



WILDCAT SERVICE STATION

165 NEW HAMPSHIRE ROUTE 16
JACKSON, NH 03846

Price: \$375,000



ANDY SMITH, CCIM
President/CEO
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RALPH CRONIN, JR.
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075241

PROPERTY SUMMARY

165 NEW HAMPSHIRE 16



Property Summary

Price:	\$375,000
Address1:	165 NH Rt 16
Address2:	Jackson, NH 03846
2023 Taxes:	\$2,952
Building SF:	1125
Lot Size:	.26 SF
Year Built:	1968
Frontage:	180+/-
Traffic Count:	7200/day
Heat:	Oil, Forced Air
Zoning:	Commercial

Property Overview

This property on Route 16 in Jackson has 180+/- feet of road frontage with high traffic count is nestled in the White mountains and close to the Village Business District. The location is a perfect place to run any small business. The current service station has been operating continuously for the last 75 years. The site is perfect for commercial or residential use. Offers great signage opportunities, plenty of parking and town water. This is a rare investment opportunity!

Location Overview

Conveniently located on Route 16 in Jackson, the Gateway to Pinkham Notch and Mount Washington. Well positioned next to other businesses and recreational activities such as, Jackson Ski Touring, Golfing and Black Mountain Ski Area. 15 minutes to North Conway.

BADGER PEABODY & SMITH REALTY
PO Box 789
Franconia, NH 03580

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PROPERTY PHOTOS

165 NEW HAMPSHIRE 16



PROPERTY PHOTOS

165 NEW HAMPSHIRE 16



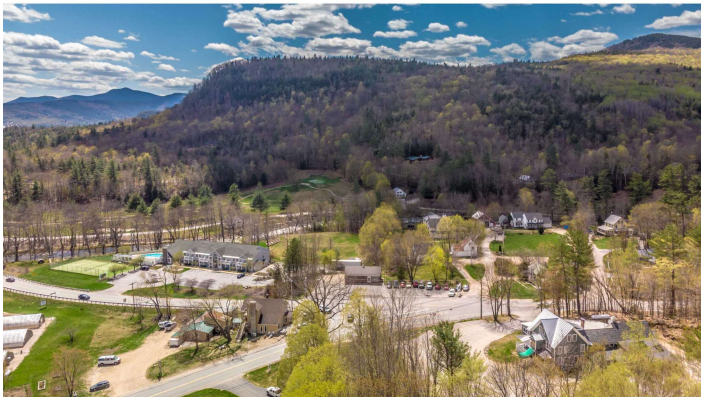
PROPERTY PHOTOS

165 NEW HAMPSHIRE 16



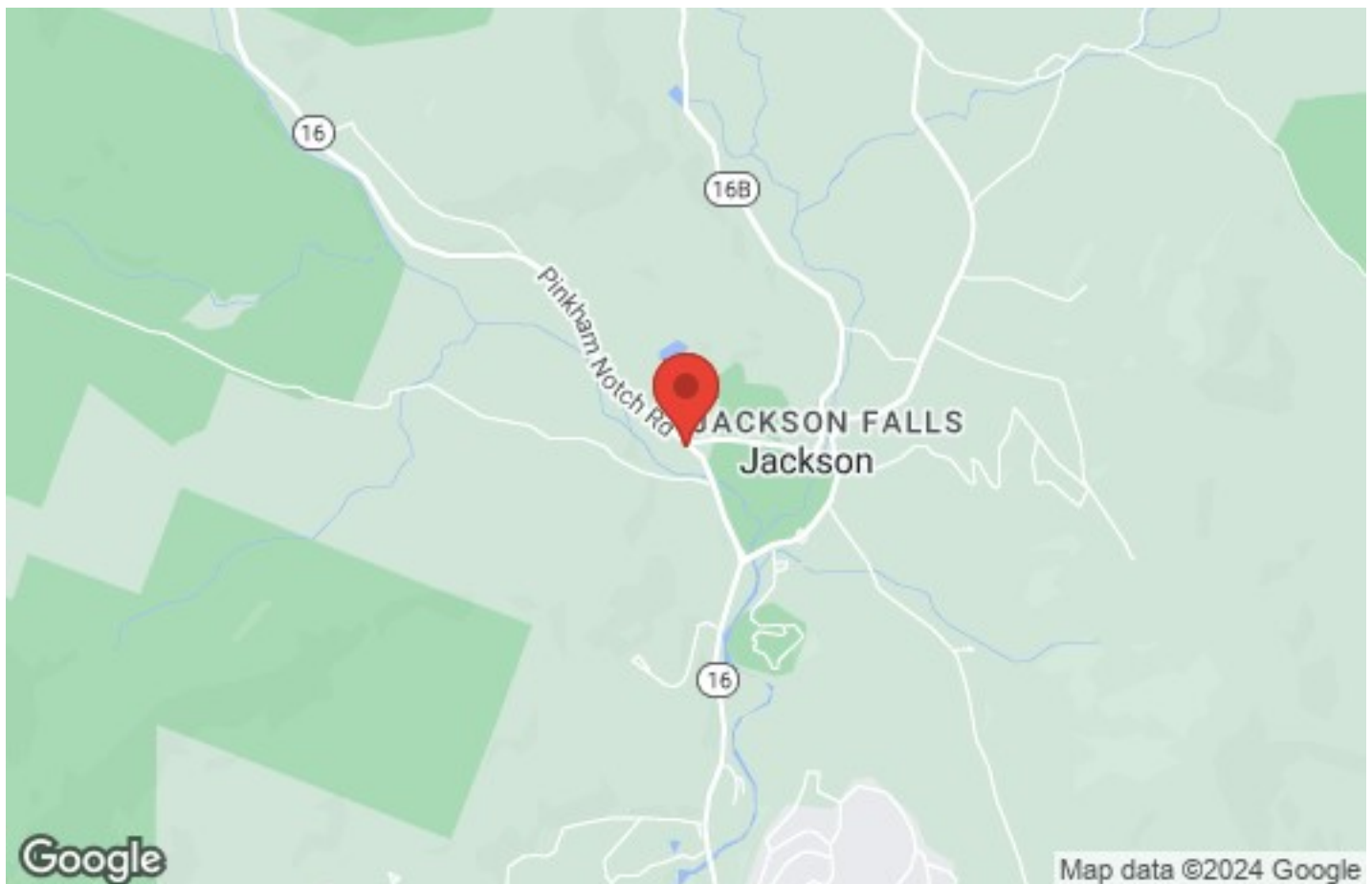
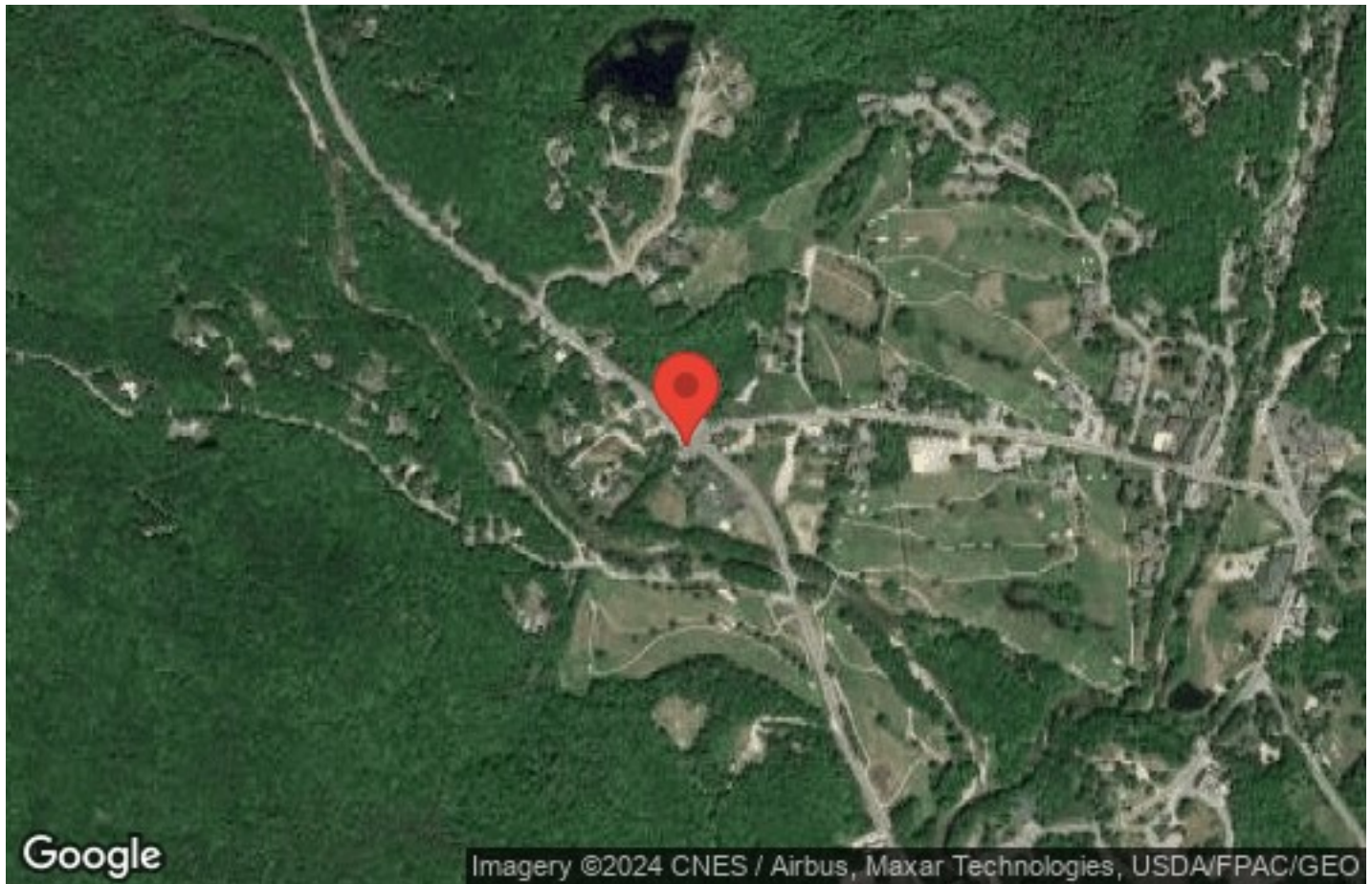
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165 NEW HAMPSHIRE 16



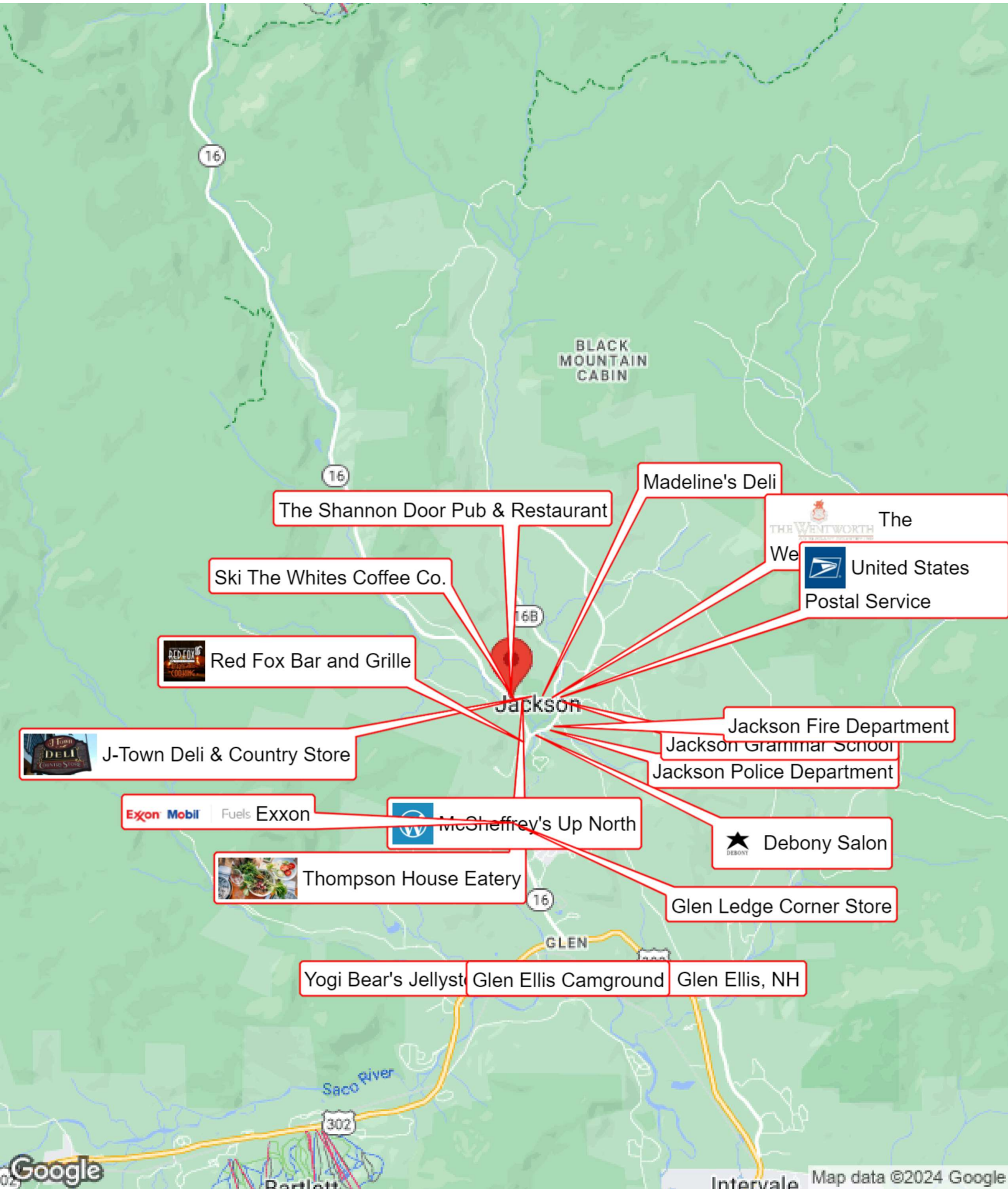
LOCATION MAPS

165 NEW HAMPSHIRE 16



BUSINESS MAP

165 NEW HAMPSHIRE 16



The Shannon Door Pub & Restaurant

Madeline's Deli


Ski The Whites Coffee Co.

The
We
United States
Postal Service

 Red Fox Bar and Grille

Jackson


Jackson Fire Department

 J-Town Deli & Country Store

Jackson Grammar School

Jackson Police Department

 Fuels Exxon

 McSheffrey's Up North

 Debony Salon

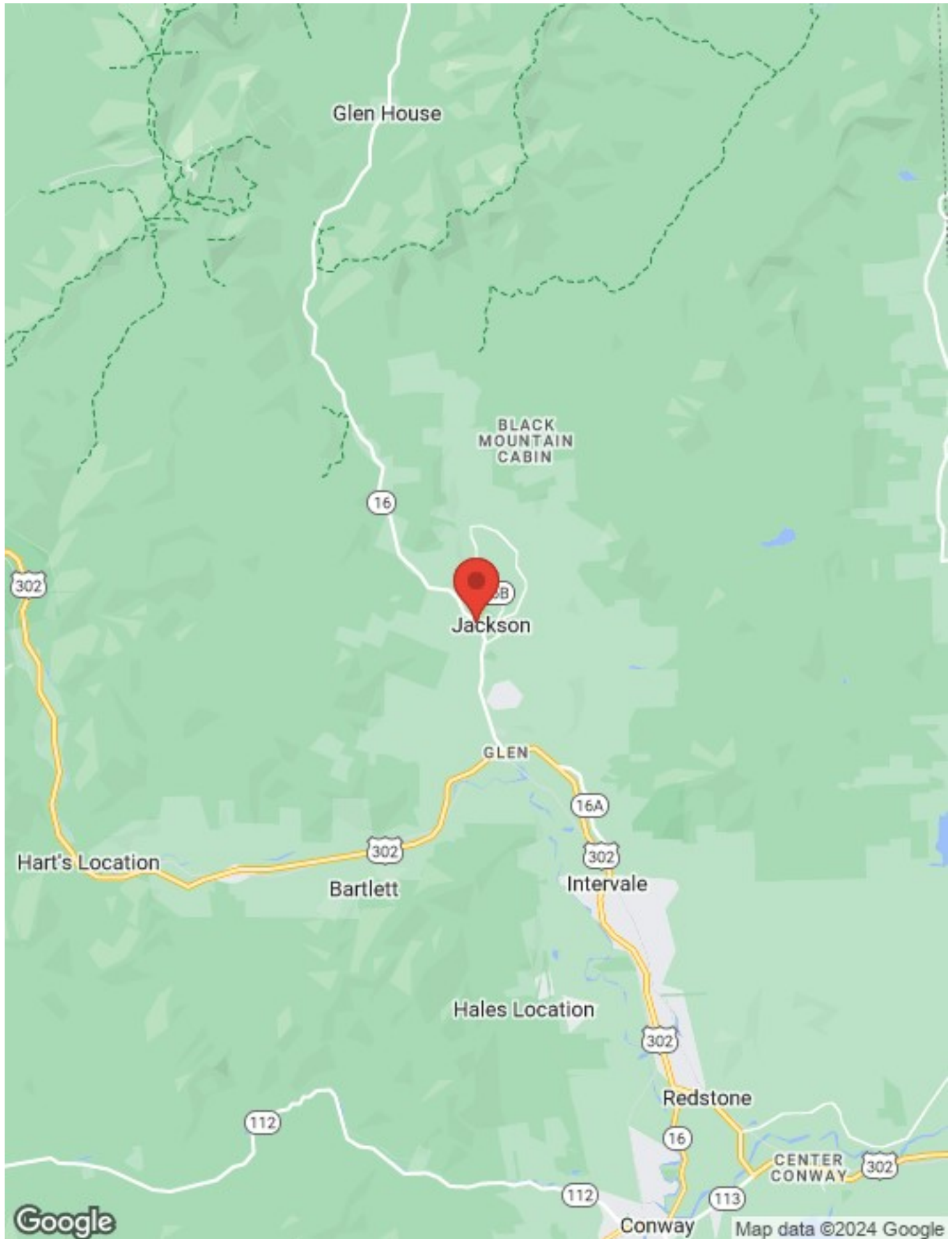
 Thompson House Eatery

Glen Ledge Corner Store

Yogi Bear's Jellyst Glen Ellis Camground Glen Ellis, NH

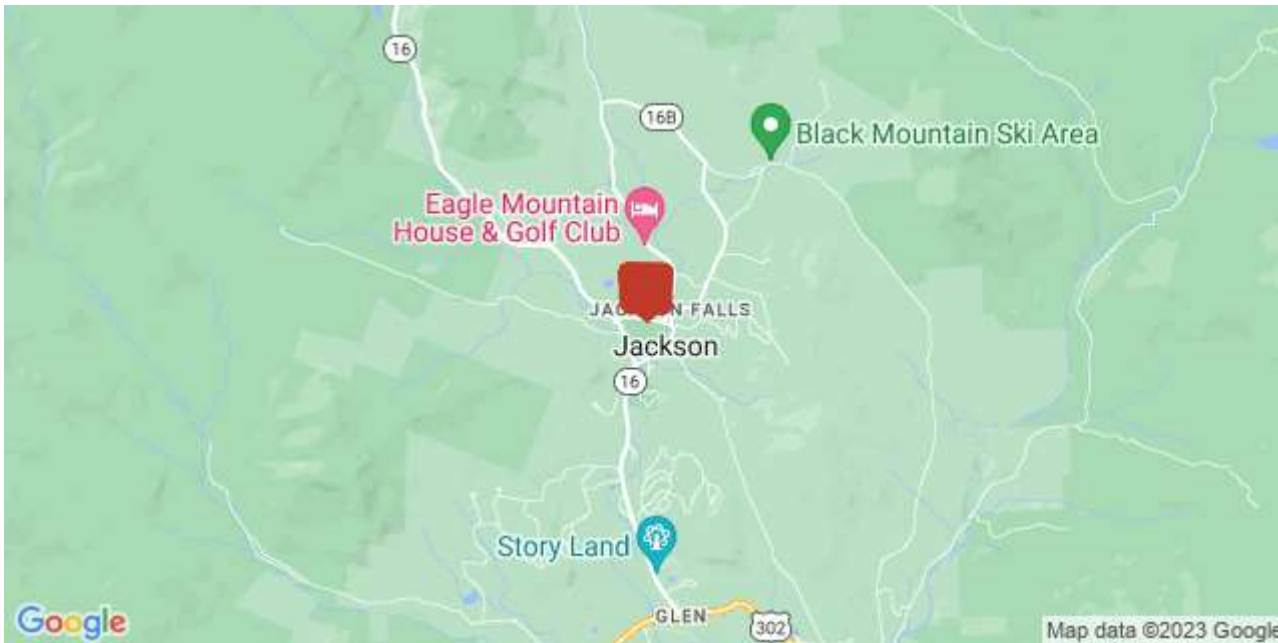
REGIONAL MAP

165 NEW HAMPSHIRE 16



Demographics, Labor/Workforce, and Consumer Expenditures

Jackson, NH



Disclaimer: While we believe this information (via GeoLytics) to be reliable, we have not checked its accuracy and make no guarantee as to its validity. By using the information provided on this page, the user acknowledges that the data may contain errors or other nonconformities. You and/or your client should diligently and independently verify the specifics of the information that you are using.

Population

2023 Projection	2,693
2018 Estimate	2,808
2015 Estimate	2,827
2010 Census	2,877
Growth 2018-2023	-4.1%
Growth 2015-2018	-0.67%
Growth 2010-2015	-1.74%

Population (Male)

2023 Projection	1,274
2018 Estimate	1,317
2015 Estimate	1,330
2010 Census	1,441
Growth 2018-2023	-3.26%
Growth 2015-2018	-0.98%
Growth 2010-2015	-7.7%

Population (Female)

2023 Projection	1,419
2018 Estimate	1,491
2015 Estimate	1,497
2010 Census	1,436
Growth 2018-2023	-4.83%
Growth 2015-2018	-0.4%
Growth 2010-2015	4.25%

Population by Age (2018 Estimate)

Age 0 to 5	102	Age 0 to 5	4%
Age 5 to 10	108	Age 5 to 10	4%
Age 10 to 15	115	Age 10 to 15	4%
Age 15 to 20	127	Age 15 to 20	5%
Age 20 to 25	134	Age 20 to 25	5%
Age 25 to 30	139	Age 25 to 30	5%
Age 30 to 35	131	Age 30 to 35	5%
Age 35 to 40	145	Age 35 to 40	5%
Age 40 to 45	150	Age 40 to 45	5%
Age 45 to 50	171	Age 45 to 50	6%
Age 50 to 55	193	Age 50 to 55	7%
Age 55 to 60	211	Age 55 to 60	8%
Age 60 to 65	209	Age 60 to 65	7%
Age 65 and over	873	Age 65 and over	31%
Total Population	2,808		
Median Age	50.6		

Median Age (Male)

2010 Census	50.85
-------------	-------

Median Age (Female)

2010 Census	50.12
-------------	-------

High School Graduates Age 25+ by Educational Attainment (2018 Estimate)

High School Graduate (or GED)	440	High School Graduate (or GED)	31%
Some College, No Degree	475	Some College, No Degree	33%
Associate or Bachelor's Degree	218	Associate or Bachelor's Degree	15%
Master's Degree	240	Master's Degree	17%
Professional School Degree	38	Professional School Degree	3%
Doctorate Degree	21	Doctorate Degree	1%
Total High School Graduates Age 25+	1,432		

Households

2023 Projection	1,284
2018 Estimate	1,339
2015 Estimate	1,348
2010 Census	1,371
Growth 2018-2023	-4.11%
Growth 2015-2018	-0.67%
Growth 2010-2015	-1.68%

Average Household Size

2023 Projection	2.1
2018 Estimate	2.09
2015 Estimate	2.06
2010 Census	2.09
Growth 2018-2023	0.19%
Growth 2015-2018	1.63%
Growth 2010-2015	-1.64%

Households by Household Type and Size and Presence of Children (2018 Estimate)

Family Households	788	Family Households	59%
Married-couple family	658	Married-couple family	49%
With own children under 18 years	160	With own children under 18 years	12%
No own children under 18 years	498	No own children under 18 years	37%
Male Householder: no wife present	43	Male Householder: no wife present	3%
With own children under 18 years	22	With own children under 18 years	2%
No own children under 18 years	21	No own children under 18 years	2%
Female Householder: no husband present	87	Female Householder: no husband present	6%
With own children under 18 years	59	With own children under 18 years	4%
No own children under 18 years	28	No own children under 18 years	2%
Nonfamily Households	551	Nonfamily Households	41%
1 Person households	410	1 Person households	31%
2+ Unrelated people	141	2+ Unrelated people	11%
Total Households	1,339		

Households by Household Income (2018 Estimate)

Less than \$25,000	184	Less than \$25,000	14%
\$25,000 to \$49,999	515	\$25,000 to \$49,999	38%
\$50,000 to \$74,999	290	\$50,000 to \$74,999	22%
\$75,000 to \$99,999	95	\$75,000 to \$99,999	7%
\$100,000 to \$124,999	111	\$100,000 to \$124,999	8%
\$125,000 to \$149,999	33	\$125,000 to \$149,999	2%
\$150,000 to \$199,999	27	\$150,000 to \$199,999	2%
\$200,000 or more	84	\$200,000 or more	6%
Total Households	1,339		
Average Household Income	\$68,438.19		
Median Household Income	\$49,108.23		

Households by Household Income (2023 Projection)

Less than \$25,000	177	Less than \$25,000	14%
\$25,000 to \$49,999	494	\$25,000 to \$49,999	38%
\$50,000 to \$74,999	277	\$50,000 to \$74,999	22%
\$75,000 to \$99,999	91	\$75,000 to \$99,999	7%
\$100,000 to \$124,999	106	\$100,000 to \$124,999	8%
\$125,000 to \$149,999	32	\$125,000 to \$149,999	2%
\$150,000 to \$199,999	26	\$150,000 to \$199,999	2%
\$200,000 or more	81	\$200,000 or more	6%
Total Households	1,284		
Average Household Income	\$69,576.65		
Median Household Income	\$47,971.05		





Per Capita Income

2018 Estimate	\$32,540.27
2015 Estimate	\$33,564.15
Growth 2015-2018	-3.05%

Unemployment Rate

2018 Estimate	3.08%
2015 Estimate	5.43%
Growth 2015-2018	-43.31%





Population Age 16+ By Employment Status (2018 Estimate)

Labor Force	1,576	Labor Force		64%
Civilian, Employed	1,528	Civilian, Employed		62%
Civilian, Unemployed	48	Civilian, Unemployed		2%
Not in Labor Force	880	Not in Labor Force		36%
Total Population Age 16+	2,456			

Employed Civilian Population Age 16+ by Industry (2018 Estimate)

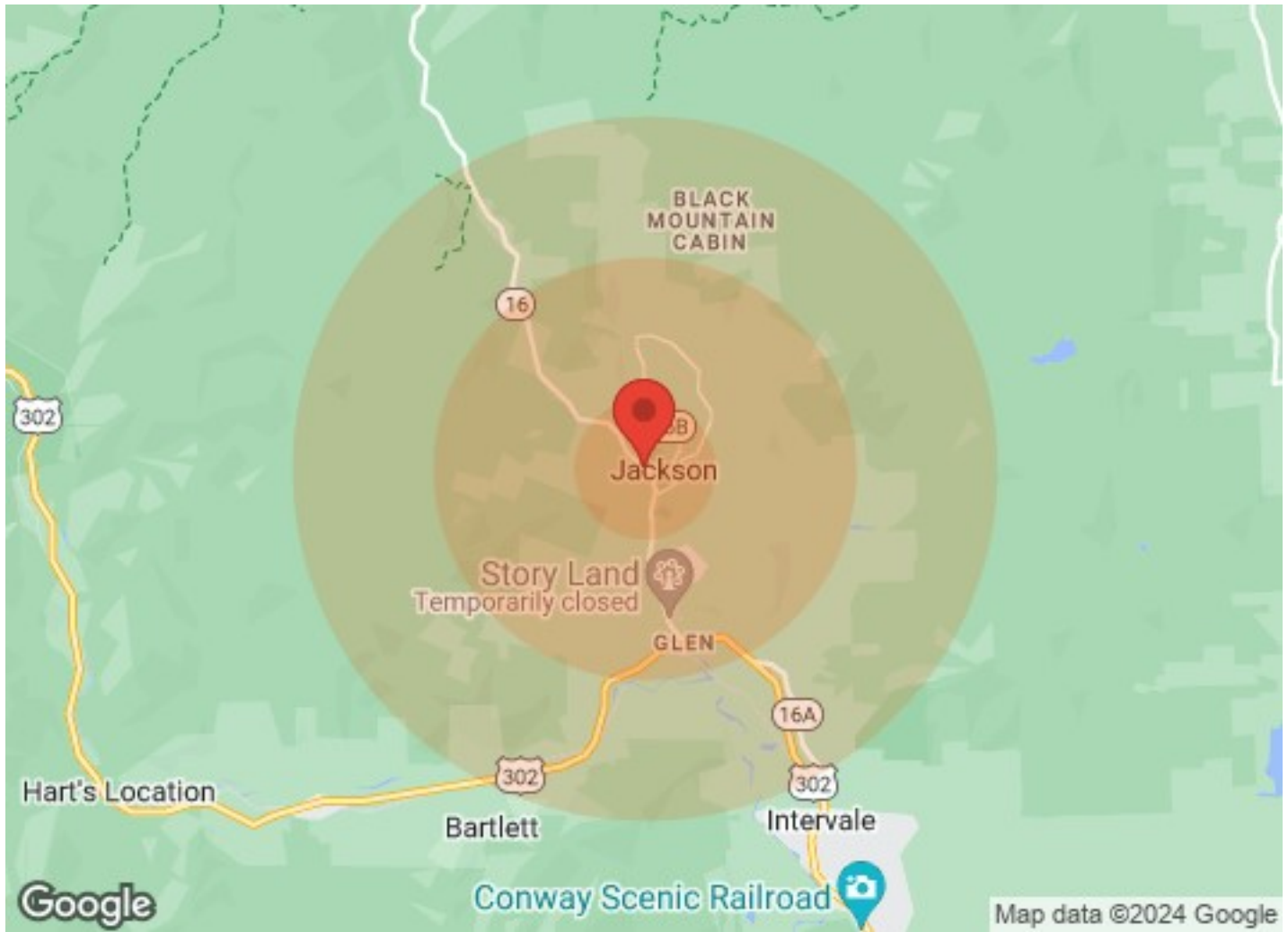
Agriculture, forestry, fishing and hunting, mining and construction	158	Agriculture, forestry, fishing and hunting, mining and construction		10%
Manufacturing	137	Manufacturing		9%
Wholesale & retail trade	209	Wholesale & retail trade		14%
Transportation and warehousing, and utilities	53	Transportation and warehousing, and utilities		3%
Information	18	Information		1%
Finance, insurance, real estate and rental and leasing	11	Finance, insurance, real estate and rental and leasing		1%
Professional, scientific, and technical services	244	Professional, scientific, and technical services		16%
Educational, health and social services	224	Educational, health and social services		15%
Arts, entertainment, recreation, accommodation and food services	339	Arts, entertainment, recreation, accommodation and food services		22%
Other services (except public administration)	117	Other services (except public administration)		8%
Public Administration	18	Public Administration		1%
Total Employed Civilian Population Age 16+	1,528			

Housing Units by Tenure (2018 Estimate)

Vacant Housing Units	3,492	Vacant Housing Units		72%
Occupied Housing Units	1,339	Occupied Housing Units		28%
Owner-Occupied	1,139	Owner-Occupied		24%
Renter-Occupied	200	Renter-Occupied		4%
Total Housing Units	4,831			

DEMOGRAPHICS

165 NEW HAMPSHIRE 16



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	N/A	N/A	1,354	Median	N/A	N/A	\$49,066
Female	N/A	N/A	1,522	< \$15,000	N/A	N/A	102
Total Population	N/A	N/A	2,876	\$15,000-\$24,999	N/A	N/A	85
				\$25,000-\$34,999	N/A	N/A	167
				\$35,000-\$49,999	N/A	N/A	358
				\$50,000-\$74,999	N/A	N/A	296
				\$75,000-\$99,999	N/A	N/A	99
				\$100,000-\$149,999	N/A	N/A	148
				\$150,000-\$199,999	N/A	N/A	29
				> \$200,000	N/A	N/A	87
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	N/A	312	Total Units	N/A	N/A	4,815
Ages 15-24	N/A	N/A	279	Occupied	N/A	N/A	1,738
Ages 25-54	N/A	N/A	979	Owner Occupied	N/A	N/A	1,338
Ages 55-64	N/A	N/A	440	Renter Occupied	N/A	N/A	400
Ages 65+	N/A	N/A	866	Vacant	N/A	N/A	3,077
Race	1 Mile	3 Miles	5 Miles				
White	N/A	N/A	2,871				
Black	N/A	N/A	N/A				
Am In/AK Nat	N/A	N/A	1				
Hawaiian	N/A	N/A	N/A				
Hispanic	N/A	N/A	1				
Multi-Racial	N/A	N/A	4				

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Parcel ID: 000V01 000033 000000 (CARD 1 of 1)
 Owner: CHASE, DONALD A. III
 Location: 165 NH ROUTE 16
 Acres: 0.260

General

Valuation		Listing History		Districts	
Building Value:	\$72,300	<u>List Date</u>	<u>Lister</u>	<u>District</u>	<u>% In Dist.</u>
Features:	\$6,400	08/10/2016	JCPL	Water	100
Taxable Land:	\$98,100	09/25/2014	JCVL		
<hr/>		06/17/2004	MVRL		
Card Value:	\$176,800 				
Parcel Value:	\$176,800				
Review and Pay Property Taxes Online					

Notes: YB EST-04. SERVICE STATION - 1 LIFT HYDRAULIC. 2X9 LT=NV DNPU. 2 DOUBLE PUMPS, 3 TANKS-6000 GALS EACH. 2009-FAMILY DEED, 1/2 INTEREST IS GIFT; 16-TANKS, PUMPS & SHELTER REMOVED

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2022	\$72,300	\$6,400	\$98,100	Cost Valuation	\$176,800
2021	\$72,300	\$6,400	\$98,100	Cost Valuation	\$176,800
2020	\$72,300	\$6,400	\$98,100	Cost Valuation	\$176,800
2019	\$72,300	\$6,400	\$98,100	Cost Valuation	\$176,800
2018	\$66,800	\$6,400	\$75,900	Cost Valuation	\$149,100
2017	\$66,800	\$6,400	\$75,900	Cost Valuation	\$149,100
2016	\$66,800	\$6,400	\$75,900	Cost Valuation	\$149,100
2015	\$64,600	\$47,800	\$75,900	Cost Valuation	\$188,300
2014	\$64,600	\$47,800	\$75,900	Cost Valuation	\$188,300
2013	\$66,200	\$41,700	\$75,900	Cost Valuation	\$183,800
2012	\$66,200	\$41,700	\$75,900	Cost Valuation	\$183,800
2011	\$66,200	\$41,700	\$75,900	Cost Valuation	\$183,800
2010	\$66,200	\$41,700	\$75,900	Cost Valuation	\$183,800
2009	\$66,200	\$41,700	\$75,900	Cost Valuation	\$183,800
2008	\$47,000	\$29,900	\$75,900	Cost Valuation	\$152,800
2007	\$47,000	\$29,900	\$75,900	Cost Valuation	\$152,800
2006	\$47,000	\$29,900	\$75,900	Cost Valuation	\$152,800

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
12/31/2009	IMPROVED	NO - FAMILY/RELAT GRNTR/E	\$62,500	CHASE, DONALD A. JR. -	2836	0799
09/11/2003	IMPROVED	NO - FAMILY/RELAT GRNTR/E	\$0	CHASE, DONALD	2208	0828

Land

Size: 0.260 Ac. **Site:** AVERAGE
Zone: 02 - COMMERCIAL **Driveway:** AVERAGE
Neighborhood: AVG **Road:** PAVED
Land Use: COM/IND
Taxable Value: \$98,100

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.260 AC	65,400	E	100	100	100	100	100	150	98,100	0	N	98,100	USE

Building

1.00 STORY FRAME GARAGE Built In 1968

Roof: GABLE HIP ASPHALT	Bedrooms: 0	Quality: AVG
Exterior: BR ON MASONRY	Bathrooms: 1.0	Size Adj. 1.6389
Interior: PLYWOOD PANEL AVERAGE FOR USE	Fixtures: 0	Base Rate: 52.00
Flooring: CONCRETE HARD TILE	Extra Kitchens: 0	Building Rate: 1.5078
Heat: OIL	Fireplaces: 0	Sq. Foot Cost: 78.40
FA NO DUCTS	Generators: 0	Effective Area: 1,125
	AC: NO	
	Comm. Wall Factor: 100	
	Comm Wall: MASONRY	Cost New: \$88,200

Depreciation							
Normal GOOD	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment	
18%	0%	0%	0%	0%	18%	\$72,300	

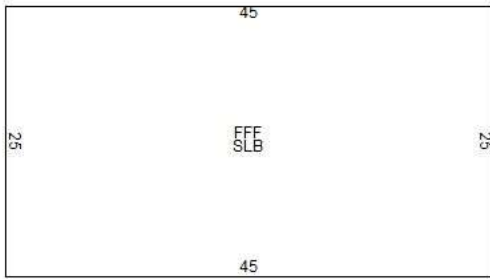
Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
SHED WOOD	27	3 x 9	400	8.00	15	\$130	REAR
SHED WOOD	56	56 x 1	346	8.00	15	\$233	8X4+8X3
PAVING	7500	7500 x 1	62	3.25	40	\$6,045	170X40+ COND
Total:						\$6,400	

Photo

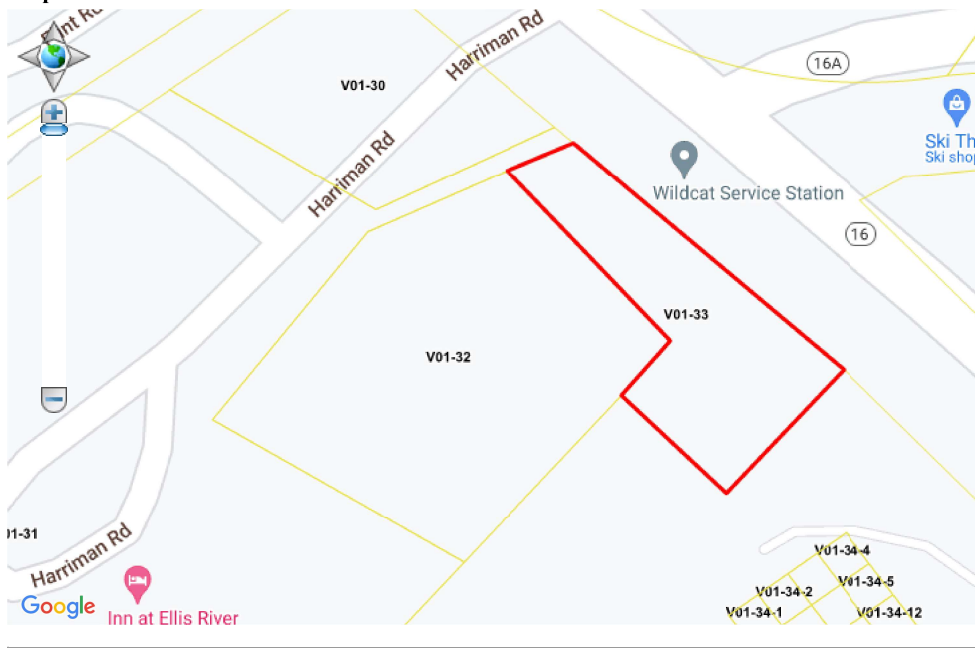


Sketch



Code	Description	Area	Eff Area
FFF	FST FLR FIN	1,125	1,125
SLB	SLB FOUNDATION	1,125	
Totals			1,125

Map



Printed on 05-10-23

DEED

165 NEW HAMPSHIRE 16



STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION REAL ESTATE TRANSFER TAX

THOUSAND 9 HUNDRED AND 38 DOLLARS

12/31/2009 869397\$ *****938.00

VOID IF ALTERED

Doc # 0016614 Dec 31 2009 3:50 PM

Sean P. Anton C/H L-CHIP

Register of Deeds, Carroll County CAA015830

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

QUITCLAIM & CONFIRMATORY DEED

We, **Donald A. Chase, Jr., Ilene M. Chase, Donald A. Chase, III and William G. Chase, Trustees of the Donald A. Chase, Jr. and Ilene M. Chase Irrevocable Trust** w/d/t dated April 15, 2003, having a mailing address of PO Box 547, Jackson, New Hampshire (03846), and also Donald A. Chase, Jr., Individually and Ilene M. Chase, Individually, both having a mailing address of PO Box 547, Jackson, New Hampshire (03846) for consideration paid grant to **Donald A. Chase, III**, individually, having a mailing address of PO Box 219, Jackson, New Hampshire (03846), **with QUITCLAIM COVENANTS** all of the Trust's right title and interest in and to:

Two (2) certain tracts or parcels of land, together with any buildings or other improvements thereon, situate in Jackson, County of Carroll, State of New Hampshire, bounded and described as follows:

TRACT #1: Beginning at a bound at land now or formerly of Therrien, said bound beginning being the northeast corner of the tract herein conveyed; thence running westerly a distance of thirty (30) feet to a bound; thence turning and running southerly a distance of twenty-five (25) feet to a bound; thence turning and running easterly a distance of thirty (30) feet to a bound at said other land of Therrien; thence turning and running northerly twenty-five (25) feet to the point of beginning.

TRACT #2: A certain tract or parcel of land situated in the Village of Jackson, County of Carroll, State of New Hampshire, bounded and described as follows:

Beginning at an iron hub standing on the southerly side of the road leading from the State Highway to Andrew C. Harriman's house; thence North 82° East a distance of 44 feet, more or less, to the westerly side of said State Highway, leading from Pinkham Notch; thence about South

BK 2836 PG 0799



COOPER CARGILL CHANT · ATTORNEYS AT LAW
2935 WHITE MOUNTAIN HIGHWAY, NORTH CONWAY, NEW HAMPSHIRE 03860
110 PLEASANT STREET, P.O. BOX 157, BERLIN, NH 03570

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Quitclaim & Confirmatory Deed

35° East, along the bounds of said highway to a point, a distance of 180 feet; thence North 56° 30' West, about 84 feet to a point; thence North 33° 30' West, a distance of 7 feet to a bound in the fence, the division line between this parcel and "Del" McAlester lands; thence South 61° 15' by said fence a distance of 45.5 feet to a stone hub; thence North 34° West, a distance of 123.75 feet to the bound begun at. Meaning to convey one-third of one acre, be the same more or less.

Together with all appurtenances thereto and all right, title and interest of grantor in and to any and all road, streets and ways bounding the said premises.

Meaning and intending to describe and convey the same premises conveyed to the Grantor herein by Quitclaim Deed of Donald A. Chase, Jr. and Ilene M. Chase, dated September 11, 2003 and recorded with the Carroll County Registry of Deeds at Book 2208, Page 828.

This deed was prepared from information supplied by the grantors herein and the preparer has conducted no independent title examination.

The undersigned Trustees as Trustees under the Donald A. Chase, Jr. and Ilene M. Chase Irrevocable Trust created by Donald A. Chase, Jr. and Ilene M. Chase as grantors under trust agreement dated April 15, 2003, 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 trustees have said power or are properly exercising said power or to see to the application of any trust asset paid to the trustees for a conveyance of land.

Donald A. Chase, Jr. And Ilene M. Chase hereby confirm the gift of a one-half interest in this property to Donald A. Chase, III upon his graduation in 1979. Since that time Donald A. Chase, Jr. And Donald A. Chase, III have operated the Wildcat Service Station on the property as equal partners, and more recently, as equal owners of a New Hampshire limited liability company, and it was recently discovered that no deed had ever issued to Donald A. Chase, III for his one-half interest in the real estate.

Executed this 30th day of December, 2009.

Donald A. Chase, Jr. and Ilene M. Chase
Irrevocable Trust

Witness

Donald A. Chase, Jr., Trustee

Witness

Ilene M. Chase, Trustee

BK 2836 PG 0800



COOPER CARGILL CHANT • ATTORNEYS AT LAW
2935 WHITE MOUNTAIN HIGHWAY, NORTH CONWAY, NEW HAMPSHIRE 03860
110 PLEASANT STREET, P.O. BOX 157, BERLIN, NH 03570

DEED

165 NEW HAMPSHIRE 16



Quitclaim & Confirmatory Deed

Page 3

[Signature]
Witness

[Signature]
Donald A. Chase, III, Trustee

Elaine F. Kondrat
Witness

William G. Chase
William G. Chase, Trustee

[Signature]
Witness

Donald A. Chase, Jr.
Donald A. Chase, Jr., Individually

[Signature]
Witness

Ilene Chase
Ilene M. Chase, Individually

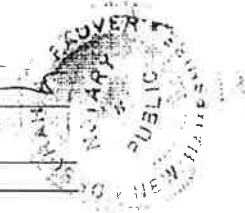
STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL, SS

Personally appeared the above named, Donald A. Chase, Jr., William G. Chase, Ilene M. Chase and Donald A. Chase, III in their capacity as Trustees of the Donald A. Chase, Jr. and Ilene M. Chase Irrevocable Trust, and made oath that the foregoing is their and the trust's voluntary act and deed this 30th day of December, 2009.

DEBORAH A. FAUVER
Notary Public • Justice of the Peace
State of New Hampshire
My Commission Expires November 18, 2014

Before me,

[Signature]
Notary Public/Justice of the Peace
My Commission Exp. _____
Print/Type Name: _____



STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL, SS

Personally appeared the above named, Donald A. Chase, Jr. and Ilene M. Chase, and made oath that the foregoing is their voluntary act and deed this 30th day of December, 2009.

Before me,

[Signature]
Notary Public/Justice of the Peace
My Commission Exp. _____
Print/Type Name: _____

Y:\CLIENT FILES\9536 - Wildcat Service Station\9536 200 - Review of Trust\Deeds\Wildcat Service Station, Jackson, NH\Deced from Trust to Donald Chase, III.wpd



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