JPG))

## Building Layout

(ParcelSketch.aspx?pid=10213&bid=10213)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

## Extra Features

Extra Features	Legend
No Data for Extra Features	

# TAX CARDS, CONT.

## Land

### Land Use

**Use Code** 6000  
**Description** FARM  
**Zone** GC4  
**Neighborhood** 330  
**Alt Land Appr** No  
**Category**

### Land Line Valuation

**Size (Acres)** 10.11  
**Frontage**  
**Depth**  
**Assessed Value** \$4,297

## Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

## Valuation History

Valuation Year	Assessment		
	Improvements	Land	Total
2025	\$0	\$4,297	\$4,297
2024	\$0	\$4,297	\$4,297
2023	\$0	\$4,297	\$4,297

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# TAX CARDS, CONT.

202 ROCKINGHAM RD

Location 202 ROCKINGHAM RD

Mblu 03/076/11

Acct#

Owner PALMER DAVID A

Assessment \$391

PID 10183

Building Count 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$0	\$391	\$391

## Owner of Record

Owner PALMER DAVID A  
 Co-Owner  
 Address 22 PIERCE ST  
 CONCORD, NH 03301

Sale Price \$0  
 Book & Page 6588/2238  
 Sale Date 11/26/2024  
 Instrument 38

## Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
PALMER DAVID A	\$0	6588/2238	38	11/26/2024
MARJORIE A PALMER REVOCABLE TRUST 2007	\$0	5844/1702	44	08/14/2017
PALMER MARJORIE A	\$0	5844/1697	44	08/14/2017
PALMER WILBUR H TRUSTEE 1/2 INT	\$0	4774/1482	38	03/09/2007
PALMER WILBUR H	\$0	3001/0591	1B	08/01/1993

## Building Information

### Building 1 : Section 1

Year Built:  
 Living Area: 0  
 Replacement Cost: \$0  
 Building Percent Good:  
 Replacement Cost  
 Less Depreciation: \$0

# TAX CARDS, CONT.

Building Attributes	
Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Total Fixtures	
Attic	
Bsmt	
Num Park	
Fireplaces	
MHP	
Fndtn Cndtn	
Basement	

## Building Photo



([https://images.vgsi.com/photos/DerryNHPhotos/10018110183\\_18213.JPG](https://images.vgsi.com/photos/DerryNHPhotos/10018110183_18213.JPG))

## Building Layout

(ParcelSketch.aspx?pid=10183&bid=10183)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

## Extra Features

Extra Features	Legend
No Data for Extra Features	

# TAX CARDS, CONT.

## Land

### Land Use

Use Code 6000  
 Description FARM  
 Zone GC4  
 Neighborhood 330  
 Alt Land Appr No  
 Category

### Land Line Valuation

Size (Acres) 0.92  
 Frontage  
 Depth  
 Assessed Value \$391

## Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

## Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$0	\$391	\$391
2024	\$0	\$391	\$391
2023	\$0	\$391	\$391

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# CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

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PRESENTED BY:

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**JUDY NILES-SIMMONS**

**SENIOR ADVISOR**

tel (603) 668-7000

mobile (603) 496-4516

[judy@nainorwoodgroup.com](mailto:judy@nainorwoodgroup.com)

**CHRISTOPHER NORWOOD**

**PRESIDENT**

tel (603) 668-7000

[cnorwood@nainorwoodgroup.com](mailto:cnorwood@nainorwoodgroup.com)

**JESSE SHAW**

**ADVISOR**

tel (603) 637-2254

mobile (603) 391-1254

[jshaw@nainorwoodgroup.com](mailto:jshaw@nainorwoodgroup.com)



Commercial Real Estate Services, Worldwide

**NAI Norwood Group**

116 South River Road

Bedford, NH 03110

[www.nainorwoodgroup.com](http://www.nainorwoodgroup.com)