

PRIME
DEVELOPMENT
OPPORTUNITY
FOR SALE

OFFERING MEMORANDUM

**First NH Turnpike (Route 4)
Northwood, NH 03261**

Sale Price: \$449,000

TABLE OF CONTENTS

PROPERTY INFORMATION	03
DEMOGRAPHICS	04
MAP LOCATOR	05
WETLANDS MAP	06
CONCEPTUAL DRAWINGS	07
PROPERTY PLANS	10
TAX CARDS	13
PROPERTY CARD	15
DEED	16

PROPERTY INFORMATION



Prime Development Opportunity For Sale FIRST NH TURNPIKE, NORTHWOOD, NH 03261 27.92 +/- ACRES \$449,000

DESCRIPTION:

NAI Norwood Group is proud to present a rare opportunity to acquire 27.92 +/- acres of versatile land in the heart of Northwood, NH, ideally positioned along a key commuter corridor and surrounded by a mix of residential, commercial, and recreational destinations. This expansive site offers an exceptional canvas for developers, investors, and end-users seeking flexible development potential in a fast-growing region. The property's size, layout, and location support a wide range of potential uses subject to local zoning approvals.

Land is in 'Current Use'.

PROPERTY FEATURES:

- Excellent Visibility
- Various Permitted Uses
- Public Water
- 215" Frontage on Route 4

DEMOGRAPHICS



2024 SUMMARY

2024 SUMMARY	2 MILE	5 MILE	10 MILE
Population	2,088	10,942	39,335
Households	846	4,288	15,162
Families	611	3,195	11,172
Avg HH Size	2.47	2.55	2.59
Median Age	44.6	45.2	44.0
Median HH Income	\$111,623	\$110,290	\$101,816
Avg HH Income	\$136,161	\$139,247	\$129,910

BUSINESSES (10 MILE)



1,175

TOTAL BUSINESSES



7,826

TOTAL EMPLOYEES

INCOME (10 MILE)



\$101,816

MEDIAN HH
INCOME



\$49,892

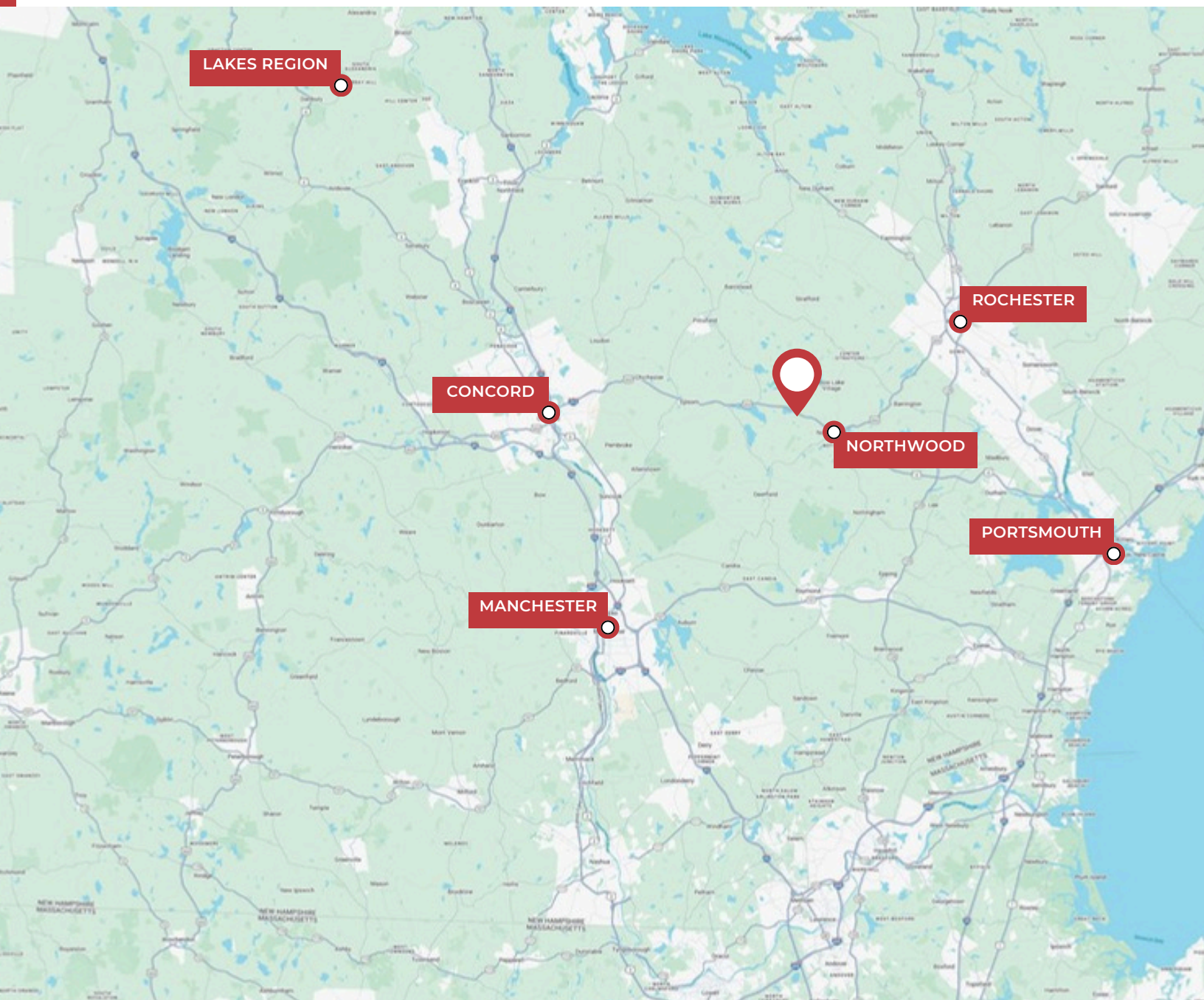
PER CAPITA
INCOME



\$511,739

MEDIAN
NET WORTH

MAP LOCATOR



DRIVE TIMES TO:

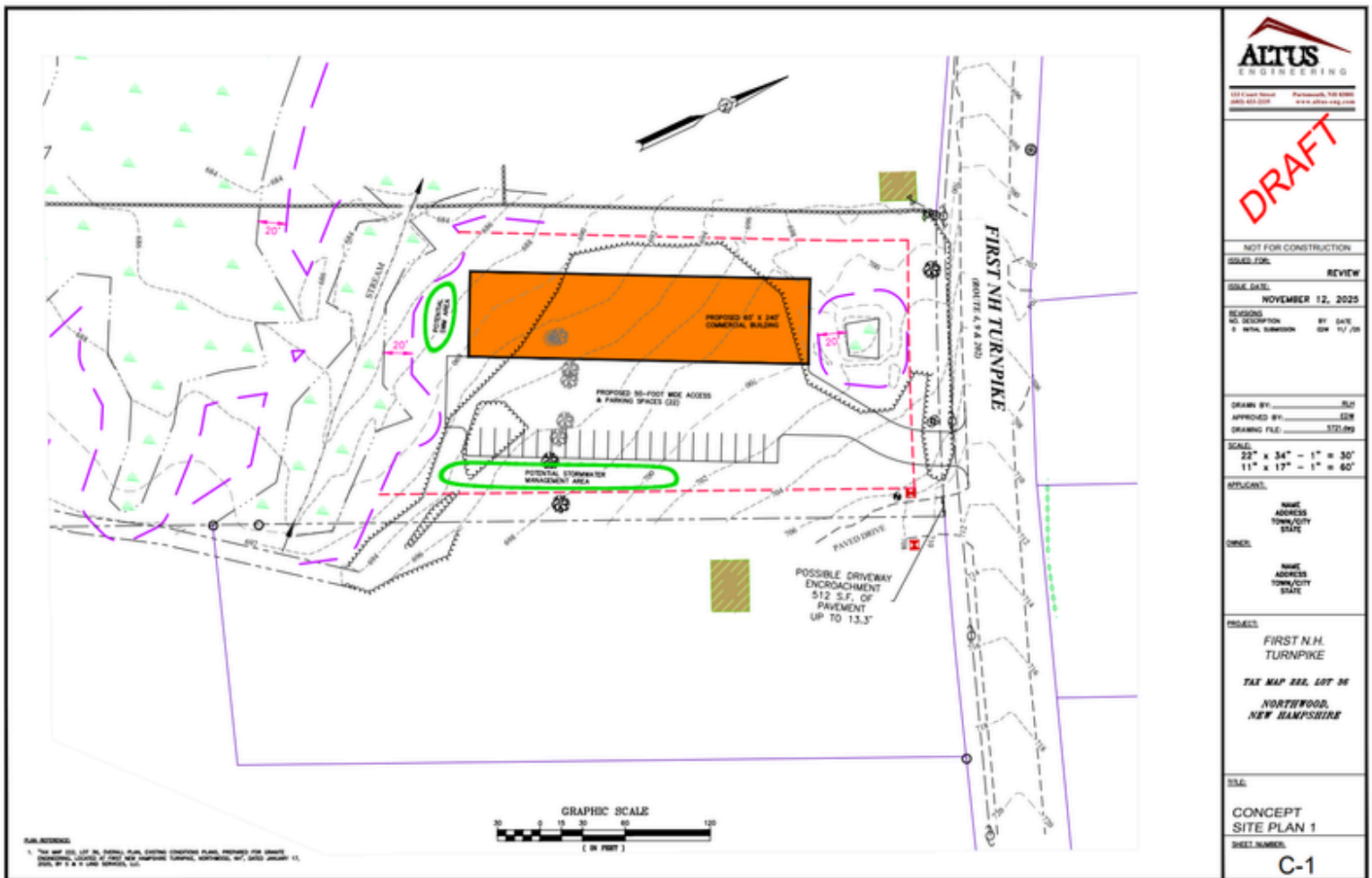
Portsmouth, NH	38 mins
Manchester, NH	39 mins
Concord, NH	29 mins

Rochester, NH	25 mins
Lakes Region, NH	47 mins

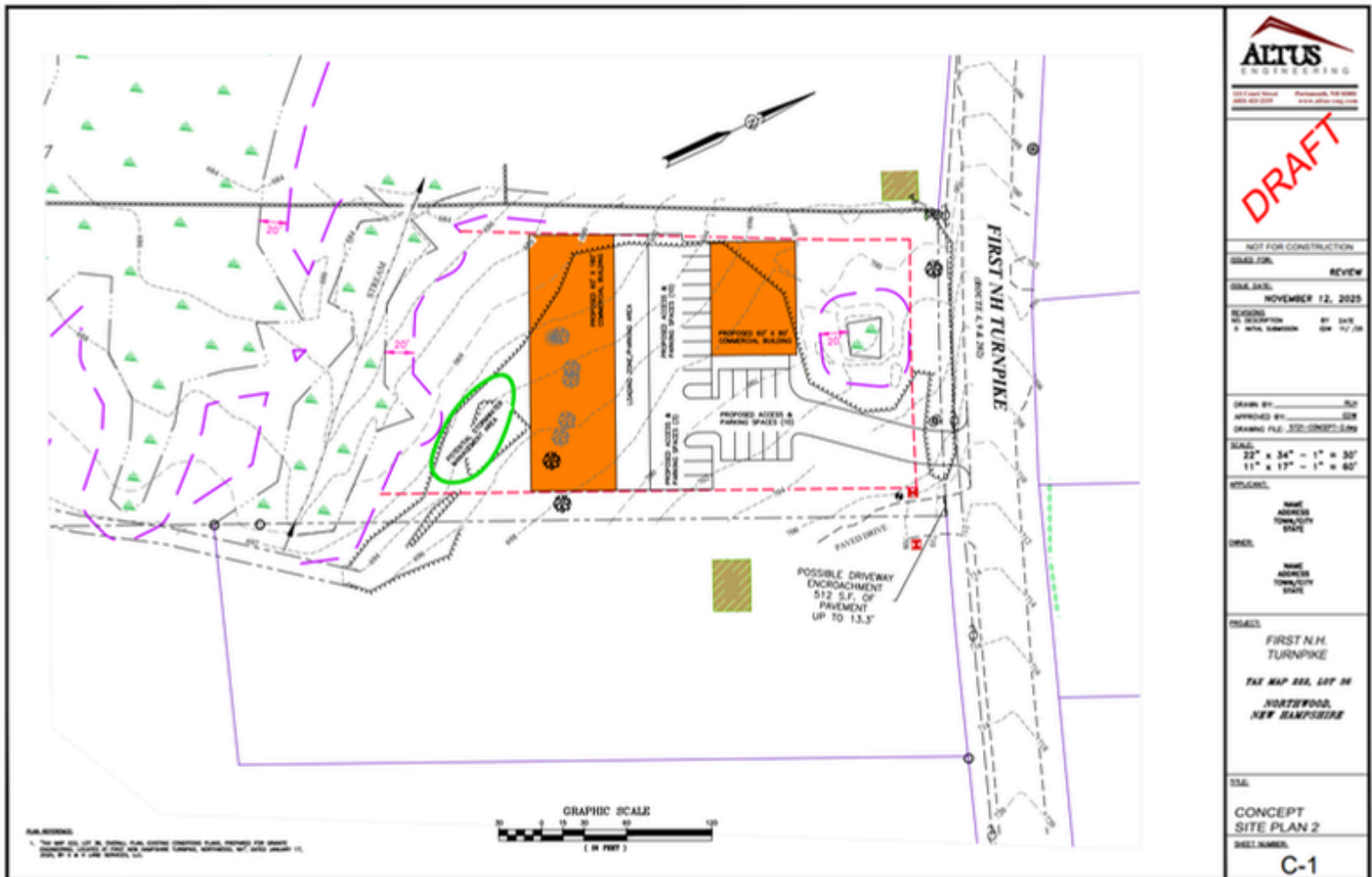
WETLANDS MAP



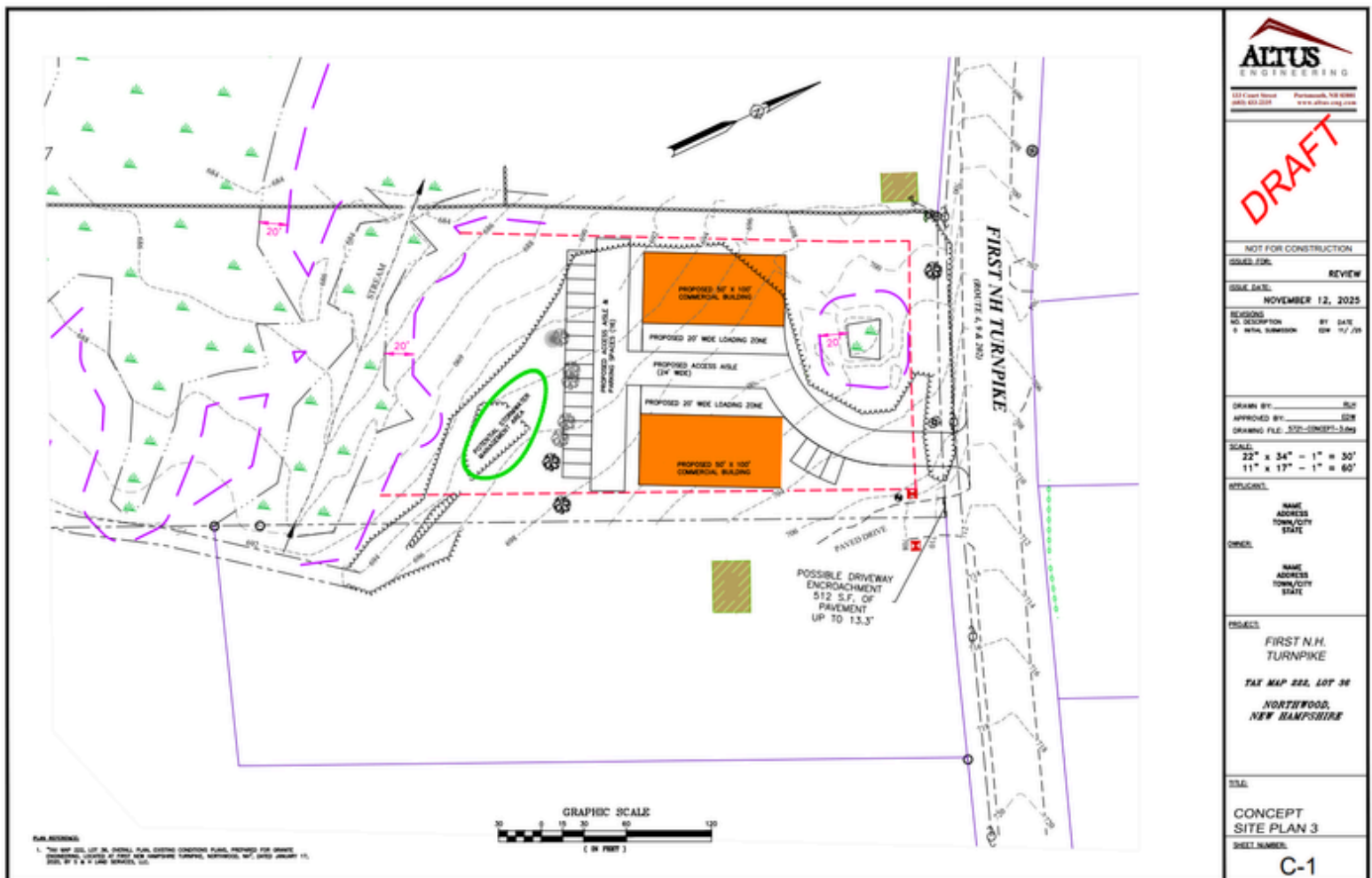
CONCEPTUAL DRAWINGS



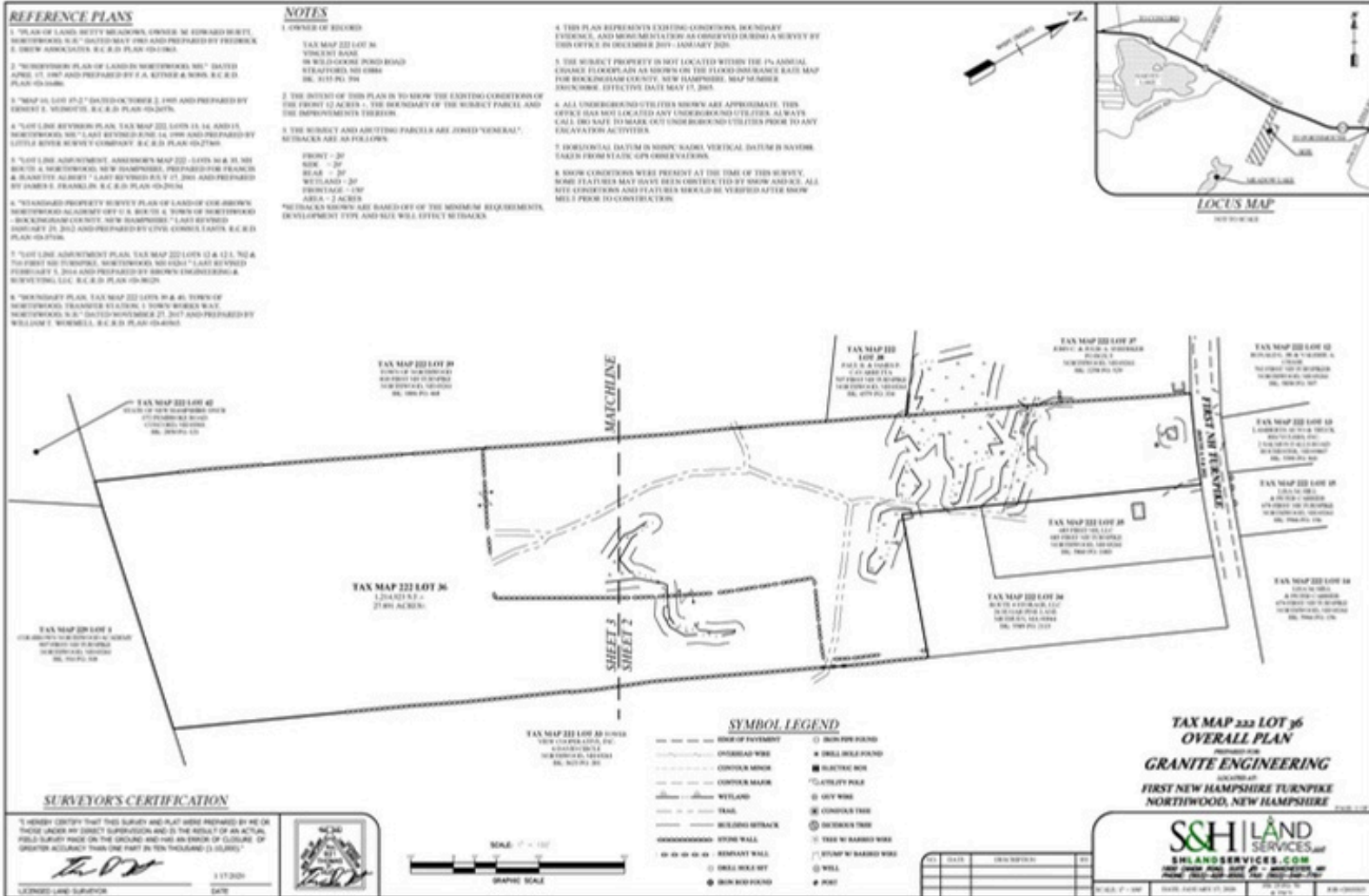
CONCEPTUAL DRAWINGS, CONT.

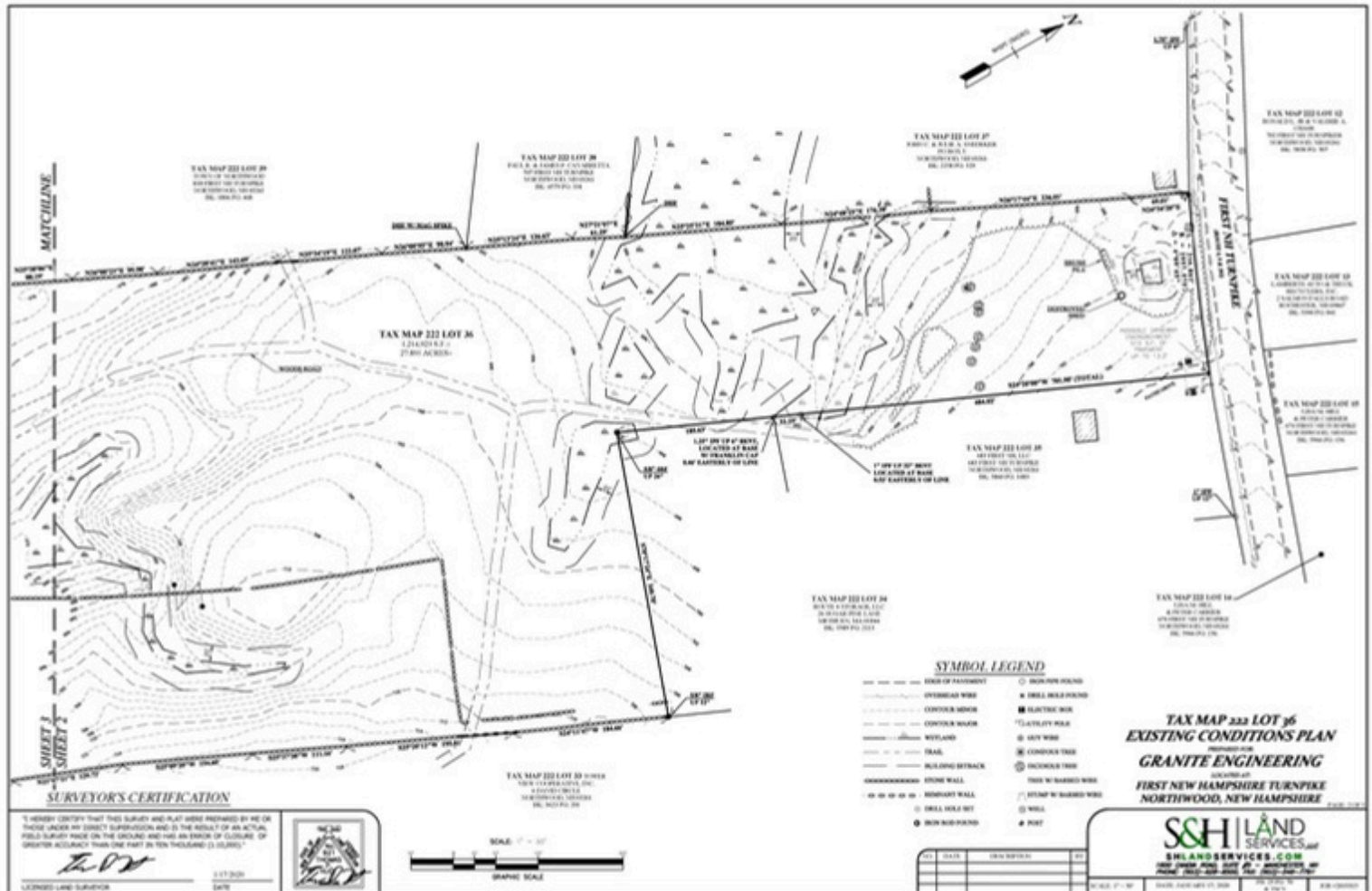


CONCEPTUAL DRAWINGS, CONT.

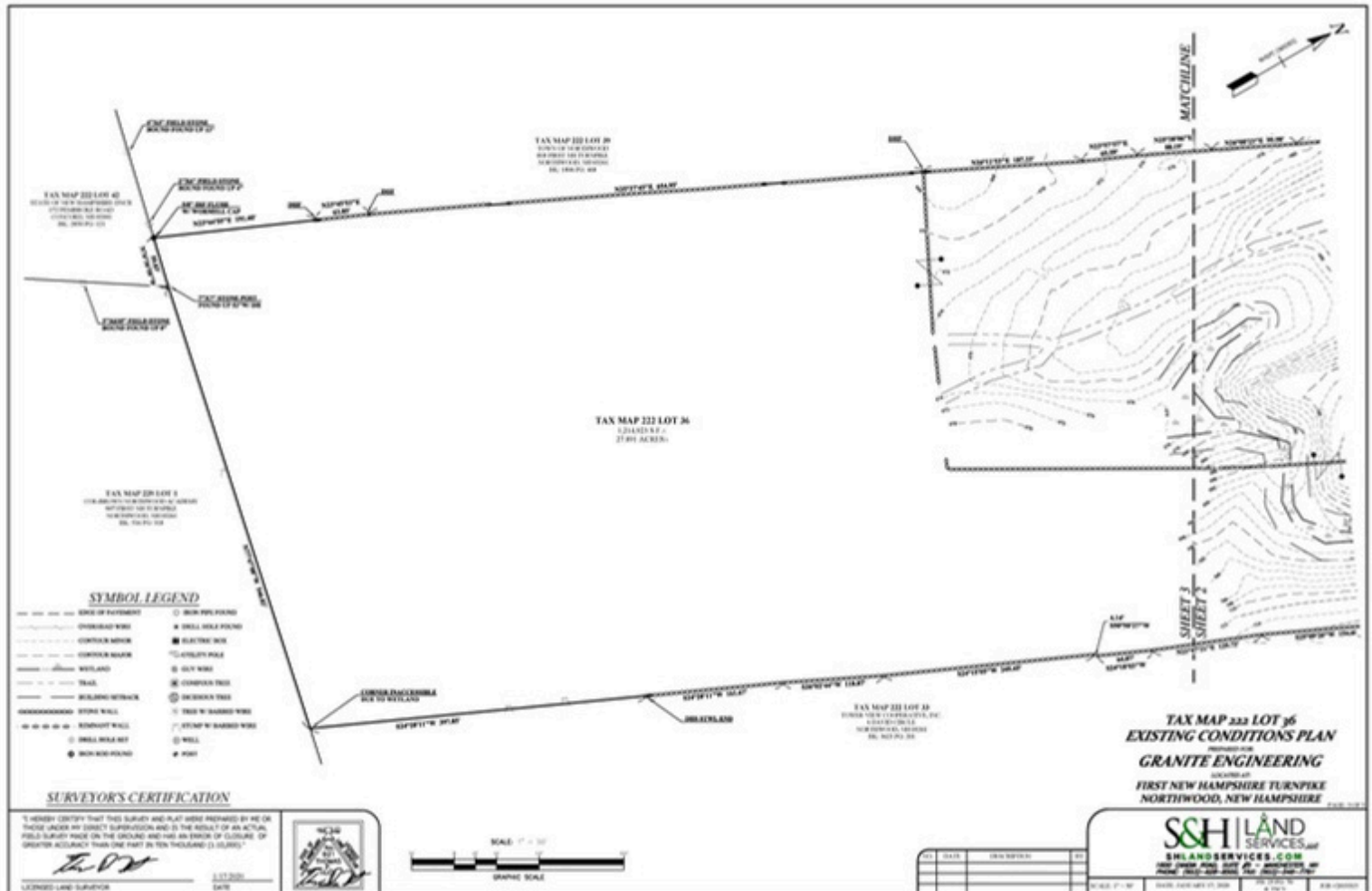


PROPERTY PLANS





PROPERTY PLANS



TAX CARD

Map: 000222 Lot: 000036 Sub: 000000 Card: 1 of 1 FIRST NH TURNPIKE NORTHWOOD Printed: 05/24/2024

OWNER INFORMATION				SALES HISTORY				PICTURE											
SBS NEW HAMPSHIRE 2020 LLC C/O SPAREBOX STORAGE LLC 4045 PECOS STREET SUITE 201 DENVER, CO 80211				Date	Book	Page	Type	Price	Grantor										
				01/30/2020	6079	2606	U V 40	245,000	BANE, VINCENT										
				05/01/1996	3155	0394	U V 99	28,000	NH EQUITIES INC.										
LISTING HISTORY				NOTES															
12/07/23	RERL	24	CYC	VAC ROLLING LOT, ACREAGE ADJ TO 27.92 PER LL ADJ, 20 CYC-NC; 24 CYC=NC															
06/09/22	MAIL	APPT LETTER																	
06/03/22	MAIL	APPT LETTER																	
10/17/19	EOEL																		
05/22/15	KCCV																		
09/08/09	KCV																		
01/31/05	SSV																		
04/18/96	ES																		
EXTRA FEATURES VALUATION				MUNICIPAL SOFTWARE BY AVITAR															
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	2018 CYCLICAL											
								PARCEL TOTAL TAXABLE VALUE											
								Year	Building	Features	Land								
								2022	\$ 0	\$ 0	\$ 2,556								
											Parcel Total: \$ 2,556								
								2023	\$ 0	\$ 0	\$ 2,588								
											Parcel Total: \$ 2,588								
								2024	\$ 0	\$ 0	\$ 2,432								
											Parcel Total: \$ 2,432								
								LAND VALUATION								LAST REVALUATION: 2022			
								Zone: RURAL Minimum Acreage: 200 Minimum Frontage: 150				Site:				Driveway:		Road:	
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes					
UNMNGD HARDWD	1.840 ac	139,360	E	100	100	100	100		100	139,400	75	Y	125	COMM POTT					
UNMNGD HARDWD	10.680 ac	x 2,500	X	88					75	17,600	75	Y	728	TOPO/WET/SHAPE					
WETLANDS	3.000 ac	x 2,500	X	88					100	6,600	100	Y	53						
FARM LAND	2.400 ac	x 2,500	X	88					100	5,300	100	Y	752						
UNMNGD HARDWD	10.000 ac	x 2,500	X	88					100	22,000	50	N	774						
27.920 ac									190,900				2,432						

TAX CARD

Printed: 05/24/2024

PICTURE	OWNER SBS NEW HAMPSHIRE 2020 LLC CAO SPAREBOX STORAGE LLC 4045 PECOS STREETS SUITE 201 DENVER, CO 80211 Account Number: 1	TAXABLE DISTRICT S		BUILDING DETAILS		
		District	Percentage	Model:		
				Roof:		
				Ext:		
				Int:		
				Floor:		
				Heat:		
				Bedrooms:	Baths:	Fixtures:
					Extra Kitchens:	Fireplaces:
				A/C:		Generators:
				Quality:		
				Com. Wall:		
				Stories:		

PROPERTY CARD



Property Card: FIRST NH TURNPIKE Town of Northwood, NH

<p style="text-align: center; font-size: 2em; color: gray;">NO PHOTO AVAILABLE</p>	<p>Parcel ID: 000222000036000000 PID: 000222000036000000</p> <p>Owner: SBS NEW HAMPSHIRE 2020 LLC Co-Owner: Mailing Address: C/O SPAREBOX STORAGE LLC 4045 PECOS STREET SUITE 201 DENVER, CO 80211</p>							
	<table border="1" style="width: 100%;"> <tr> <th style="width: 50%;">General Information</th> <th style="width: 50%;">Assessed Value</th> </tr> <tr> <td> <p>Map: 000222 Lot: 000036 Sub: 000000</p> <p>Land Use: 1F RES Zone: RURAL Land Area in Acres: 27.92 Current Use: Y Neighborhood: N-E Frontage: 0 Waterfront: 0 View Factor: N</p> </td> <td> <p>Land: \$2,432 Buildings: \$0 Extra Features: \$0 Total: \$2,432</p> </td> </tr> <tr> <td colspan="2" style="text-align: center;">Sale History</td> </tr> <tr> <td colspan="2"> <p>Book/Page: 6079-2606 Sale Date: 1/30/2020 Sale Price: \$245,000</p> </td> </tr> </table>	General Information	Assessed Value	<p>Map: 000222 Lot: 000036 Sub: 000000</p> <p>Land Use: 1F RES Zone: RURAL Land Area in Acres: 27.92 Current Use: Y Neighborhood: N-E Frontage: 0 Waterfront: 0 View Factor: N</p>	<p>Land: \$2,432 Buildings: \$0 Extra Features: \$0 Total: \$2,432</p>	Sale History		<p>Book/Page: 6079-2606 Sale Date: 1/30/2020 Sale Price: \$245,000</p>
General Information	Assessed Value							
<p>Map: 000222 Lot: 000036 Sub: 000000</p> <p>Land Use: 1F RES Zone: RURAL Land Area in Acres: 27.92 Current Use: Y Neighborhood: N-E Frontage: 0 Waterfront: 0 View Factor: N</p>	<p>Land: \$2,432 Buildings: \$0 Extra Features: \$0 Total: \$2,432</p>							
Sale History								
<p>Book/Page: 6079-2606 Sale Date: 1/30/2020 Sale Price: \$245,000</p>								
Building Details								
<p>Model Description: Total Gross Area: 0 Year Built: 0 Building Grade: Stories:</p>	<p>Condition: Depreciation: 0 No. Bedrooms: 0 No. Baths: 0 Adj Bas: 0</p>							



This information is believed to be correct but is subject to change and is not warranted.

9/27/2024

Page 1 of 1

Book: 6079 Page: 2606

E # 20004305 01/30/2020 12:03:46 PM
Book 6079 Page 2606 Page 1 of 1
Register of Deeds, Rockingham County

Cathy Ann Seary

Return to:
Route 4 Storage LLC
679 First NH Turnpike
Northwood, NH 03261

LCHIP	ROA480230	25.00
TRANSFER TAX	RO094516	3,675.00
RECORDING		10.00
SURCHARGE		2.00

T.S. \$3,675.00

WARRANTY DEED

I, VINCENT A. BANE, a married person of 98 Wild Goose Pond Road, Strafford, County of Strafford and State of New Hampshire 03884, for consideration paid, grant to ROUTE 4 STORAGE LLC, a limited liability company organized under the laws of the State of New Hampshire with a mailing address of 679 First New Hampshire Turnpike, Northwood, County of Rockingham and State of New Hampshire 03261, with WARRANTY COVENANTS, the following:

A CERTAIN TRACT OR PARCEL OF LAND WITH THE BUILDINGS THEREON, SITUATED IN NORTHWOOD, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, AND BEING SHOWN AS LOT NO. 37-1 ON A PLAN FOR N.H. EQUITIES, INC., DATED OCTOBER 2, 1995 AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN NO. D-24576.

SUBJECT TO EASEMENTS TO PSNH AT BOOK 2482, PAGE 160 DATED NOVEMBER 1, 1983 AND BOOK 1425, PAGE 402 DATED FEBRUARY 25, 1957.

SUBJECT TO FLOWAGE EASEMENT TO STATE OF NEW HAMPSHIRE DATED JUNE 13, 1939.

SUBJECT TO CURRENT USE TAX CLASSIFICATION.

MEANING AND INTENDING hereby to describe and convey the same premises conveyed to the grantor herein by deed of New Hampshire Equities, Inc. dated May 15, 1996 and recorded at the Rockingham County Registry of Deeds in Book 3155, Page 594.

THIS IS NOT HOMESTEAD PROPERTY OF THE GRANTOR OR HIS SPOUSE.

Signed this 30th day of January, 2020.

Vincent A. Bane
Vincent A. Bane

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on this 30th day of January, 2020, by Vincent A. Bane and that he executed the same for the purposes therein contained as his voluntary act and deed.

Tanya G. Richmond
Print Name: Tanya G. Richmond
Notary Public Justice of the Peace
My Commission Expires: 6/15/2024

TANYA G. RICHMOND
Notary Public - New Hampshire
My Commission Expires June 15, 2024

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.

PRESENTED BY:

ANDY FLEISHER

SENIOR ADVISOR, CCIM

tel (603) 431-3001

mobile (603) 498-2817

andy@nainorwoodgroup.com

KATIE FLEISHER

ADVISOR

tel (603) 431-3001

mobile (603) 205-7399

katie@nainorwoodgroup.com



NAI Norwood Group

2Greenleaf Woods Drive, Suite 301

Portsmouth, NH 03801

www.nainorwoodgroup.com