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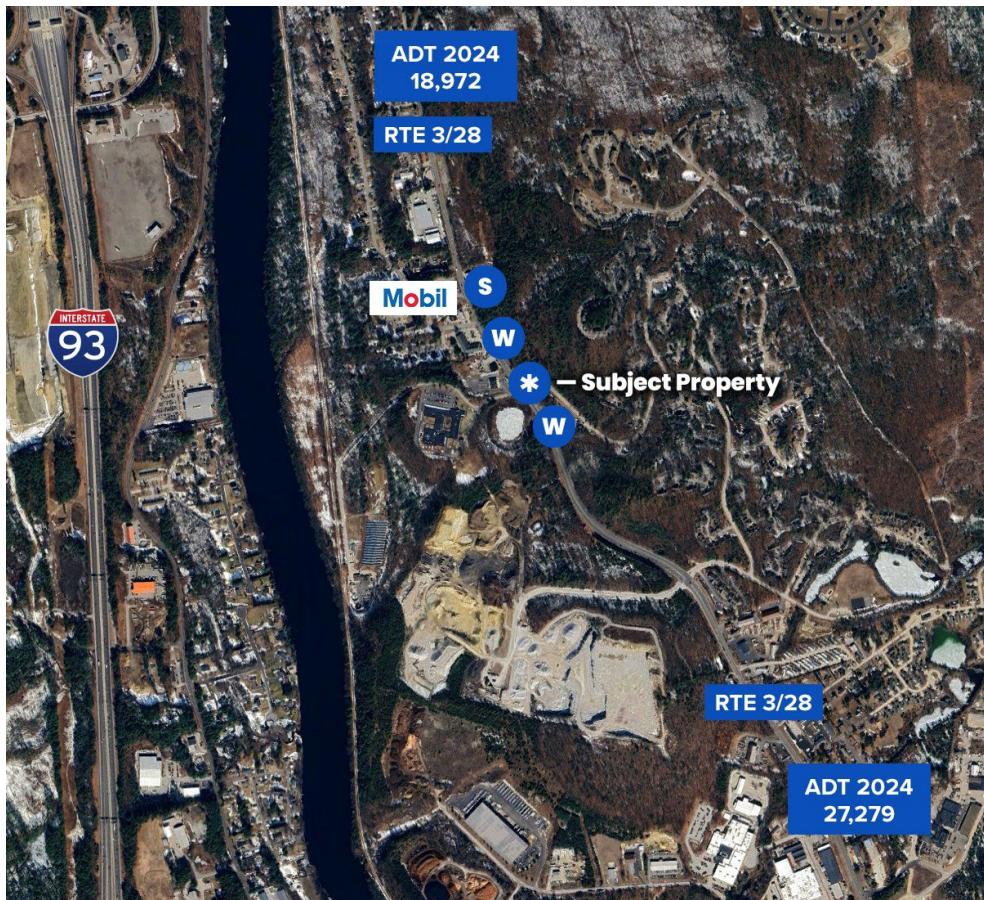
FOR SALE COMMERCIAL LAND

LOCATION: 1471 Hooksett Road (Rt 3/28) Hooksett NH

ACCESS: Lighted interchange from Route 3/28 through Thames Road to the site

LAND: 3.60 acres **MAP/LOT:** 18/9

FRONTAGE: 935' on Route 3/28



ADT: 1.2 miles north of the Subject Property the ADT in 2024 was **18,972** (10,151 NB and 8,221 SB). Approximately 1 mile south of the Subject Property the ADT in 2024 was **27,279** (14,018 NB and 13,278 SB).

Approved micro home rental development

49

Villages at Granite Hill

**1471 HOOKSETT
ROAD**

9

1971.08

935.60

457.41

181.85

75.24

Thames
Road

Lighted
Interchange

Hooksett Rd

Hooksett Rd

W

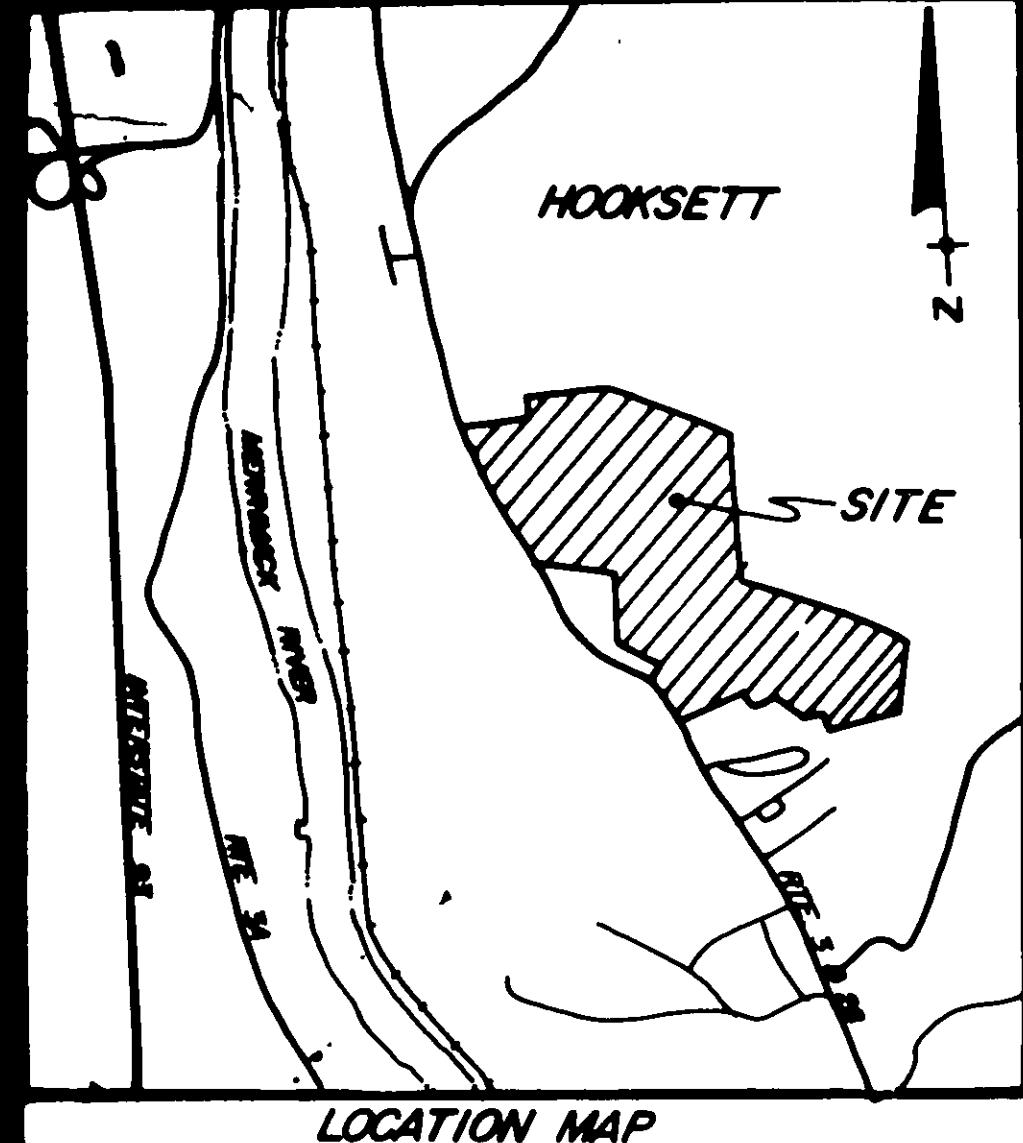
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3



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1 of 5 sheets



#11209 Recorded Aug. 25 1:55pm 1989 Attest: Thomas E. Brown, Deputy Register

NOTES:

- 1.) THIS PLAT REPRESENTS A RE-SUBDIVISION OF LOT I AS SHOWN ON THE REFERENCE PLAN.
- 2.) LOT AREAS ARE AS SHOWN.
- 3.) TAX MAP REFERENCE TO PARCEL IS SHEET 18 PARCELS 10 & 11.
- 4.) PARCEL IS ZONED COMMERCIAL.
- 5.) SITE IS SERVED BY MUNICIPAL WATER AND SEWER.
- 6.) BUILDING SETBACKS ARE: FRONT 50', SIDE 25', REAR 20'.

- 7.) LOT SCHEDULE: TAX MAP-LOT # 18-11-1 18-11-5 LOT AREA 135.853 AC. 3.68 AC. FRONTAGE 5,500' 1,231.96'
- 8.) AREA OF TAX MAP LOT 11-1 PRIOR TO THIS SUBDIVISION: 138.45 ACRES
- 9.) MONUMENTATION SHALL BE PROVIDED AS REQUIRED BY THE TOWN OF HOOKSETT SUBDIVISION REGULATIONS: a. R.R.W. BEING USED AS A ROAD, 10' WIDE AND EVERY 500 FT. LONG TANGENT SECTION 15' 5" W. BOUNDS ARE REQUIRED. b. PROPERTY CORNERS SHALL BE MARKED WITH 4" X 4" STONE OR CONCRETE BOUNDS. c. EASEMENT ADJACENT TO LOT 5 ALSO TO BE BOUNDED IN COMPLIANCE WITH a. & b. ABOVE.
- 10.) SHEET 18 LOT 11-5 TO HAVE STREET ADDRESS OF 5 THAMES ROAD.
- 11.) EASEMENT SHOWN ALONG NORTHERLY AND WESTERLY BOUNDARY OF PARCEL 18-11-5 TO BE USED FOR ROAD FRONTAGE, BUILDING SETBACK, PARKING AREA, LOT ACCESS, ETC. AND IS NOT TO BE USED FOR CONSTRUCTION. EASEMENT AREA IS 1.99 ACRES. TOTAL USABLE LOT AREA OF PARCEL 18-11-5 IS THEN 3.63 ACRES - 1.99 ACRES = 5.68 ACRES.

REFERENCE PLAN:

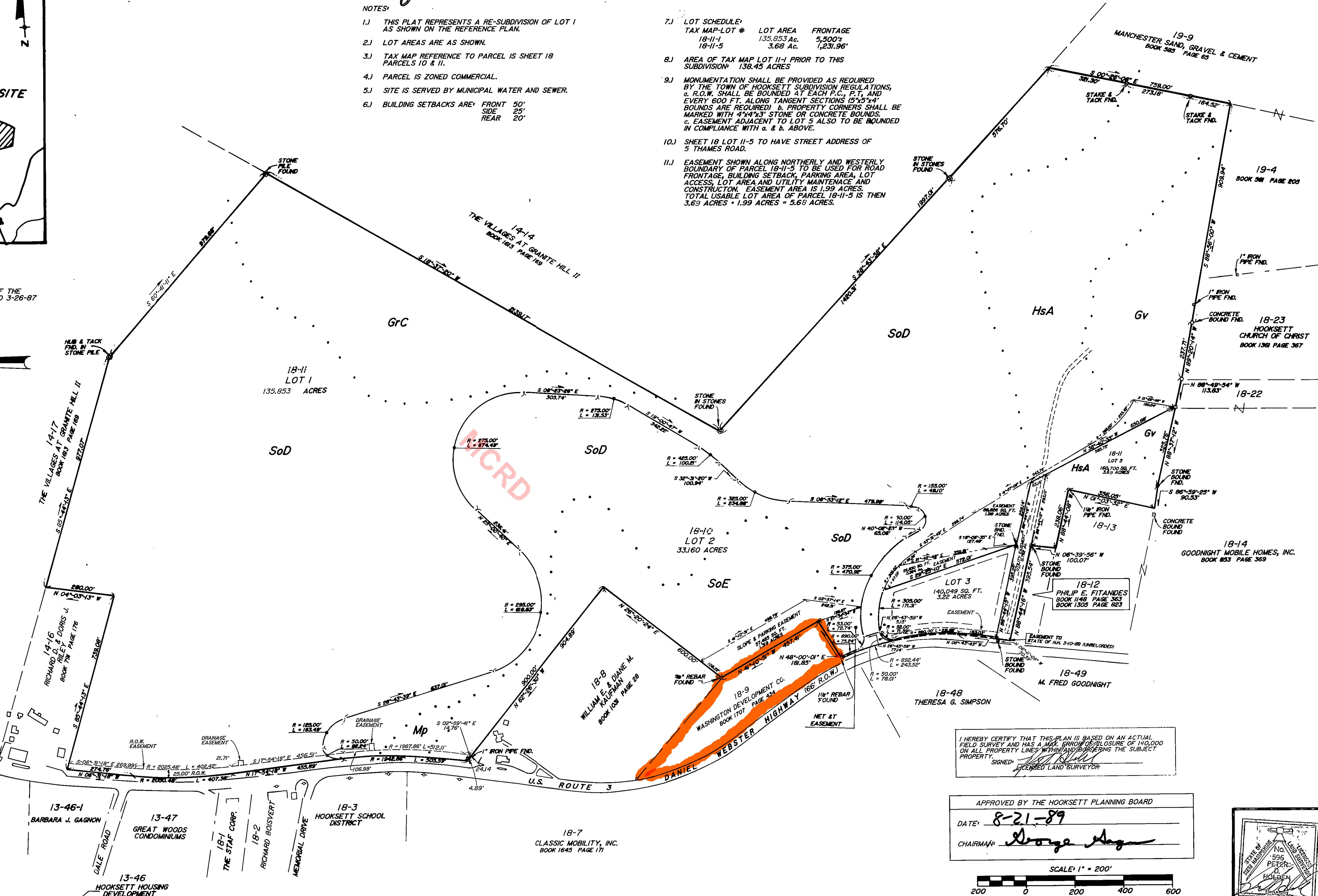
"CONSOLIDATION AND RE-SUBDIVISION OF THE LAND OF THE VILLAGES AT GRANITE HILL" SCALE: 1" = 100' DATED 3-26-87 BY THIS OFFICE. (M.C.R.D. PLAN NO. 9591).



SOILS LEGEND

Gc - Gloucester Very Stony Sandy Loam, 8-15% SLOPES
SoD - Shapleigh-Gloucester Extremely Rocky Sandy Loam, 8-25% SLOPES
SoE - Shapleigh-Gloucester Extremely Rocky Sandy Loam, 25-60% SLOPES
HsA - Hinckley Loamy Sand, 0-3% SLOPES
Gv - Gravel Pit
Mp - Muck and Peat

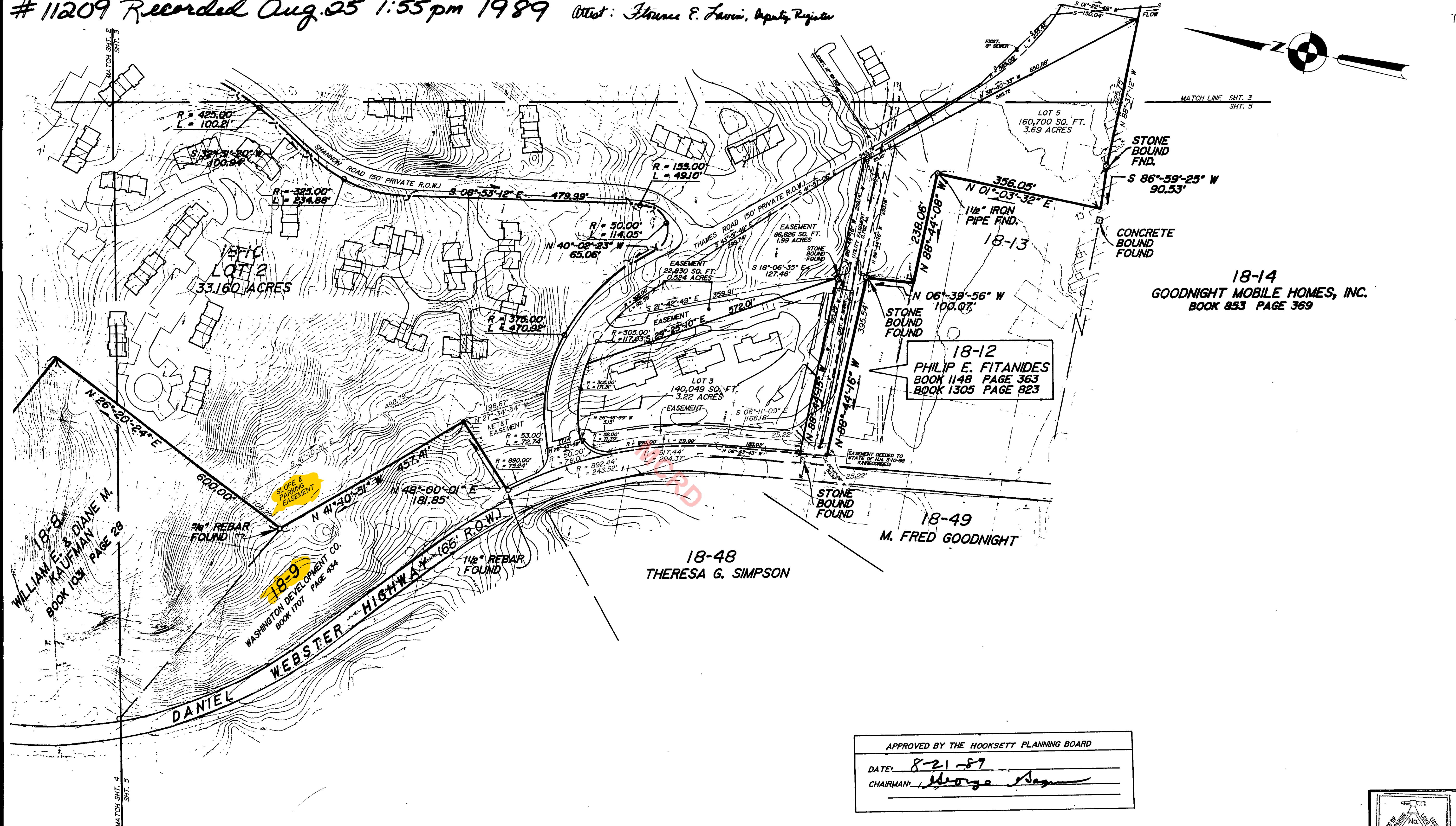
SOILS INFORMATION TAKEN FROM U.S.D.A. SOIL SURVEY FOR MERRIMACK COUNTY - SHEET 73 DATED JUNE 1985



#11209 Recorded Aug. 25 1:55 pm 1989 Attest: Florence E. Lavin, Asst. City Regis.

Attest: Florence E. Lavin, Deputy Regis

5 of 5 She



HOLDEN

Engineering & Surveying inc.

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SUBDIVISION PLAN OF THE LAND OF
THE VILLAGES AT GRANITE HILL
HOOKSETT, NH

Owner:
GRANITE HILL ASSOCIATES
1461 HOOKSETT RD.
HOOKSETT, NH

Date	Revised Description
1/21/87	<u>ADD EASEMENT, REV. AREA LOT 1, LOT 3</u>
2/5/22/89	<u>LOT 5, REV. AREA LOT 3</u>
3) 7-14-89	<u>EASEMENT LOT 5, ROAD NAMES, UTILITIES</u>
4) 7-17-89	<u>EASEMENT LOT 5</u>
5)	

k | **Page** | **Date: 3-26-87**
Scale: 1" = 100'
Sheet No. 5 Of 5

ZONING: US Route 3 Corridor Performance

Permitted Uses including but not limited to:

- Retail, wholesale and rental trades, commercial and personal service establishments
- Restaurants, fast food restaurants, hotels, motels and other hospitality services
- Medical, dental, hospitals, convalescent homes
- Gasoline stations and car washes
- Automotive sales, service and repair facilities
- Banks and financial institutions
- R&D Facilities
- Manufacturing
- Warehousing
- Professional Business Offices
- Places of worship, membership club activities
- Daycare and educational facilities
- Recreational facilities
- Funeral homes
- Garden Centers

SEWER: **(S)** An 8" sewer main is scheduled in 2025 to be extended to the abutting northerly property for the approved micro home residential development. This sewer main extension, on the same side of Route 3 as the Subject Property, will be approximately 800 linear feet from the most northerly property corner of 1471 Hooksett Road. Subject to terms and conditions the 1471 Hooksett Road owner may connect to this line. Anecdotally, the extension of the sewer line to the abutting termination point would be gravity fed i.e. no pump station involved.

WATER: **(W)** There are two potential sources for connecting to water:

A-There is a 12" water line in the middle of Route 3 and access to this line is controlled by NH DOT. Subject to conditions required by NH DOT it is possible to connect to this line.

B- There is a private water line hydrant on the southerly side of Thames Road controlled by the Villages at Granite Hill condominium association. The access easement appears to grant rights to access this line, subject to independent review by a prospective purchaser.

ASSESSMENT: The property is assessed for \$261,400 with RE Taxes of \$4,433/Yr

PRICE: \$795,000

CONTACT: Christopher B Goodnow Cell 603-490-4366

The information provided is subject to prospective purchasers independently verifying it. The Property owner and their representative(s) make no representations or warranties concerning this information.