



# GOODNOW REAL ESTATE SERVICES

Real Estate Consulting • Investment • Brokerage • Development Advisory Services

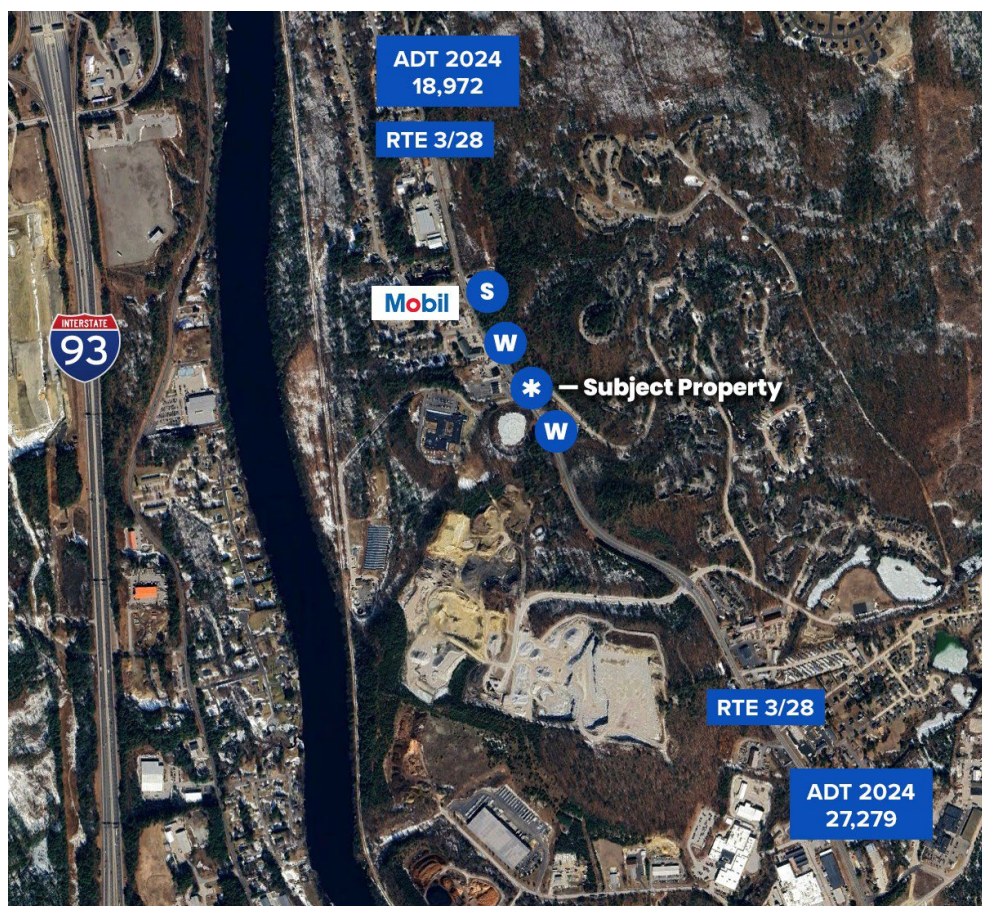
## FOR SALE COMMERCIAL LAND

**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

457.41

181.85

75.24

Thames  
Road

170 S

Lighted  
Interchange

W

Hooksett Rd

(DANIEL WEBSTER HIGHWAY

Hooksett Rd

516.44

516.44

935.60

1971.08

3

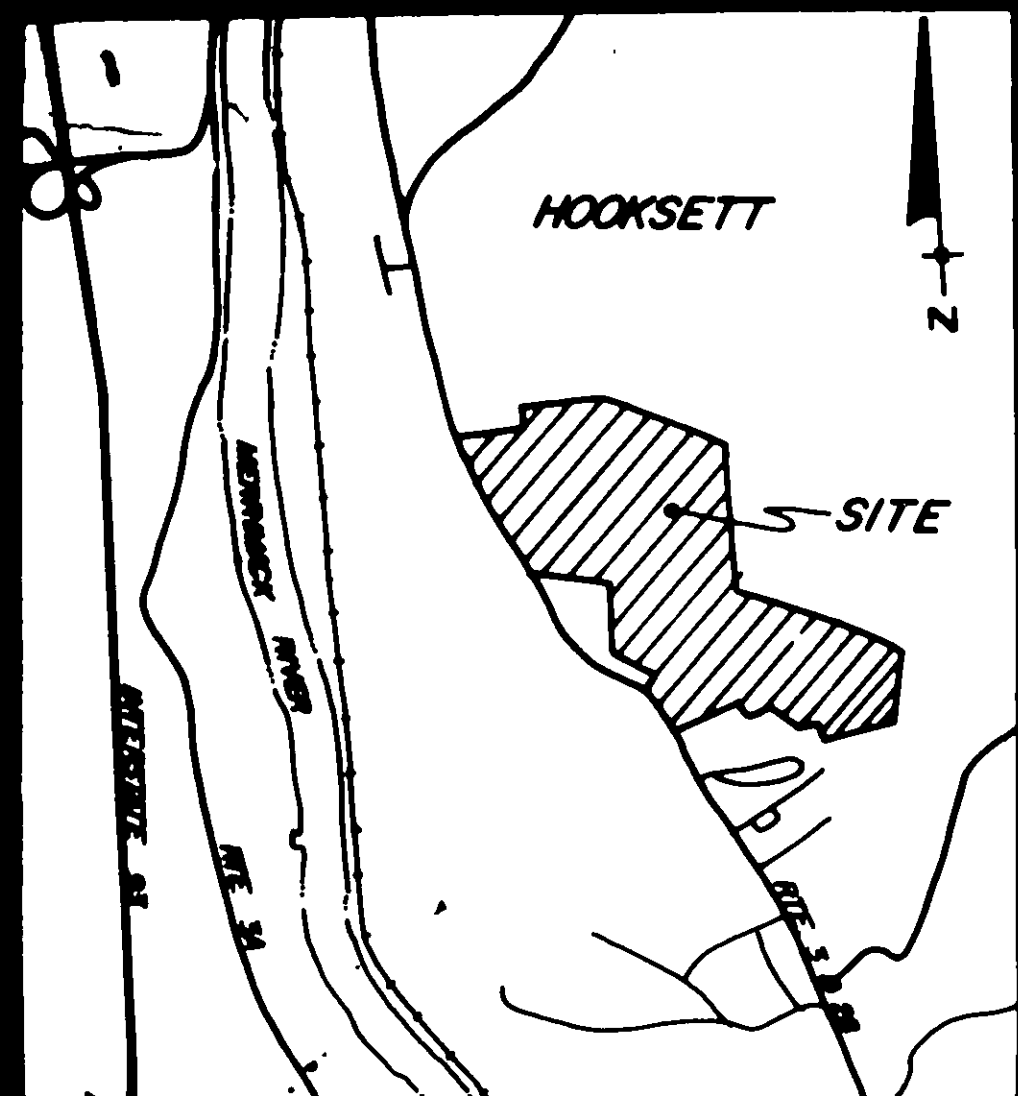
3

W

W

1 of 5 sheets

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



LOCATION MAP

REFERENCE PLAN:

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



SOILS LEGEND

GRC - GLOUCESTER VERY STONY SANDY LOAM, 6-15% SLOPES  
SoD - SHAPLEIGH-GLOUCESTER EXTREMELY ROCKY SANDY LOAM, 6-25% SLOPES  
SdE - 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 1965

NOTES:

- 1.) THIS PLAT REPRESENTS A RE-SUBDIVISION OF LOT 1 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:

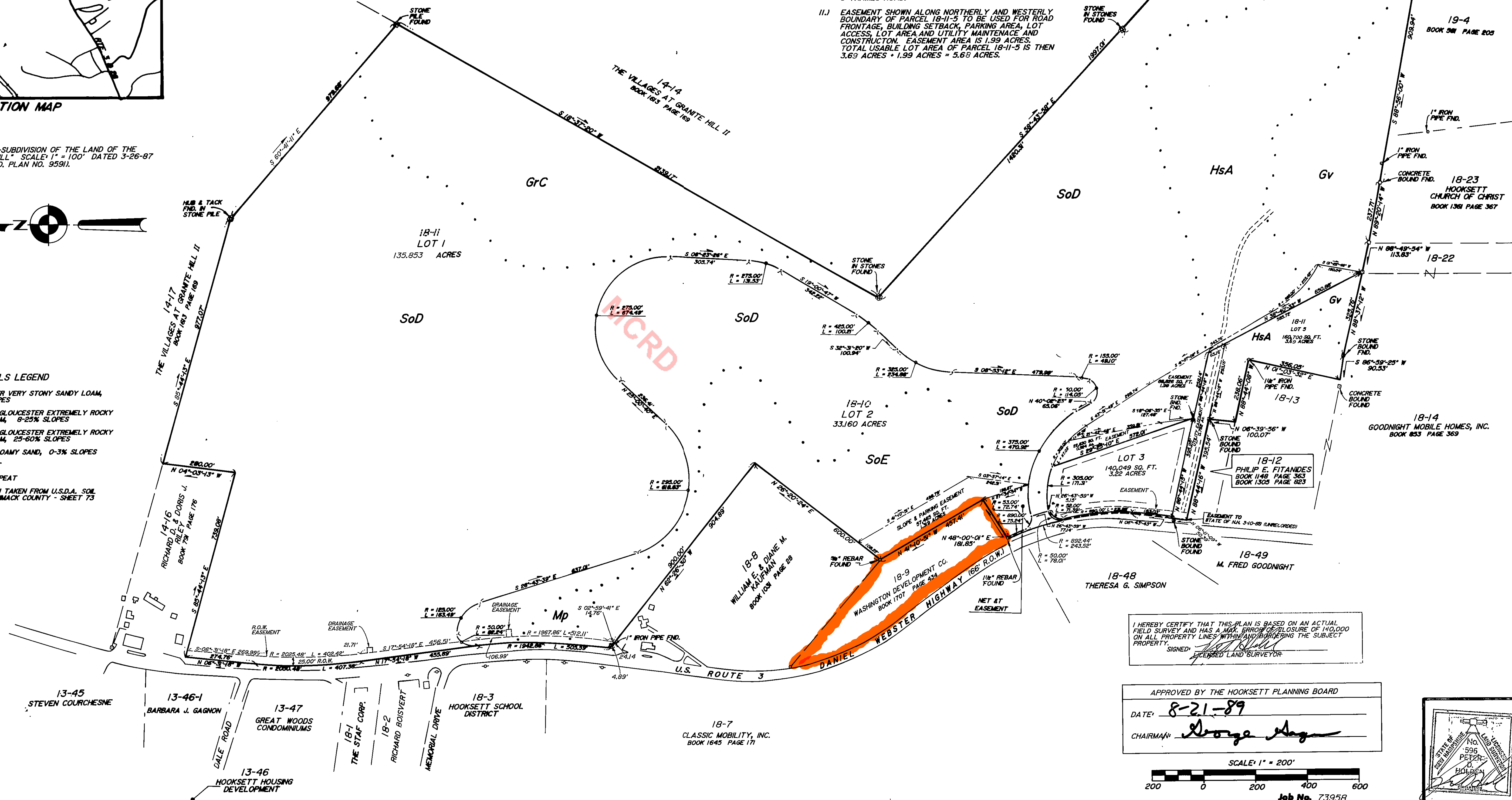
TAX MAP LOT #	LOT AREA	FRONTAGE
18-11-1	135.853 Ac.	5,500'
18-11-5	3.68 Ac.	1,231.96'

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.O.W. SHALL BE BOUNDED AT EACH P.C., P.T. AND EVERY 600 FT. ALONG TANGENT SECTIONS (5'x5'x4' BOUNDS ARE REQUIRED) b. PROPERTY CORNERS SHALL BE MARKED WITH 4"x4"x3" 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, LOT AREA AND UTILITY MAINTENANCE AND CONSTRUCTION. EASEMENT AREA IS 1.99 ACRES. TOTAL USABLE LOT AREA OF PARCEL 18-11-5 IS THEN 3.69 ACRES + 1.99 ACRES = 5.68 ACRES.

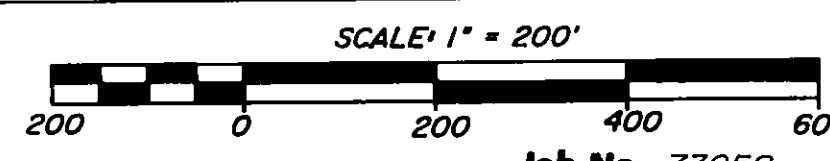


I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND HAS A MAX. ERROR OF CLOSURE OF 1/10,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.  
SIGNED: [Signature]  
LICENSED LAND SURVEYOR

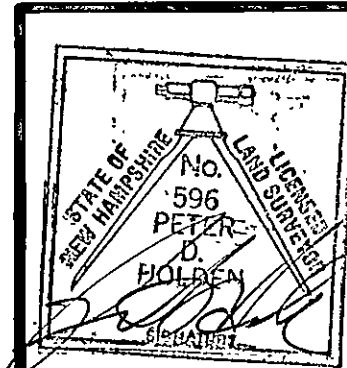
APPROVED BY THE HOOKSETT PLANNING BOARD

DATE: 8-21-89

CHAIRMAN: [Signature]



Job No. 73958



**HOLDEN** Engineering & Surveying Inc.

P.O. Box 349  
Concord, NH  
03301  
603-225-8449  
9 Constitution Drive  
Bedford, NH  
03102  
603-472-3078

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

Owner:  
GRANITE HILL ASSOC.  
1461 HOOKSETT ROAD  
HOOKSETT, NH  
BOOK 1578 PAGE 828

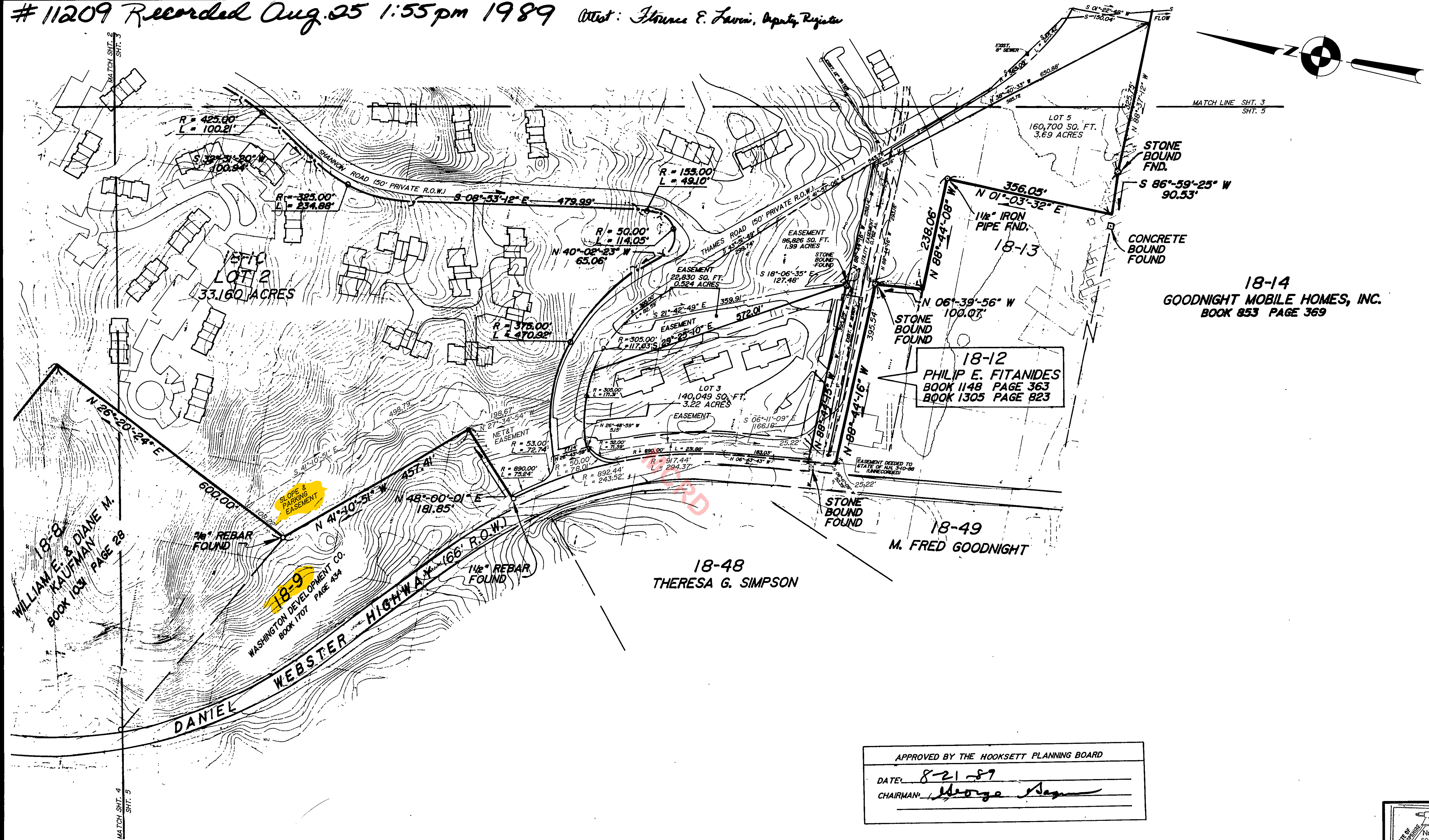
Revised  
Description  
1.) 12-16-87 ADD EASEMENT, REV. LOT 3, AREA LOT 1  
2.) 12-16-87 ADD EASEMENT, NEW OWNER LOT 18-9  
3.) 2-18-89 LOT 5, REV. AREA OF LOT 3  
4.) 5-22-89 NOTES, AREA LOT 1, CERTS.  
5.) 7-14-89 EASEMENT LOT 5, ADD SOILS & LEGEND, NOTES  
7-17-89 EASEMENT LOT 5

Book  
132  
Page  
38

Date: 2-27-87  
Scale: 1" = 200'  
Sheet No. 1 Of 5

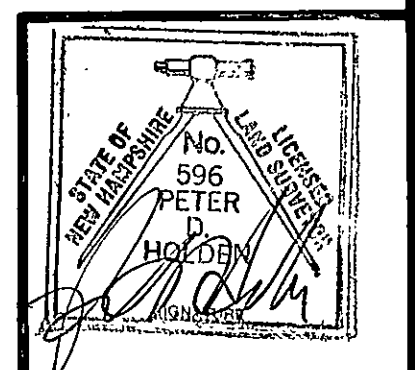
# 11209 Recorded Aug. 25 1:55 pm 1989 Artist: Thomas E. Lavin, Deputy Registrar

5 of 5 Sheets



APPROVED BY THE HOOKSETT PLANNING BOARD  
DATE: 8-21-87  
CHAIRMAN: George Lavin

SCALE: 1" = 100'  
Job No. 73958



**HOLDEN** Engineering & Surveying Inc.

P.O. Box 249  
Concord, NH 03301  
603-225-6449  
9 Constitution Drive  
Bedford, NH 03102  
603-672-0078

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

Owner:  
GRANITE HILL ASSOCIATES  
1461 HOOKSETT RD.  
HOOKSETT, NH  
BOOK 1578 PAGE 828

Revised  
Date Description  
11-2-87 ADD EASEMENT, REV. AREA LOT 1, LOT 3  
11-22-88 LOT 5, REV. AREA LOT 3  
1-14-89 EASEMENT LOT 5, ROAD NAMES, UTILITIES  
1-17-89 EASEMENT LOT 5

Book 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.